

Flower City



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(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0135

*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)** SHASHWAT KARKEE  
**Address** 16 Mistdale Crescent, Brampton, ON L7A 1S1  
  
**Phone #** 647.986.7274 **Fax #** \_\_\_\_\_  
**Email** sash@approvalgenie.ca

2. **Name of Agent** Harjinder Singh/ MEM Engineering Inc.  
**Address** 28-2355 Derry Road East, Mississauga, ON, L5S 1V6.  
  
**Phone #** 905-673-9100 **Fax #** \_\_\_\_\_  
**Email** MEM.PENG@OUTLOOK.COM

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

TO PERMIT AS BUILT BELOW GRADE STEPS IN REQUIRED SIDE YARD WITH REDUCED SETBACK OF 0.08M

TO PERMIT ACCESSORY SHED WITH SETBACK OF 0.3M FROM LOT LINE

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

BY LAW REQUIRES MINIMUM OF 1.2 M FROM PROPOSED BELOW GRADE STEPS TO LOT LINE

BY LAW REQUIRES MINIMUM OF 0.6 M FROM ACCESSORY SHED TO LOT LINE

5. **Legal Description of the subject land:**  
**Lot Number** 42L  
**Plan Number/Concession Number** 1416  
**Municipal Address** 16 Mistdale Crescent, Brampton, ON L7A 1S1

6. **Dimension of subject land (in metric units)**  
**Frontage** 7.92 M  
**Depth** 24.99 M  
**Area** 197.92 M2

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.)

EXISTING 2 STOREY DETACHED BRICK DWELLING  
 SINGLE FAMILY DWELLING  
 GFA - 149.75 M2  
 HEIGHT OF PROPERTY - 9.0M, WIDTH - 6.65 M, LENGTH - 14.09 M  
 GFA OF ACCESSORY SHED - 7.93 M2

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

TWO UNIT DWELLING  
 AS BUILT BELOW GRADE STEPS WITH REDUCED SETBACK OF 0.08 m TO LOT LINE.

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 5.23 M  
 Rear yard setback 5.67 M  
 Side yard setback 1.27 M  
 Side yard setback \_\_\_\_\_

**PROPOSED**

Front yard setback 5.23 M  
 Rear yard setback 5.67 M  
 Side yard setback REDUCED SETBACK OF 0.08 M FROM BELOW GRADE STEPS  
 Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: 2015
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2002
15. Length of time the existing uses of the subject property have been continued: 22 YEARS

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 \_\_\_\_\_

G.J. RK  
Raman Kumar  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 19 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, Raman Kumar, 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 19th DAY OF  
April, 2024.  
A Commissioner etc.

Gagandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R2A-976

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

Connor Cowan 2024-04-15  
Zoning Officer Date

DATE RECEIVED April 17/2024  
Date Application Deemed Complete by the Municipality ✓

**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: 16 Mistdale Crescent, Brampton, ON L7A 1S1

I/We, SHASHWAT KARKEE  
please print/type the full name of the owner(s)

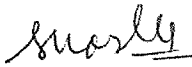
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

HARJINDER SINGH / MEM ENGINEERING INC.

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 11 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.)

SHASHWAT KARKEE

(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**

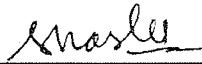
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 16 Mistdale Crescent, Brampton, ON L7A 1S1

I/We, SHASHWAT KARKEE  
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.

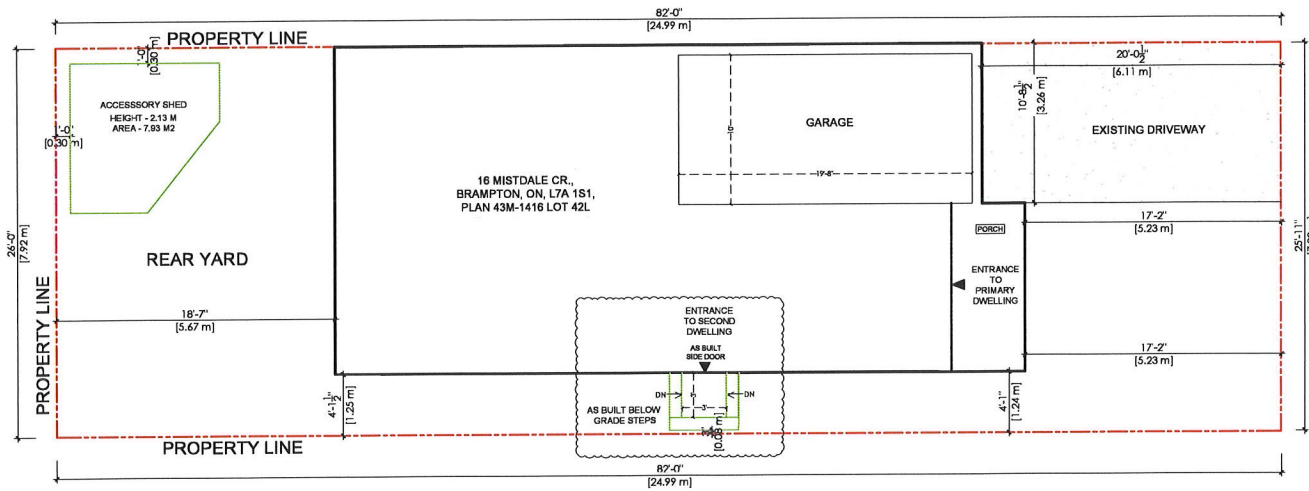
Dated this 11 day of April, 2024.

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

SHASHWAT KARKEE  
(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**



PAULINE CRESCENT

**SITE PLAN**  
 SC: 1/8" - 1'-0"

**General Notes**

- \* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
- \* ALL DIMENSIONS 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 UNLESS SIGNED BY THE CONSULTANT.
- \* DIMENSIONS ARE NOT TO BE SCALED.

**LEGENDS:-**

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address  
**MEM ENGINEERING INC**  
 2355 DERRY ROAD EAST  
 MISSISSAUGA, ON, L5S 1V6  
 905-673-9100  
 Email: MEM.PENG@OUTLOOK.COM

**PROJECT TITLE:**  
 16 MISTDALE CRESCENT,  
 BRAMPTON, ON L7A 1S1

**SHEET TITLE:**  
**SITE PLAN**

**CLIENT EMAIL:**

<b>SCALE:</b> 1/8" = 1'-0"	<b>DRAWING NO.:</b> <b>A100</b>
<b>PLOT DATE:</b> 11-04-2024	
<b>DRAWN BY:</b> GG	
<b>CHECKED BY:</b> HS	

2024-04-12

COVERING LETTER

To

The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Subject: Minor Variance application 16 Mistdale Crescent, Brampton, ON L7A 1S1

Sir/ Madam,

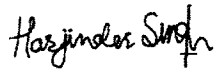
We hope this letter finds you well. Please accept our minor variance application for our client 16 Mistdale Crescent, Brampton, ON L7A 1S1.

We have a proposal to permit as built below grade stairwell with reduced setback of 0.08m and to permit accessory shed in rear yard with setback of 0.3m from lot line.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

P Eng. PMP, CET, RCJI



# Zoning Non-compliance Checklist

File No.  
A-2024-0135

Applicant: Harjinder Singh  
 Address: 16 Mistdale Cres  
 Zoning: R2A-976  
 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 an existing 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
ACCESSORY STRUCTURE SETBACKS	To permit an interior side yard setback of 0.08m to an existing exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum interior side yard setback of 1.2m.	976.2(7)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-04-15

Date