



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** PARAMJIT SINGH, MANDEEP SINGH
Address 6 LEAGATE STREET, BRAMPTON, PO- L7A1P2

Phone # 647-904-5421 **Fax #** _____
Email paramlubana36@gmail.com

2. **Name of Agent** POOJA SHAH
Address 6 LEAGATE ST.

Phone # 647-323-2421 **Fax #** _____
Email sohipatel01@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
1- TO PERMIT A BELOW GRADE ENTRANCE TO BE LOCATED BETWEEN THE MAIN WALL OF THE BUILDING AND
THE FLANKAGE LOT LINE.

4. **Why is it not possible to comply with the provisions of the by-law?**
SET BACK FROM THE EXISTING BUILDING OF EXTERIOR SIDE YARD IS 3.04. WE ARE PROPOSING BELOW GRADE
SEPARATE ENTRANCE FROM EXTERIOR SIDE YARD WHICH IS 2.9m.

5. **Legal Description of the subject land:**
Lot Number 91
Plan Number/Concession Number 43M- 1440
Municipal Address 6 LEAGATE ST.

6. **Dimension of subject land (in metric units)**
Frontage 4.3 M
Depth 28.5 M
Area 500 SQ M

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:

GROUND FLOOR AREA - 102 SQ M
GROSS FLOOR AREA - 160 SQ M.
NUMBER OF STOREY 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE FROM EXTERIOR SIDE YARD

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 4.3 M
Rear yard setback 9.6 M
Side yard setback 0.6 M
Side yard setback 2.7 M

PROPOSED

Front yard setback 4.3 M
Rear yard setback 9.6 M
Side yard setback 0.6 M
Side yard setback 2.7 M

10. Date of Acquisition of subject land: 2006

11. Existing uses of subject property: SINGLE DWELLING UNIT

12. Proposed uses of subject property: TWO DWELLING UNIT(SEPARATE PERMIT)

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2006

15. Length of time the existing uses of the subject property have been continued: 18 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
Ditches Other (specify) _____
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 _____

Paramjit Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 26 ¹⁷ DAY OF MARCH ^{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, PARAMJIT SINGH, OF THE CITY _____ OF _____ BRAMPTON _____

IN THE Region PROVINCE OF Peel ~~ONTARIO~~ 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 _____ PROVINCE _____ OF _____

ONTARIO THIS (26)¹⁷ DAY OF _____

(MARCH) ^{April}, 2024.

Paramjit Singh
Signature of Applicant or Authorized Agent

J Adshhead
A Commissioner etc.

JANICE ADSHEAD, Deputy Clerk
The Corporation of The City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R4
A Commissioner, etc., ...
in the Regional Municipality of Peel

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1D-997

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
Zoning Officer

2024-04-10
Date

DATE RECEIVED April 17, 2024

✓✓

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: 6 LEAGATE ST

I/We, PARAMJIT SINGH / MANDEEP SINGH

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

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

POOJA SHAH

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 26 day of MARCH, 2024.

Paramjit Singh Mandeep Singh

(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.

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: 6 LEAGATE ST

I/We, PARAMJIT SINGH / MANDEEP 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 26 day of MARCH, 20²⁴.

Paramjit Singh *Mandeep Singh*

(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

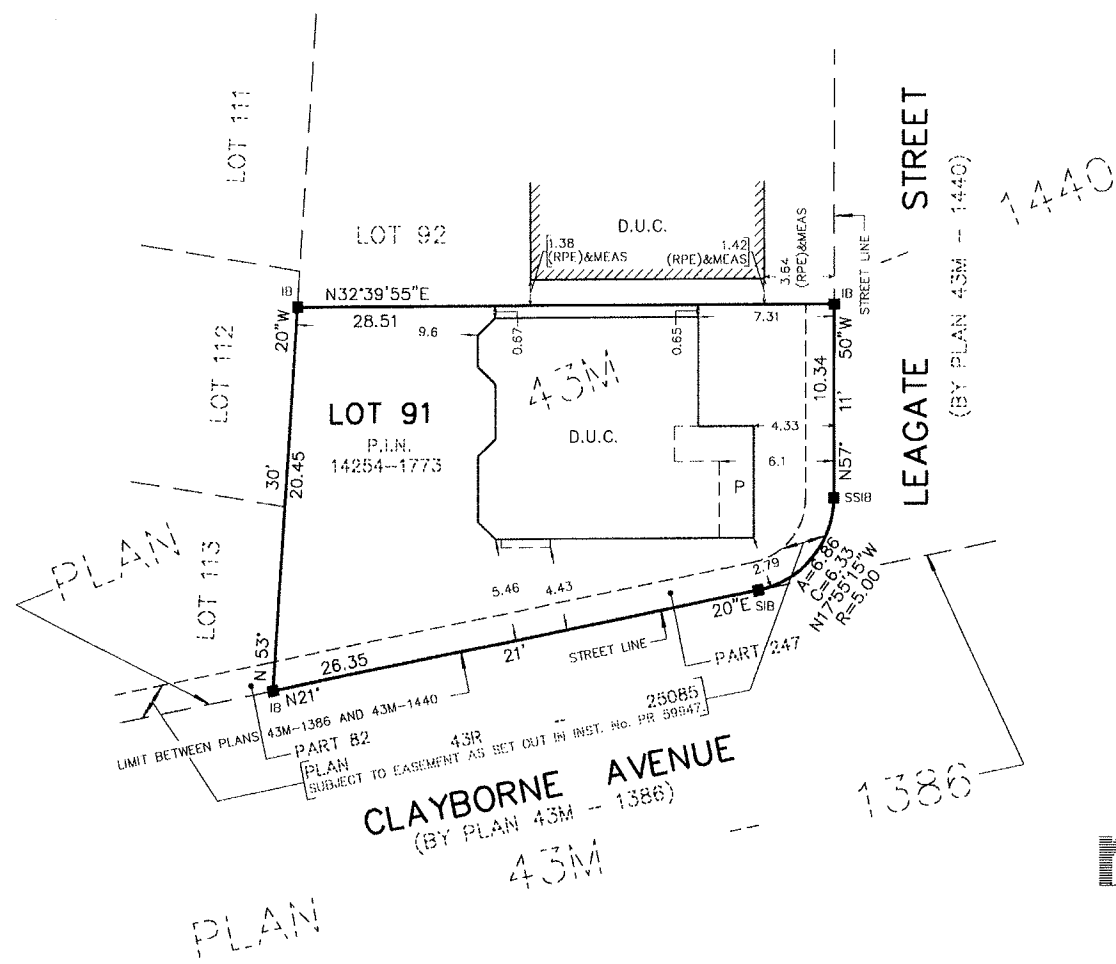
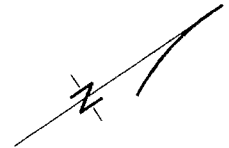
SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOT 91
PLAN 43M-1440
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2001.

METRIC

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



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1375174

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

THIS REPORT WAS PREPARED FOR **MATTAMY HOMES** AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOT 91 DESIGNATED AS PART 247, PLAN 43R-25085 SUBJECT TO EASEMENT AS SET OUT IN PR 59947. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

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 12th DAY OF Sept., 2001.

DATE Sept. 13th, 2001

T. SINGH
 ONTARIO LAND SURVEYOR

NOTES

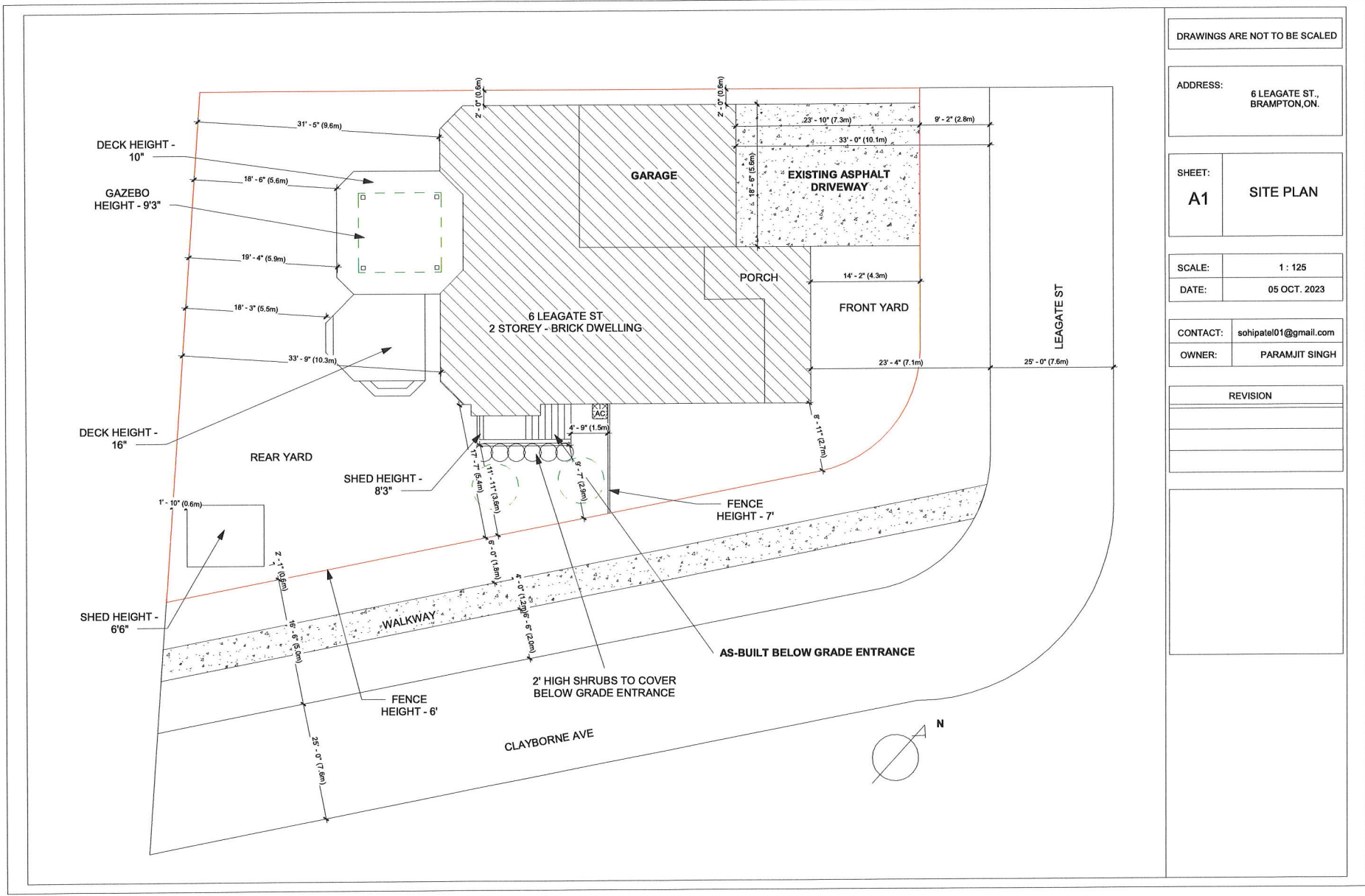
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWEST LIMIT OF CLAYBORNE AVENUE AS SHOWN ON PLAN 43M-1386 HAVING A BEARING OF N21°21'20"E.



RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 465 WILSON AVENUE, DOWNSVIEW, ONTARIO
 Tel.(416)635-5000 Fax (416)635-5001
 E Mail rpesurvey@home.com
 DRAWN: V.K. CHECKED: T.S.
 CAD FILE No.1440-91 JOB No. 01-005



DRAWINGS ARE NOT TO BE SCALED

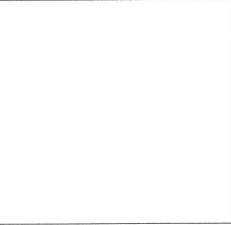
ADDRESS: 6 LEAGATE ST., BRAMPTON, ON.

SHEET: A1 SITE PLAN

SCALE: 1 : 125
DATE: 05 OCT. 2023

CONTACT: sohipatel01@gmail.com
OWNER: PARAMJIT SINGH

REVISION



Date: 2024/03/26
Committee of Adjustment
City of Brampton 2
Wellington Street West,
Brampton ON L3Z 2A9

RE: Minor Variance application for 6 Leagate St., Brampton

Dear member of the Committee of Adjustment and Secretary-Treasurer,
I am writing this cover letter for the property of 6 Leagate St. Brampton, ON,
To grant the permit to build a below-grade Separate entrance on an exterior side yard. As per
the property survey, the setback between the dwelling and side lot line is 3.04m.

Reasons for Separate Entrance from side yard:

- The homeowner wants to keep privacy in the backyard since he has a side yard of 3.04m which has a deficit of only 0.14m.
- The existing minimum setback of the side yard from the property line is 3.04m, we are proposing a below-grade separate entrance with a setback 2.9m.
- To support the basement layout(separate second unit permit to be applied)

My kind request is to consider this application and grant a permit for the above matter.

Zoning Non-compliance Checklist

File No.

A-2024-0116

Applicant: Pooja Shah

Address: 6 Leagate St

Zoning: R1D-997

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit an exterior side yard setback of 2.9m to a proposed exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum interior side yard setback of 3.0m to the side wall of a dwelling.	997.2(5)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
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

2024-04-10

Date