



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

FILE NUMBER: A-2024-0157.

*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)** BALPREET SINGH SACHDEVA AND NIMERTA SACHDEVA  
**Address** 34 LOST CANYON WAY BRAMPTON ON L6X 3A6

**Phone #** 647-297-3817 **Fax #** \_\_\_\_\_  
**Email** bssachdeva@hotmail.com

2. **Name of Agent** SACHIN TRIVEDI  
**Address** 42 COUNTRY RIDGE COURT BRAMPTON ON L6P 3S3

**Phone #** 647-907-4139 **Fax #** \_\_\_\_\_  
**Email** sachintrarch@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
To permit an interior side yard setback of 0.03m to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3m provided that a continuous side yard width of no less than 1.2m is provided on the opposite side of the dwelling.

4. **Why is it not possible to comply with the provisions of the by-law?**  
The basement is going to be finished partially as Owners occupied Recreation area and partially as ARU (Additional Residential Unit). The existing walkout door from the basement that is right below the deck above will remain part of the Owners occupied Recreation area. So the entrance to ARU can only be from the side yard that will maintain the separation and privacy.

5. **Legal Description of the subject land:**  
**Lot Number** 12  
**Plan Number/Concession Number** PLANM2106  
**Municipal Address** 34 LOST CANYON WAY BRAMPTON ON L6X 3A6

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.62m  
**Depth** 40.69m  
**Area** 511.84sqm

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.)

2 storey detached unit  
Ground Floor Area : 145.30sm  
Gross Floor Area : 314.29sm  
Building Dimensions : 10.01m (W) x 21.82m (D) x 10.00m (Approx Height at T/O Roof)

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

No proposed building, proposed below grade entrance from side yard for ARU (Additional residential unit).

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 5.24m (At Porch) 8.36m (At Garage)  
Rear yard setback 12.88m (At Porch) 14.12m (At Rear Wall)  
Side yard setback 1.27m  
Side yard setback 1.25m

**PROPOSED**

Front yard setback 5.24m (At Porch) 8.36m (At Garage)  
Rear yard setback 12.88m (At Porch) 14.12m (At Rear Wall)  
Side yard setback 1.27  
Side yard setback 0.03m (At proposed Exterior Stairs) 1.25m (At Exterior wall)

10. Date of Acquisition of subject land: March 2023 (Approx)

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: November 2022 (Approx)

15. Length of time the existing uses of the subject property have been continued: 1 Year (Approx)

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 \_\_\_\_\_

*Sachin Trivedi*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

THIS 02 DAY OF MAY, 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, SACHIN TRIVEDI, 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 9th DAY OF

May, 2024

Clara Vani  
A Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

Expires September 29, 2025

*Sachin Trivedi*

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

R1E-12.2

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

2024/05/07

Zoning Officer

Date

DATE RECEIVED

*May 9, 2024*

Date Application Deemed Complete by the Municipality

*Clara*

**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: 34 LOST CANYON WAY BRAMPTON L6X 3A6

I/We, BALPREET SINGH SACHDEVA and NIMERTA SACHDEVA  
please print/type the full name of the owner(s)

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

SACHIN TRIVEDI

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 30 day of APRIL, 2024

Balpreet Singh Sachdeva

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

Nimerta Sachdeva

(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**

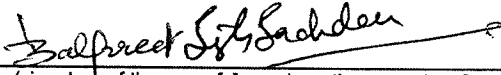
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 34 LOST CANYON WAY BRAMPTON L6X 3A6

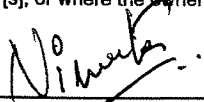
I/We, BALPREET SINGH SACHDEVA and NIMERTA SACHDEVA  
please print/type the full name of the owner(s)

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 30 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.)



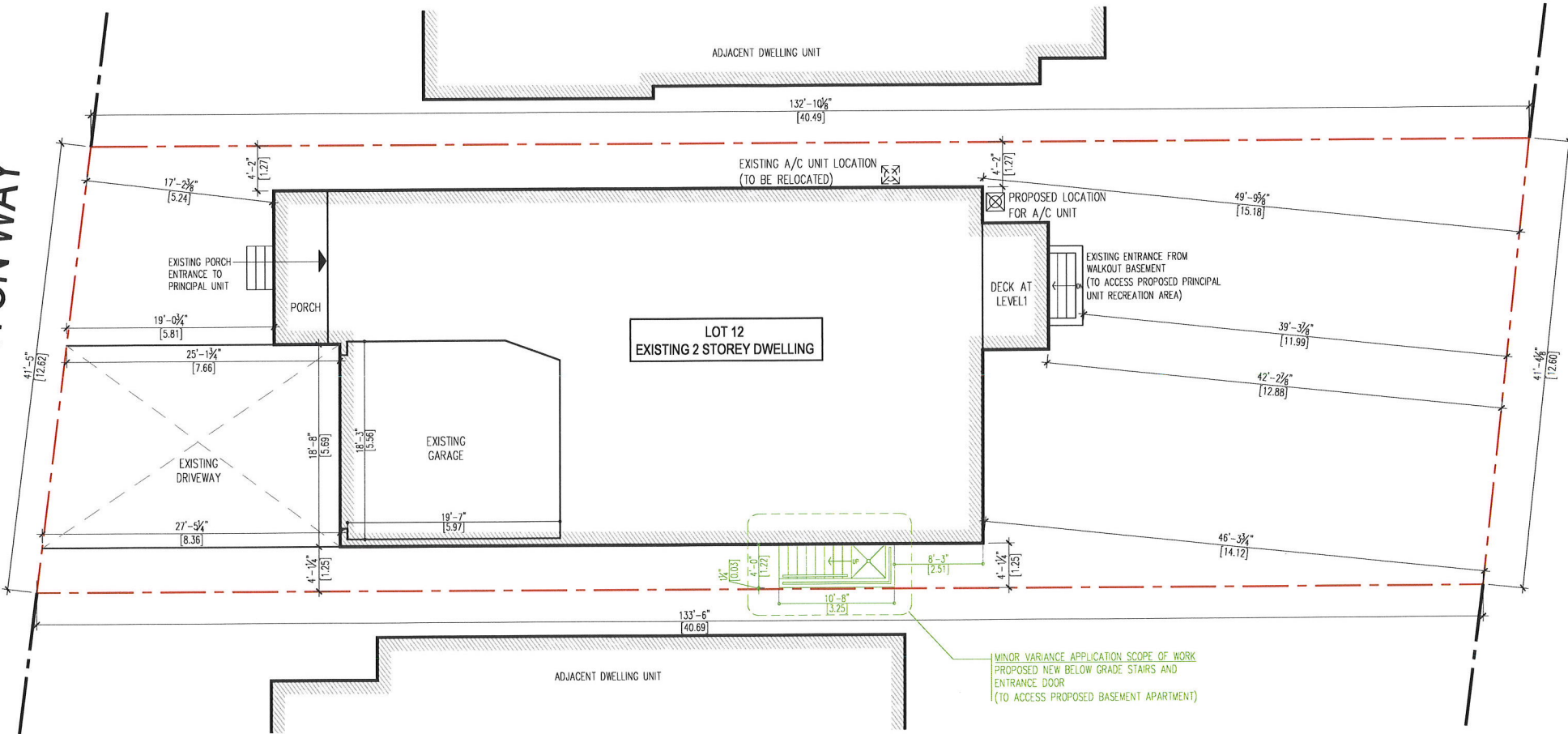
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**



LOST CANYON WAY



PROJECT:

PROPOSED BELOW GRADE ENTRANCE FROM SIDEYARD  
34 LOST CANYON WAY BRAMPTON ON L6X 3A6



DESIGN CONSULTANTS  
SACHIN TRIVEDI  
SACHINTRARCH@GMAIL.COM  
647.907.4139  
ENGINEERING CONSULTANTS  
VIN ENGINEERING INC.



DRAWN BY :	ST	DATE :	MAY 01, 2024
CHECKED BY :	ST	SCALE :	3/32" = 1'-0"
1	MAY 01, 2024	ISSUED FOR MINOR VARIANCE	
No	Date	Revisions	

DRAWING TITLE :  
SITE PLAN

A-11

**PART 2 (SURVEY REPORT)**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOT 11, DESIGNATED AS PART 1, PLAN 43R-39962 IS SUBJECT TO AN EASEMENT IN GROSS AS SET OUT IN INST. No. PR3869199.

ADDITIONAL COMMENTS: NOTE THE LOCATION OF CHAIN LINK FENCE ALONG THE REAR OF LOTS 11 AND 12 AND BLOCKS 13 AND 43B. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**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 30<sup>th</sup> DAY OF MARCH, 2022.

DATE JUNE 22, 2022.

T. SINGH  
ONTARIO LAND SURVEYOR

**SURVEYOR'S REAL PROPERTY REPORT  
PART 1**

PLAN OF LOTS 11, 12 AND BLOCK 13  
PLAN 43M-2106 AND  
BLOCK 438, PLAN 43M-1856  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300  
10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

**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  
2189031



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

**DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56**

**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
USE AND REPRODUCTION OF THESE DOCUMENTS**

**NOTES**

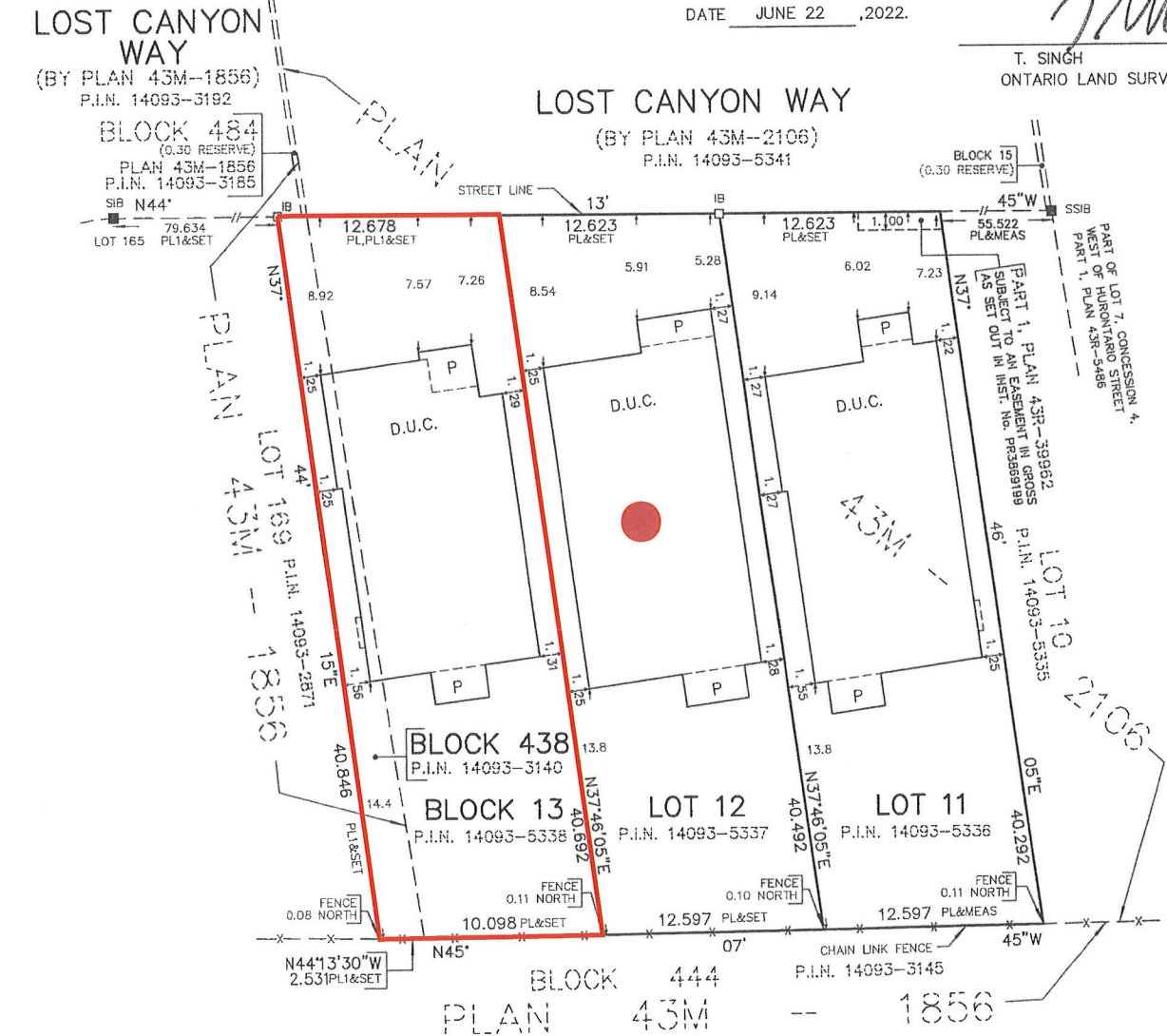
- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- PL DENOTES PLAN 43M-2106
- PL1 DENOTES PLAN 43M-1856
- CLF DENOTES CHAIN LINK FENCE

ALL FOUND MONUMENTS BY SCHAEFFER DZALDOV BENNETT LTD., O.L.S.  
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
SOUTHWESTERLY LIMIT OF LOST CANYON WAY AS SHOWN  
ON PLAN 43M-2106 HAVING A BEARING OF N44°13'45"W.



**R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel.(416)635-5000 Fax (416)635-5001  
Tel.(905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.H. CHECKED: I.A.A./T.S.  
CAD FILE No.2106-11 JOB No. 21-339



THIS REPORT WAS PREPARED FOR  
TIFFANY PARK HOMES  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES

©R-PE SURVEYING LTD., O.L.S. 2022.



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**Sachin Trivedi**

42 Country Ridge Court  
Brampton, ON L6P 3S3  
(647) 907-4139  
sachintrarch@gmail.com

2nd May 2024

**Committee of Adjustment**

City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

RE: Minor Variance application for 34 Lost Canyon Way, Brampton ON

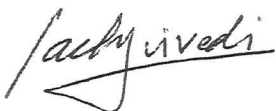
Dear Secretary - Treasurer and members of Committee of Adjustment,

I am an authorized agent on behalf of the owners of the property at 34 Lost Canyon Way, Brampton. They live there with their family.

It's a detached house with an unfinished walk-up basement. The owners want to finish the basement, keeping it partially for their own use as a Recreation area. The existing door in the basement to the backyard will be under this part. The remaining partial basement will be ARU (Additional Residential unit). Access to this unit can be provided from the side yard. Per the zoning laws, a below grade stair can be built as there is more than 1.2m setback on the other side. But there will not be a required 0.3m setback between the proposed below grade stair and the property line.

It is our kind request to consider this application for allowing a below grade stair from the side yard.

Sincerely,



**Sachin Trivedi**



# Zoning Non-compliance Checklist

File No.  
A-2024-0157

Applicant: Sachin Trivedi  
 Address: 34 Lost Canyon Way  
 Zoning: R1E-12.2  
 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 0.03m 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

2024/05/07

Date