

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) Kuldeep Brar

Address 10 Matagami Street, Brampton Ontario L6Y 0M9

Phone # 416 689 9211 Fax # _____

Email gosai0942@gmail.com

2. Name of Agent Dilpreet Singh

Address 2131 Williams Parkway, Brampton Ontario Unit 20 L6S 6B8

Phone # 647 574 0220 Fax # _____

Email rdarch.designs@gmail.com

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

- To allow for a below grade entrance (exterior stairway) located in the exterior side yard.

- To allow for an accessory structure located in the exterior side yard.

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

Section 10.23.1: For a single detached, exterior stairways constructed below the established grade shall not be located in a yard located between the main wall of a dwelling and a front of flankage lot line.

Section 10.3.(a):shall not be constructed in a front yard, exterior side yard for the main building

5. Legal Description of the subject land:

Lot Number 206

Plan Number/Concession Number 43M - 1721

Municipal Address 10 Matagami Street, Brampton Ontario L6Y 0M9

6. Dimension of subject land (in metric units)

Frontage 15 m

Depth 31.5 m

Area 709.71 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.)

Existing Single Detached Dwelling
Small Shed in Exterior Side Yard

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed Below Grade Entrance in Exterior Side Yard.

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 6.06 m

Rear yard setback 7.2 m

Side yard setback 1.25 m (Interior Side Yard)

Side yard setback 3.52 m (Exterior Side Yard)

PROPOSED

Front yard setback 6.06 m

Rear yard setback 7.2 m

Side yard setback 1.25 m (Interior Side Yard)

Side yard setback 3.52 m (Exterior Side Yard)

10. Date of Acquisition of subject land: Sept 2014
11. Existing uses of subject property: Single Family Dwelling
12. Proposed uses of subject property: Two Unit Dwelling
13. Existing uses of abutting properties: Single Family Dwellings & Two Unit Dwellings
14. Date of construction of all buildings & structures on subject land: 2007
15. Length of time the existing uses of the subject property have been continued: 16

16. (a) What water supply is existing/proposed?

Municipal

☒

Well

☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal

☒

Septic

☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☐

Other (specify) _____

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 _____

Dilpreet Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 11th 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, Dilpreet Singh Rafael Martins, OF THE City OF Toronto
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 21st DAY OF
December, 2023

[Signature]
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Rafael Martins
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-1350

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

2023/12/18

Date

DATE RECEIVED

Dec 21, 2023

Date Application Deemed
Complete by the Municipality

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: 10 Matagami Street, Brampton Ontario

I/We, Kuldeep Brar
please print/type the full name of the owner(s)

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

Dilpreet Singh & Rafael Martins from RDA Designs
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 4th day of December, 2023.

KULDEEP BRAR SGT
(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.

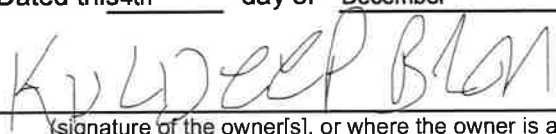
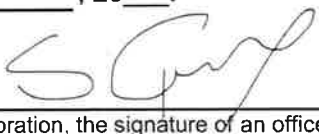
PERMISSION TO ENTER

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: 10 Matagami Street, Brampton Ontario

I/We, Kuldeep Brar
please print/type the full name of the owner(s)

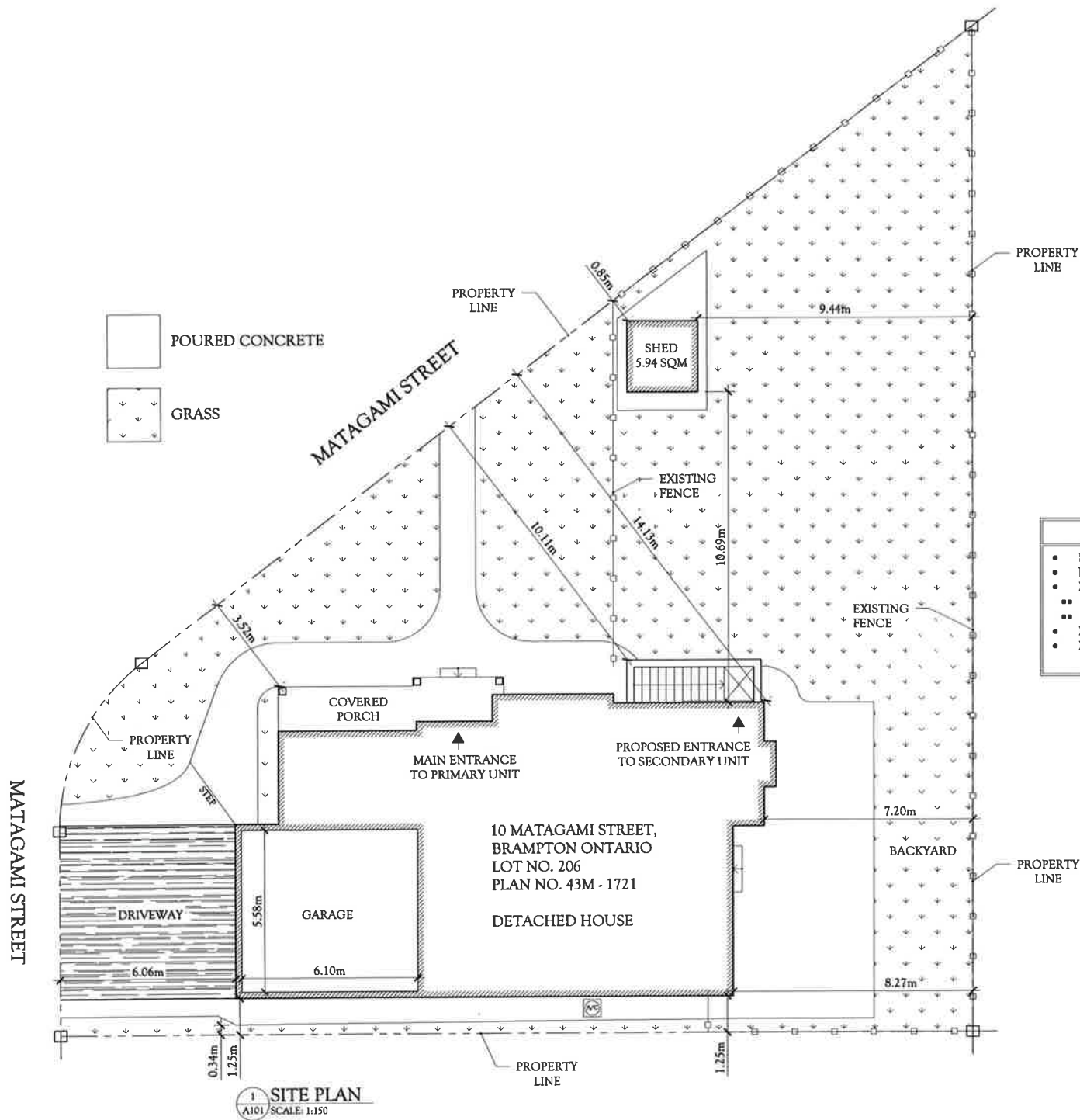
the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 4th day of December, 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.)

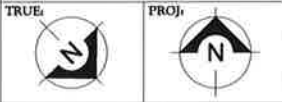
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



SITE STATISTICS	
•	EXISTING MAIN FLOOR AREA: 118.15m ²
•	EXISTING SECOND FLOOR AREA: 139.99m ²
•	PROPOSED BASEMENT AREA: 112.48m ²
•	AREA OF BASEMENT (OWNER OCCUPIED): 43.39m ²
•	AREA OF BASEMENT (SECOND UNIT): 69.09m ²
•	PARKING SPACES REQUIRED: 2 SPACES
•	PARKING SPACES PROVIDED: 2 SPACE INSIDE GARAGE 2 SPACES ON DRIVEWAY

NOTES:





RDA Designs
647-574-0220 / 647-518-3376
www.rdarchdesigns.com
rdarch.design@gmail.com

PROJECT TITLE:
10 MATAGAMI STREET

DRAWING TITLE:
SITE PLAN

SCALE: 1:150	DATE: 2023/12/11
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DESIGNED BY: SINGH D. MARTINS R.	REVISION: 0
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PROJECT NO. -	SHEET NO. A-101
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SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF LOTS 206, 207, 208, 209 AND 210
PLAN 43M-1721

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.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1677414



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1028, Section 29(3).

THIS REPORT WAS PREPARED FOR
H & R DEVELOPMENTS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2007

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UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1996c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

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-1721
P DENOTES PORCH
ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.
ALL TIES TO CONCRETE FOUNDATIONS.
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
NORTHWEST LIMIT OF MATAGAMI STREET AS SHOWN
ON PLAN 43M-1721 HAVING A BEARING OF N38°42'20"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

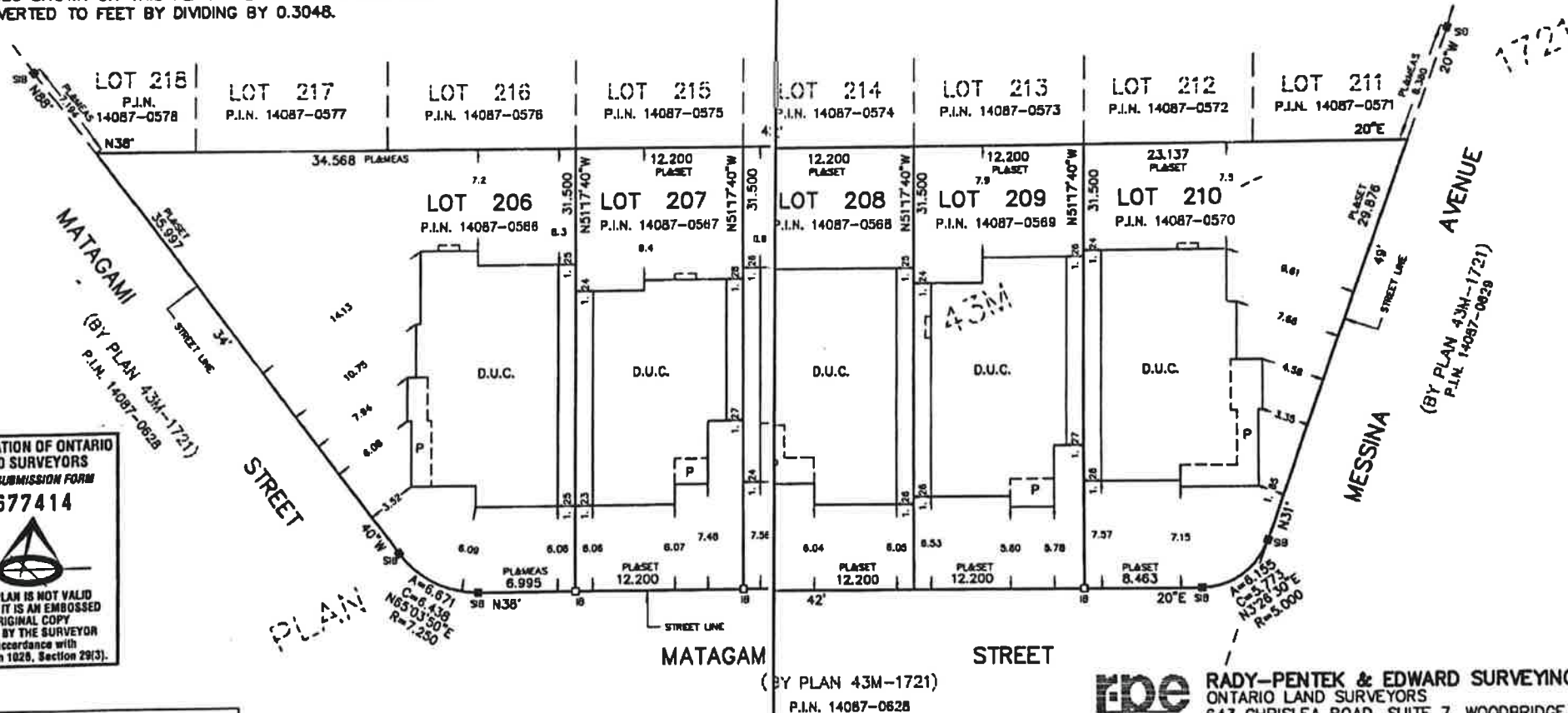
I CERTIFY THAT:

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 3 DAY OF Oct. 2007

DATE Oct. 23, 2007

J. SINGH
ONTARIO LAND SURVEYOR



rpe

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO
Tel. (416)635-5000 Fax (416)635-5001
Website: www.r-pe.ca
DRAWN: V.K.
CAD FILE No. 1721-206

CHECKED: T.S.
JOB No. 06-263

Scanned with CamScanner

Zoning Non-compliance Checklist

File No.

Applicant: Dilpreet Singh
Address: 10 Matagami Street
Zoning: R1C-1350
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			
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
ACCESSORY STRUCTURE LOCATION	To permit an existing shed in the exterior side yard,	whereas the by-law does not permit an exterior structure.	10.3 (a)
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

2023/12/19

Date