



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0401

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)** Harjinder Chaggar
Address 63 DANDELION RD. BRAMPTON, ON. L6R 1Y3

Phone # +1 905 965 3330 **Fax #** _____
Email nishan@nishansingh.com

2. **Name of Agent** Shivang Tarika
Address 106 Morningside Dr. Georgetown, L7G0M2, ON

Phone # 4168212630 **Fax #** _____
Email shivang@relysolution.com

3. **Nature and extent of relief applied for (variances requested):**
A. Accessory Residential Units are not permitted in a Quattroplex.

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 and increased expenses. However to provide a second dwelling unit we need the variance for the same. once we have the variance approved it will help the owner managing few expenses.

5. **Legal Description of the subject land:**
Lot Number 79
Plan Number/Concession Number M1222 PT
Municipal Address 63 DANDELION RD, BRAMPTON, ON, L6R 1Y3

6. **Dimension of subject land (in metric units)**
Frontage 13.40 M
Depth 13.35 M
Area 173.00 SQM

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **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: 101.5sqm
Gross Floor Area: 249.0 sqm,
No. of Levels: 2
Width: 8.64 m
Length: 12.96 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	1.81 M
Rear yard setback	0.0 M
Side yard setback	6.03 M
Side yard setback	0.0 M

PROPOSED

Front yard setback	1.81 M
Rear yard setback	0.0 M
Side yard setback	6.03 M
Side yard setback	0.0 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: 2002
15. Length of time the existing uses of the subject property have been continued: 20yrs

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE 14 OF December
THIS 14 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, Shwans Tarika, 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, 2023

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

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

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.

JOHN C. CABRAL

Zoning Officer

2023-11-24

Date

DATE RECEIVED Dec 14 2023
Date Application Deemed
Complete by the Municipality ✓✓

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: 63 Dandelion Road

I/We, Harjinder Chaggar

please print/type the full name of the owner(s)

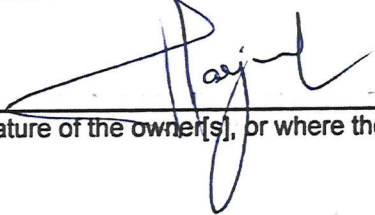
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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 09 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.

PERMISSION TO ENTER

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

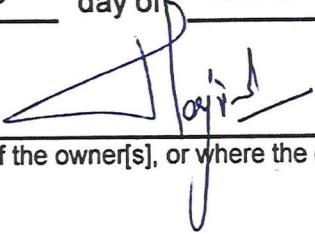
LOCATION OF THE SUBJECT LAND: 63 Dandelion Road

I/We, Harjinder Chaggar

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 09 day of November, 2023.

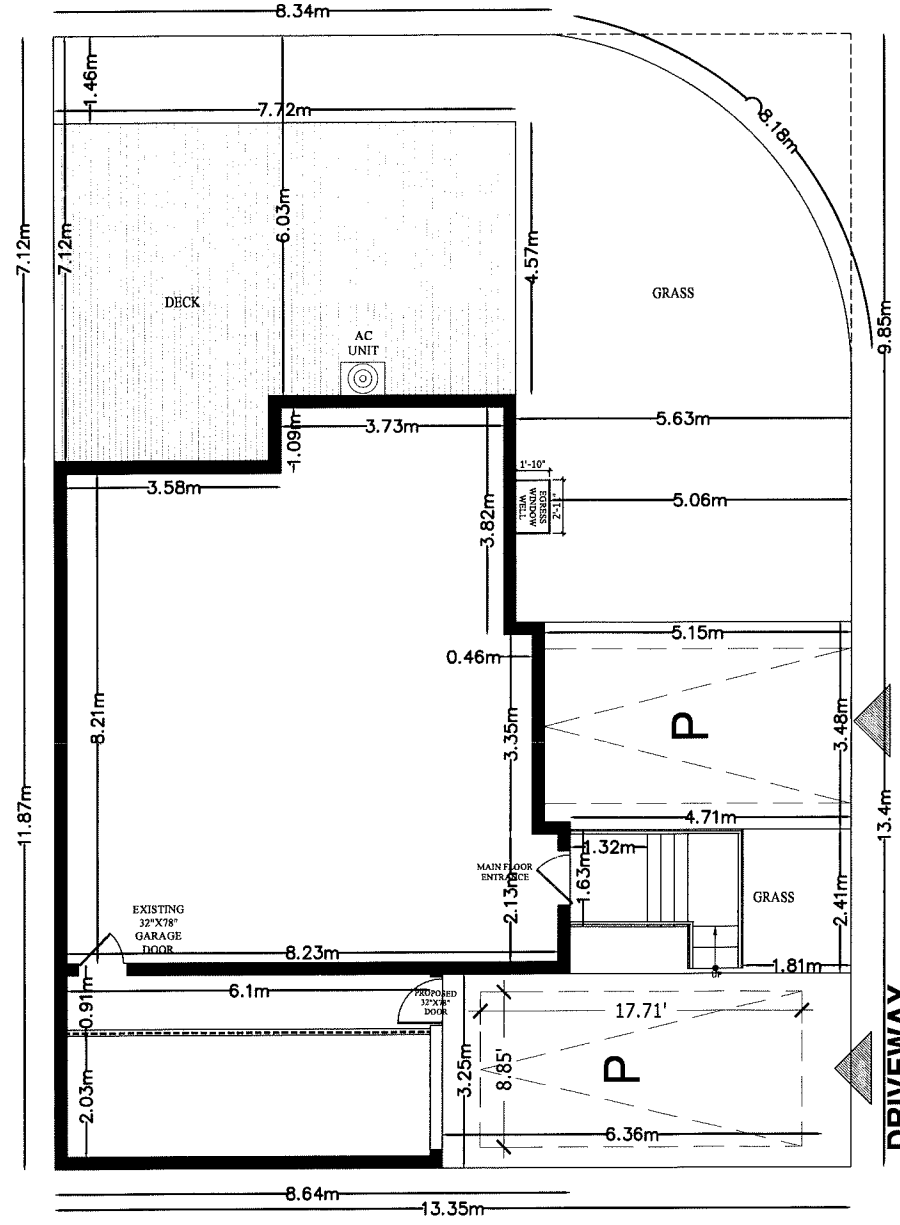


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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



SITE PLAN

SCALE 3/32"=1'-0"

63 DANDELION ROAD

GROUND FLOOR AREA = 1093.04 SFT / 101.5 SM
GROSS FLOOR AREA = 2680.75 SFT / 249.0 SM
LOT AREA = 2742.71 SFT / 254.8 SM

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

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.32.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

63 DANDELION ROAD

EXISTING DWELLING

PROJECT	SHEET
OCT 2023	A1
SCALE 3/16"=1'-0"	

P	(BY)	PLAN	FORM		1999
1	1	1	2	5	1
2	1	1	4	2	1
3	1	1	2	2	1
4	1	1	2	2	1
5	1	1	2	2	1
6	1	1	2	2	1
7	1	1	2	2	1
8	1	1	2	2	1
9	1	1	2	2	1
10	1	1	2	2	1
11	1	1	2	2	1
12	1	1	2	2	1
13	1	1	2	2	1
14	1	1	2	2	1
15	1	1	2	2	1
16	1	1	2	2	1
17	1	1	2	2	1
18	1	1	2	2	1
19	1	1	2	2	1
20	1	1	2	2	1
21	1	1	2	2	1
22	1	1	2	2	1
23	1	1	2	2	1
24	1	1	2	2	1
25	1	1	2	2	1
26	1	1	2	2	1
27	1	1	2	2	1
28	1	1	2	2	1
29	1	1	2	2	1
30	1	1	2	2	1
31	1	1	2	2	1
32	1	1	2	2	1
33	1	1	2	2	1
34	1	1	2	2	1
35	1	1	2	2	1
36	1	1	2	2	1
37	1	1	2	2	1
38	1	1	2	2	1
39	1	1	2	2	1
40	1	1	2	2	1
41	1	1	2	2	1
42	1	1	2	2	1
43	1	1	2	2	1
44	1	1	2	2	1
45	1	1	2	2	1
46	1	1	2	2	1
47	1	1	2	2	1
48	1	1	2	2	1
49	1	1	2	2	1
50	1	1	2	2	1
51	1	1	2	2	1
52	1	1	2	2	1
53	1	1	2	2	1
54	1	1	2	2	1
55	1	1	2	2	1
56	1	1	2	2	1
57	1	1	2	2	1
58	1	1	2	2	1
59	1	1	2	2	1
60	1	1	2	2	1
61	1	1	2	2	1
62	1	1	2	2	1
63	1	1	2	2	1
64	1	1	2	2	1
65	1	1	2	2	1
66	1	1	2	2	1
67	1	1	2	2	1
68	1	1	2	2	1
69	1	1	2	2	1
70	1	1	2	2	1
71	1	1	2	2	1
72	1	1	2	2	1
73	1	1	2	2	1
74	1	1	2	2	1
75	1	1	2	2	1
76	1	1	2	2	1
77	1	1	2	2	1
78	1	1	2	2	1
79	1	1	2	2	1
80	1	1	2	2	1
81	1	1	2	2	1
82	1	1	2	2	1
83	1	1	2	2	1
84	1	1	2	2	1
85	1	1	2	2	1
86	1	1	2	2	1
87	1	1	2	2	1
88	1	1	2	2	1
89	1	1	2	2	1
90	1	1	2	2	1
91	1	1	2	2	1
92	1	1	2	2	1
93	1	1	2	2	1
94	1	1	2	2	1

Zoning Non-compliance Checklist

File No.
A-2023-0407

Applicant: Harjinder Chaggar
Address: 63 Dandelion Rd, Brampton, ON L6R 1Y1
Zoning: R2B-738
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an additional residential unit in a quatriplex.	Whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling.	10.16.(a)(i)
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
PARKING	To permit a parking space depth of 4.71m	Whereas the by-law requires a minimum parking space depth of 5.4m	738.2.(14)
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH	To permit a combined driveway width of 6.73m	Whereas the by-law permits a maximum driveway width of 6.71m	10.9.1.B.1)
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-11-24

Date