

FEB 28 2024

CITY CLERK'S OFFICE

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

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) Chandeeep Singh

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

Phone # +1 6476751618 Fax #

Email Chandeeep.singh@gmail.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):

1. Proposing unenclosed below grade entrance stairs whereas the by law requires to enclose it.

2. Proposed Exterior side Yard Set back is 1.97M to the below Grade Stairway and the required is 3.30m.

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 right side of the property. The required exterior side setback after the below grade entrance is 3.30M

5. Legal Description of the subject land:

Lot Number BLOCK - 306

Plan Number/Concession Number M2044

Municipal Address 530 VETERANS DR, BRAMPTON, ON, L7A 5A7.

6. Dimension of subject land (in metric units)

Frontage 9.6 M

Depth 27.00 M

Area 253.8 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: 110.5 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 2.72 M  
Rear yard setback 6.00 M  
Side yard setback 3.30 M  
Side yard setback 0.61 M

**PROPOSED**

Front yard setback 2.72 M  
Rear yard setback 6.00 M  
Side yard setback 1.97 M  
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 ☒ 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 of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ OF \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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, \_\_\_\_\_, OF THE \_\_\_\_\_ OF \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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

\_\_\_\_\_ OF \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_

\_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

[Submit by Email](#)

\_\_\_\_\_  
A Commissioner etc.

FOR OFFICE USE ONLY

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

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

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED \_\_\_\_\_

Date Application Deemed  
Complete by the Municipality

**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 28 day of February, 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**



## 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)

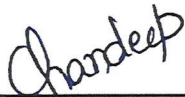
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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 28 day of February, 20 24.



(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 PEEL

SCALE 1:300

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
- PE DENOTES PLASTIC BAR
- SSB DENOTES SHORT STANDARD BORN BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- DENOTES CENTRELINE OF WALL
- DENOTES FACE OF WALL
- (WIT) DENOTES WITNESS
- SCP DENOTES SPECIFIED CONTROL POINT
- (E.S.) DENOTES EARTH SURVEYORS, O.L.S.

ALL CORNER MONUMENTS BY R-PE SURVEYING LTD., O.L.S.  
ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.  
ALL RES TO CONCRETE FOUNDATIONS.  
BEARINGS ARE GRID, LTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:  
SCP 04219900015 NORTH 4838540.514 EAST 591335.025  
SCP 04219910057 NORTH 4837805.494 EAST 592263.556  
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL) TO UTM  
ACCURACY PER SEC. 14 (2) OF OREG. 216/20, AND CANNOT IN  
THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES  
SHOWN ON THIS PLAN.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO ORE BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999976.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND  
THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 17<sup>th</sup> DAY OF JUNE 2022.

DATE JUNE 21, 2022

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGLS  
PLAN SUBMISSION FORM NUMBER 318873

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

DATE JUNE 21, 2022  
T. SINGH, O.L.S.

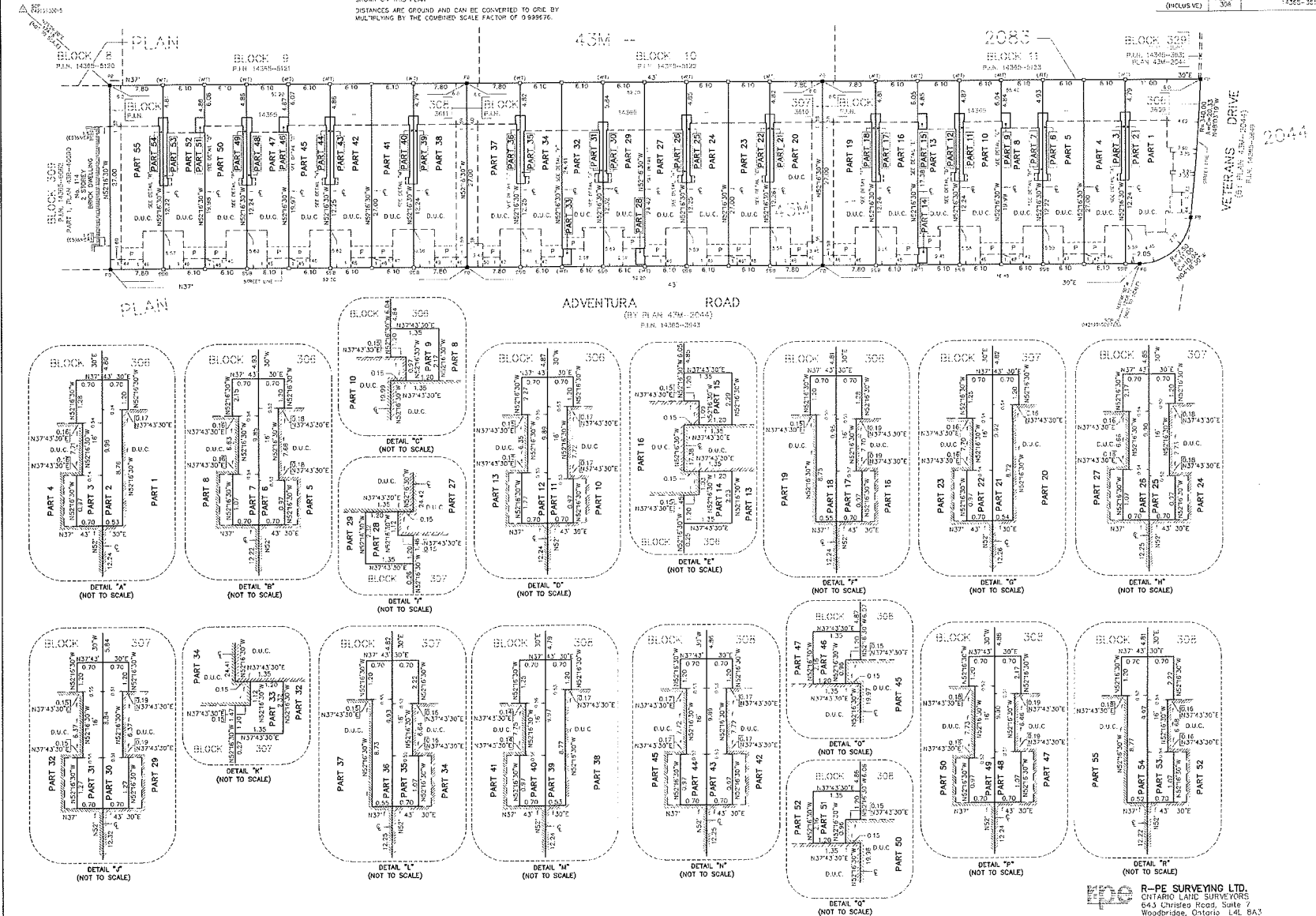
PLAN 43R-40414

RECEIVED AND DEPOSITED

DATE JUNE 29<sup>th</sup>, 2022

Tommy Adeyale  
REPRESENTATIVE FOR THE LAND TILES DIVISION OF PEEL (06-43)

PART	BLOCK	PLAN	P.I.N.
1 TO 10	ALL OF 306	ALL OF 43R-40414	ALL OF 14383-3609
10 TO 13	ALL OF 307	ALL OF 43M-2044	ALL OF 14383-3610
13 TO 55	ALL OF 308	ALL OF 43R-40414	ALL OF 14383-3611



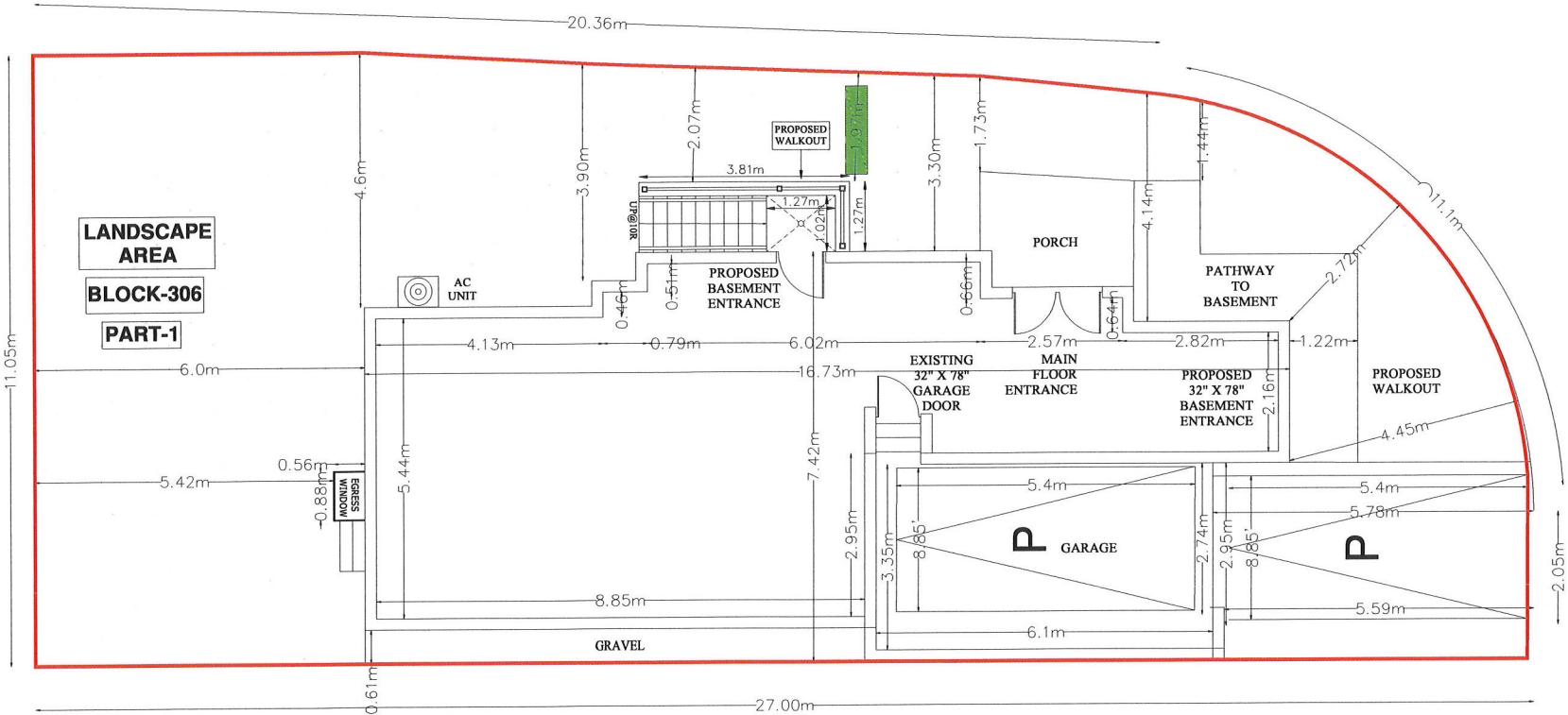
R-PE SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
643 Christie Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel: (416) 635-5000 Fax: (416) 635-5001  
Tel: (905) 264-0881 Fax: (905) 264-2099  
Website: www.r-pe.ca  
DRAWN: V.H. CHECKED: I.A.A./T.S.  
JOB No. 22-C38 CAD FILE No. 22-038R01

June 21, 2022 - 061401

RECEIVED

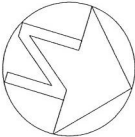
FEB 28 2024

CITY CLERK'S OFFICE



# 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 10640  
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

530 VETERONS DRIVE

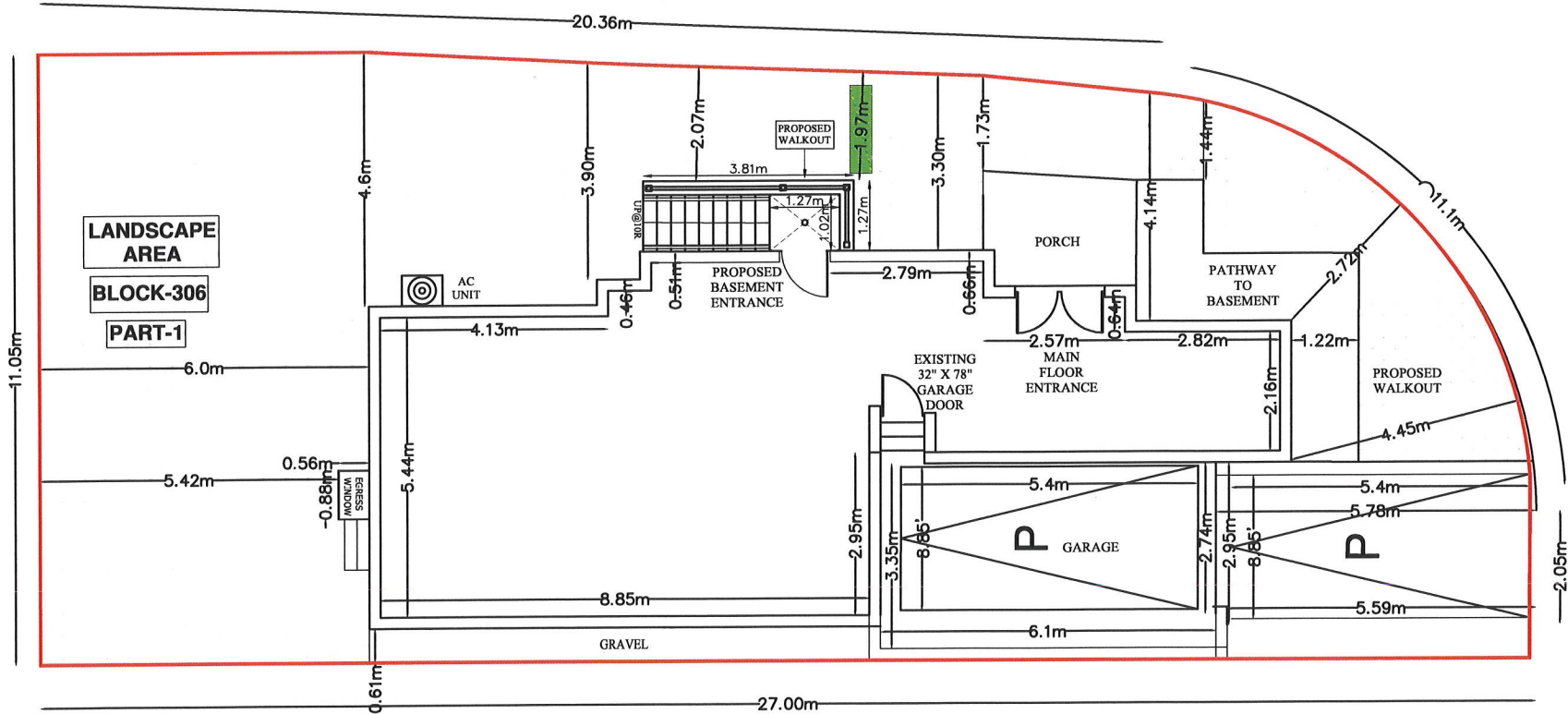
EXISTING DWELLING

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

SHEET  
A1

FEB 28 2024

CITY CLERK'S OFFICE



**SITE PLAN**  
**SCALE 1/8"=1'-0"**



**530 VETERANS DRIVE**

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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.C325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

530 VETERONS DRIVE

EXISTING DWELLING

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



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

SCALE 1:300

10m 0 10m 20m

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

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- (WT) DENOTES WITNESS
- SOP DENOTES SPECIFIED CONTROL POINT
- (CS) DENOTES ERI SURVEYORS, O.L.S.

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SOP 01019000097 NORTH 4837605.484 EAST 59223.556  
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MULTIPLYING BY THE COVERED SCALE FACTOR OF 0.999576.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 17<sup>th</sup> DAY OF JUNE, 2022.

DATE JUNE 21, 2022

ONARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS  
PLAN SUBMISSION FORM NUMBER 2188973

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

DATE JUNE 21, 2022

T. SNOW, O.L.S.

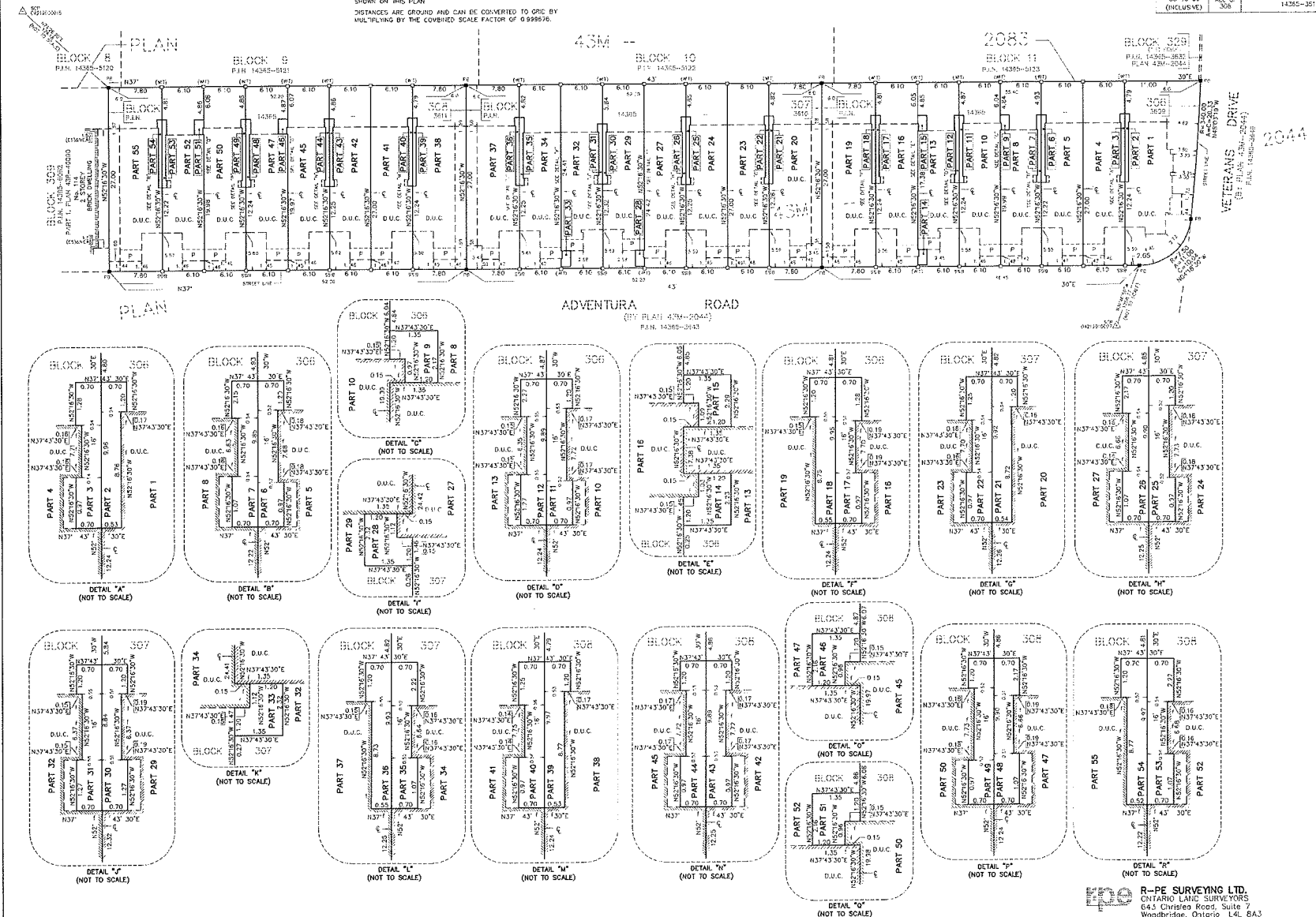
PLAN 43R-40414

RECEIVED AND DEPOSITED

DATE June 29<sup>th</sup>, 2022

Tommy Adeyale  
REPRESENTATIVE FOR THE O.L.S. REGISTRAR FOR  
THE LAND TITLES DIVISION OF PEEL (R-43)

PART	BLOCK	PLAN	P.I.N.
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38 TO 55 (INCLUSIVE)	ALL OF 308	43M-2044	ALL OF 14385-3611



R-PE SURVEYING LTD.  
ONARIO LAND SURVEYORS  
643 Christie Road, Suite 643  
Woodbridge, Ontario L4L 6A3  
Tel: (416) 635-5000 Fax: (416) 635-5001  
Tel: (905) 264-0881 Fax: (905) 264-2899  
Website: www.r-pe.ca  
DRAWN: V.H. CHECKED: I.A.A./T.S.  
JOB No. 22-038 CAD FILE No. 22-038R01

JUN 21, 2022 - 06:14:11