

FILE NUMBER:

A-2024-0012

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) Parminder Gill

Address 76 Brentcliff Dr, Brampton, L7A3E7

Phone # 4168935143 Fax #

Email Parminderg26@yahoo.ca

2. Name of Agent Pankaj Bhatia

Address 45 Elbern Markell Dr Brampton L6X2X6

Phone # 2899460997 Fax #

Email WeDoBuildingPermits@yahoo.ca

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

As Built Above Grade Side Door constructed for accessing Basement from side yard. Side yard is Setback is 0.6 meters where as requirement is 1.2 meters.

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

Side yard set back is 0.6 meter which cant be changed.

5. Legal Description of the subject land:

Lot Number 55

Plan Number/Concession Number PLAN M1570

Municipal Address 76 Brentcliff Dr, Brampton, L7A3E7

6. Dimension of subject land (in metric units)

Frontage 11

Depth 26.25

Area 288.75 sq mt

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.)

2 Storey Dwelling Unit - GFA (188.8 sq mt); Two Storeys;

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

None

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	<u>3.2</u>
Rear yard setback	<u>6.4</u>
Side yard setback	<u>0.6</u>
Side yard setback	<u>1.25</u>

**PROPOSED**

Front yard setback	<u>No change</u>
Rear yard setback	<u>No change</u>
Side yard setback	<u>No change</u>
Side yard setback	<u>No change</u>

10. Date of Acquisition of subject land: \_\_\_\_\_
11. Existing uses of subject property: Residential - 2 Storey
12. Proposed uses of subject property: Residential - Two Unit Dwelling
13. Existing uses of abutting properties: Residential - 2 storey
14. Date of construction of all buildings & structures on subject land: 7th August 2003
15. Length of time the existing uses of the subject property have been continued: 21 years

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE Brampton OF Canada

THIS 8th 18th DAY OF January, 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, Pankaj Bhatia, 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 18 DAY OF  
January, 2024

A Commissioner etc.

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

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

R1D-1103

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

2024/01/18

Date

DATE RECEIVED

JAN 18, 2024

Date Application Deemed  
Complete by the Municipality

VL

**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: 76 Brentcliff Dr, Brampton, L7A3E7


I/We, Parminder Gill  
please print/type the full name of the owner(s)

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

Pankaj Bhatia  
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 8th day of January, 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.**



**PERMISSION TO ENTER**

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: 76 Brentcliff Dr, Brampton, L7A3E7

I/We, Parminder Gill  
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 8th day of Jan, 2024.

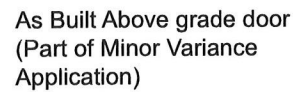


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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**



PROPERTY LINE	
EXISTING ASPHALT DRIVEWAY	

1  
A-0

**SITE PLAN**

SCALE= 3/32" = 1'-0"

Http://WeDoBuildingPermits.ca  
289-946-0997

ISSUE	BY	DESCRIPTION	DATE YY-MM-DD

**GENERAL NOTES:**  
DO NOT SCALE DRAWINGS. VERIFY  
CONFIGURATIONS & DIMENSIONS ON SITE  
BEFORE BEGINNING WORK. NOTIFY  
ARCHITECT/ENGINEER IMMEDIATELY OF ANY  
ERRORS, OMISSIONS OR DISCREPANCIES.

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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION		
		
NAME	SIGNATURE	BCIN
PANKAJ BHATIA		101562

REGISTRATION INFORMATION	
FIRM NAME	BCIN
SAI/TPM CONSULTING INC.	110355

PROFESSIONAL  
CERTIFICATION

PROJECT

**76 BRENTCLIFF DR,  
BRAMPTON, ON L7A 3E7,  
CANADA**

DRAWING TITLE

## SITE PLAN

DATE MAY 2023		ISSUED FOR BUILDING PERMIT
DRAWN BY SM	CHECKED BY PB	SHEET NO.
PROJECT No.		A-0
SCALE AS NOTED		

# Zoning Non-compliance Checklist

File No.  
A-2024-0012

Applicant: Pankaj Bhatia  
Address: 76 Brentcliff Dr  
Zoning: R1D-1103  
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 an existing above grade entrance in a side yard having a minimum width of 0.60m 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			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/01/18

Date