

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) KAMALJEET KAUR

Address 53 VELVET GRASS LANE, BRAMPTON, ON, L6R 1W1

Phone # 647-836-5256 Fax #

Email KAMALSIDORA5@LIVE.COM

2. Name of Agent HARJINDER SINGH / MEM ENGINEERING INC.

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

Phone # 905-673-9100 Fax #

Email MEM.PENG@OUTLOOK.COM

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

TO PERMIT A SECOND UNIT DWELLING IN A QUATTROPLEX DWELLING.

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

Zoning By law does not permit two unit dwelling in a quattroplex dwelling.

5. Legal Description of the subject land:

Lot Number 110 RP

Plan Number/Concession Number PLAN M1222

Municipal Address 53 VELVET GRASS LANE, BRAMPTON, ON, L6R 1W1

6. Dimension of subject land (in metric units)

Frontage 4.25M

Depth 23.94M

Area 275.37 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.)

TWO STOREY QUATTROPLEX DWELLING
SINGLE FAMILY DWELLING
GFA - 153.12
HEIGHT OF PROPERTY - 8.5 M, LENGTH -12.48 M, WIDTH - 6.99 M
AS BUILT BELOW GRADE STAIREWELL
EXISTING ACCESSORY SHED (1.82m X 2.74m)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING

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 setback13.64 M
Rear yard setback3.31 M
Side yard setback8.62 M
Side yard setback

PROPOSED

Front yard setback13.64 M
Rear yard setbackREDUCED 2.51M TO BELOW GRADE STAIRWELL
Side yard setback8.62M
Side yard setback

10. Date of Acquisition of subject land: 2013
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: 1990
15. Length of time the existing uses of the subject property have been continued: 32 YEARS

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 |

Hazjinder Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF MISSISSAUGA Brampton
THIS 16 18th 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, Kamlyeet Kaur, OF THE 18th OF December.
IN THE City OF Brampton 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 18th DAY OF

December, 2023

Clara Vani
A Commissioner etc.

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

Expires September 20, 2026

Clara Vani
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2B-738

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

Connor Cowan

Zoning Officer

2023-12-18

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Clara
Dec 18, 2023

Revised 2022/02/17

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

LOCATION OF THE SUBJECT LAND: 53 VELVET GRASS LANE, BRAMPTON, ON, L6R 1W1


I/We, KAMALJEET KAUR
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.

KAMALJEET 
(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

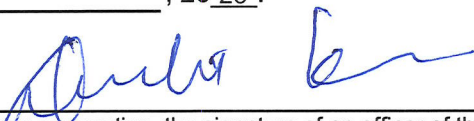
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 53 VELVET GRASS LANE, BRAMPTON, ON, L6R 1W1

I/We, KAMALJEET KAUR
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.

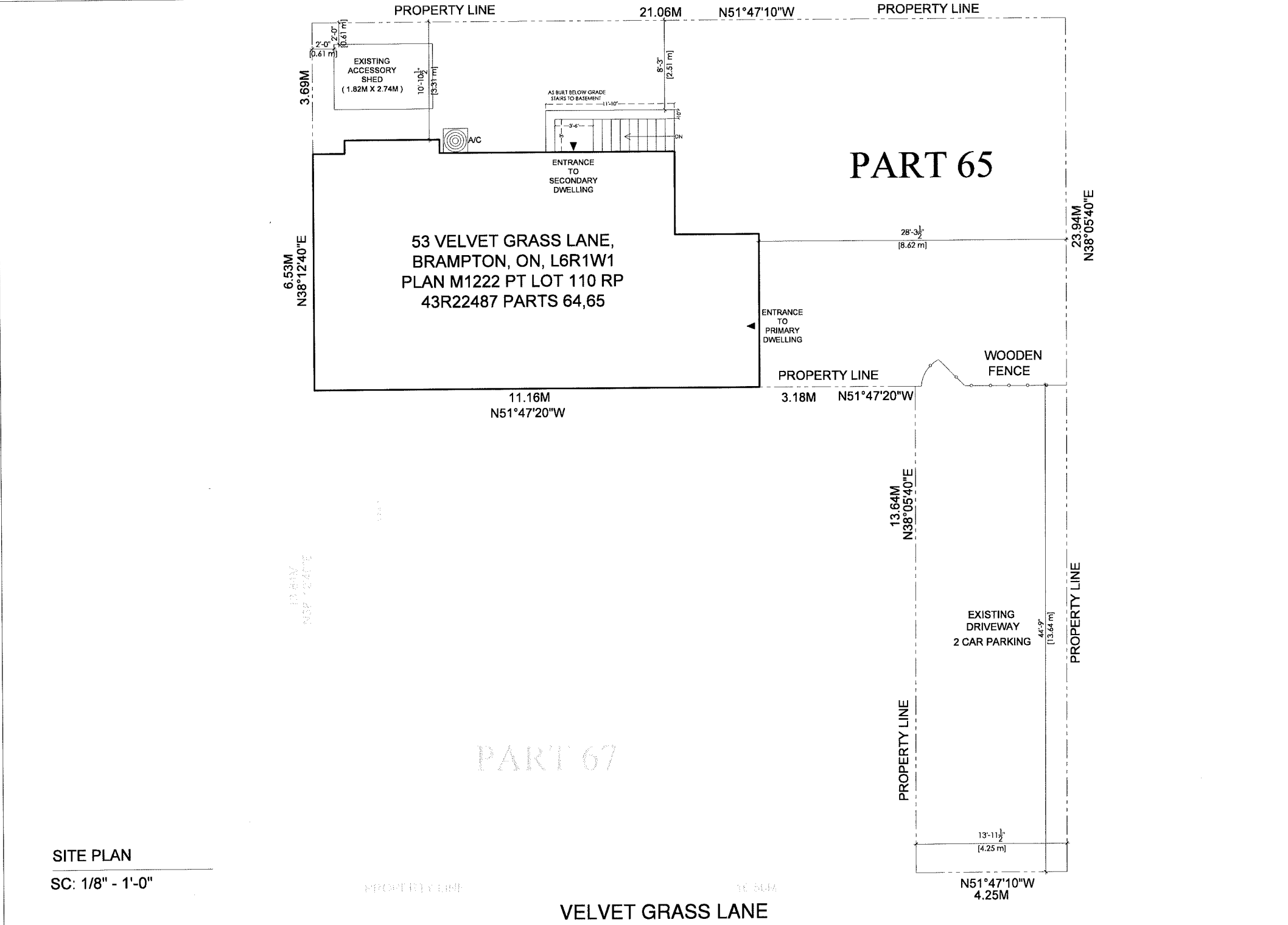
Dated this 16 day of DECEMBER, 2023.

KAMALJEET 
(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



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:

53 VELVET GRASS LN,
BRAMPTON, ON L6R 1W1

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:
1/8"=1'-0"

PLOT DATE:
29-06-2023

DRAWN BY:
SB

CHECKED BY:
HS

DRAWING NO.:

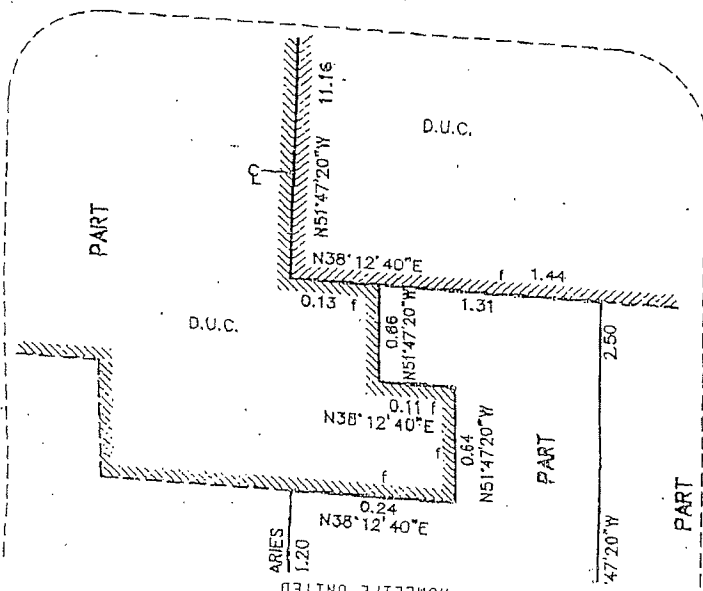
A100

101 PLAN 43M--1222)
P.I.N. 14223--1154

L A N E
 VELVET GRASS LANE
 (BY PLAN 43M -- 1171)
 P. I. N. 1 4 2 2 3 -- 0 5 8 4

BLOCK 88 (0.30 RESERVE) (BY PLAN 43M-1171)
P.L.N. 14223--0579

LOT 1 1 1
P.L.N. 14223-1087



Zoning Non-compliance Checklist

File No.
A-2023-0411

Applicant: Harjinder Singh
Address: 53 Velvet Grass Lane
Zoning: R2B-738
By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|---|--|-------------|
| USE | To permit an additional residential unit in a quaterplex, | whereas the by-law only permit an additional residential unit in a single detached, semi-detached or townhouse dwelling; | 10.16(a)(i) |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SETBACKS FRONT / SIDE / REAR | | | |
| BUILDING SIZE | | | |
| BUILDING HEIGHT | | | |
| COVERAGE | | | |
| BELOW GRADE ENTRANCE | | | |
| ACCESSORY STRUCTURE SETBACKS | | | |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPED OPEN SPACE | | | |
| ENCROACHMENTS | | | |
| TWO-UNIT DWELLING | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Connor Cowan

Reviewed by Zoning

2023-12-18

Date

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 53 Velvet Grass Lane, Brampton, ON L6R 1W1

Sir/ Madam,

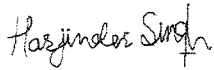
Trust this letter finds you well. Please accept our minor variance application for a client at 53 Velvet Grass Lane, Brampton, ON L6R 1W1.

We have a proposal of second unit dwelling in basement in a quattroplex dwelling.

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