

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)

NISHAN CHEEMA , BALJINDER KAUR, MANDEEP CHEEMA, DALWINDER CHEEMA

Address

25 GOODVIEW DR., BRAMPTON L6R 4C3

Phone #

647-822-3610

Fax #

Email

CHEEMA\_NISHAN@YAHOO.CA
2.

Name of Agent

HARJINDER SINGH / MEM ENGINEERING INC.

Address

UNIT - 28, 2355 DERRY ROAD EAST, MISSISSAUGA, ON L5S1V6

Phone #

905-673-9100

Fax #

Email

MEM.PENG@OUTLOOK.COM
3.

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

TO PERMIT BELOW GRADE STAIRWELL IN EXTERIOR YARD TO FACILITATE SECOND UNIT DWELLING IN BASEMENT.
4.

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

BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD IS NOT PERMITTED AS PER ZONING BY LAW TO FACILITATE SECOND UNIT DWELLING.
5.

Legal Description of the subject land:

Lot Number

49

Plan Number/Concession Number

M2102

Municipal Address

25 GOODVIEW DR., BRAMPTON, ON, L6R 4C3
6.

Dimension of subject land (in metric units)

Frontage

10.248

Depth

27.500

Area

454.46 M2
7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

Seasonal Road

Other Public Road

Water

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.)

EXISTING 2 STOREY DETACHED BRICK DWELLING  
SINGLE FAMILY DWELLING  
GFA- 235.81 SQ.M.  
LENGTH OF PROPERTY - 15.58 M, WIDTH- 11.44 M, HEIGHT - 9.0 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING  
PROPOSED BELOW GRADE STAIRWELL IN REAR YARD.

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 setback4.86M

Rear yard setback7.5 M

Side yard setback3.78M

Side yard setback0.63 M

PROPOSED

Front yard setback4.86M

Rear yard setback7.5M

Side yard setback3.78 M

Side yard setback0.63M

10. Date of Acquisition of subject land: 2021
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2020
15. Length of time the existing uses of the subject property have been continued: 2 YEARS

16. (a) What water supply is existing/proposed?
- Municipal☒

Well☐

Other (specify)
- (b) What sewage disposal is/will be provided?
- Municipal☒

Septic☐

Other (specify)
- (c) What storm drainage system is existing/proposed?
- Sewers☒

Ditches☐

Swales☐

Other (specify)

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 _____

Haziminder Singh  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF MISSISSAUGA Brampton  
THIS 16 DAY OF DECEMBER, 2023.

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, Raman Kumar, 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 20th DAY OF December, 2023

Raman Kumar  
Signature of Applicant or Authorized Agent

Clara Vani  
A Commissioner etc.,  
for the Corporation of the  
City of Brampton

Expires September 20, 2026

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

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

R1F-9-2368

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

Shiza Athar

Zoning Officer

2023/12/19

Date

DATE RECEIVED

December 20/23

Date Application Deemed  
Complete by the Municipality

Clara

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 25 GOODVIEW DR., BRAMPTON, ON, L6R 4C3

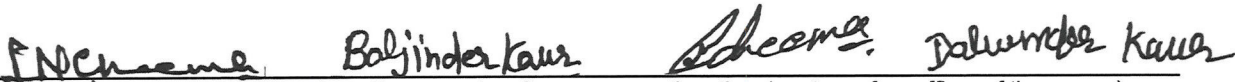
I/We, NISHAN CHEEMA, BALJINDER KAUR, DALWINDER CHEEMA, MANDEEP CHEEMA  
please print/type the full name of the owner(s)

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

HARJINDER SINGH/ MEM ENGINEERING INC.  
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 16 day of DECEMBER, 2023.

  
(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.**

2023-12-16

**COVERING LETTER**

To

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

Subject: Minor Variance application for 25 Goodview Dr, Brampton, ON L6R 4C3

Sir/ Madam,

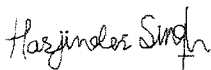
Trust this letter finds you well. Please accept our minor variance application for a client at 25 Goodview Dr, Brampton, ON L6R 4C3.

We have a proposal of below grade stairwell in exterior side yard to facilitate the second unit dwelling in basement.

So, we request you to kindly consider our application.

We appreciate your cooperation in this matter.

Thank You,



---

Harjinder Singh

P Eng. PMP, CET, RCJI



**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: 25 Goodview Dr, Brampton, ON L6R 0B6

I/We, NISHAN CHEEMA, BALJINDER KAUR, DALWINDER CHEEMA, MANDEEP CHEEMA

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 16 day of DECEMBER, 2023.

N. Cheema, Baljinder Kaur, Dalwinder Kaur  
(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**

SURVEYOR'S REAL PROPERTY REPORT  
PART 1

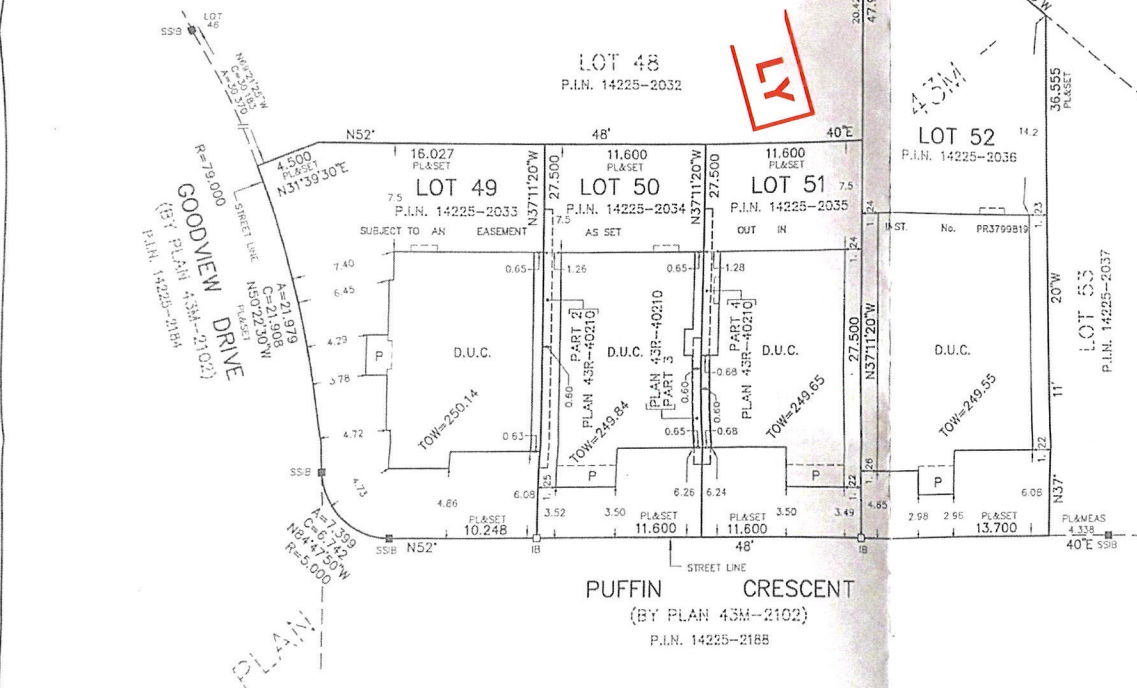
PLAN OF LOTS 49, 50, 51 AND 52  
PLAN 43M-2102  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

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

R-PE 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.



THIS REPORT WAS PREPARED FOR  
COUNTRYWIDE HOMES  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES

©R-PE SURVEYING LTD., O.L.S., 2022.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 49, 50, 51 &  
52 ARE SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. PR3799819  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 3<sup>rd</sup> DAY OF MARCH, 2022.  
DATE MAY 3, 2022.

T. SINGH  
ONTARIO LAND SURVEYOR

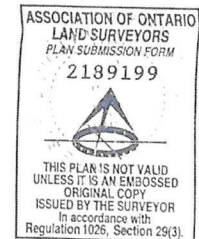
NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2102
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

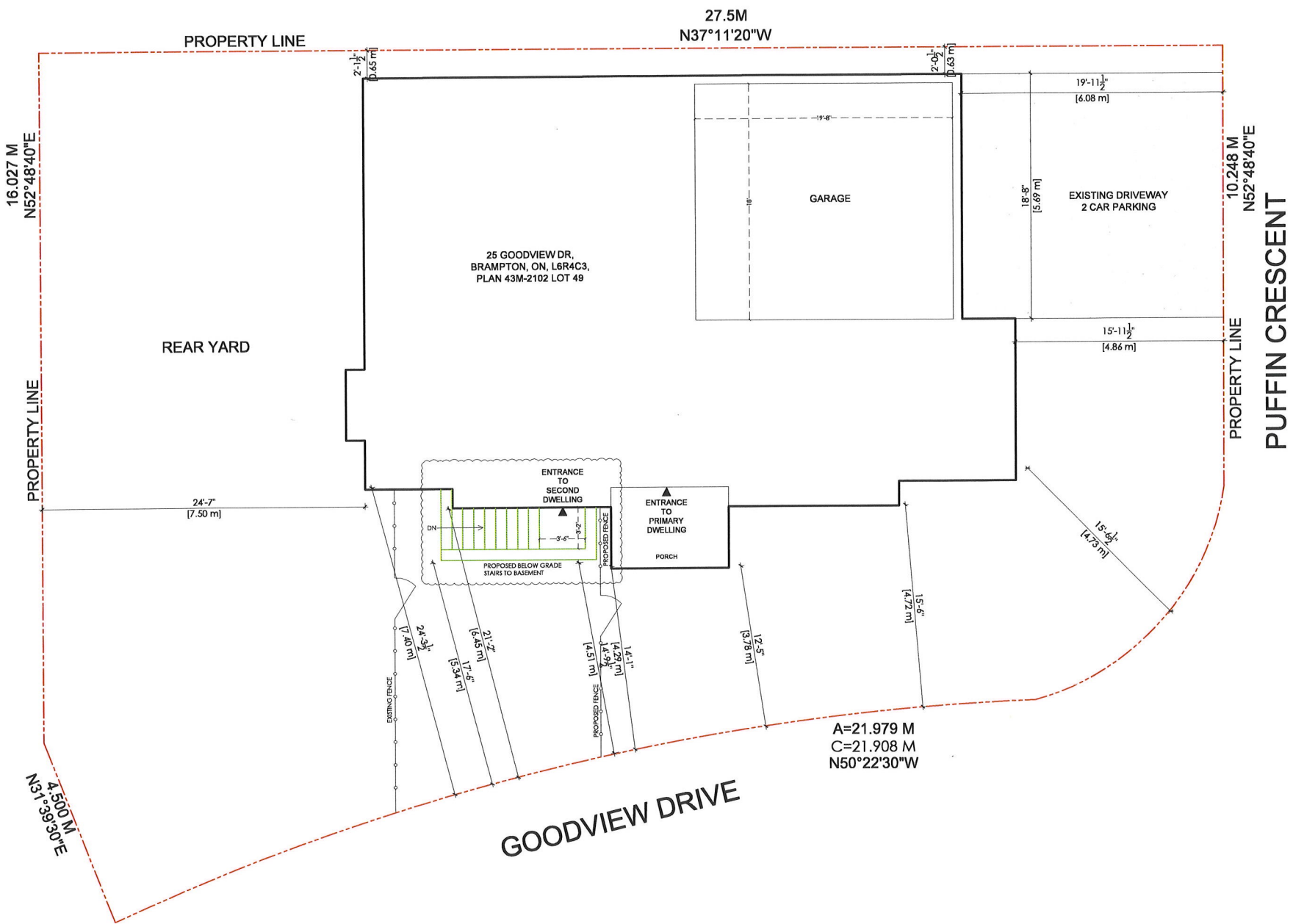
ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE  
NORTHWEST LIMIT OF PUFFIN CRESCENT AS SHOWN ON  
PLAN 43M-2102 HAVING A BEARING OF N52°48'40"E.



R-PE 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.  
CAD FILE No. 2102-49  
CHECKED: I.A.A./T.S.  
JOB No. 21-312



SITE PLAN

SC: 1/8" - 1'-0"

General Notes

\* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.

\* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.

\* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.

\* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address

**MEM ENGINEERING INC**

2355 DERRY ROAD EAST

MISSISSAUGA, ON, L5S 1V6

905-673-9100

Email: harry@memengineering.ca

PROJECT TITLE:

25 GOODVIEW DR.,

BRAMPTON, ON,

L6R 4C3

SHEET TITLE:

**SITE PLAN**

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:	DRAWING NO.:
1/8" - 1'-0"	
PLOT DATE:	
2023-12-16	
DRAWN BY:	<b>A100</b>
SB	
CHECKED BY:	
HS	



# Zoning Non-compliance Checklist

File No.  
A-2023-0421

Applicant: Harjinder Singh  
Address: 25 Goodview Dr  
Zoning: R1F-9-2368  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line,	whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.	10.23.1
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2023/12/19

Date