

*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)** Preet Minhas  
**Address** 22 Pine Island Way, Brampton, ON, L6X 0Z6  


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**Phone #** 416-795-5613 **Fax #** \_\_\_\_\_  
**Email** injeet917@gmail.com

2. **Name of Agent** Shivang Tarika  
**Address** 106 Morningside Dr, Georgetown, L7G0M2, ON  


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**Phone #** 4168212630 **Fax #** \_\_\_\_\_  
**Email** shivang@relysolution.com

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

A. To Propose an exterior stairway leading to an above grade entrance in the required interior side yard.  
 B. Proposed Interior side Yard Set back is 0.32M to the above Grade Stairway and the required is 1.21m.

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be above the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**  
**Lot Number** 27  
**Plan Number/Concession Number** M1825  
**Municipal Address** 22 PINE ISLAND WAY, BRAMPTON, ON, L6X 0Z6

6. **Dimension of subject land (in metric units)**  
**Frontage** 14.3m  
**Depth** 30.5m  
**Area** 436.15m

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.)

Ground Floor Area: 143.75 SQM  
 Gross Floor Area: 287.5 SQM  
 No. of Levels: 2  
 Width: 11.81M  
 Length: 15.95M

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

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 5.29 M  
 Rear yard setback 8.53 M  
 Side yard setback 1.26 M  
 Side yard setback 1.23 M

**PROPOSED**

Front yard setback 5.29 M  
 Rear yard setback 8.53 M  
 Side yard setback 1.26 M  
 Side yard setback 0.32 M

10. Date of Acquisition of subject land: 2014

11. Existing uses of subject property: Residential - Single Dwelling Unit

12. Proposed uses of subject property: Residential - Two Dwelling Unit

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: 8Yrs

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 _____

Shivang Parik  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 27<sup>th</sup> DAY OF Feb, 2021.

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, Shivang Parik, OF THE Town OF Halton Hills  
IN THE Region OF Halton 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  
Peel OF February

IN THE Region OF Peel  
THIS 27<sup>th</sup> DAY OF February, 2024

Shivang Parik  
Signature of Applicant or Authorized Agent

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

Submit by Email

Expires **ON OFFICE USE ONLY**  
2023/12/01

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

Present Zoning By-law Classification: R1E-14.3-1461

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

2023/12/01  
Date

DATE RECEIVED February 27, 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

LOCATION OF THE SUBJECT LAND: 22 Pine Island Way

I/We, Preet Minhas  
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 29 day of September, 2023.



\_\_\_\_\_  
(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

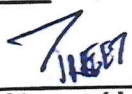
LOCATION OF THE SUBJECT LAND: 22 Pine Island Way

I/We, Preet Minhas  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize  
Shivang Tarika  
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 28 day of September, 2023.

  
\_\_\_\_\_  
(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.**

**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.**

**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1) PLAN OF  
**LOTS 3 TO 9 AND 24 TO 30 ALL INCLUSIVE**  
**REGISTERED PLAN 43M-1825**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**  
**SCALE 1:500**  
 5m 0m 5m 15m 25metres  
**P. SALNA CO. LTD., O.L.S.**

1. POST PERMIT CARD IN A CONSPICUOUS PLACE 7 FEET ABOVE GRADE AT BUILDING SITE.
2. APPROVED DRAWINGS MUST BE KEPT ON SITE AT ALL TIMES.
3. IT IS MANDATORY THAT YOU CALL FOR REQUIRED INSPECTIONS 24 HRS. IN ADVANCE.
4. FAILURE TO COMPLY WITH SENTENCES 1 TO 3 WILL RESULT IN STOP WORK ORDERS BEING ISSUED.

THIS REPORT WAS PREPARED FOR WYNDMERE ESTATES INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**METRIC**  
 DISTANCES IN PLAN ARE IN METRES. DIMENSIONS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

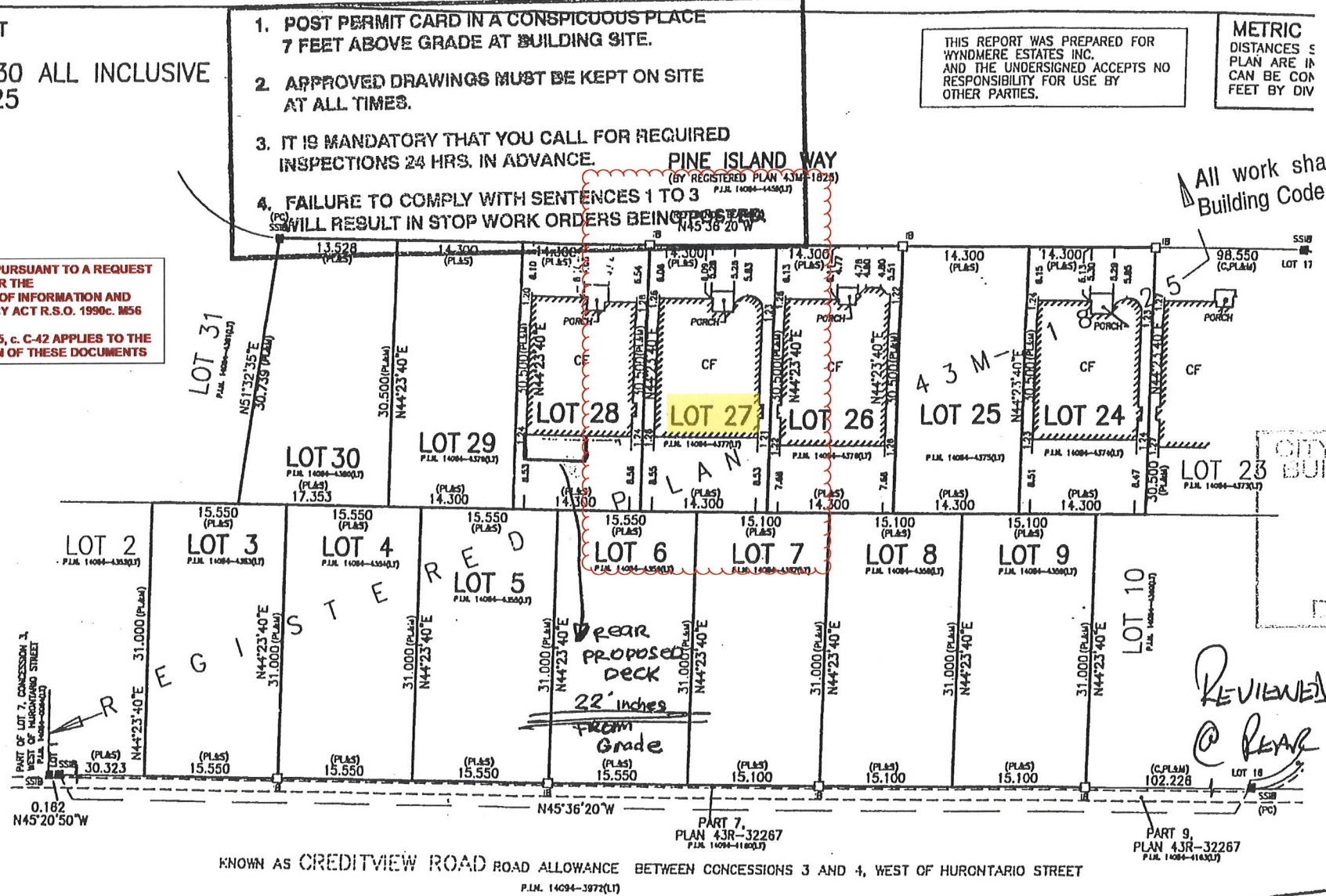
DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

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All work shall conform to the Ontario Building Code O. Reg. 350/06 as amended

LAND SURVEYORS PLAN SUBMISSION FORM 1779265  
 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBROSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 28(3).

REVISION OF NEW DWELLINGS		
DT	DATE	O.L.S.



CITY OF BRAMPTON BUILDING DIVISION REVIEWED  
 AUG 7 2012  
 BY DAVE RODLEY

REVIEWED FOR DECK @ REAR YARD.

KNOWN AS CREDITVIEW ROAD ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, WEST OF HURONTARIO STREET  
 P.L.N. 14694-3972(LT)

**LEGEND**  
 DENOTES SURVEY MONUMENT PLANTED  
 DENOTES SURVEY MONUMENT FOUND  
 DENOTES STANDARD IRON BAR  
 DENOTES SHORT STANDARD IRON BAR  
 DENOTES IRON BAR  
 DENOTES WITNESS  
 DENOTES ORIGIN UNKNOWN  
 DENOTES POINT OF CURVATURE  
 DENOTES CONCRETE FOUNDATION WALLS  
 DENOTES REGISTERED PLAN 43M-1825

**BEARING NOTE**  
 BEARINGS ARE GRID AND ARE DERIVED FROM THE SOUTHWEST LIMIT OF PINE ISLAND WAY AS SHOWN ON REGISTERED PLAN 43M-1825 HAVING A BEARING OF N45°36'20"W.  
**NOTE:**  
 ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY SCHAEFFER & DZALDOV BENNETT LIMITED, O.L.S.

**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.

**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 REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 3rd, DAY OF NOVEMBER, 2010.  
 JANUARY 08th, 2011  
 DATE  
 P. SALNA

**P. SALNA COMPA**  
**ONTARIO LAND SURVEYOR**  
 64 INDUSTRIAL ROAD  
 RICHMOND HILL, ONTARIO  
 PHONE: (905) 884-3988 FAX: (905) 884-3989  
 E-MAIL: psalina@icon.com  
 FIELD: PANCHA  
 DRAWN BY: ELENA/ARUL

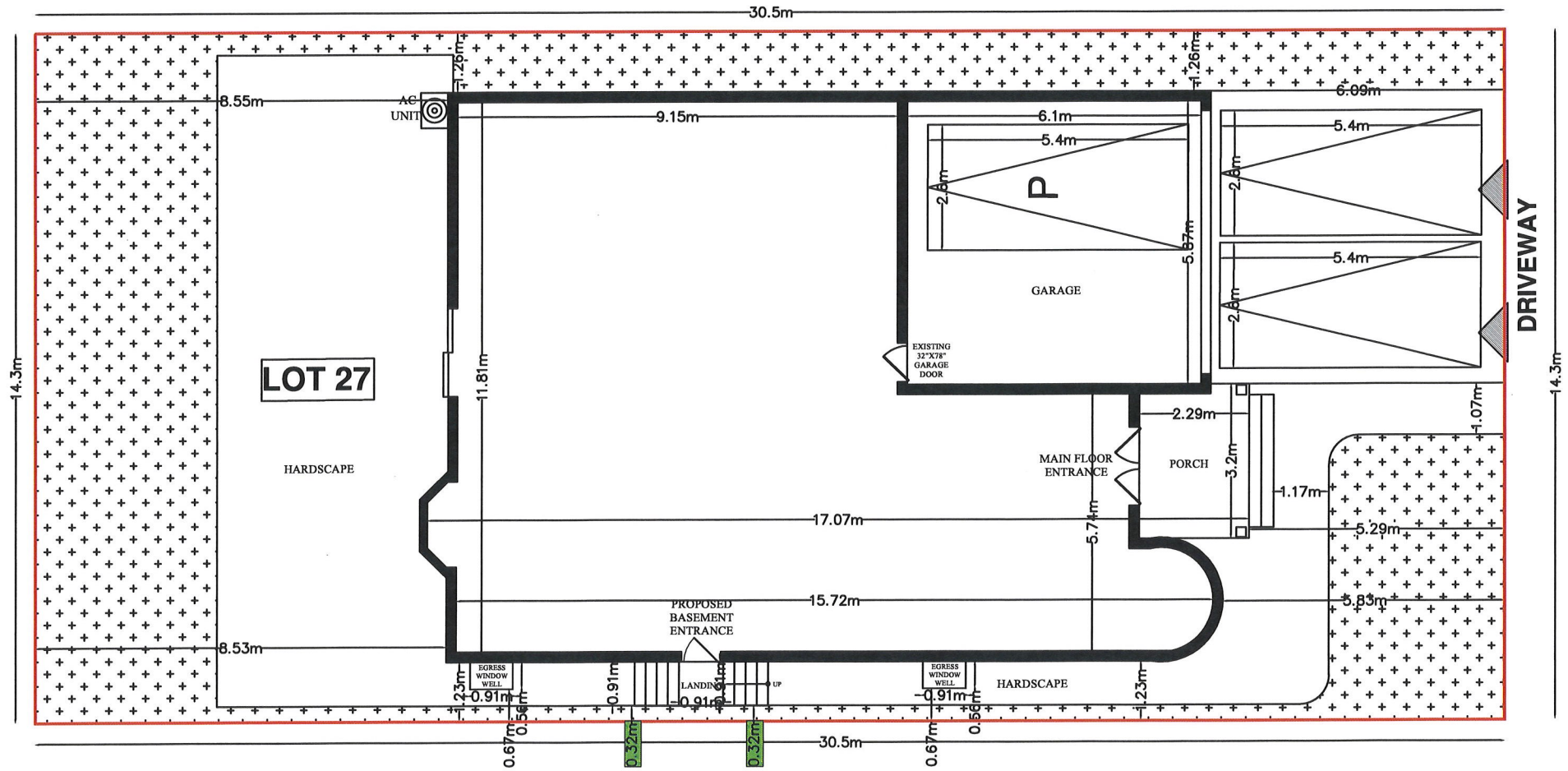
THE ATTACHED DRAWINGS FORM PART OF THE PLAN.

# SITE PLAN

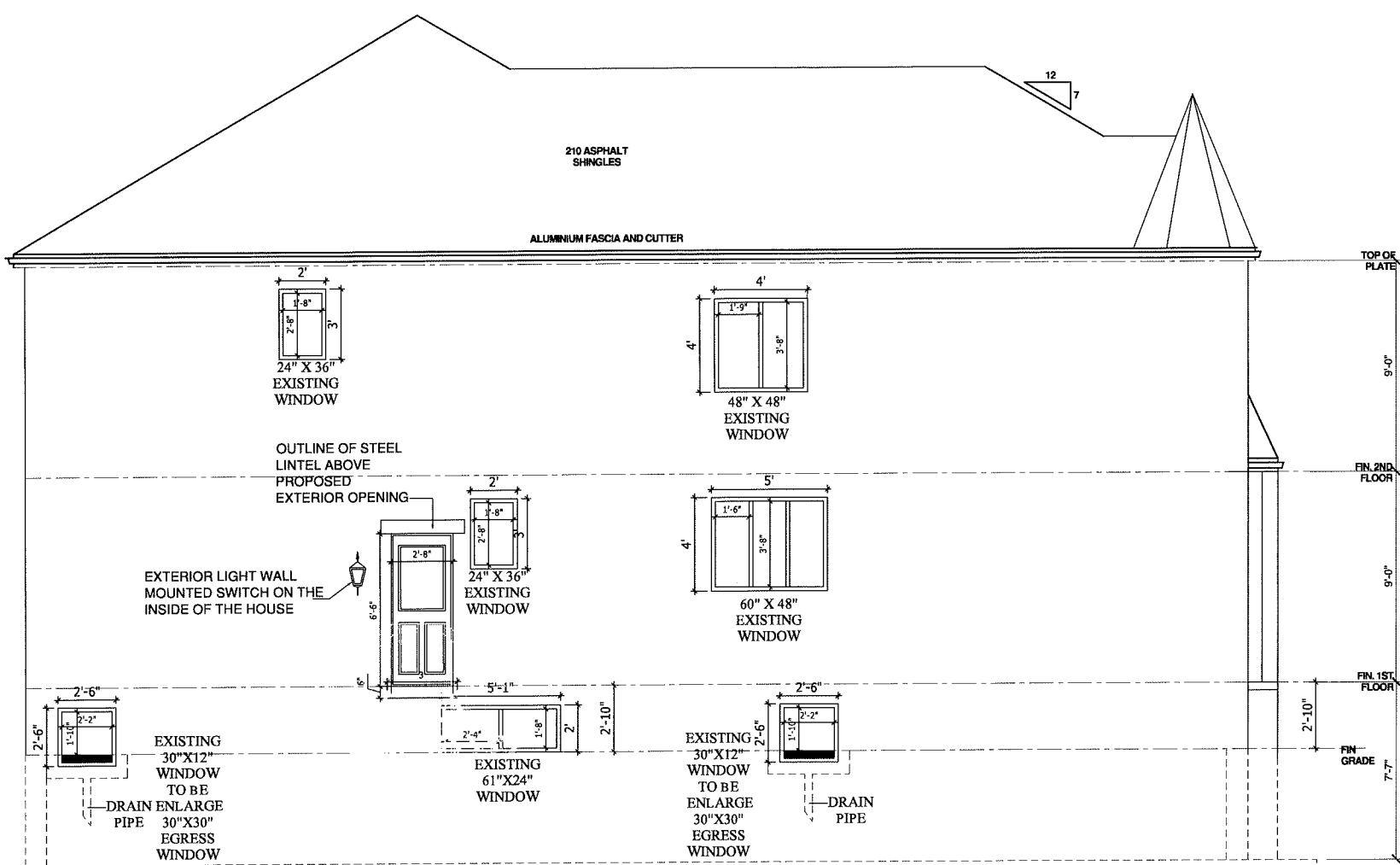
SCALE 1/8"=1'-0"



## 22 PINE ISLAND WAY



<b>GENERAL NOTES</b>		
DO NOT SCALE DRAWINGS PROPERTY RIGHTS RETAINED BY: BG CONSTRUCTION DESIGN ANY REPRODUCTION IN WHOLE OR IN PART UNDER THE RULES AND BY-LAWS OF THE CORPORATION IS STRICTLY FORBIDDEN. ANY REPRODUCTIONS MUST BE AUTHORIZED BY ALL DRAWINGS ARE IN METRIC SCALE		
<b>SCOPE OF WORK</b>		
PROPOSAL TO CONSTRUCT SECONDARY UNIT AND BASEMENT ENTRANCE FROM LEFT SIDE		
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		
<b>QUALIFICATION INFORMATION</b> REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV.C.3.2.5.1 OF THE BUILDING CODE		
SHIVANG TARIKA	106440	
NAME	SIGNATURE	BCIN
SHIVANG TARIKA		
NO	REVISION / ISSUE	DATE
SITE PLAN		
CITY : BRAMPTON		
22 PINE ISLAND WAY		
EXISTING DWELLING		
PROJECT	SHEET	
NOV 2023	A1	
SCALE 1/8"=1'-0"		



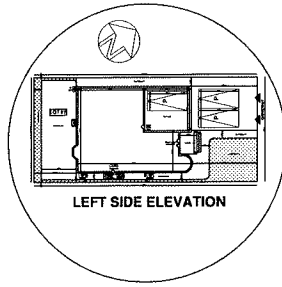
ALLOWABLE UNPROTECTED OPENINGS  
(EXPOSED BUILDING )

LIMITING DISTANCE	4.17 FT(1.27 M)
MAX PERCENTAGE	7.23 %
TOTAL WALL AREA	1090.34 SF (101.29 SM)
ALLOWABLE OPENINGS	78.83 SF (7.32 SM)
ACTUAL OPENINGS	71.25 SF (6.61 SM) (6.53) %

**LEFT SIDE ELEVATION**  
SCALE 3/16"=1'-0"

**LEFT SIDE ELEVATION**

**KEY PLAN**



<b>GENERAL NOTES</b>								
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<b>SCOPE OF WORK</b>								
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<p><b>QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.5.1 OF THE BUILDING CODE</b></p>								
<b>SHIVANG TARIKA</b>	<b>106440</b>							
NAME	SIGNATURE	BCIN						
<i>SHIVANG TARIKA</i>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td> <td style="width: 80%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>NO</td> <td>REVISION / ISSUE</td> <td>DATE</td> </tr> </table>						NO	REVISION / ISSUE	DATE
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LEFT SIDE ELEVATION								
CITY : BRAMPTON								
22 PINE ISLAND WAY								
EXISTING DWELLING								
PROJECT	SHEET							
SEP 2023	<b>A6</b>							
SCALE 3/16"=1'-0"								