



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)** HARMEET SINGH AND TANVEER KAUR
Address 44 GLADSTONE SQ.
BRAMPTON, ON L6S 2H6
Phone # 647-831-1456 **Fax #** _____
Email s_harmeet@ymail.com

2. **Name of Agent** RAVINDER SINGH
Address 7040 GILLESPIE LN.
MISSISSAUGA, ON L5W 1E8
Phone # 647-896-9785 **Fax #** _____
Email ravinder@aemdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**
1. TO PERMIT AN ENTRANCE TO BASEMENT SECOND UNIT FROM REAR YARD

4. **Why is it not possible to comply with the provisions of the by-law?**
1. AS PER ZONING BY-LAW 1.2 M UNOBSTRUCTED PATH OF TRAVEL REQUIRED FROM THE STEP/
LANDING ON SIDE YARD FOR MAIN DWELLING

5. **Legal Description of the subject land:**
Lot Number PT BLK A
Plan Number/Concession Number 859
Municipal Address 44 GLADSTONE SQ.

6. **Dimension of subject land (in metric units)**
Frontage 12.34
Depth 27.56
Area 340.09

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:

GROSS FLOOR AREA - 127.68
NO. OF STORIES - 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GROSS FLOOR AREA - 127.68
NO. OF STORIES - 2

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 4.60 M
Rear yard setback 16.23 M
Side yard setback LEFT - 4.88 M
Side yard setback RIGHT - 1.51 M

PROPOSED

Front yard setback NO CHANGE
Rear yard setback NO CHANGE
Side yard setback NO CHANGE
Side yard setback RIGHT - 0.22 M

10. Date of Acquisition of subject land: MAR 2021

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 1974

15. Length of time the existing uses of the subject property have been continued: 50 YRS

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 _____ |

[Handwritten initials]

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF MISSISSAUGA BRAMPTON
THIS 11th DAY OF JUNE, 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, RAVINDER SINGH, OF THE CITY OF MISSISSAUGA
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 13 DAY OF
June, 2024

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

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer

Date

DATE RECEIVED June 13, 2024
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: 44 GLADSTONE SQ., BRAMPTON, ON

I/We, HARMEET SINGH AND TANVEER KAUR
please print/type the full name of the owner(s)

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

RAVINDER SINGH

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 10 day of JUNE, 2024.

Singh & *Tanveer Kaur*

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

HARMEET SINGH & TANVEER KAUR

(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: 44 GLADSTONE SQ., BRAMPTON, ON

I/We, HARMEET SINGH AND TANVEER KAUR

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 10 day of JUNE, 2024.

H Singh & Tanveer Kaur

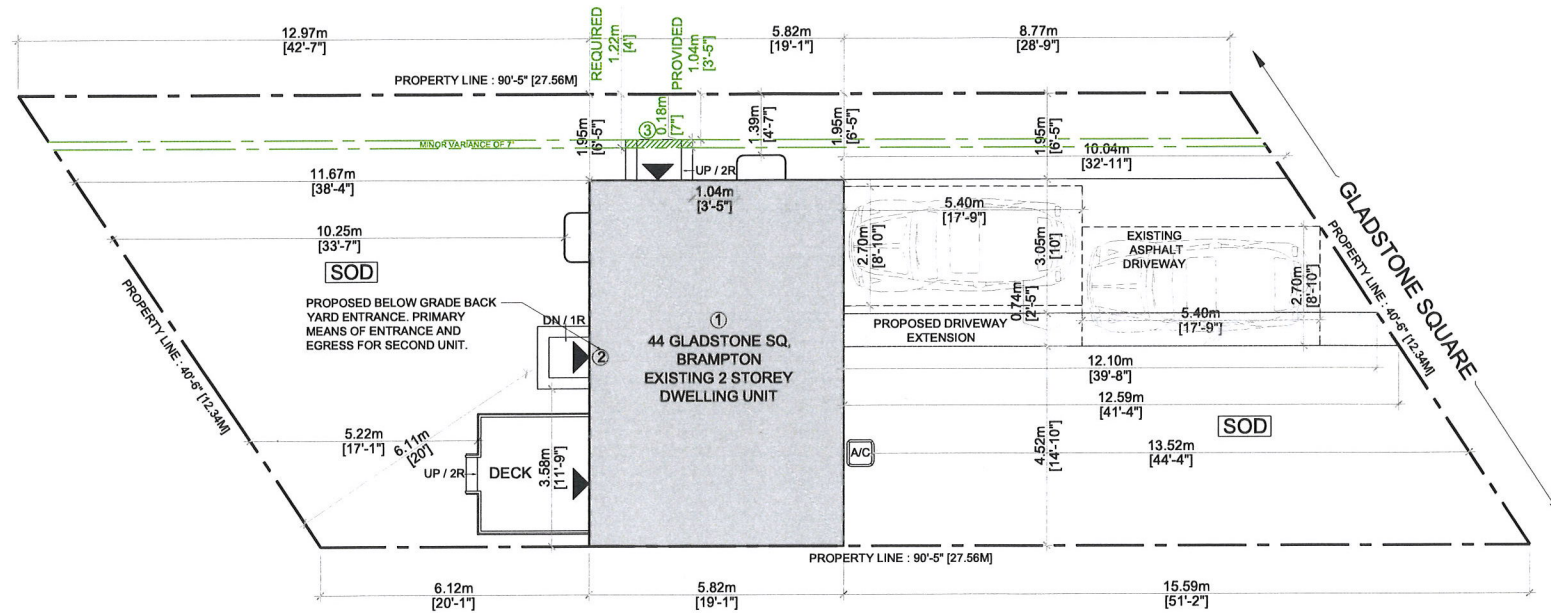
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

HARMEET SINGH & TANVEER KAUR

(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



1 SITE PLAN
A-001 SCALE: 3/32" = 1'-0"

LEGEND

- PROPERTY LINE
- ▲ ENTRANCE & EGRESS

AREA STATISTICS

| | |
|--|---------------------------------|
| MAIN FLOOR AREA | = 529.37 SFT / 49.19 SM |
| SECOND FLOOR AREA | = 529.37 SFT / 49.19 SM |
| TOTAL ABOVE GRADE GFA | = 1058.74 SFT / 98.39 SM |
| BASEMENT | |
| - NEW BASEMENT APARTMENT GFA | = 451.52 SFT / 41.96 SM |
| - FURNACE AREA | = 77.85 SFT / 7.23 SM |
| - PRINCIPAL RESIDENCE AREA | = 0.00 SFT / 0.00 SM |
| TOTAL BASEMENT GFA | = 529.37 SFT / 49.19 SM |
| BASEMENT APARTMENTS GFA IS | |
| 39.72 % OF TOTAL PRINCIPAL RESIDENCE GFA | |
| TOTAL LOT AREA : 3042.98 SFT / 282.80 SM | |

SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② PROPOSED BELOW GRADE BACK YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT.
- ③ MINOR VARIANCE

SITE LOCATION

44 GLADSTONE SQ, BRAMPTON



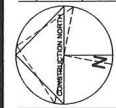
PARKING SPACES PROVIDED

TWO OUTSIDE PARKING SPACE PROVIDED

RELEASED FOR BUILDING PERMIT
 - CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES (IF ANY) TO THE CONSULTANTS BEFORE CONSTRUCTION.
 - ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
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| NO | DATE | REVISION / ISSUED |
|----|------------|--------------------|
| 00 | 2024 03 01 | SCHEMATIC DESIGN |
| 00 | 2024 04 02 | PERMIT APPLICATION |
| 01 | 2024 04 16 | CITY COMMENTS |
| 02 | 2024 06 04 | MINOR VARIANCE |



OWNER

KEVIN

DESIGN/BUILD



225 - 2980 DREW RD, MISSISSAUGA, ON L4T 0A7
 c: 647.896.9785, e: ravinder@aemdesigns.ca
 www.aemdesigns.ca

ARCHITECT



C-Architecture Ltd

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

SEAL

ALTERATIONS (SU)

44 GLADSTONE SQ, BRAMPTON

SITE PLAN

SCALE: 3/32" = 1'-0"
 DATE: 2024.06.04
 PROJECT: 24-037
 DRAWING NO:

A-001

REVISION: 02

Zoning Non-compliance Checklist

File No.

A-2024-0227

Applicant: Harmeet Singh and Tanveer Kaur

Address: 44 Gladstone Square

Zoning: R3A(4) Section 128

By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|---|---|--|-----------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SETBACKS FRONT/ SIDE / REAR | To vary Schedule C - 128 to allow a landing and stairs for an above grade door in the side yard having a side yard setback of 1.04m | Whereas the by-law does not permit a landing and stairs in the side yard as per Schedule C - 128 | 128 |
| BUILDING SIZE | | | |
| SIDE DOOR | | | |
| COVERAGE | | | |
| PARKING | | | |
| DRIVEWAY | | | |
| ACCESSORY STRUCTURE | | | |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPE OPEN SPACE | | | |
| SCHEDULE 'C' | | | |
| FENCE HEIGHT | | | |
| | | | |

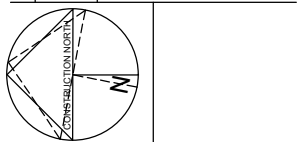
Rose Bruno
Reviewed by Zoning

June 11, 2024
Date

RELEASED FOR BUILDING PERMIT
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| NO | DATE | REVISION / ISSUED |
|----|------------|--------------------|
| 00 | 2024.03.01 | SCHEMATIC DESIGN |
| 00 | 2024.04.02 | PERMIT APPLICATION |
| 01 | 2024.04.16 | CITY COMMENTS |
| 02 | 2024.06.04 | MINOR VARIANCE |



OWNER

KEVIN
 DESIGN/BUILD

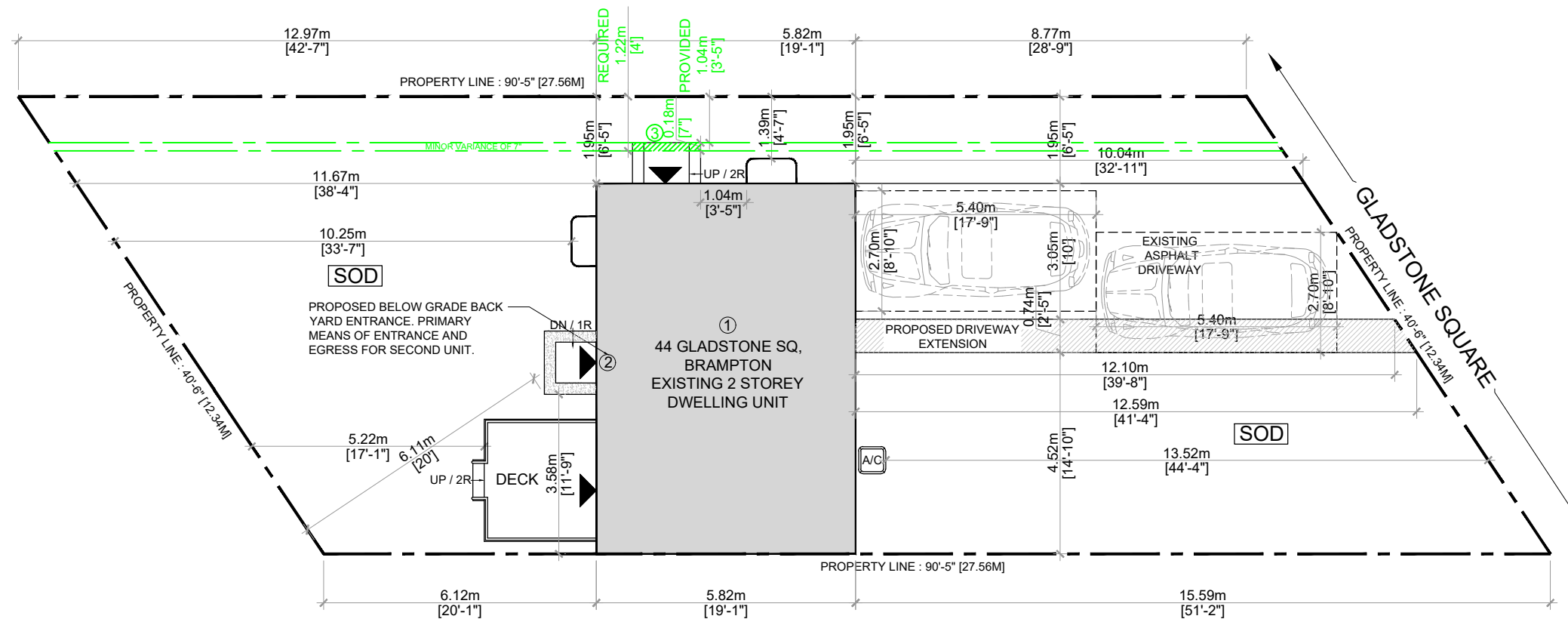


225 - 2980 DREW RD, MISSISSAUGA, ON L4T 0A7
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ARCHITECT



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 SEAL



1 SITE PLAN
 A-001 SCALE : 3/32" = 1'-0"

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 - 3 MINOR VARIANCE

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44 GLADSTONE SQ, BRAMPTON



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