



FILE NUMBER: A-2024-0049

*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)** KARANDEEP SAINI  
**Address** 55 VIVIAN CRESCENT, BRAMPTON, ON, L6Y4V1  


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**Phone #** 647-402-8249-9249 **Fax #** \_\_\_\_\_  
**Email** kdeep.ca@gmail.com

2. **Name of Agent** SANDEEP MALHOTRA  
**Address** 30 QUAILVALLEY DRIVE, BRAMPTON , ON L6R 0N4  


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**Phone #** 647-444-5991 **Fax #** \_\_\_\_\_  
**Email** arcomdesign54@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
CREATING GARDEN SUITES IN THE REAR YARD OF THE PROPERTY ADDRESS 55 VIVIAN CRESCENT BRAMPTON , ON, L6Y 4V1  
To permit a dwelling unit (garden suite) located 2.75m from a rail line right-of-way whereas the by-law does not permit any dwelling units located closer than 15 metres to a rail line right-of-way  
To permit a total of 1 parking space whereas the by-law requires a minimum of 3 parking spaces.  
To permit a lot coverage of 37.98% whereas the by-law permits a maximum lot coverage of 30%.  


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4. **Why is it not possible to comply with the provisions of the by-law?**  
ZONING OF BRAMPTON CITY SAYS THAT THE PROPERTY DOES NOT HAVE THREE PARKING SPOT ,  
AND THE PROPERTY IS ONLY 15M FROM THE RAIL TRACK,  


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5. **Legal Description of the subject land:**  
**Lot Number #** 28  
**Plan Number/Concession Number** 43M-983  
**Municipal Address** 55 VIVIAN CRES.

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.05  
**Depth** 35  
**Area** 421.75

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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 STOREYS RESIDENTIAL BUILDING- G.F AREA-112 SM,GROSS AREA-254SM,AND  
SECOND UNIT-59SM,THE HEIGHT OF THE BUILDING IS 5.72M

PROPOSED BUILDINGS/STRUCTURES on the subject land:  
PROPOSED BUILDING IS GARDEN SUITES IN THE REAR YARD  
THE HEIGHT OF PROPOSED GARDEN SUITES IS- 4.5M  
THE LENGTH OF PROPOSED GARDEN SUITES IS- 5M  
THE WEIDTH OF PROPOSED GARDEN SUITES IS- 7.1M  
THE AREA OF THE PROPOSED GARDEN SUITES IS 35SM

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 4.88M  
Rear yard setback 14.86M  
Side yard setback 1.33M  
Side yard setback .97M

PROPOSED

Front yard setback 5.20M FROM EXI. 2 STOREY BUILDING  
Rear yard setback 2.50M  
Side yard setback 1.80M  
Side yard setback 5.21M

10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: RESIDENTIAL

12. Proposed uses of subject property: RESIDENTIAL

13. Existing uses of abutting properties: \_\_\_\_\_

14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

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 _____

Sandeep Malhotra *(Signature)*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON  
THIS 16 DAY OF Feb, 2023 24

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, Karandeep Saini, 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 16th DAY OF  
February 2024

*(Signature)*  
Sandeep Malhotra

Signature of Applicant or Authorized Agent

Clara Vari  
A Commissioner etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

Expires September 21, 2025  
FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1C-3414

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

2023-11-09  
Date

DATE RECEIVED Feb 16, 2024

*(Signature)*  
Clara

**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: 55 VIVIAN CRESCENT

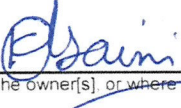
I/We, KARANDEEP SINGH SAINI  
please print/type the full name of the owner(s)

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

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 24 day of JUNE, 2023.

 Karandeep Singh Saini  
(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: 55 VIVIAN CRESCENT

I/We, KARANDEEP SINGH SAINI  
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 24 day of JUNE, 2023.

 Karandeep Singh Saini  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

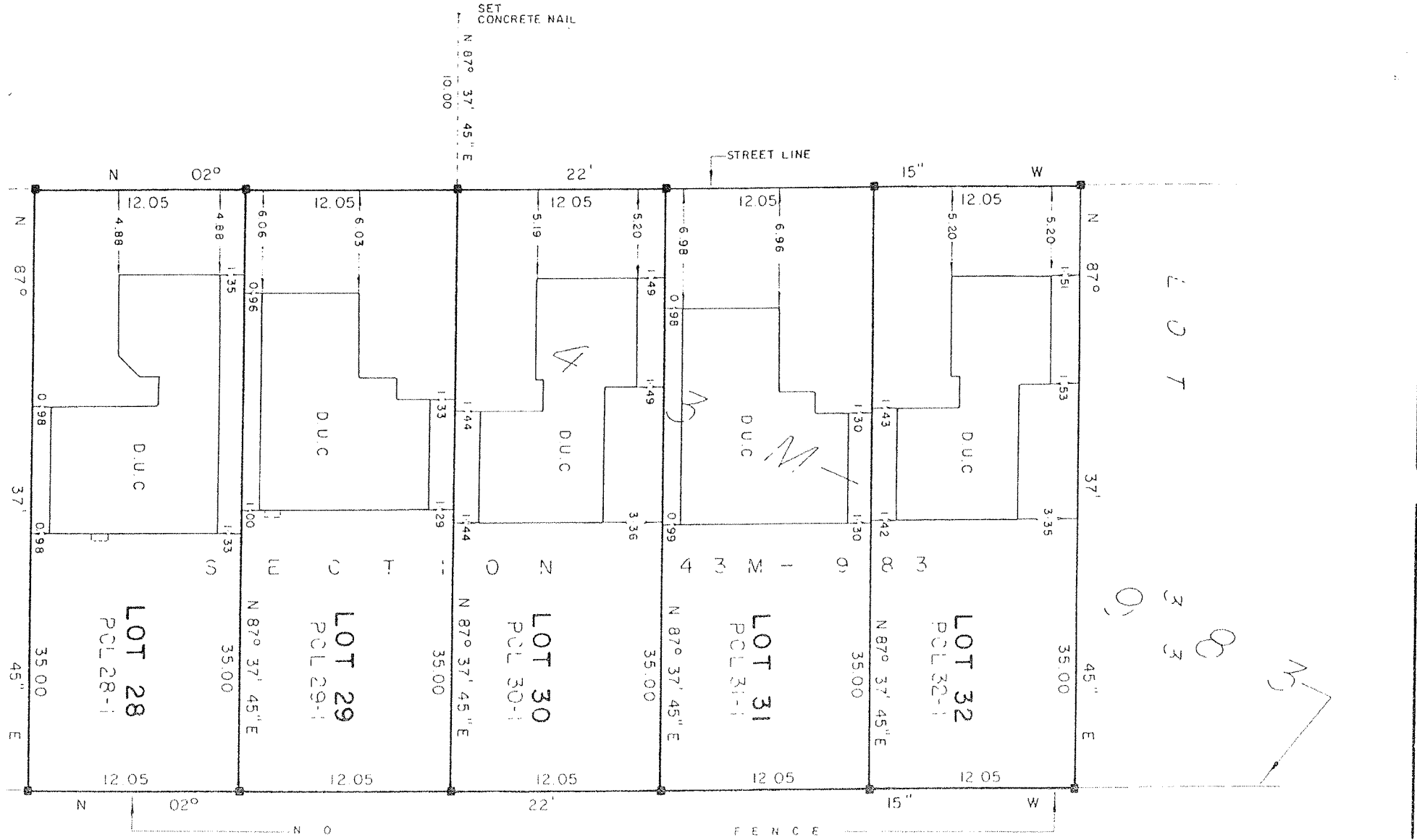
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

*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**

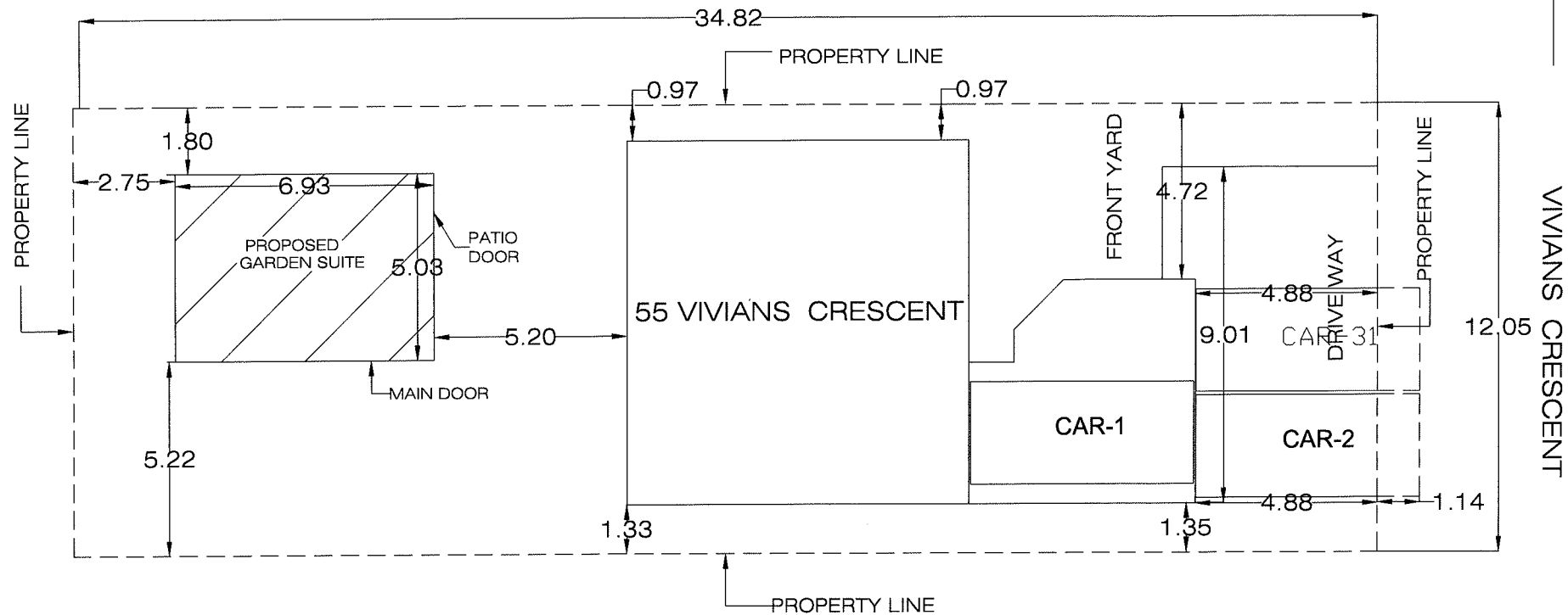
# VIVIANS CRESCENT

( BY PLAN 43 M - 983 )



TOTAL LOT AREA=4539.67 SQFT  
 EXISTING HOUSE COVERAGE AREA=1342 SQFT  
 PROPOSED GARDEN SUITE AREA =380 SQFT

BASEMENT AREA=670 SQFT  
 SECOND UNIT AREA=817 SQFT  
 GROUND FLOOR AREA=1226 SQFT  
 SECOND FLOOR AREA=817 SQFT.



55 VIVIAN'S CRESCENT SITE PLAN

RELEASED FOR BUILDING PERMIT  
 \* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.  
 \* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.  
 \* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.  
 \* DRAWINGS ARE NOT TO BE SCALED.

Descriptions	Rev No.	Date
REVISIONS OF DRAWING		

Drawing Checked by :

LICENSED PROFESSIONAL ENGINEER  
 S.S. MALHOTRA  
 100074187  
 07/10/2022  
 PROVINCE OF ONTARIO

Consultants :

Project :  
 GARDEN SUITS  
 REGISTRATION

Project Location :  
 55 VIVIAN'S CRESCENT  
 BRAMPTON

Drawing Title :  
 SITE PLAN

Date :	Scale :3/32=1
Drawn by : N.A.	Drawing No. :
Project No. :	A-1

# Zoning Non-compliance Checklist

File No. A-2024-0049
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Applicant: KARANDEEP SAINI

Address: 55 VIVIAN'S CRESCENT, BRAMPTON, ON, L6Y4V1

Zoning: R1C-3414

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
SLOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit a dwelling unit (garden suite) located 2.75m from a rail line right-of-way.	Whereas the by-law does not permit any dwelling units located closer than 15 metres to a rail line right-of-way	Special Section 3414.2(b)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE	To permit a lot coverage of 37.98%	Whereas the by-law permits a maximum lot coverage of 30%.	10.27
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
PARKING	To permit a total of 1 parking space.	Whereas the by-law requires a minimum of 3 parking spaces.	10.9.1, 10.16(f)

\_\_\_\_\_  
John C. Cabral  
Reviewed by Zoning

\_\_\_\_\_  
2023-11-09  
Date