



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)** SHAHID IQBAL
Address 20 MCCLEAVE CRES., BRAMPTON, ON, L6Y 4Z5

Phone # 416-432-1275 **Fax #** _____
Email m.shahid.iqbal@hotmail.com

2. **Name of Agent** HARJINDER SINGH / MEM ENGINEERING INC.
Address UNIT-28, 2355 DERRY ROAD EAST, MISSISSAUGA, ON L5S1V6

Phone # 905-673-9100 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**
TO PERMIT AN AS BUILT BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD WITH REDUCED SETBACK OF 2.97 M TO
FACILITATE SECOND UNIT IN BASEMENT.

TO PERMIT A EXISTING DRIVEWAY WIDTH OF 5.67 M

4. **Why is it not possible to comply with the provisions of the by-law?**
BY- LAW DOES NOT PERMIT A BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD.

BY LAW ONLY PERMITS A DRIVEWAY WIDTH OF 4.9 M

5. **Legal Description of the subject land:**
Lot Number PT BLK 238 RP
Plan Number/Concession Number M1140
Municipal Address 20 MCCLEAVE CRES., BRAMPTON, ON, L6Y 4Z5

6. **Dimension of subject land (in metric units)**
Frontage 36.87 M
Depth 29.95 M
Area 282.38 M2

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

0. 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:

EXISTING 2 STOREY SEMI DETACHED DWELLING

SINGLE FAMILY DWELLING

GFA - 116.81 M2

HEIGHT OF PROPERTY - 9.0 M, WIDTH - 5.67 M, LENGTH - 16.92 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING

AS BUILT BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD WITH REDUCED SETBACK OF 2.97 M

1. 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 6.07 M

Rear yard setback 6.78 M

Side yard setback 3.77 M

Side yard setback 0 M

PROPOSED

Front yard setback 6.07 M

Rear yard setback 6.78 M

Side yard setback REDUCED TO 2.97 M FROM BELOW GRADE STAIRWELL TO LOT LINE

Side yard setback 0 M

0. Date of Acquisition of subject land: 2023

1. Existing uses of subject property: SINGLE FAMILY DWELLING

2. Proposed uses of subject property: TWO UNIT DWELLING

3. Existing uses of abutting properties: RESIDENTIAL

4. Date of construction of all buildings & structures on subject land: 1999

5. Length of time the existing uses of the subject property have been continued: 25 YEARS

16. (a) What water supply is existing/proposed?

Municipal
Well

Other (specify) _____

(b) What sewage disposal is/will be provided?

Municipal
Septic

Other (specify) _____

(c) What storm drainage system is existing/proposed?

Sewers
Ditches
Swales

Other (specify) _____

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 _____

Gurwinder Singh Gand Singh

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF MISSISSAUGA BRAMPTON
THIS 14 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.

GURWINDER SINGH GREWAL, OF THE TOWN OF GEORGETOWN

IN THE REGION OF HALTON HILLS 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 14th DAY OF

June, 2024

A Commissioner etc.

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

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
R3B-3314
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.

JOHN C. CABRAL _____ 2024-06-10 _____
Zoning Officer Date

DATE RECEIVED June 14/24

VL

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: 20 MCCLEAVE CRES., BRAMPTON, ON, L6Y 4Z5

I/We, SHAHID IQBAL
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 03 day of JUNE, 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

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: 20 McCleave Crescent, Brampton, ON L6Y 4Z5

I/We, SHAHID IQBAL

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

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

HARJINDER SINGH/ MEM ENGINEERING INC.

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 24 day of MAY, 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.

SURVEYOR'S REAL PROPERTY REPORT
PART I - PLAN OF
BLOCK 238
REGISTERED PLAN 43M-1140
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL



SCALE 1 : 300
 ANTON KIKAS LIMITED
 ONTARIO LAND SURVEYORS, 1995.

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

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

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

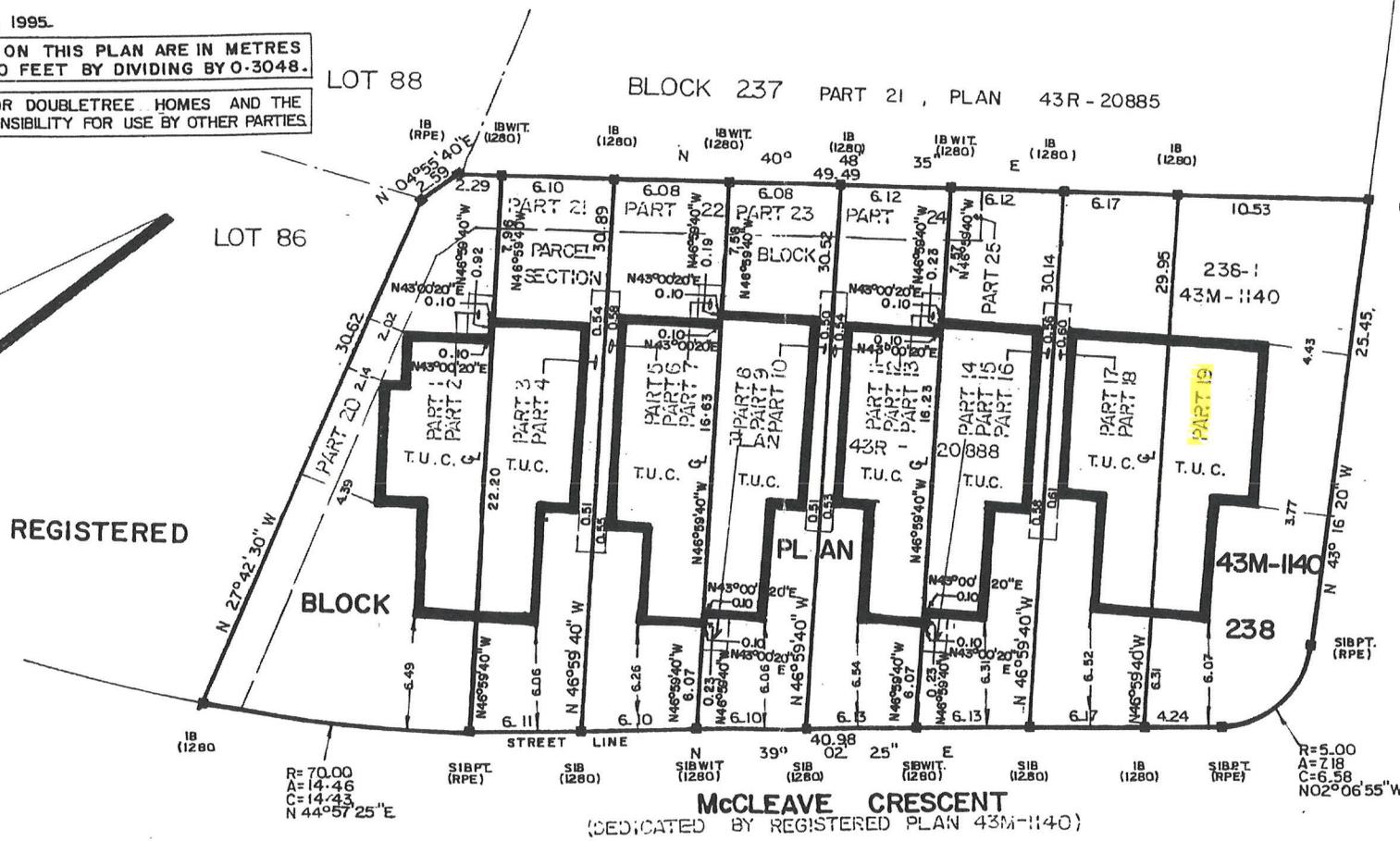
PART 2 - REPORT
 THIS PLAN REPRESENTS BLOCKS DESCRIBED UNDER THE TITLE BLOCK AND SHOWS BOUNDARIES, MONUMENTATION, TOWNHOUSES UNDER CONSTRUCTION AND RESPECTIVE SET BACKS TOGETHER WITH EASEMENTS/RIGHT-OF-WAYS, IF APPLICABLE. LOCATION OF FENCES IN RELATION TO THE BOUNDARY LINE, IF ANY, ARE SHOWN THEREON.

NOTES :
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF McCLEAVE CRESCENT AS SHOWN ON REGISTERED PLAN 43M-1140 HAVING A BEARING OF N 39°02'25" E.

BUILDING TIES SHOWN HEREON ARE TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- WIT DENOTES WITNESS
- S.I.B. DENOTES STANDARD IRON BAR
- I.B. DENOTES IRON BAR
- (I280) DENOTES ANTON KIKAS O.L.S.
- (RPE) DENOTES RADY PENTEK & EDWARD O.L.S.
- P.T. DENOTES POINT OF TANGENCY
- T.U.C. DENOTES TOWNHOUSE UNDER CONSTRUCTION
- ℄ DENOTES CENTRE LINE OF WALL



McCleave Crescent
DEDICATED BY REGISTERED PLAN 43M-1140

R=70.00
 A=14.46
 C=14.43
 N 44°57'25" E

R=5.00
 A=7.18
 C=6.58
 N 02°06'55" W

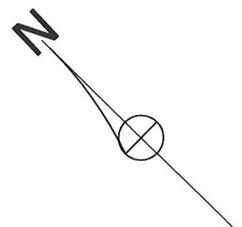
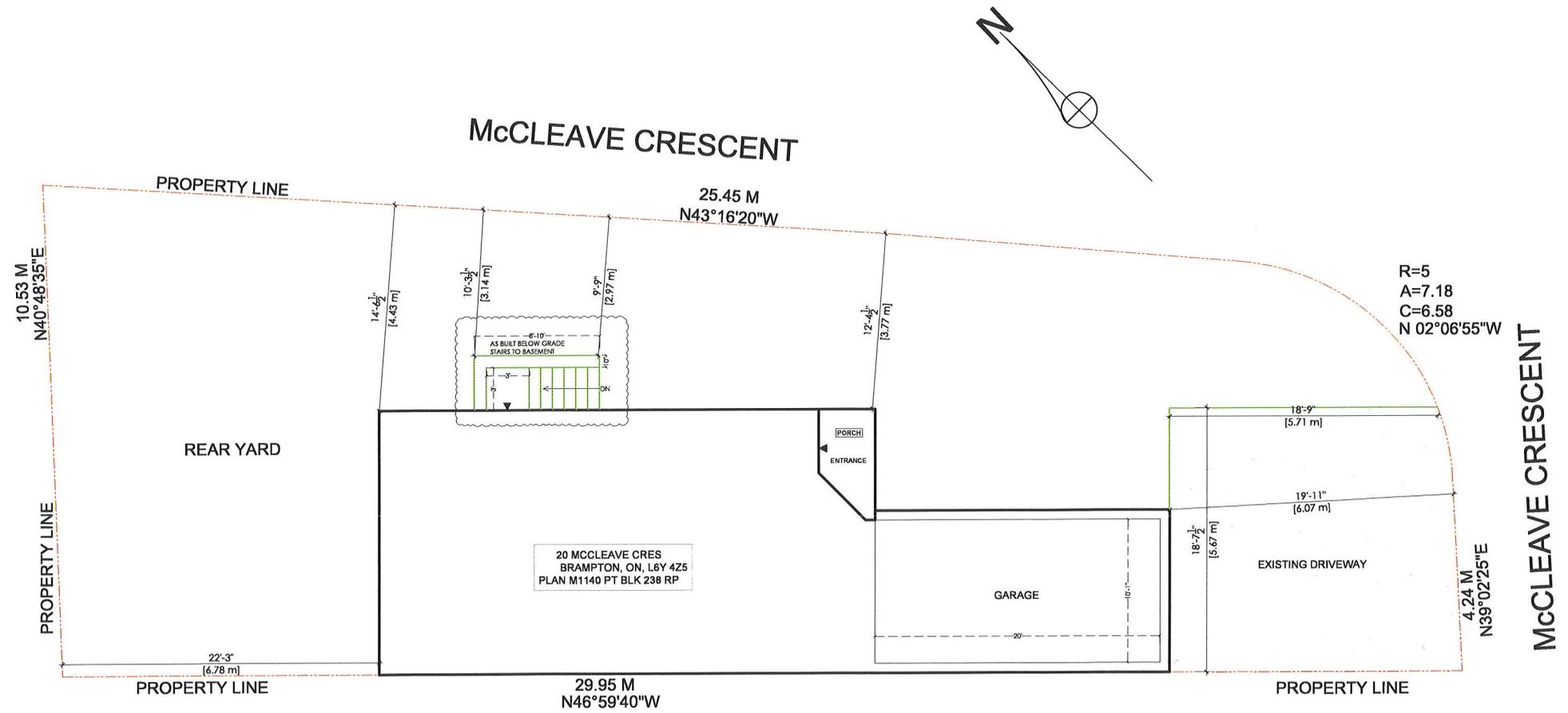
McCleave Crescent
 (DEDICATED BY REGISTERED PLAN 43M-1140)

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT :
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 22nd DAY OF Feb., 1995.
Feb. 27, 1995. A. Kikas
 DATE ANTON KIKAS
 ONTARIO LAND SURVEYOR

© ANTON KIKAS LIMITED

Anton Kikas Limited
 Consulting Engineers
 Ontario Land Surveyors - Planners
 158 Bridgeland Avenue Toronto M5A 1Z4 Tel. 787-0303

DRAWN BY : J.J.	JOB N ^o 94 - 16 - 11
CHECKED BY : J.H.	



General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * 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 UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 905-517-6755
 Email:harry@memengineering.ca

PROJECT TITLE:
 20 McCleave Crescent, Brampton,
 ON L6Y 4Z5

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

SCALE: 1/8"=1'-0"	DRAWING NO.:
PLOT DATE: 01-06-2024	A100
DRAWN BY: SB	
CHECKED BY: HS	

SITE PLAN
 SC: 1/8" - 1'-0"

Zoning Non-compliance Checklist

File No.
A - 2024 - 0228

Applicant: SHAHID IQBAL

Address: 20 McCleave Crescent, Brampton, ON L6Y 4Z5

Zoning: R3B-3314

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit an existing exterior stairway leading to a below grade entrance in a required exterior side yard.	Whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard.	10.23.1
SETBACKS	To permit an existing exterior side yard setback of 2.97m to a stairway leading to a below grade entrance.	Whereas the by-law requires a minimum exterior side yard setback of 3.0m.	16.6.2(f)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral
Reviewed by Zoning

2024-06-10
Date