



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

FILE NUMBER: A-2024-0073

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)** SIMARJEET SINGH MAKKER, PREETI CHEEMA
Address 47 BUSHWOOD TRAIL BRAMPTON, ON, L7A 5J7

Phone # 437-263-2426 **Fax #** _____
Email SIMARMAKKER22@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**
-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT,

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY.

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number PLAN M2099 BLK 167
Municipal Address 47 BUSHWOOD TRAIL BRAMPTON, ON, L7A 5J7

6. **Dimension of subject land (in metric units)**
Frontage 9.42M
Depth 27.55M
Area 252.7M²

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.)

| |
|-----|
| N/A |
|-----|

PROPOSED BUILDINGS/STRUCTURES on the subject land:

| |
|-----|
| N/A |
|-----|

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 | 5.53M |
| Rear yard setback | 6.00M |
| Side yard setback | 0 |
| Side yard setback | 1.64M |

PROPOSED

| | |
|--------------------|-----------|
| Front yard setback | NO CHANGE |
| Rear yard setback | NO CHANGE |
| Side yard setback | NO CHANGE |
| Side yard setback | NO CHANGE |

10. Date of Acquisition of subject land: 25th Oct 2023

11. Existing uses of subject property: _____

12. Proposed uses of subject property: _____

13. Existing uses of abutting properties: _____

14. Date of construction of all buildings & structures on subject land: OCT 2023

15. Length of time the existing uses of the subject property have been continued: 3 MONTHS

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 _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 8th DAY OF MARCH, 20 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, TANVIR RAI, 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 8th DAY OF

March, 2024.

[Handwritten Signature]
A Commissioner etc.

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

[Handwritten Signature]

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R3E-5.5-2561

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

2024/02/21
Date

DATE RECEIVED Mar 8, 2024

Date Application Deemed Complete by the Municipality

[Handwritten Initials]

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: Lot # 38, Town, 47 Bushwood Trail, Brampton, ON

I/We, Simrajot Singh Makker & Preeti Cheema
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 15 day of February, 2024

Simrajot Preeti
(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: Lot # 38 Town, 47 Bushwood Trail, Brampton, ON

I/We, Simerjeet Singh Makker & Preeti Cheema
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd

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 15 day of February, 2024

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

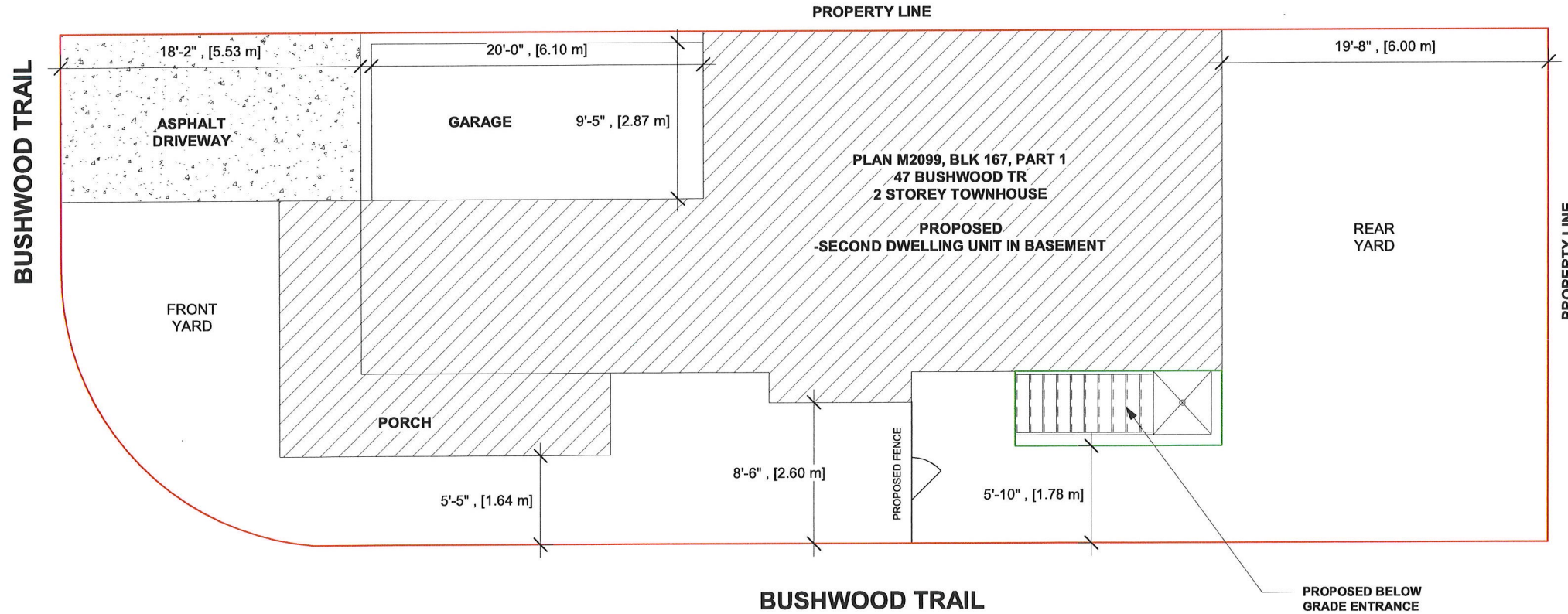
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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.

MINOR VARIANCE

-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT, WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY.



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR VARIANCE FEB 16/24

ADDRESS:
47 BUSHWOOD TR,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR
PROJECT NUMBER: 24R-29479

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: FEB 16/24 DWG No: A-1
SCALE: 1" = 8'-0"

Zoning Non-compliance Checklist

File No.
A - 2024 - 0573

Applicant: Pavneet Kaur

Address: 47 Bushwood Trail

Zoning: R3E-5.5-2561

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 |
| BELOW GRADE ENTRANCE | To permit a proposed exterior side yard setback of 1.78m to a stairway leading to a below grade entrance, | whereas the by-law requires a minimum exterior side yard setback of 3.0m. | 2561.2 (5) (a) |
| 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

2024/02/21

Date