

FILE NUMBER: A-2023-0400

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)Chandeep Singh

Address530 VETERANS DR, BRAMPTON, ON, L7A 5A7

Phone #+1 6476751618Fax #

EmailChandeep.singh@gmail.com

2.

Name of AgentShivang Tarika

Address106 Morningside Dr, Georgetown, L7G0M2, ON

Phone #4168212630Fax #

Emailshivang@relysolution.com

3.

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

A. To Permit a below grade exterior stairs in a yard located between the main wall of a dwelling and a flankage lot line or within the front yard.

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 front yard 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 NumberBLOCK - 306

Plan Number/Concession NumberM2044

Municipal Address530 VETERANS DR,BRAMPTON, ON, L7A 5A7.

6.

Dimension of subject land (in metric units)

Frontage9.6 M

Depth27.00 M

Area253.8 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.)

Ground Floor Area: 110.8 sqm
Gross Floor Area: 274.4 sqm,
No. of Levels: 2
Width: 7.42 m
Length: 16.73 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	2.72M
Rear yard setback	6.00M
Side yard setback	1.44M
Side yard setback	0.61M

PROPOSED

Front yard setback	1.66M
Rear yard setback	6.00M
Side yard setback	1.44M
Side yard setback	0.61 M

10. Date of Acquisition of subject land: 2022
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: 2017
15. Length of time the existing uses of the subject property have been continued: 5yrs

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 _____

Shirley Fava
Signature of Applicant(s) or Authorized Agent

DATED AT THE 14th OF December
THIS 14 DAY OF December, 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, Shirley Fava, OF THE Town OF Halton Hills
IN THE Region OF Halton 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 14 DAY OF
December, 20 23

[Signature]
A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

Shirley Fava
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3E-2230

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

2023-12-04

Date

DATE RECEIVED Dec 14, 2023

Date Application Deemed
Complete by the Municipality

VL

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: 530 VETERANS DR , BRAMPTON, ON, L7A 5A7

I/We, Chandeep Singh

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 10 day of November, 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.

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: 530 VETERANS DR , BRAMPTON, ON, L7A 5A7

I/We, Chandeep Singh

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 10 day of November, 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.

PLAN OF SURVEY OF
BLOCKS 306, 307 AND 308
PLAN 43M-2044
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE

SCALE 1:300

10m 0 10m 0 10m 0 10m 0 10m 0

R-PE SURVEYING LTD., O.L.S.

METRIC

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

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- ▬ DENOTES PLASTIC BARR
- SSB DENOTES SHORT STANDARD IRON BAY
- P.I.H. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- DENOTES CENTRELINE OF WALL
- DENOTES FACE OF WALL
- (WT) DENOTES WITNESS
- SCP DENOTES SPECIFIED CONTROL POINT
- (ES) DENOTES ERTL SURVEYORS, O.L.S.

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S.
ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE
BEARINGS ARE GRID, UTM ZONE 12, NAD83 (ORIGINAL), DERIVED FROM:
SCP 04218900010 NORTH 483850.514 EAST 591335.025
SCP 042189010007 NORTH 4837605.494 EAST 592283.555

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN
ACCURACY PER SEC. 14 (C) OF OREG. 216/91, AND CANNOT IN
THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN.
DISTANCES ARE GRID AND CAN BE CONVERTED TO GRC BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99976.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND
THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 17TH DAY OF JUNE 2022

DATE JUNE 21, 2022

T. SINGH, O.L.S.

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ALL
PLAN SUBMISSION FILE NUMBER 3189973

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TILES ACT.

DATE JUNE 21, 2022

T. SINGH, O.L.S.

PLAN 43R-40414

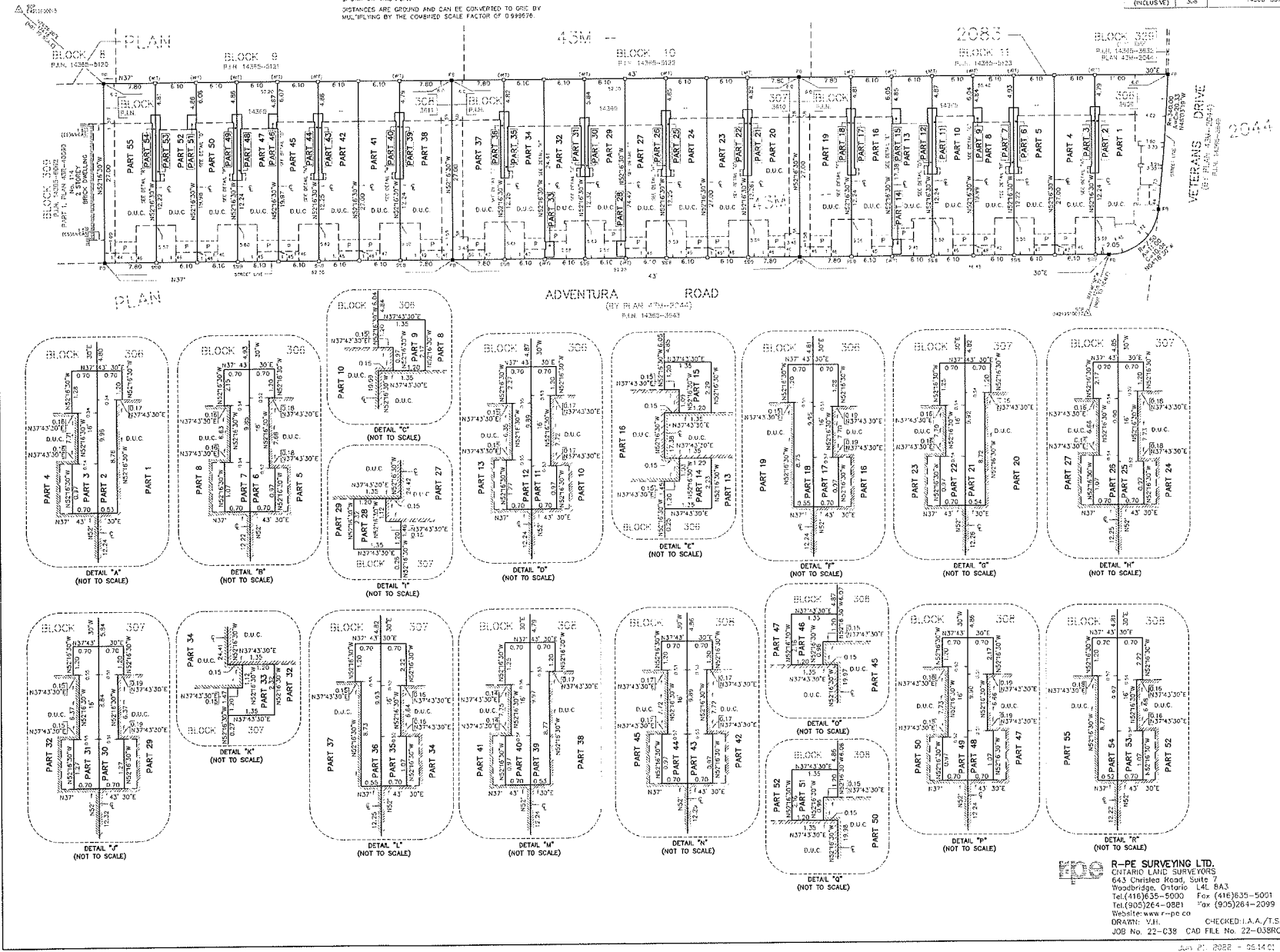
RECEIVED AND DEPOSITED

DATE JUNE 29TH, 2022.

Tommy Adevale

REPRESENTATIVE FOR THE (O) REGISTRAR FOR
THE LAND TILES DIVISION OF PEE (O.L.S.)

PART	BLOCK	PLAN	P.I.N.
1 TO 19 (INCLUSIVE)	ALL OF 306	ALL OF 43M-2044	ALL OF 14385-3609
20 TO 37 (INCLUSIVE)	ALL OF 307	ALL OF 43M-2044	ALL OF 14385-3610
38 TO 55 (INCLUSIVE)	ALL OF 308	ALL OF 43M-2044	ALL OF 14385-3611



SITE PLAN

SCALE 1/8"=1'-0"



GROUND FLOOR AREA = 1189.64 SFT / 110.5 SM
GROSS FLOOR AREA = 2,954.36 SFT / 274.4 SM
LOT AREA = 3018.14 SFT / 280.3 SM

530 VETERANS DRIVE

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 FRONT
YARD

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-3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA		106440
NAME	SIGNATURE	BCIN

SHRIMANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

530 VETERONS DRIVE

EXISTING DWELLING

PROJECT	SHEET A1
SEPTEMBER 2023	
SCALE 1/8"=1'-0"	

Zoning Non-compliance Checklist

File No.
A-2023-0400

Applicant: Shivang Tarika
Address: 530 Veterans Dr
Zoning: R3E-2230
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			
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
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required Front yard	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior front yard.	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			

Connor Cowan

Reviewed by Zoning

2023-12-04

Date