



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0081

*The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.*

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Himanshu Shah , KRUNALIBEN SHAH P.N.  
**Address** 74 PARITY RD, BRAMPTON, ON, L6X 5N5

**Phone #** +1 6478953119 **Fax #** \_\_\_\_\_  
**Email** hams.shah.20@gmail.com

2. **Name of Agent** Shivang Tarika  
**Address** 106 Morningside Dr, Georgetown, L7G0M2, ON

**Phone #** 4168212630 **Fax #** \_\_\_\_\_  
**Email** shivang@relysolution.com

3. **Nature and extent of relief applied for (variances requested):**

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.  
B. Proposed Interior side Yard Set back is 3.56 m to the below Grade Stairway and the required is 4.78m.  
C. To Propose driveway width of 9.76m whereas the required width of driveway is 6.00m .

4. **Why is it not possible to comply with the provisions of the by-law?**

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**  
**Lot Number** LOT 127  
**Plan Number/Concession Number** M2009  
**Municipal Address** 74 PARITY RD, BRAMPTON, ON, L6X 5N5.

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.09 M  
**Depth** 30.5 M  
**Area** 460.24 SQM

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Ground Floor Area: 152.60 sqm  
 Gross Floor Area: 392.3 sqm,  
 No. of Levels: 2  
 Width: 9.68 m  
 Length: 16.65 m

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

Front yard setback 2.97 M  
 Rear yard setback 0.62 M  
 Side yard setback 6.03 M  
 Side yard setback 7.5 M

**PROPOSED**

Front yard setback 2.97 M  
 Rear yard setback 0.62 M  
 Side yard setback 6.03 M  
 Side yard setback 7.5 M

10. Date of Acquisition of subject land: 2021

11. Existing uses of subject property: Residential - Single Dwelling Unit

12. Proposed uses of subject property: Residential - Two Dwelling Unit

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 2018

15. Length of time the existing uses of the subject property have been continued: 3yrs

16. (a) What water supply is existing/proposed?  
 Municipal  Other (specify) \_\_\_\_\_  
 Well
- (b) What sewage disposal is/will be provided?  
 Municipal  Other (specify) \_\_\_\_\_  
 Septic
- (c) What storm drainage system is existing/proposed?  
 Sewers  Other (specify) \_\_\_\_\_  
 Ditches   
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

*Paras*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 12 DAY OF MARCH, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, PARAS NARANGI, OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton

IN THE Region OF

Peel THIS 12th DAY OF

March, 2024.

*Paras*

Signature of Applicant or Authorized Agent

*Clara Yani*  
A Commissioner etc.  
Clara Yani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED March 12, 2024

Date Application Deemed Complete by the Municipality Clara

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 74 PARITY RD, BRAMPTON ON.

I/We, Himanshu Shah

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 27 day of FEBRUARY, 2024.



\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 74 PARITY RD. BRAMPTON ON.

I/We, Himanshu Shah  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Shivang Tarika  
please print/type the full name of the agent(s)

to make application to the City of Brampton Committee of Adjustment in the matter of an application for minor variance with respect to the subject land.

Dated this 27 day of FEBRUARY, 2024.

  
\_\_\_\_\_  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 121, 122, 123, 124,**  
**125, 126 AND 127**  
**PLAN 43M-2009**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300  
 10m 5m 0 10m 20 metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



**NOTES**

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.  
 ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWEST LIMIT OF ARGELIA CRESCENT AS SHOWN ON PLAN 43M-2009 HAVING A BEARING OF N44°40'30"E.

**PART 2 (SURVEY REPORT)**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**SURVEYOR'S CERTIFICATE**

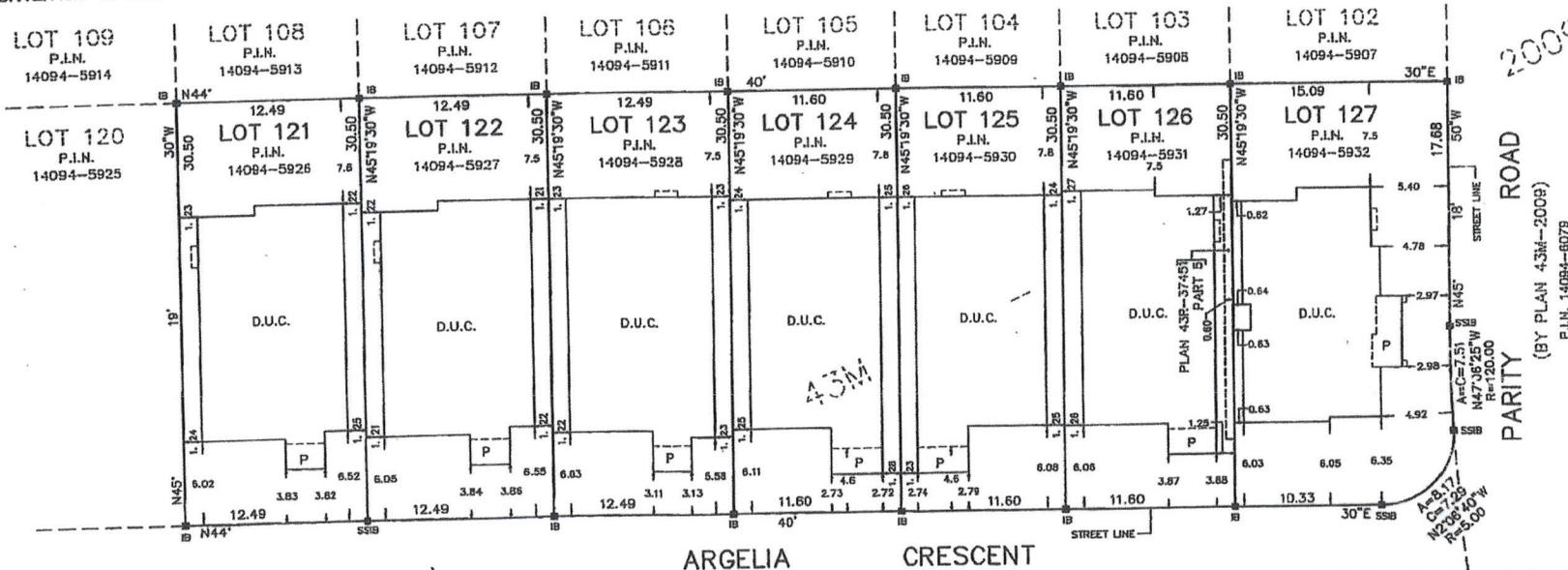
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12<sup>th</sup> DAY OF APRIL, 2018

DATE May 2, 2018

*T. Singh*  
 T. SINGH  
 ONTARIO LAND SURVEYOR

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS



PLAN



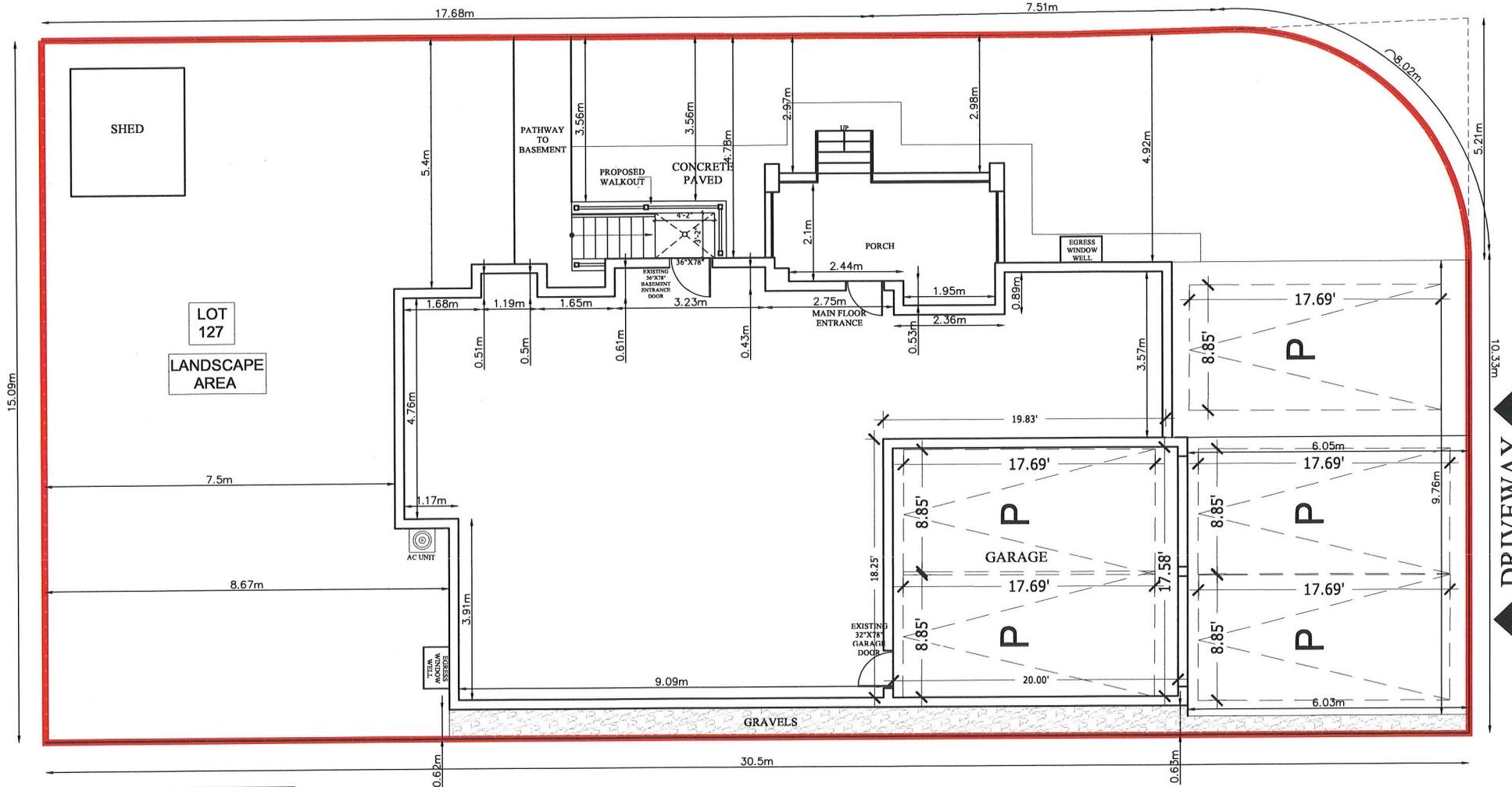
**RADY-PENTEK & EDWARD SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 643 Chrislea Road, Suite 7  
 Woodbridge, Ontario, L4L 8A3  
 Tel. (416) 635-5000 Fax (416) 635-5001  
 Tel. (905) 264-0881 Fax (905) 264-2099  
 Website: www.r-pe.ca  
 DRAWN: V.K. CHECKED: G.Y. / T.S.  
 CAD FILE No. 2009-121 JOB No. 16-077

THIS REPORT WAS PREPARED FOR  
 LINDVEST PROPERTIES LTD.  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2012

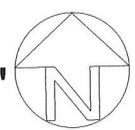
\*16-077\* \*43M-2009 L121-127\*





# SITE PLAN

SCALE 1/8"=1'-0"



GROUND FLOOR AREA = 1642.66 S.FT / 152.60 S.M  
 GROSS FLOOR AREA = 4,223.04 S.FT / 392.3 S.M  
 LOT AREA = 4897.29 S.FT / 454.97 S.M

# 74 PARITY ROAD

### GENERAL NOTES

DO NOT SCALE DRAWINGS  
 PROPERTY RIGHTS RETAINED BY:  
 BG CONSTRUCTION DESIGN  
 ANY REPRODUCTION IN WHOLE OR IN PART  
 UNDER THE RULES AND BY-LAWS OF THE  
 CORPORATION IS STRICTLY FORBIDDEN.  
 ANY REPRODUCTIONS MUST BE  
 AUTHORIZED BY  
 ALL DRAWINGS ARE IN METRIC SCALE

### SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
 SECONDARY UNIT AND  
 BELOW GRADE ENTRANCE  
 FROM REAR SIDE

THE UNDERSIGNED HAS REVIEWED AND  
 TAKES RESPONSIBILITY FOR THIS DESIGN,  
 AND HAS THE QUALIFICATIONS AND  
 MEETS THE REQUIREMENTS SET OUT  
 IN THE ONTARIO BUILDING CODE  
 TO BE A DESIGNER.

QUALIFICATION INFORMATION  
 REQUIRED UNLESS DESIGN IS EXEMPT  
 UNDER DIV. C-325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

74 PARITY ROAD

EXISTING DWELLING

PROJECT	SHEET
FEB 2024	A1
SCALE 1/8"=1'-0"	

# Zoning Non-compliance Checklist

File No.  
A-2024-0081

Applicant: Himanshu Shah  
 Address: 74 Parity Rd, Brampton, ON L6X 0E7  
 Zoning: R1E-11.6-2476  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit a proposed exterior side yard setback of 3.56m to a stairway leading to a below grade entrance,	whereas the by-law requires a minimum exterior side yard setback of 4.5m.	13.4.2.(e)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY	To permit a driveway width of 9.76m	Whereas the by-law permits a maximum driveway width of 7.0m	10.9.1.1)c.
	To permit a minimum distance of 5.21m measured along a lot line between a driveway and the actual or projected point of intersection of two streets	Whereas the by-law requires a minimum distance of 6.0m measured along a lot line between a driveway and the actual or projected point of intersection of two streets	10.12
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral  
 Reviewed by Zoning

2024-03-05  
 Date