

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)

Pardeep Grewal

Address

9 desertrose way, Brampton, ON, L6P 2V2

Phone #

647-539-2100

Fax #

Email

grewal890@hotmail.com
2.

Name of Agent

Syed Haroon Hussain

Address

5403 Langford Road Burlington, ON. L7L 7M6

Phone #

647-928-9692

Fax #

Email

xacthomesolutions@gmail.com
3.

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

The minor variance request is the reduced side yard set back of (1.2m to 1.02m) at a small portion in the travel path to the proposed above grade side entrance door for the proposed second dwelling unit in the basement.
4.

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

The reason it is not possible to comply with the provisions of the by-law is that the house is already constructed by the builder back in 2006 and to comply with the required setback for the travel path existing garage have to be demolished which will impact the structural integrity of the house
5.

Legal Description of the subject land:

Lot Number

17

Plan Number/Concession Number

43M-1714

Municipal Address

9 Desertrose Way, Brampton, ON. L6P 2V2
6.

Dimension of subject land (in metric units)

Frontage

15.00 m

Depth

29 m

Area

413.07 sqm
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.)

FIRST FLOOR AREA	129.7 sq.m.
SECOND FLOOR AREA	134.78 sq.m.
GROSS FLOOR AREA	264.49 sq.m.
NUMBER OF STOREYS	2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO STRUCTURE PROPOSED, THE PROPOSAL IS FOR AN ABOVE GRADE SIDE
ENTRANCE DOOR FOR THE 2ND DWELLING UNIT IN THE BASEMENT.

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	6.70 m
Rear yard setback	7.29 m
Side yard setback	1.2m / 1.02m / 1.39
Side yard setback	1.24m / 1.64m

PROPOSED

Front yard setback	6.70m
Rear yard setback	7.29m
Side yard setback	1.2m / 1.02m / 1.39m
Side yard setback	1.24m / 1.64

10. Date of Acquisition of subject land: 2006
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO FAMILY DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2006
15. Length of time the existing uses of the subject property have been continued: 17

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?

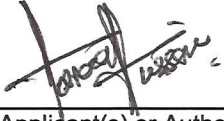
Yes ☐ No ☒

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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE DEC 6th 2023 OF BRAMPTON
THIS 28th 12 DAY OF NOVEMBER DEC, 20 23.

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.

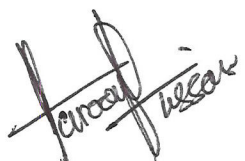
I, Syed Hasra Hussain, OF THE CITY OF BURLINGTON
IN THE CITY OF BURLINGTON SOLEMNLY DECLARE THAT:

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 _____
Reel THIS 12th DAY OF
December, 20 23

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



Signature of Applicant or Authorized Agent

Expires September 25, 2024
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-1884

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

2023/11/29

Date

DATE RECEIVED

Dec 12, 2023 VL

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: 9 DESERTROSE WAY

I/We, PARDEEP GREWAL & KOMALDEEP KAUR GREWAL
please print/type the full name of the owner(s)

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

SYED HAROON HUSSAIN

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 20 day of NOVEMBER, 20 23.

Komaldeep K. Grewal.

[Signature]

(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.

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: 9 DESERTROSE WAY

I/We, PARDEEP GREWAL & KOMALDEEP KAUR GREWAL
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 20 day of NOVEMBER, 20 23.

Komaldeep K. Grewal Pardeep Kaur Grewal
(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 17 AND 19
PLAN 43M-1714
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300

10m 5m 0 10m 20metres

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 SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1714
- P DENOTES PORCH

ALL FOUND MONUMENTS BY SCHAEFFER & DZALDOV LIMITED, O.L.S.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
THE SOUTHEAST LIMIT OF DESERTROSE WAY AS SHOWN ON
PLAN 43M-1714 HAVING A CHORD BEARING OF N60°20'40"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

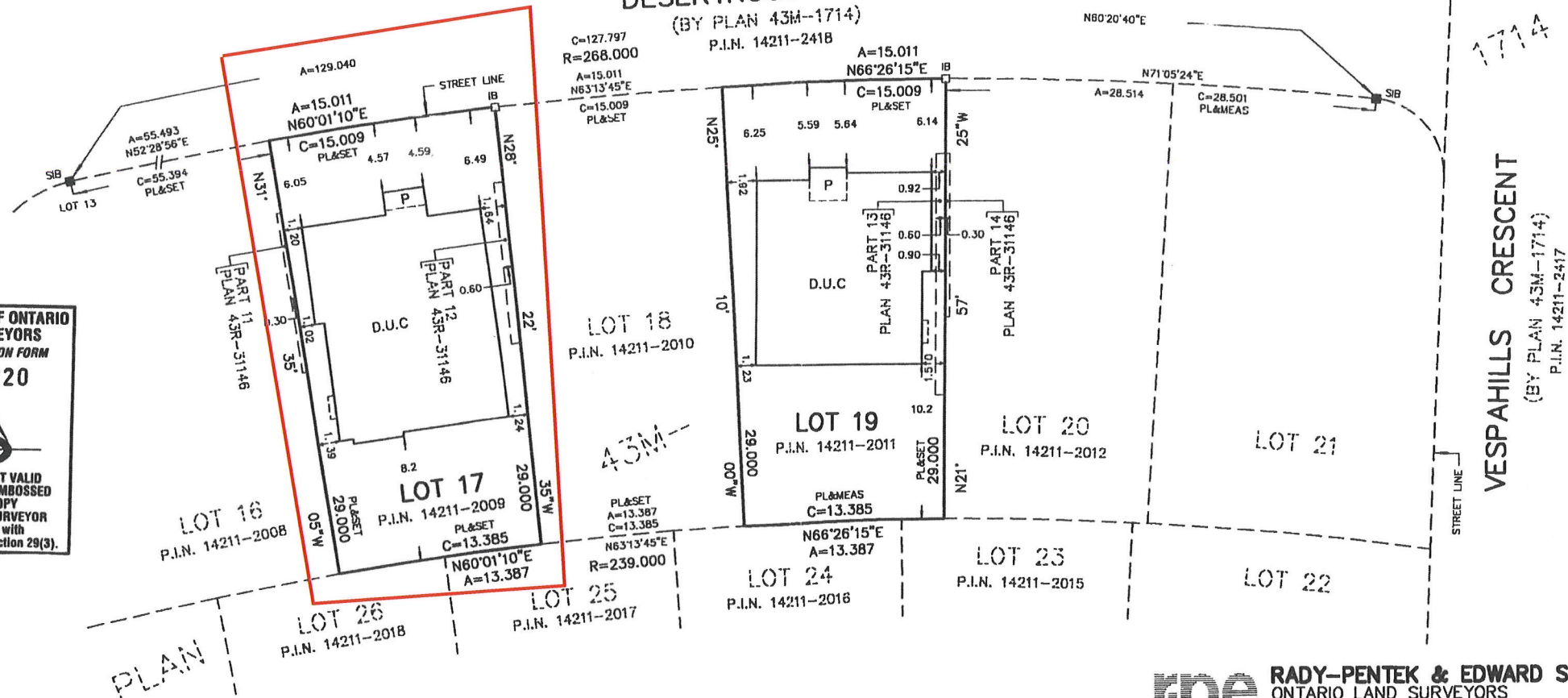
I CERTIFY THAT:

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 22 DAY OF Nov., 2006

DATE Nov. 24th, 2006

T. Singh
T. SINGH
ONTARIO LAND SURVEYOR



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: G.Y.

CHECKED: T.S./G.P.

JOB No. 05-270

CAD FILE No. 1714-017

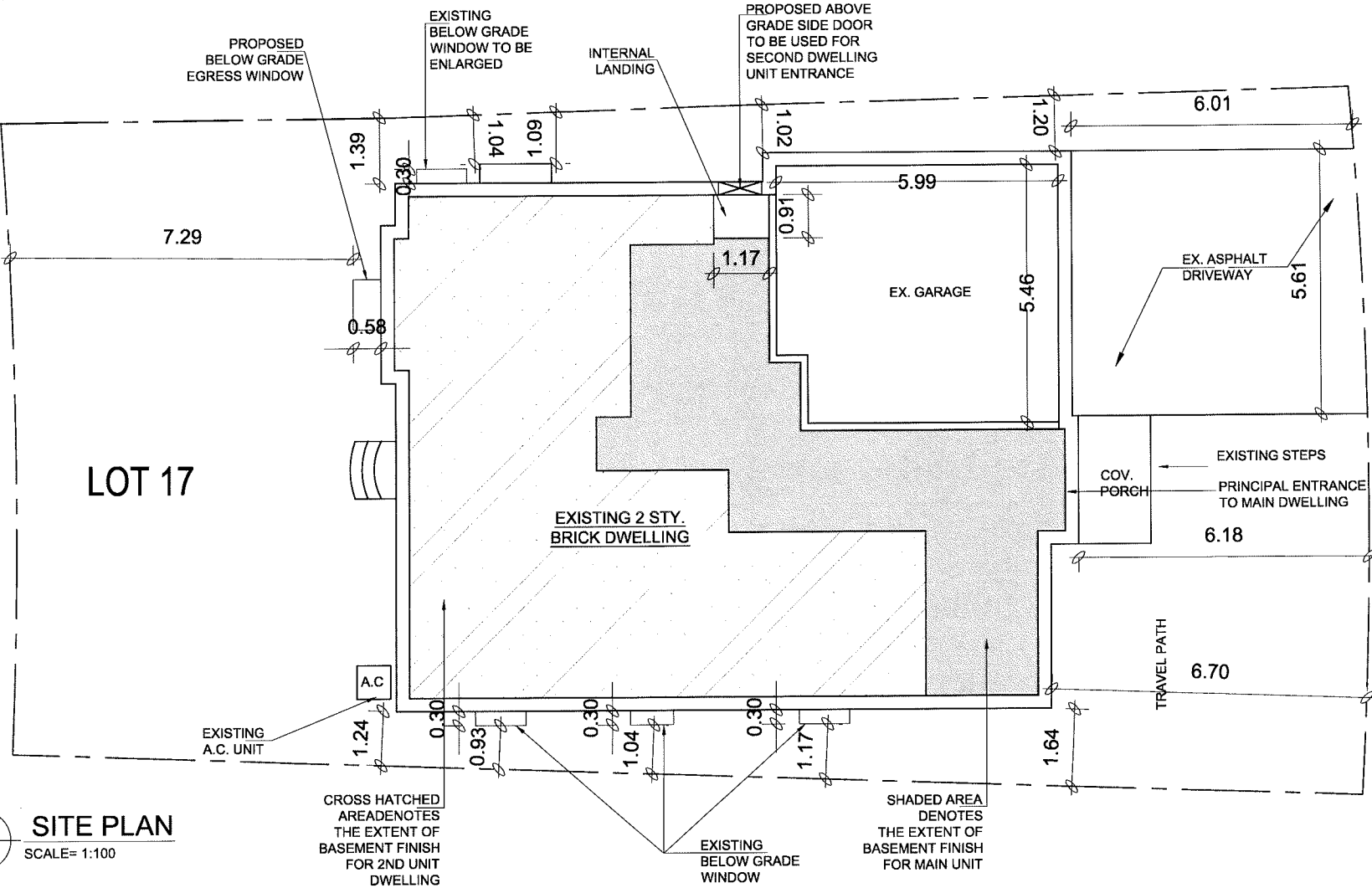
THIS REPORT WAS PREPARED FOR
CACHET ESTATE HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

© RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2006



SITE PLAN

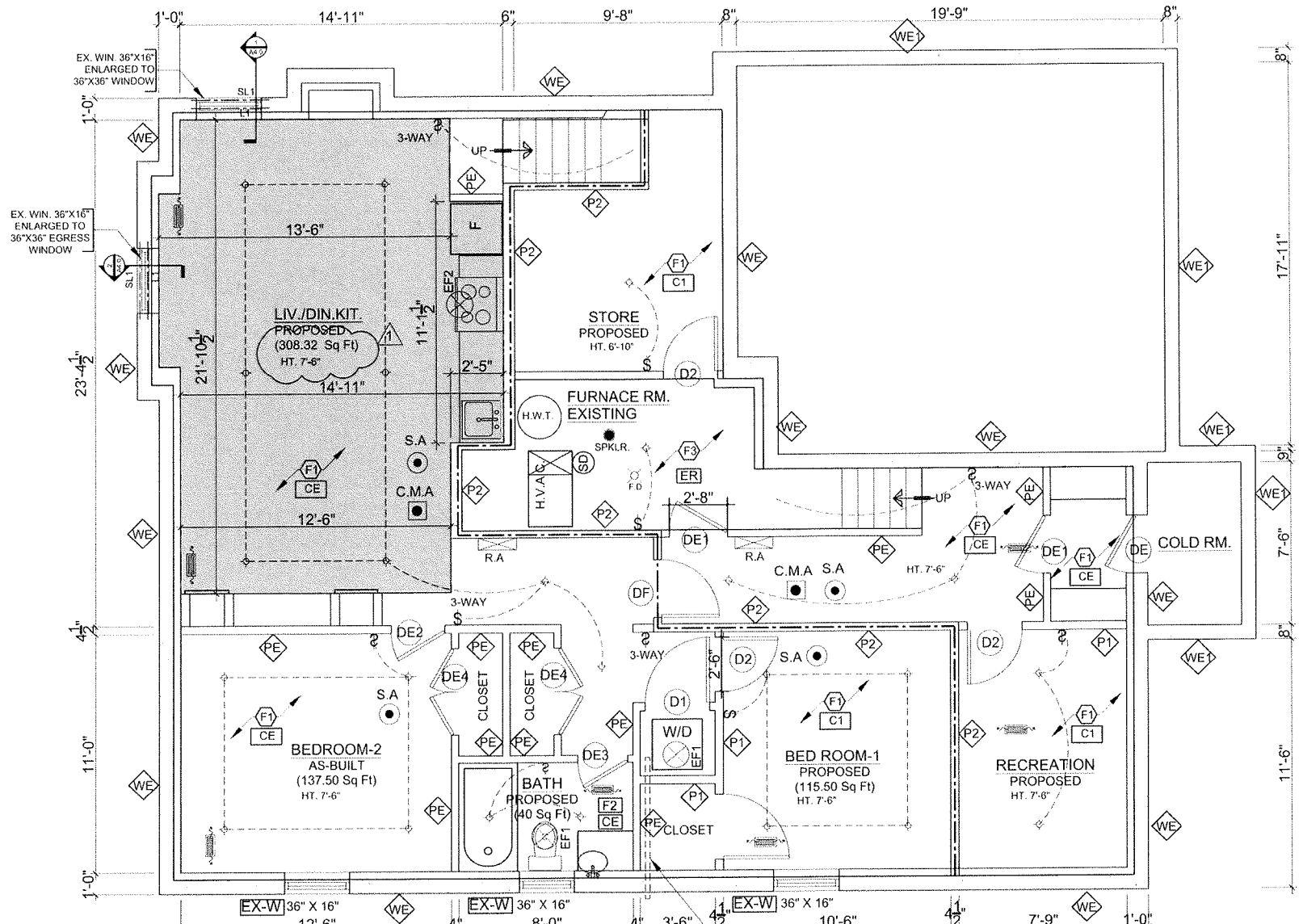
SCALE= 1:100



DESERTROSE WAY

Architect: STUDIO ASSOCIATION OF ARCHITECTS SARWAT S AHMED LICENCE 7987	Project AS-BUILT BASEMENT PLAN CONVERTED TO 2ND UNIT DWELLING @ 9 DESERTROSE WAY, BRAMPTON, ON	Owners: PARDEEP GREWAL & KOMALDEEP KAUR GREWAL	Sheet title: SITE PLAN					
			Drawn By: SH	Checked By: SH	 A1.0			
			Revisions	Scale: AS NOTED				Date: 07-13-2023
			△					Dwg. no.
			△					
			△					
			REV. NO: -					

SITE DATA		M/SM	
ZONING		R1C-1884	
PLAN NO:		43M - 1714	
LOT NO:		17	
LOT AREA			
EXISTING		PROPOSED	
BUILDING AREA (G.F) (INCL. GARAGE+FRONT PORCH)		TOTAL BASEMENT FINISH AREA= 101.27 SQ.M (EXCL. STAIRS & FURN. RM.)	
		BASEMENT FOR SECOND DWELLING UNIT AREA = 73.75 SQ.M.	
		BASEMENT FOR MAIN DWELLING UNIT AREA = 27.52 SQ.M.	
FLOOR AREA GROUND FLOOR = 129.70 SQ.M.		EX. LOT COVERAGE & GROSS FLOOR AREA UNCHANGED	
FLOOR AREA 2ND FLOOR = 134.78 SQ.M.			
GROSS FLOOR AREA = 264.49 SQ.M.			
(GRD+2ND FL EXCL. GARAGE & PORCH)			
BASEMENT AREA (UNFINISHED) = 118.33 SQ.M.			



PROPOSED BASEMENT PLAN
A2.0 SCALE= 3/16"=1'-0"

4"Ø G.I STEEL PIPE FOR DRYER VENT CONTD. TO O/S DAMPERED VENT MIN. 16" ABOVE GRADE

1

CALCULATION OF GLASS AREA AS PER OBC 9.7.2.3 & 11- C107				
ROOM LABEL	ROOM TYPE	AREA OF ROOM	AREA OF GLASS* PROVIDED	AREA OF GLASS REQUIRED
A	LIV./DIN./KIT.	308.32 SQ. FT	3'-0" X 3'-0"= 9 SQ.FT.-10%= 8.1 SQ.FT	5% = 15.41 SQ.FT.
			3'-0" X 3'-0"= 9 SQ.FT.-10%= 8.1 SQ.FT	
			TOTAL = 16.2 SQ.FT	
B	BED # 1	115.50 SQ. FT	3'-0"X1'-4"=3.9 SQ.FT.-10%= 3.6 SQ.FT	2.5% =2.88 SQ.FT.
C	BED # 2	137.50 SQ. FT	3'-0"X1'-4"=3.9 SQ.FT.-10%= 3.6 SQ.FT	2.5% =3.43 SQ.FT.
CALCULATED @ 90% OF OVERALL WINDOW AREA				

Sheet title:
PROPOSED BASEMENT PLAN

Project:
AS-BUILT BASEMENT PLAN
CONVERTED TO 2ND UNIT
DWELLING @ 9 DESERTROSE
WAY, BRAMPTON, ON

Architect:
ONTARIO ASSOCIATION
OF ARCHITECTS
SARWAT S AHMED
LICENCE
7987

Drawn By:
PK

Checked By:
SH

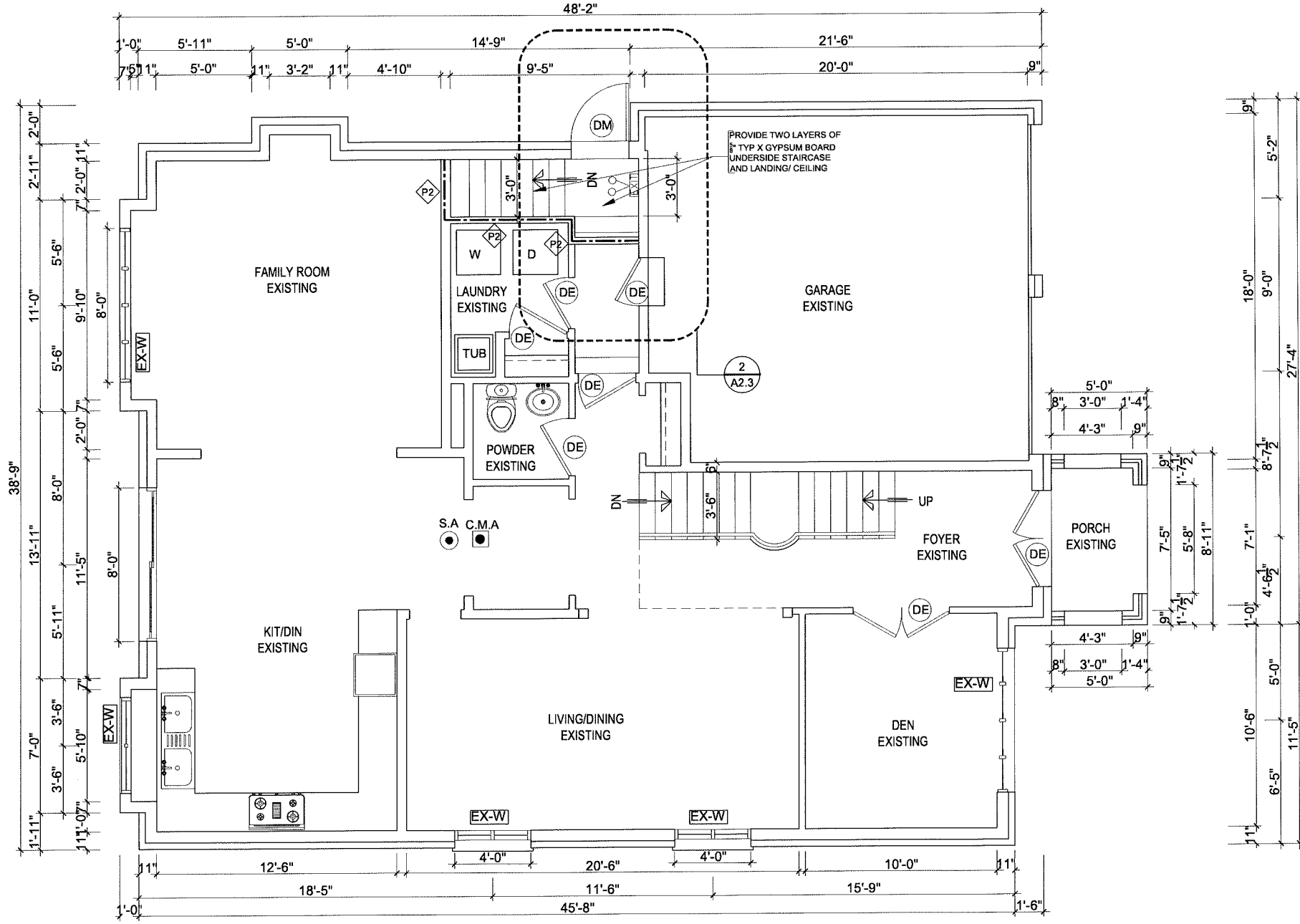
Revisions
1 09-27-2023

Date:
07-13-2023

Dwg. No.
A2.0

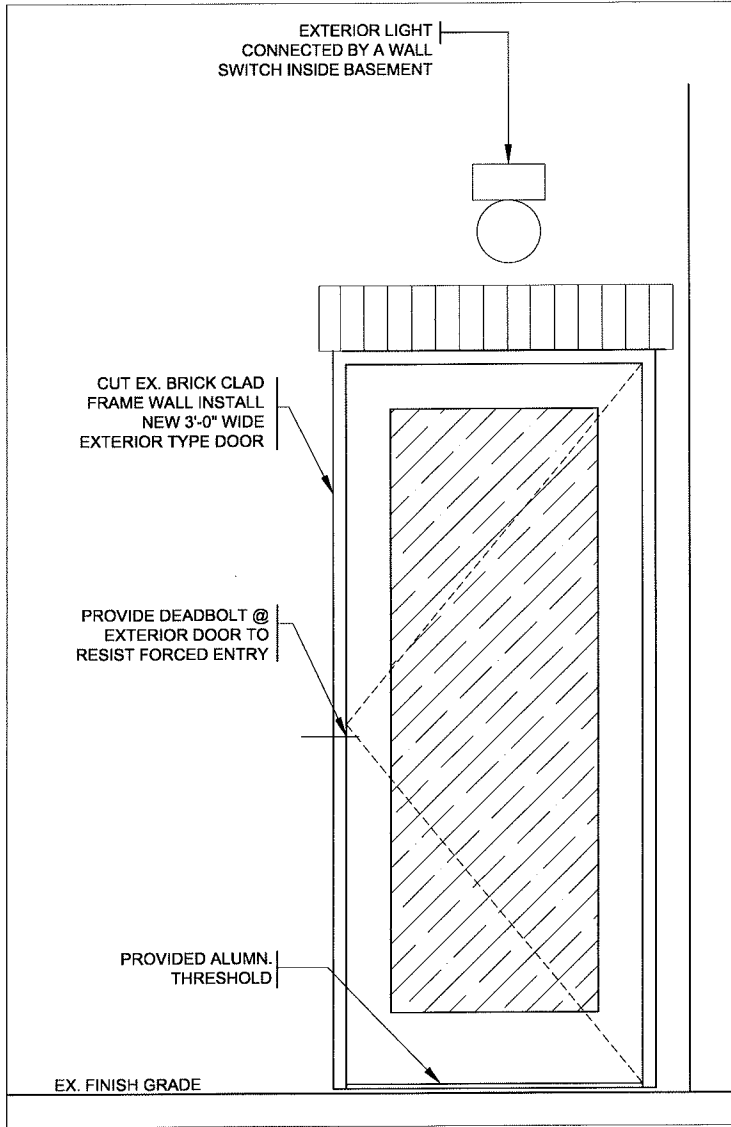
REV. NO.

Owners:
**PARDEEP GREWAL
&
KOMALDEEP KAUR GREWAL**



1
A2.1
EXISTING FIRST FLOOR PLAN
SCALE= 3/16"=1'-0"

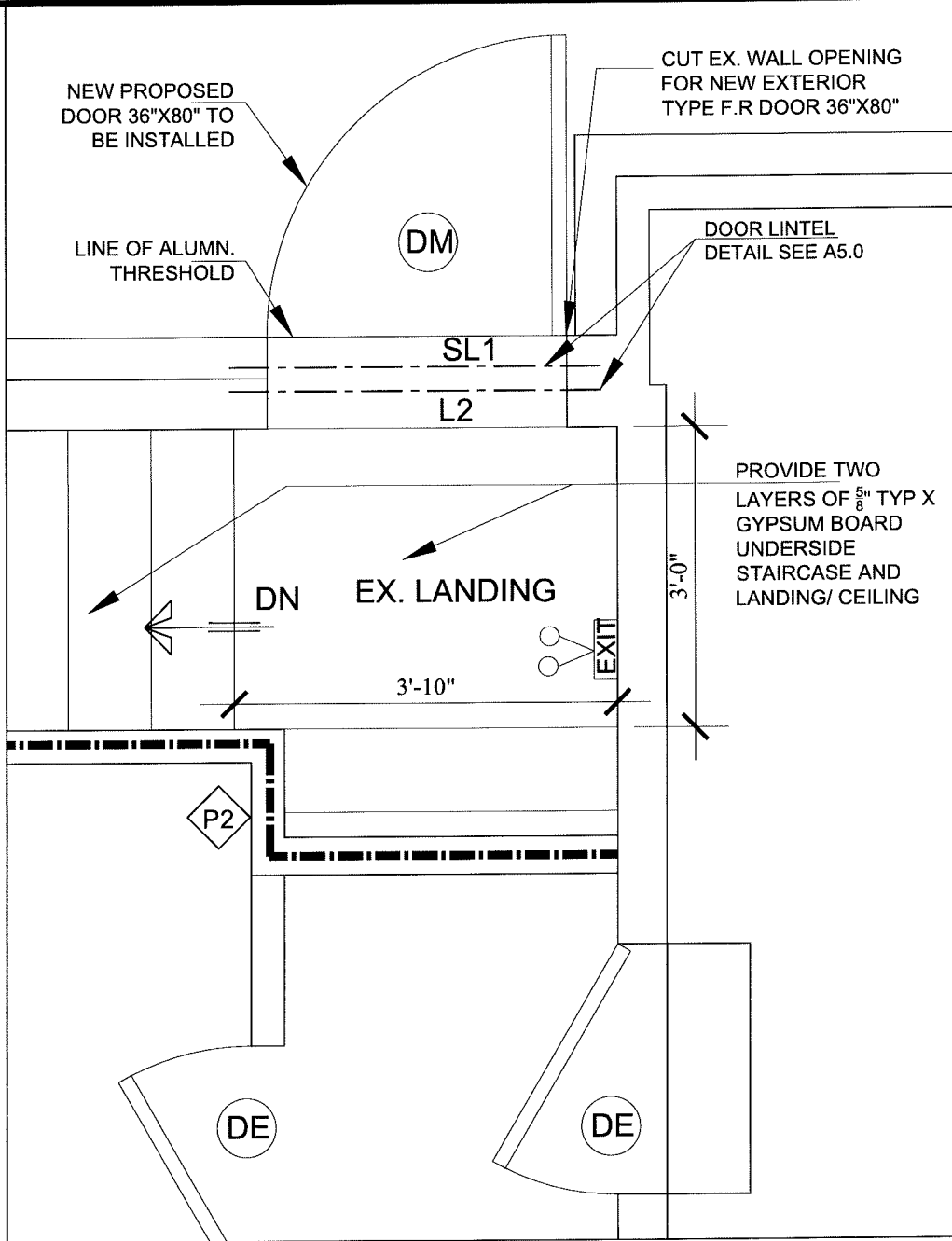
Architect:	Sheet title: EXISTING FIRST FLOOR PLAN		Date: 07-13-2023 Dwg. No. A2.1	REV NO:
	Drawn By: SH	Checked By: SA		
	Scale: AS NOTED			
	Revisions			
Project: AS-BUILT BASEMENT PLAN CONVERTED TO 2ND UNIT DWELLING @ 9 DESERTROSE WAY, BRAMPTON, ON		Owners: PARDEEP GREWAL & KOMALDEEP KAUR GREWAL		
ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 7987 SARWAT S AHMED				



1
A2.4

**PROPOSED SIDE DOOR
ELEVATION DETAIL**

SCALE: 3/4" = 1'-0"

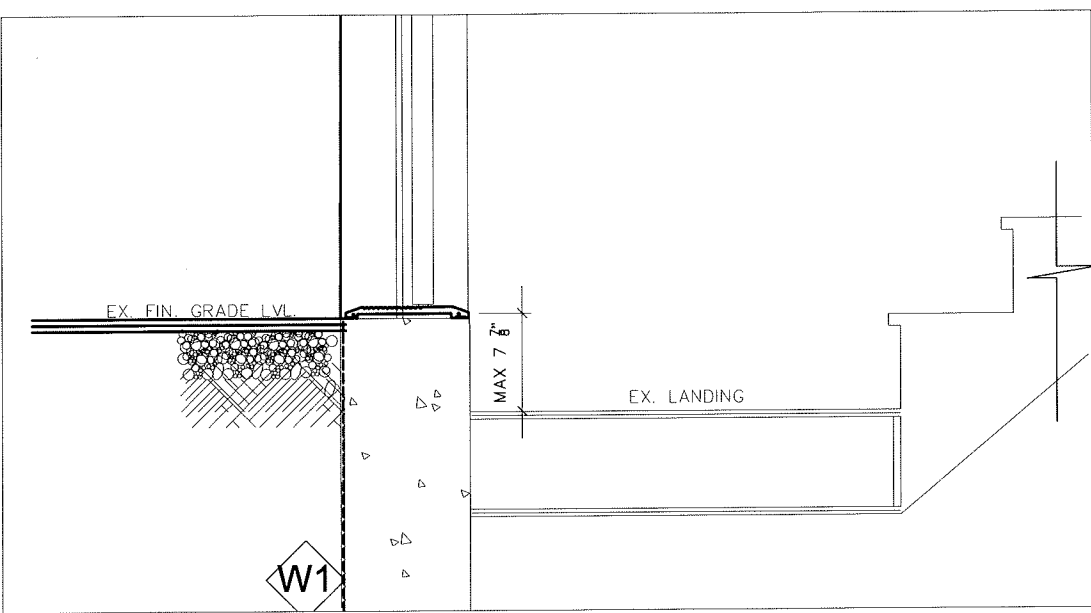


2
A2.2

PROPOSED SIDE DOOR PLAN

SCALE= 3/4"=1'-0"

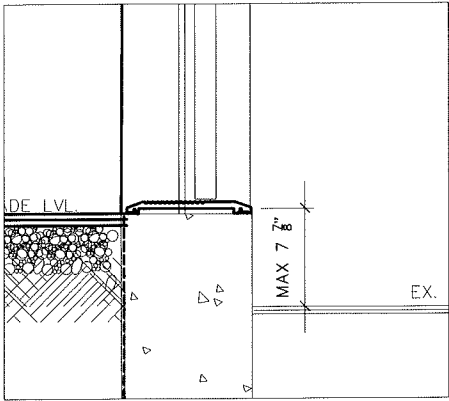
Sheet title: EXISTING SECOND FLOOR PLAN		Checked By: SH	Project No.:	Date: 07-13-2023	Dwg. no. A2.3	REV. NO:
Drawn By: SH	Scale: AS NOTED	AS NOTED	Revisions	AS NOTED		
Project AS-BUILT BASEMENT PLAN CONVERTED TO 2ND UNIT DWELLING @ 9 DESERTROSE WAY, BRAMPTON, ON		Owners: PARDEEP GREWAL & KOMALDEEP KAUR GREWAL		Architect: ONTARIO ASSOCIATION OF ARCHITECTS BARWAT S AHMED LICENCE 7987		



2
A2.4

**LANDING DETAIL &
SECTION DETAIL AT DOOR SILL**

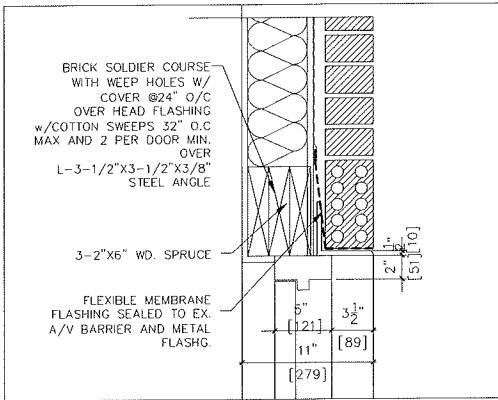
SCALE= 1" = 1'-0"



2
A2.4

**SECTION DETAIL
@ SILL LVL.**

SCALE= 1" = 1'-0"

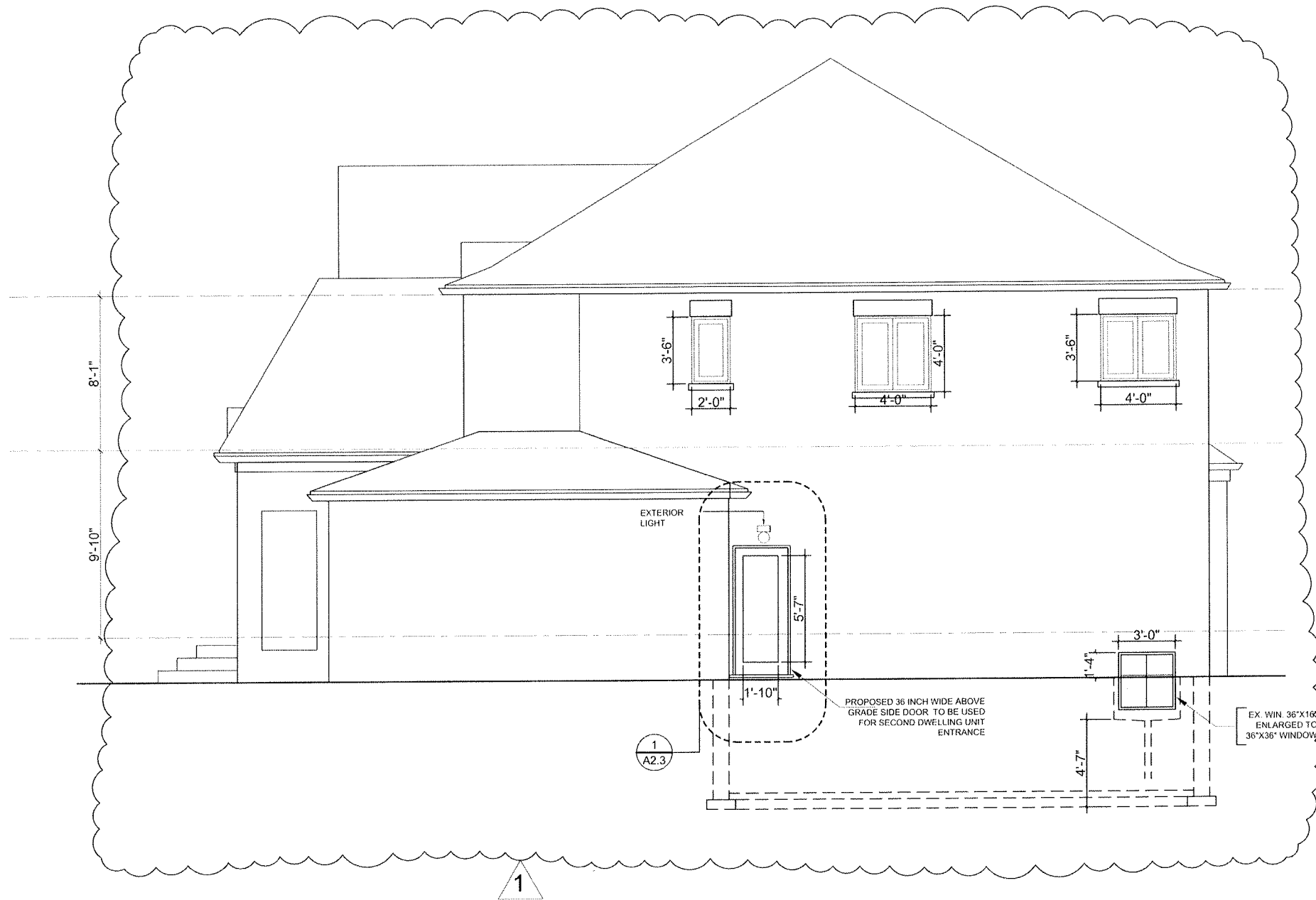


1
A2.4

**SECTION DETAIL
@ DOOR LINTEL**

SCALE= 1" = 1'-0"

Sheet title: DOOR AND LANDING DETAIL		Drawn By: SH	Checked By: SA	Date: 07-13-2023	A2.4	REV. NO.
Project AS-BUILT BASEMENT PLAN CONVERTED TO 2ND UNIT DWELLING @ 9 DESERTROSE WAY, BRAMPTON, ON		Revisions	Scale: AS NOTED	Dwg. no.		
Owners: PARDEEP GREWAL & KOMALDEEP KAUR GREWAL						



1 RIGHT SIDE ELEVATION
A3.0 SCALE= 3/16"=1'-0"

CALCULATION OF UNPROTECTED OPENINGS OBC 2012 (9.10.15.4)	
TOTAL WALL AREA	879.09 SQ.FT
LIMITING DISTANCE	4'-0" FEET
ALLOWABLE OPENING	61.54 SQ.FT
EXISTING OPENING	40.99 SQ.FT
NEW OPENING	10.23 SQ.FT
TOTAL U/P WINDOW AND DOOR AREA	51.22 SQ.FT

Sheet title:	RIGHT SIDE ELEVATION			
	Drawn By: SA	Checked By: SA	Date: 07-13-2023	Dwg. No. A3.0
Project	Revisions	AS NOTED	AS NOTED	REV. NO:
	AS NOTED	AS NOTED	AS NOTED	REV. NO:
Architect:	AS-BUILT BASEMENT PLAN CONVERTED TO 2ND UNIT DWELLING @ 9 DESERTROSE WAY, BRAMPTON, ON		OWNERS: PARDEEP GREWAL & KOMALDEEP KAUR GREWAL	
	ARCHITECTS OF SARWAT S AHMED LICENCE 7987			



REV. NO:

Zoning Non-compliance Checklist

File No.
A-2023-0393

Applicant: Syed Haroon Hussain
Address: 9 Desertrose Way
Zoning: R1C-1884
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			
ABOVE GRADE ENTRANCE	To permit a proposed above grade entrance in a side yard having a minimum width of 1.02m extending from the front wall of the dwelling up to the door,	Whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24.1 (a)
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

2023/11/29

Date