



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)** HARJIT SINGH WALIA  
**Address** 84 BLACK OAK DR, BRAMPTON, ON L6R 1B9

**Phone #** (647) 871-2631 **Fax #** \_\_\_\_\_  
**Email** harjitsinghwalia@yahoo.com

2. **Name of Agent** ARSHAD SIDDIQUI  
**Address** 202 - 3485 REBECCA ST, OAKVILLE, ON L6L 0H4

**Phone #** 847.741.5917 **Fax #** \_\_\_\_\_  
**Email** arshad@c-archi.com

3. **Nature and extent of relief applied for (variances requested):**  
MINOR VARIANCE REQUEST IN REQUIRED SETBACK FOR PROPOSED BELOW GRADE STAIRS AS PRIMARY MEANS OF ENTRANCE AND EXIT FOR PROPSOED SECOND UNIT  
  
REQUIRED SETBACK IS 0.3M PER ZONING BY-LAW. PROPOSED SETBACK OF 0.17 REQUIRES MINOR VARIANCE APPROVAL OF 0.13M.

4. **Why is it not possible to comply with the provisions of the by-law?**  
EXISTING SIDEYARD ENTRANCE REQUIRED BELOW GRADE STEPS DUE TO SITE CONDITION

5. **Legal Description of the subject land:**  
**Lot Number** 155  
**Plan Number/Concession Number** PLAN 43M-1026  
**Municipal Address** 84 BLACK OAK DR, BRAMPTON, ON L6R 1B9

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.166 M  
**Depth** 33.57 M  
**Area** 307.58 m2

7. **Access to the subject land is by:**  
Provincial Highway  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  Water

- 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.)

MAIN RESIDENTIAL BUILDING : 183.21 SM GFA

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

NA

- 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 6.39 M  
 Rear yard setback 9.54 M  
 Side yard setback 0.63 M  
 Side yard setback 1.29 M

**PROPOSED**

Front yard setback 6.39 M  
 Rear yard setback 9.54 M  
 Side yard setback 0.17 M  
 Side yard setback 1.29 M

10. Date of Acquisition of subject land: 2007

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: 2007

15. Length of time the existing uses of the subject property have been continued: 17 YEARS

16. (a) What water supply is existing/proposed?  
 Municipal  Other (specify) NA  
 Well

(b) What sewage disposal is/will be provided?  
 Municipal  Other (specify) NA  
 Septic

(c) What storm drainage system is existing/proposed?  
 Sewers  Other (specify) NA  
 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 # NA Status NA

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 # <u>NA</u>	Decision <u>NA</u>	Relief <u>NA</u>
File # <u>NA</u>	Decision <u>NA</u>	Relief <u>NA</u>
File # <u>NA</u>	Decision <u>NA</u>	Relief <u>NA</u>

*M.S. Faruqi*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 7 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, M. ARSHAD SIDDIQUI, OF THE TOWN OF OAKVILLE

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  
IN THE REGION OF  
PEEL THIS 24TH DAY OF  
APRIL May, 2024.

*M.S. Faruqi*

Signature of Applicant or Authorized Agent

*Clara Vani*  
A Commissioner etc.

Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026

Submit by Email

<b>FOR OFFICE USE ONLY</b>	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1D-518</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Shiza Athar</u> Zoning Officer	<u>2024/04/26</u> Date

DATE RECEIVED May 7, 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: 84 BLACK OAK DR, BRAMPTON, ON L6R 1B9

I/We, HARJIT SINGH WALIA

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

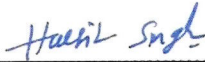
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

ARSHAD SIDDIQUI

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 23RD day of MARCH, 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.**

**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**

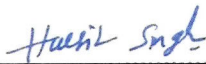
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 84 BLACK OAK DR, BRAMPTON, ON L6R 1B9

I/We, HARJIT SINGH WALIA  
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 23RD day of MARCH, 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.)

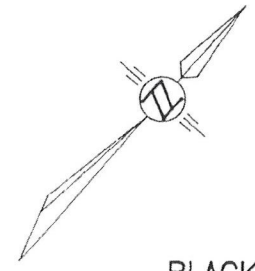
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

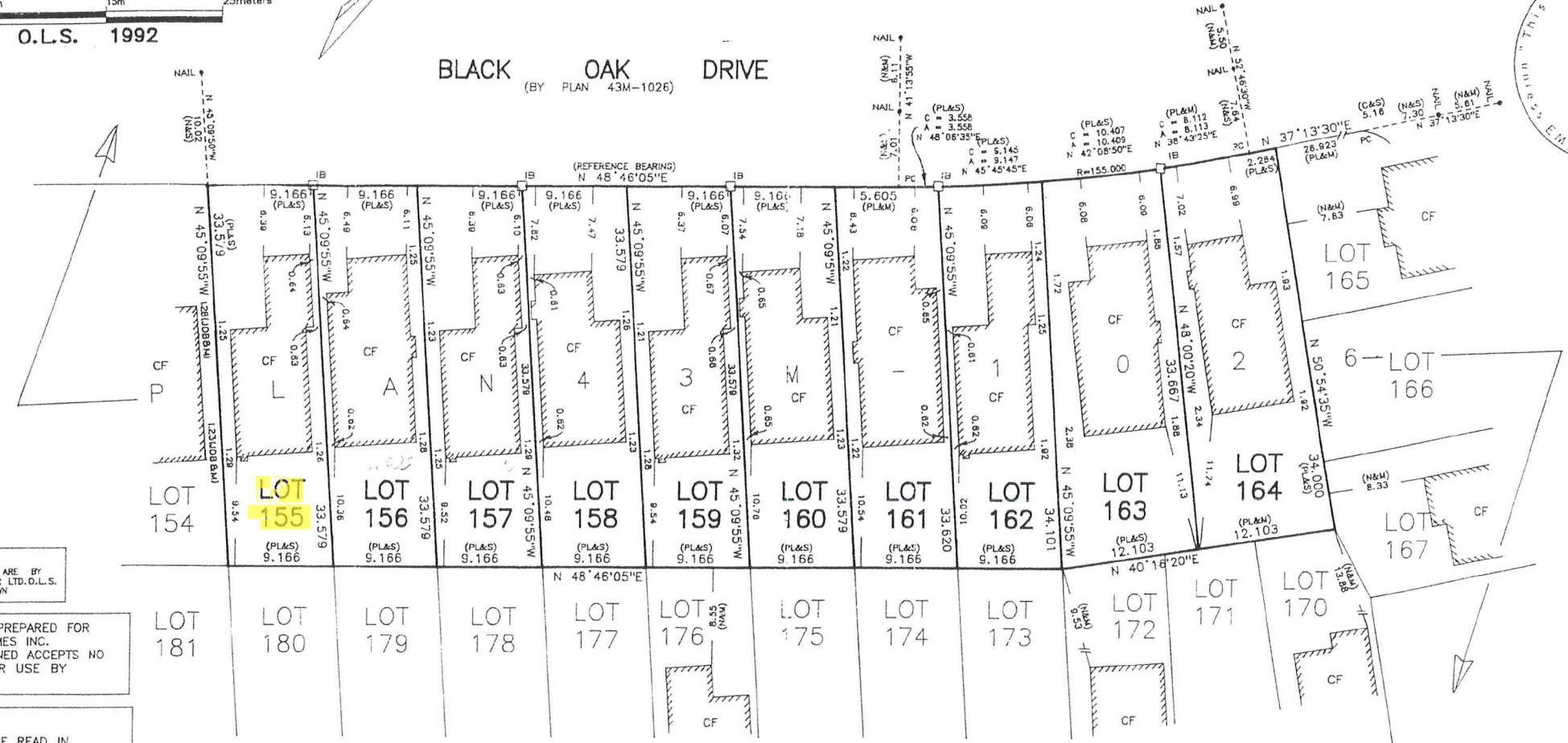
**DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
USE AND REPRODUCTION OF THESE DOCUMENTS**

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

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1) PLAN OF  
**LOTS 155 TO 164 INCLUSIVE**  
**PLAN 43M-1026**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**  
**SCALE 1:400**  
5m 0m 5m 15m 25meters  
**R.P. SALNA O.L.S. 1992**



**BLACK OAK DRIVE**  
(BY PLAN 43M-1026)



**NOTE:**  
ALL FOUND MONUMENTS ARE BY  
SCHAEFFER & REINTHALER LTD. O.L.S.  
UNLESS OTHERWISE SHOWN

THIS REPORT WAS PREPARED FOR  
GOLDEN MAPLE HOMES INC.  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY  
OTHER PARTIES

**PART 2**  
THIS PLAN MUST BE READ IN  
CONJUNCTION WITH SURVEY REPORT  
DATED APRIL 24, 1992

LEGEND	
•	DENOTES FOUND TEMPORARY WITNESS MONUMENT BY P.SALNA Co. LTD., O.L.S.
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
N	DENOTES NOTES BY P.SALNA Co. LTD., O.L.S.
CF	DENOTES CONCRETE FOUNDATION WALLS
PL	DENOTES REGISTERED PLAN 43M-1026
M	DENOTES MEASURED
S	DENOTES SET

**NOTES**

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R. SALNA O.L.S.

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTH EASTERLY LIMIT OF BLACK OAK DRIVE AS SHOWN ON PLAN 43M-1026 HAVING A BEARING OF N 48° 46' 05" E

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT  
THE FIELD SURVEY REPRESENTED ON  
THIS PLAN WAS COMPLETED ON THE  
22nd DAY OF APRIL, 1992

MAY 1, 1992  
DATE

*R. Salna*  
R. SALNA  
ONTARIO LAND SURVEYOR

**P. SALNA COMPANY LTD.**

ONTARIO LAND SURVEYORS  
10225 YONGE STREET  
RICHMOND HILL, ONTARIO L4C 3B2

Phone: 884-3988 Fax: 737-7516

Drawn by: RICK  
Checked by: SRI

FILE No 91-116



RELEASED FOR BUILDING PERMIT

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REPORTING DISCREPANCIES (IF ANY) TO THE CONSULTANTS BEFORE CONSTRUCTION.
- 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 ARCHITECT (P. ENG.).
- IF THIS SHEET IS NOT 11" x 17", IT IS A REDUCED / ENLARGED PRINT. READ DRAWING ACCORDINGLY.

COPYRIGHT RESERVED

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ARCHITECT. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ARCHITECT IS PROHIBITED.

NO.	DATE	REVISION / ISSUED
00	2024.03.28	SCHEMATIC LAYOUT
00	2024.04.12	MY APPLICATION



OWNER

HARJIT WALIA

ARCHITECT

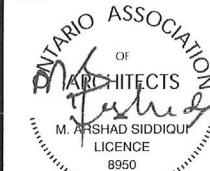


C-Architecture Ltd

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"

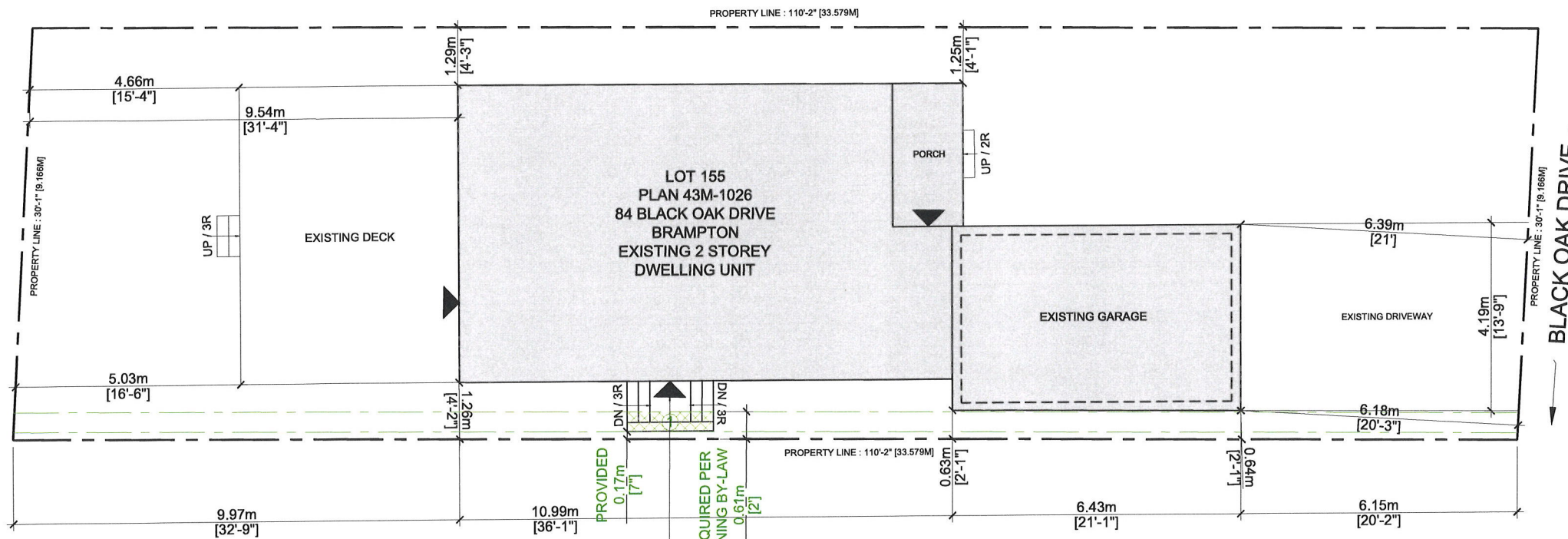
DATE: 2024.03.27

PROJECT: 24-064

DRAWING NO:

A-001

REVISION: 00



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

PROVIDED 0.17m [7"]  
REQUIRED PER ZONING BY-LAW 0.61m [2"]

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)

SCOPE OF MINOR VARIANCE

- ① MINOR VARIANCE REQUESTED FOR PROPOSED BELOW GRADE SETBACK

SITE LOCATION



84 BLACK OAK DRIVE, BRAMPTON

RELEASED FOR BUILDING PERMIT  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IF ANY TO THE COMPLAINTS RESOLVE CONSTRUCTION.  
 ALL DRAWINGS 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 ARCHITECT IN FIELD.  
 IF THIS SHEET IS NOT 11" X 17" IT IS A REDUCED / ENLARGED PRINT READ DRAWING ACCORDINGLY.

COPYRIGHT RESERVED

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ARCHITECT. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ARCHITECT IS FORBIDDEN.

NO.	DATE	REVISION / ISSUED
00	2024.03.28	SCHEMATIC LAYOUT
00	2024.04.12	REV. 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)

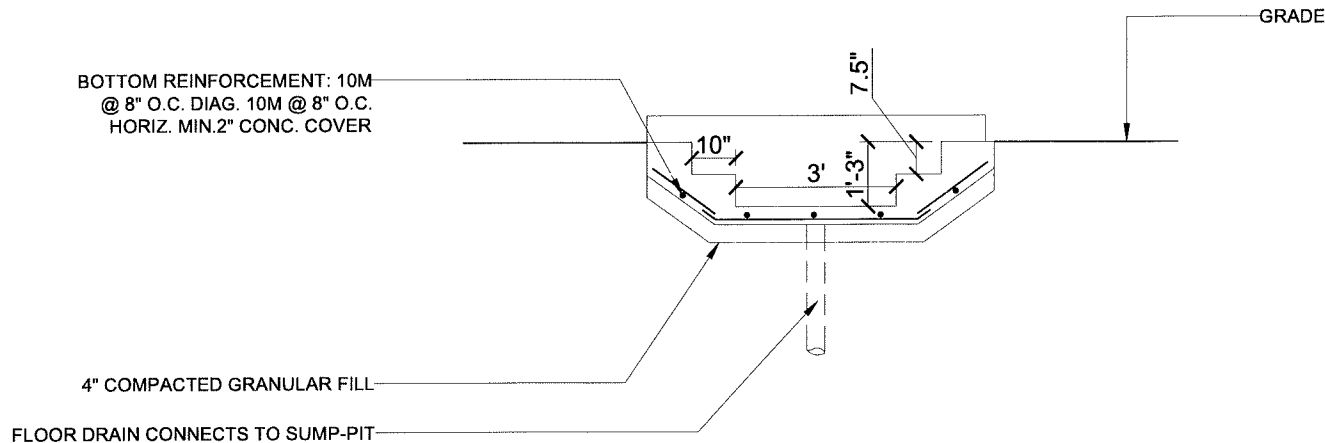
84 BLACK OAK DR,  
 BRAMPTON

WALKOUT  
 DETAILS

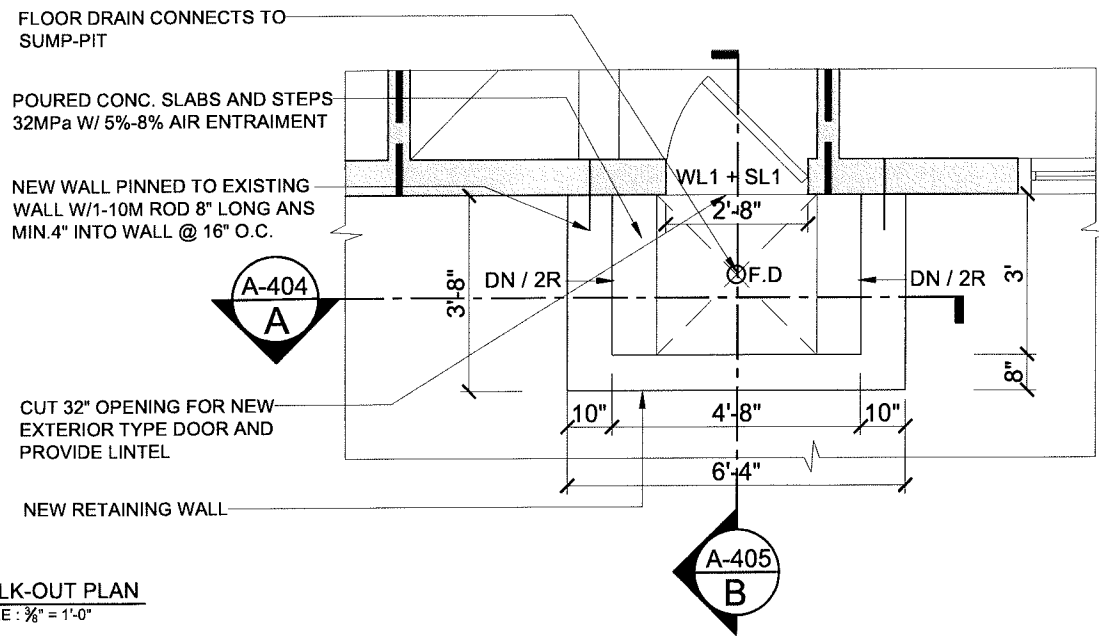
SCALE: 3/8" = 1'-0"  
 DATE: 2024.03.27  
 PROJECT: 24-064  
 DRAWING NO:

A-404

REVISION: 00



1 SECTION - A  
 A-404 SCALE: 3/8" = 1'-0"



1 WALK-OUT PLAN  
 A-404 SCALE: 3/8" = 1'-0"



# GENERAL NOTES

## 1. FOOTING

FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 75 KPa

## 2. HANDRAILS

HANDRAILS SHOULD BE BETWEEN 34 TO 38 ABOVE THE TREAD AT THE LEADING EDGE LINE 2 IN CLEARANCE FROM THE WALL IS REQUIRED  
START AND END POINT OF HANDRAILS MUST NOT OBSTRUCT PEDESTRIAN TRAFFIC OR CREATE A HAZARD BOTH SIDE HANDRAILS REQUIRED IF STAIRS ARE 43 IN OR WINDER

## 3. EXTERIOR

7 7/8" RISER MAXIMUM 4 7/8" MINIMUM  
10" RUN MINIMUM 14" MAXIMUM  
10" TREAD MINIMUM 14" MAXIMUM

## 4. RETAINING WALL

10" POURED CONCRETE WALL DOES NOT REQUIRED REBAR IF BACKFILL HEIGHT DOES NOT EXCEED 4'-7". PROVIDE 10M REBAR @12" O.C. EACH WAY FIR BACKFILL HEIGHTS EXCEEDING 4'-7"

## 5. GUARDS (PRE-ENGINEERED)

42 INCH HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"  
36" FOR LESSER HEIGHTS, MAMIMUM 4" BETWEEN VERTICAL PICKETS

## 6. LIGHT

ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT

## 7. EXTERNAL DOOR

EXTERIOR DOOR GENERAL PERFORMANCE CRITERIA AND THERMAL RESISTANCE TO COMPLY WITH OBC 9.7.3 INSTALLATION OF MANUFACTURED AND PRE - ASSEMBED DOOR SHALL CONFORM TO THE MANUFACTURERS INSTRUCTIONS  
ALL UN FINISHED PORTIONS OF THE GRAME AND OTHER COMPONENTS OF DOORS IN CONTACT WITH THE EDGES OF MANSORY OR CONCRETE SHALL BE PROTECTED WITH CAULKING

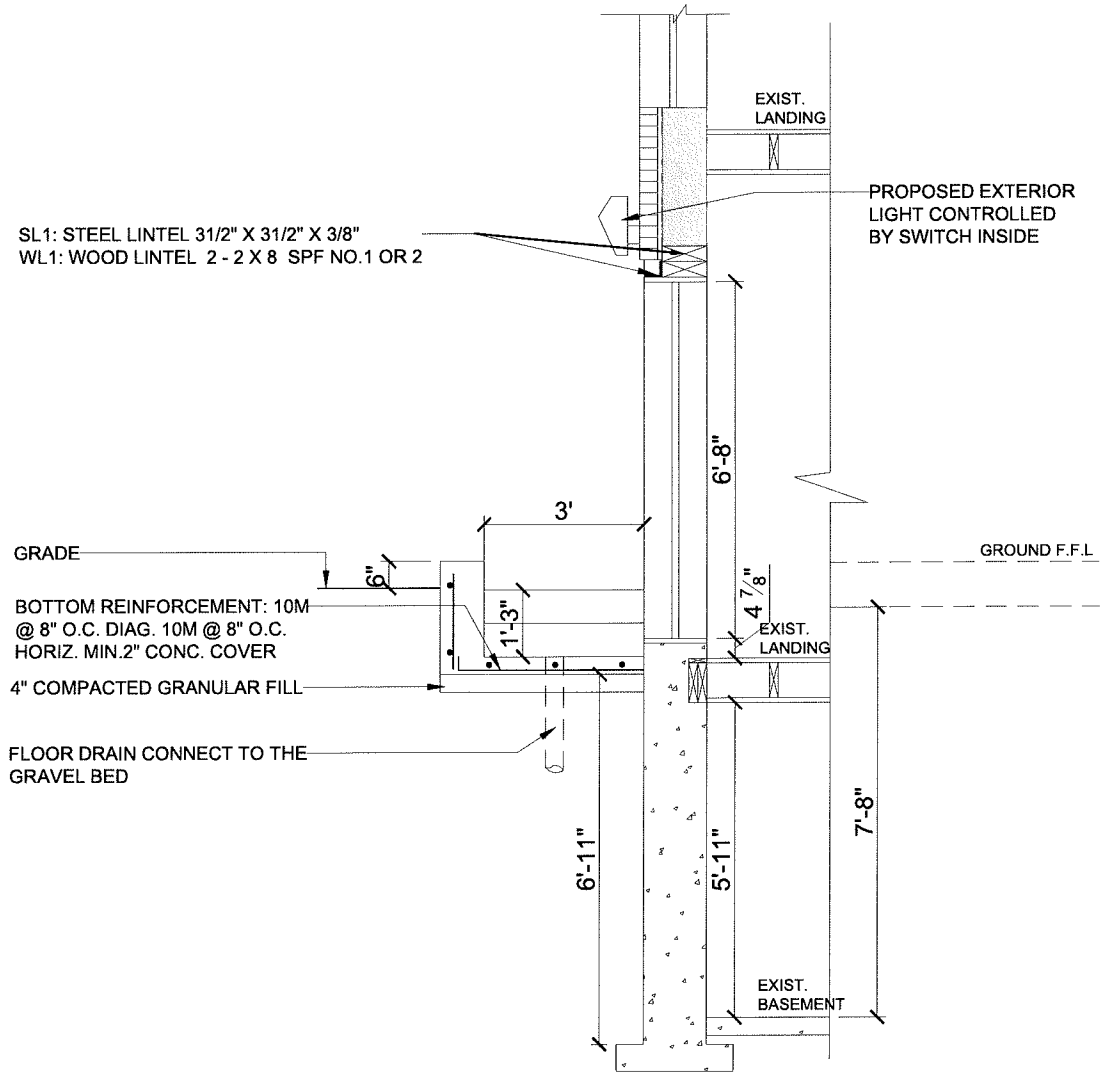
## 8. INSULATION DETAILS

RIGID INSULATION TO HAVE FOLLOWING SPECIFICATION

- STYROFOAM BRAND SM EXTRUDED POLYSTYRENE FOAM INSULATION
- RSI VALUE 0.87/25MM [R-5 PER 1 INCH]
- BOARD SIZE : AS INDICATED ON DRAWINGS]
- COMPRESSIVE STRENGTH : 210 KPa
- DRAINING CAPAICTY > 0.72 M3/ HR/ M

## 9. INSULATION FINISHING

INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4FT ABOVE FOOTING  
INSULATION TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL UNDER STEPS COVER INSULATION WITH 1/2" CEMENT BOARD  
INSTAL 21 1/2" GALVANIZED J TRACK ON SECURE AND PROTECT ALL EXPOSED EDGES ALL JOINTS TO THE EXISTING WALL NEW STEPS MUST BE CAULKED  
APPLY SEAL GUARD TO ALL JOINTS ON CEMET BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH



1 SECTION - B  
A-405 SCALE : 3/8" = 1'-0"

RELEASED FOR BUILDING PERMIT  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES (IF ANY) TO THE CONSULTANTS BEFORE CONSTRUCTION  
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 ARCHITECT / P. ENG  
IF THIS SHEET IS NOT 11" x 17" IT IS A REDUCED / ENLARGED PRINT. READ DRAWING ACCORDINGLY

COPYRIGHT RESERVED

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ARCHITECT. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ARCHITECT IS FORBIDDEN.

NO	DATE	REVISION / ISSUED
00	2024 03 28	SCHEMATIC LAYOUT
00	2024 04 12	REV 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

WALKOUT  
DETAILS

SCALE: 3/8" = 1'-0"

DATE: 2024.03.27

PROJECT: 24-064

DRAWING NO:

A-405

REVISION: 00

# Zoning Non-compliance Checklist

File No.  
A-2024-0146

Applicant: Arshad Siddiqui  
Address: 84 Black Oak Dr  
Zoning: R1D-518  
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 a 0.17m side yard setback to a proposed exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 1.37m,	whereas the by-law requires a minimum side yard setback of 0.6m provided that the combined total for both side yards on an interior lot is 1.8m.	10.23.2
BELOW GRADE ENTRANCE	To permit a door below grade in a wall where the distance between the walls of two dwellings is 1.88m,	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 2.4m.	518.2 (2) (d)
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/04/26

Date