



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

FILE NUMBER: A-2024-0119

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)** SATMEET SINGH & Gurbpreet Kaur Dhady   
**Address** 45 DARREN ROAD  
BRAMPTON ONTARIO- L6P 1Z5  
**Phone #** 1 437 217 2611 **Fax #** \_\_\_\_\_  
**Email** satmeetatwork@gmail.com

2. **Name of Agent** DINESH BHUTANI  
**Address** 18 Sparrow Crt Brampton ON-L6Y3P2  
**Phone #** 416 908 1072 **Fax #** \_\_\_\_\_  
**Email** heritagesolutions@yahoo.com

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

1) To permit a below grade entrance in a required side yard.

2) To permit an interior side yard setback 0.14 meter (5.5") to the below grade entrance.

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

Since the existing setback is only 1.25m (4'-1") and after making the below-grade entrance leftover setback is 0.14m (5.5"), therefore can not meet the zoning setback requirement of 0.30m (12") after building the below-grade entrance, that is why the minor variance is required.

5. **Legal Description of the subject land:**  
**Lot Number** 94  
**Plan Number/Concession Number** 43M-1654  
**Municipal Address** 45 Darren Road Brampton ON-L6P 1Z5

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.66m (38'-3")  
**Depth** 30.57m (100'-3")  
**Area** 367.16 sq.m (3952.13 sq.ft)

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.)

This is a single-family two-story house . The total floor area is 193.89 sq. meter (2087.02 sq. ft) plus the basement.

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

Proposing a second unit (Basement apartment) at this property, therefore, It is going to be a two dwelling home.

- 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	8.27m (27'-2")
Rear yard setback	8.21 m (26'-11")
Side yard setback	1.25 (4'-1"), & 1.29m (4'-2 13/16")
Side yard setback	1.24m (4'-0 3/4"), 1.25m (4'-1")

**PROPOSED**

Front yard setback	8.27m (27'-2")
Rear yard setback	8.21m (26'-11")
Side yard setback	0.14m (5.5")
Side yard setback	1.24m (4'-0 3/4"), 1.25m (4'-1")

- 10. Date of Acquisition of subject land: August 2023
- 11. Existing uses of subject property: Single dwelling two story house
- 12. Proposed uses of subject property: Two Dwelling residential house
- 13. Existing uses of abutting properties: Single family residential house
- 14. Date of construction of all buildings & structures on subject land: Built in 2005
- 15. Length of time the existing uses of the subject property have been continued: 19 years

- 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 _____

Dinesh bhutani  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 18<sup>th</sup> DAY OF April, 2024.

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, Dinesh Bhutani, 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 18<sup>th</sup> DAY OF

April, 2024

Dinesh Bhutani  
Dinesh bhutani  
Signature of Applicant or Authorized Agent

Clara Vani  
A Commissioner etc.

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

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1C-1769

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

2024/04/17  
Date

DATE RECEIVED Apr 18, 2024

Date Application Deemed Complete by the Municipality Clara



**PERMISSION TO ENTER**

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

45 Darren Road Brampton ON-L6P 1Z5

LOCATION OF THE SUBJECT LAND:

**Satmeet Singh**

I/We,

\_\_\_\_\_ 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 9<sup>th</sup> day of April, 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  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 45 Darren Road Brampton ON- L6P 1Z5

I/We, Satmeet Singh

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

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

*Dinesh Bhutani*

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 9<sup>th</sup> day of April, 2024.



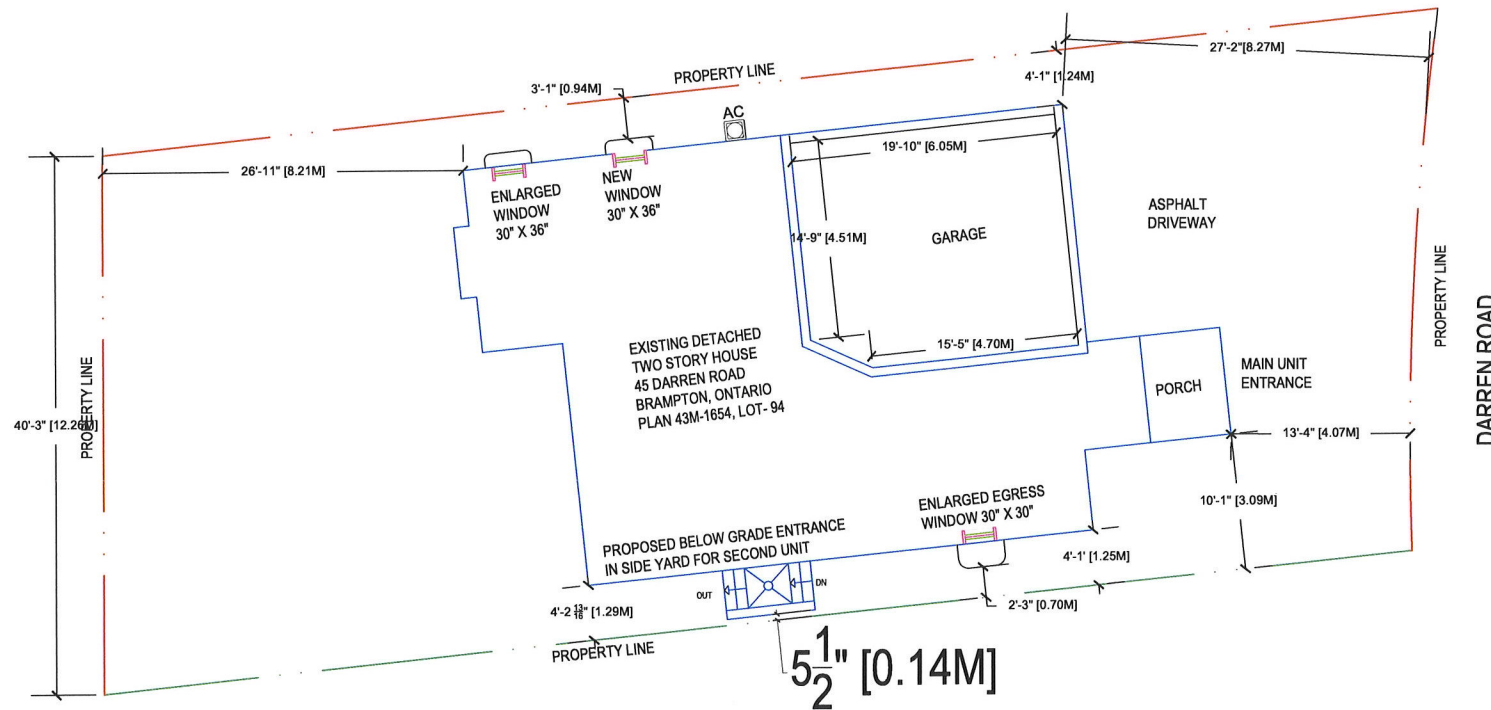
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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.**

Notes:

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.



**SCOPE OF WORK:** PROPOSED BASEMENT APARTMENT (SECOND UNIT) 1 NEW WINDOW , 2 WINDOWS ENLARGEMENT AND PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD FOR SECOND UNIT ENTRANCE

**BASEMENT FLOOR AREA :** 76.58 SQ.M

**HERITAGE SOLUTIONS**  
 1-647-654-8500

**PROJECT ADDRESS:**

45 DARREN ROAD  
 BRAMPTON  
 ONTARIO

**PROJECT DESCRIPTION:**

PROPOSED BASEMENT APARTMENT AND  
 PROPOSED BELOW GRADE ENTRANCE

**DRAWING DESCRIPTION:**

SITE PLAN

SCALE:  
 3/32"=1'0"

DATE:  
 DEC. 13, 2023

DRAWING NO:

**A0**

REVISION:

**0**



**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1) PLAN OF  
**LOTS 92 TO 97 BOTH INCLUSIVE,**  
**134, 135, 136 AND BLOCK 152**  
**REGISTERED PLAN 43M-1654**  
**AND BLOCK 299**  
**REGISTERED PLAN 43M-1616**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

**SCALE 1:400**  
 5m 0m 5m 15m 25meters  
**P. SALNA Co.LTD., O.L.S.**

**ASSOCIATION OF ONTARIO**  
**LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
**1553751**



**THIS PLAN IS NOT VALID**  
**UNLESS IT IS AN EMBOSSED**  
**ORIGINAL COPY**  
**ISSUED BY THE SURVEYOR**  
 In accordance with  
 Regulation 1026, Section 29(3).

NOTE:  
 ALL FOUND MONUMENTS ARE BY  
 SCHAEFFER & DZALDOVE LTD. O.L.S.  
 UNLESS OTHERWISE SHOWN

REVISION OF NEW DWELLING		
BLOCK\LOT	DATE	O.L.S.
BLOCK 152 AND BLOCK 299	JULY 8, 05	<i>U. Dosen</i>
92	JULY 8, 05	<i>U. Dosen</i>
134	JULY 8, 05	<i>U. Dosen</i>
135	JULY 8, 05	<i>U. Dosen</i>
136	JULY 8, 05	<i>U. Dosen</i>

- LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - WIT DENOTES WITNESS
  - OU DENOTES ORIGIN UNKNOWN
  - CC DENOTES CUT CROSS
  - S DENOTES SET
  - M DENOTES MEASURED
  - N DENOTES NOTES BY P.SALNA CO.LTD., O.L.S.
  - PC DENOTES POINT OF CURVATURE
  - PRC DENOTES POINT OF REVERSE CURVATURE
  - CF DENOTES CONCRETE FOUNDATION WALLS
  - TWE DENOTES TOP OF WALL ELEVATION
  - GSE DENOTES GARAGE SILL ELEVATION
  - PL DENOTES REGISTERED PLAN 43M-1654
  - BR DENOTES 2 STOREY BRICK DWELLING
  - DENOTES FOUND TEMPORARY WITNESS MONUMENTS BY P.SALNA Co.LTD., O.L.S.
  - C DENOTES CALCULATED
  - P1 DENOTES REGISTERED PLAN 43M-1616

**PART OF LOT 16 CONCESSION 7**  
**NORTHERN DIVISION**  
 known as **MOUNT ROYAL CIRCLE**  
 PIN 14219 - 0561(LT)

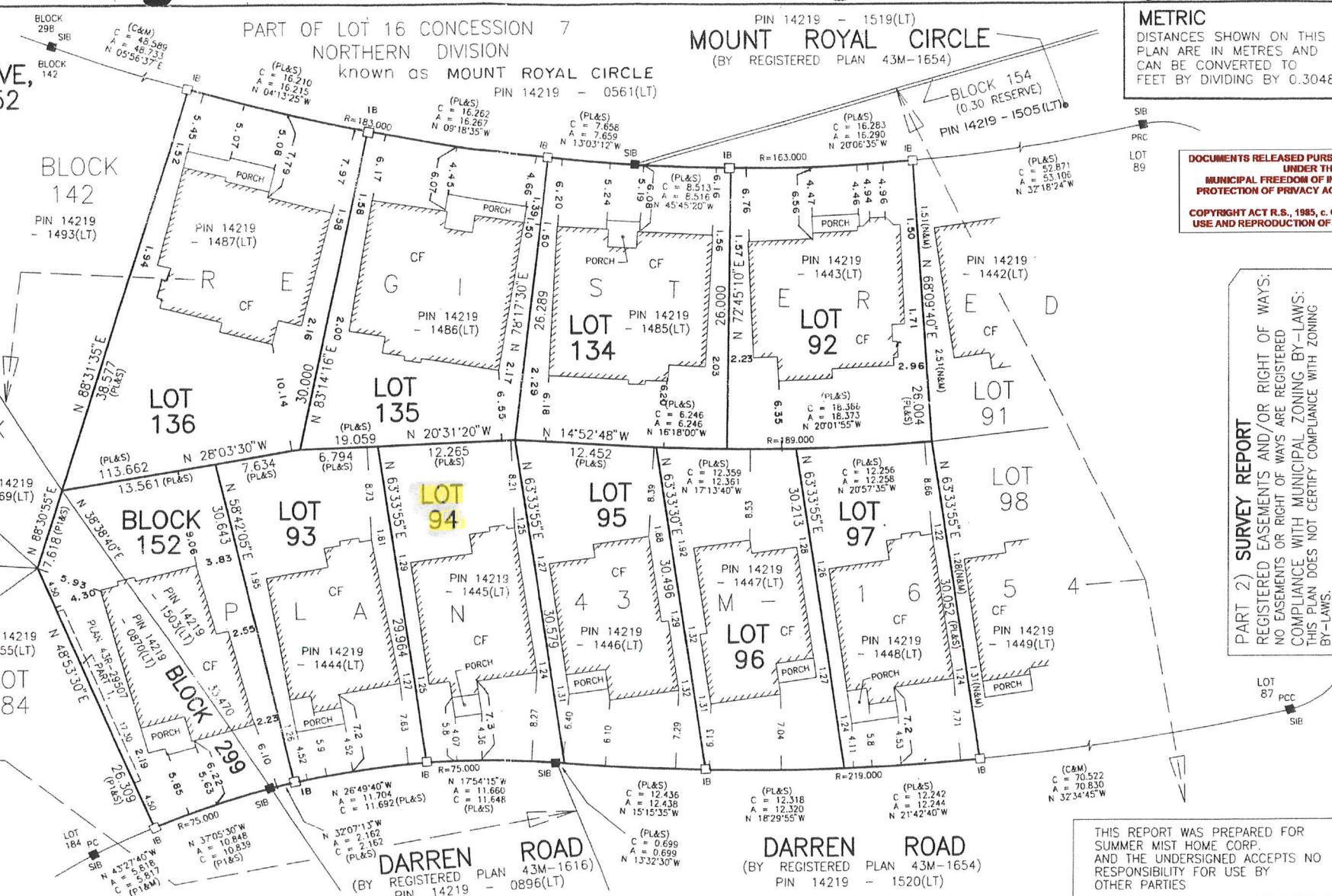
**MOUNT ROYAL CIRCLE**  
 (BY REGISTERED PLAN 43M-1654)

**METRIC**  
 DISTANCES SHOWN ON THIS  
 PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO  
 FEET BY DIVIDING BY 0.3048

**DOCUMENTS RELEASED PURSUANT TO A REQUEST**  
 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**

**PART 2) SURVEY REPORT**  
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED  
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
 BY-LAWS.

REGISTERED  
 PLAN 43M-1616



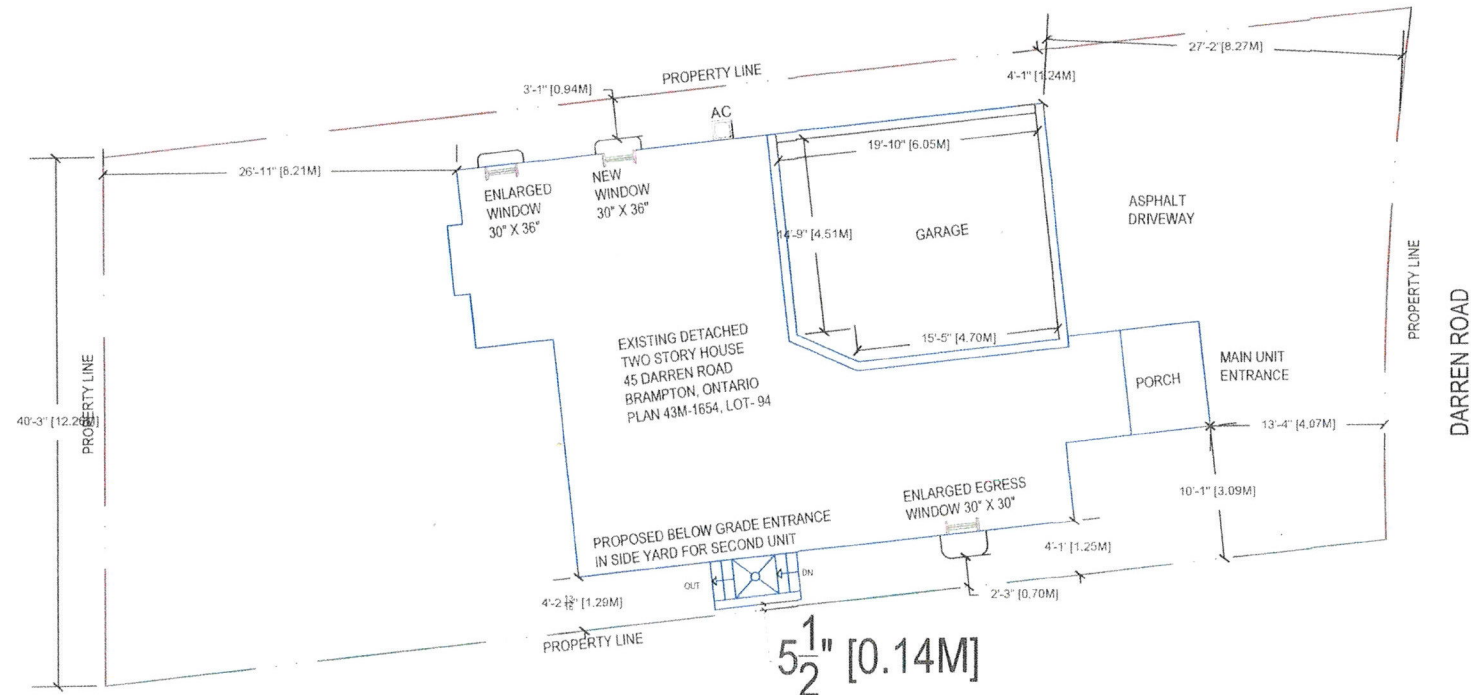
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
 OF P.SALNA O.L.S.

**NOTES**  
 BEARINGS ARE ASTRONOMIC AND ARE  
 DERIVED FROM THE SOUTH  
 LIMIT OF LOT 97  
 AS SHOWN ON REGISTERED PLAN 43M-1654  
 HAVING A BEARING OF N 63°33'55" E

**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  
 21st DAY OF APRIL, 2005.  
 9th MAY, 2005. *U. Dosen*  
 DATE VLADIMIR DOSEN, B.Sc.  
 ONTARIO LAND SURVEYOR

**P.SALNA COMPANY LTD.**  
**ONTARIO LAND SURVEYORS**  
 10225 YONGE STREET  
 RICHMOND HILL, ONTARIO L4C 3B2  
 PHONE(905) 884-3988 FAX:(905)737-7516  
 PARTY CHIEF: PANCHA  
 DRAWN BY: T.RAJA  
 CHECKED BY: VLAD  
 CAD FILE: 1654 O-TR  
 FILE: 03-014

THIS REPORT WAS PREPARED FOR  
 SUMMER MIST HOME CORP.  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES



SCOPE OF WORK: PROPOSED BASEMENT APARTMENT (SECOND UNIT) 1 NEW WINDOW, 2 WINDOWS ENLARGEMENT AND PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD FOR SECOND UNIT ENTRANCE

BASEMENT FLOOR AREA : 76.58 SQ.M

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PROJECT DESCRIPTION:  
 PROPOSED BASEMENT APARTMENT AND  
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DRAWING DESCRIPTION:  
 SITE PLAN

SCALE: 3/32"=1'0"	DATE: DEC. 13. 2023
DRAWING NO: <b>A0</b>	REVISION: 0



# Zoning Non-compliance Checklist

File No. A-2024-0119
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Applicant: Dinesh Bhutani  
 Address: 45 Darren Rd  
 Zoning: R1C-1769  
 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 in a required side yard,	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.14m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
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

2024/04/17

Date