

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2024-0146  
**Property Address:** 84 Black Oak Drive  
**Legal Description:** Plan M1026, Lot 155, Ward 9  
**Agent:** Arshad Siddiqui  
**Owner(s):** Harjit Singh Walia  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, June 18, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit an interior side yard setback of 0.17 metres to a proposed exterior stairway leading to a below grade entrance in the interior side yard, whereas the by-law requires a minimum setback of 0.3 metres 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 1.2 metres is provided on the opposite side of the dwelling; and
2. To permit a door below grade in a wall where the distance between the walls of two dwellings is 1.88 metres, whereas the by-law requires that no door or window below grade will be permitted in any such wall where the distance between the walls of two dwellings is less than 2.4 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, June 13, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, June 13, 2024**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of June 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

RELEASED FOR BUILDING PERMIT  
 - CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES (IF ANY) TO THE CONSULTANTS BEFORE CONSTRUCTION.  
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 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT / P.ENG.  
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NO	DATE	REVISION / ISSUED
01	2024.03.26	SCHEMATIC LAYOUT
02	2024.04.12	MF APPLICATION



OWNER

HARJIT WALIA  
 ARCHITECT



C-Architecture Ltd

202 - 3485 REBECCA ST, OAKVILLE  
 ON L6L 0H4  
 c: 905.847.7177, e: info@c-archi.com  
 SEAL



ALTERATIONS  
 (SU)

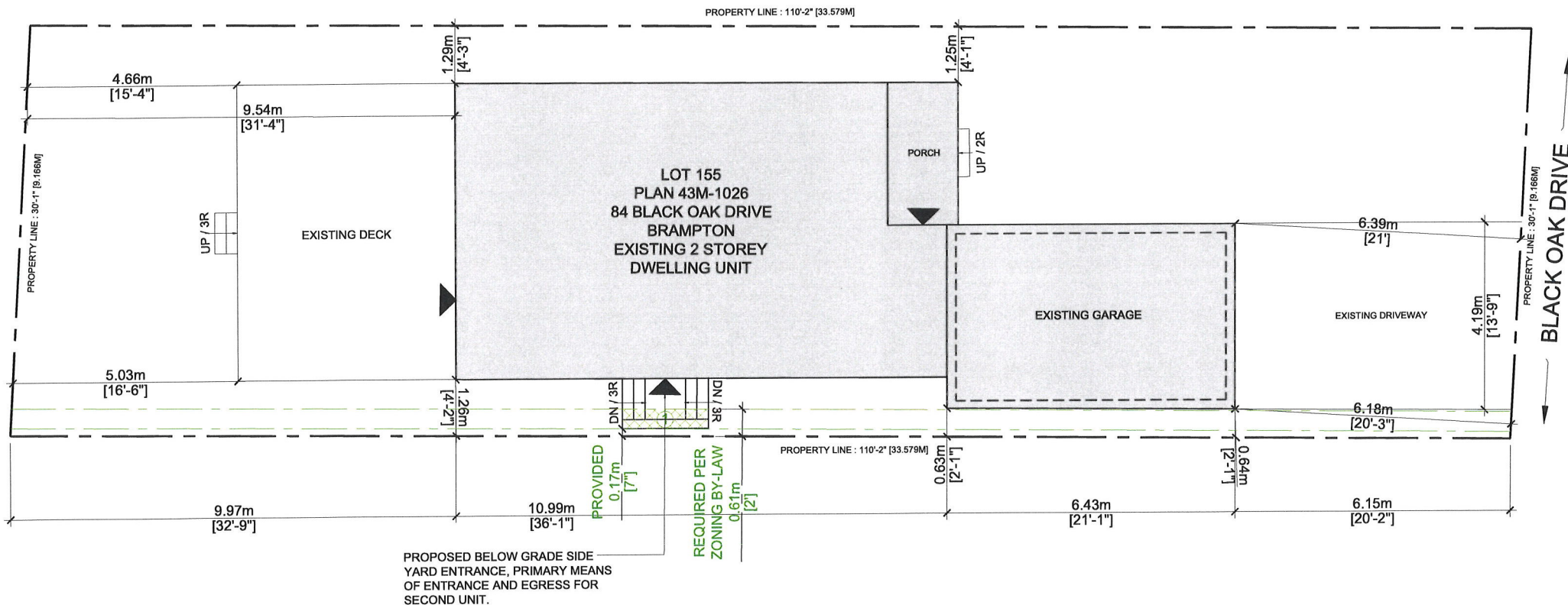
84 BLACK OAK DR,  
 BRAMPTON

SITE PLAN

SCALE: 1/8" = 1'-0"  
 DATE: 2024.03.27  
 PROJECT: 24-064  
 DRAWING NO:

A-001

REVISION: 00



PROPOSED BELOW GRADE SIDE  
 YARD ENTRANCE, PRIMARY MEANS  
 OF ENTRANCE AND EGRESS FOR  
 SECOND UNIT.

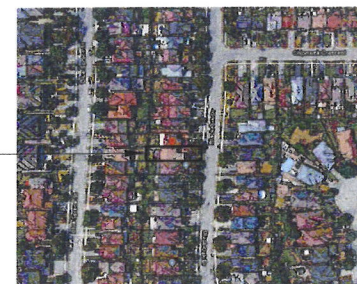
SCOPE OF MINOR VARIANCE



① MINOR VARIANCE REQUESTED FOR PROPOSED BELOW GRADE  
 SETBACK

SITE LOCATION

84 BLACK OAK  
 DRIVE, BRAMPTON



1 SITE PLAN  
 A-001 SCALE: 1/8" = 1'-0"

LEGEND

- PROPERTY LINE
- ▲ ENTRANCE & EGRESS

PARKING SPACES  
 PROVIDED

TWO PARKING SPACES PROVIDED  
 (ONE OUTSIDE & ONE INSIDE THE  
 GARAGE)