

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

FILE NUMBER: A-2024-0230

*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)** DALBIR BANIPAL, AMARJIT BANIPAL and MANROOP BANIPAL  
**Address** 174 Bufford Dr, Brampton, ON L6Y 3N3  
 \_\_\_\_\_  
**Phone #** 437-333-0920 **Fax #** \_\_\_\_\_  
**Email** rockythiara@gmail.com

2. **Name of Agent** HARJINDER SINGH / MEM ENGINEERING INC.  
**Address** UNIT -28, 2355 DERRY ROAD EAST, MISSISSAUGA L5S1V6  
 \_\_\_\_\_  
**Phone #** 905-673-9100 **Fax #** \_\_\_\_\_  
**Email** MEM.PENG@OUTLOOK.COM

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

1. TO PERMIT A PROPOSED BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD WITH REDUCED SETBACK OF 1.86 M TO FACILITATE SECOND UNIT DWELLING IN BASEMENT.

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

BY -LAW DOES NOT PERMIT BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD.

5. **Legal Description of the subject land:** LOT 23  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** M1627  
**Municipal Address** 174 Bufford Dr, Brampton, ON L6Y 3N3

6. **Dimension of subject land (in metric units)**  
**Frontage** 40.699 M  
**Depth** 10.63 M  
**Area** 326.99 M2

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.)

EXISTING 2 STOREY DETACHED BRICK DWELLING  
 SINGLE FAMILY DWELLING  
 GFA- 186.03 SQ.M.  
 LENGTH OF PROPERTY - 17.57 M, WIDTH- 7.10 M, HEIGHT - 9.0 M  
 EXISTING ACCESSORY SHED - 2.4 M X 2.13 M

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

TWO UNIT DWELLING  
 PROPOSED BELOW GRADE STAIRWELL IN EXTERIOR SIDE YARD

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	2.40 M	_____
Rear yard setback	7.63 M	_____
Side yard setback	0.65 M	_____
Side yard setback	3.08M	_____

**PROPOSED**

Front yard setback	2.40 M	_____
Rear yard setback	7.63 M	_____
Side yard setback	0.65 M	_____
Side yard setback	REDUCED TO 1.86 M FROM PROPOSED BELOW GRADE STAIRWELL	_____

10. Date of Acquisition of subject land: 2011
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: 2000
15. Length of time the existing uses of the subject property have been continued: 24 YEARS

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 \_\_\_\_\_

*Confer*

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

*Confer*

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1D-3427

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

Connor Cowan 2024-06-05  
Zoning Officer Date

DATE RECEIVED June 14/24

Date Application Deemed Complete by the Municipality ✓

**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

LOCATION OF THE SUBJECT LAND: 174 Bufford Dr, Brampton, ON L6Y 3N3

I/We, DALBIR BANIPAL, AMARJIT BANIPAL and MANROOP BANIPAL  
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 03 day of JUNE, 202024

Dalbir Singh Banipal / Ag / MR  
(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  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND 174 Bufford Dr. Brampton, ON L6Y 3N3

I/We DALBIR BANIPAL, AMARJIT BANIPAL and MANROOP BANIPAL  
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<sup>th</sup> day of April 2024.

Dalbir Singh Banipal / AS / MRP  
(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**

2024-06-03

COVERING LETTER

To

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

Subject: Minor Variance application 174 Bufford Dr, Brampton, ON L6Y 3N3

Sir/ Madam,

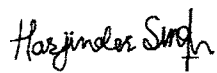
We hope this letter finds you well. Please accept our minor variance application for our client 174 Bufford Dr., Brampton, ON L6Y 3N3.

We have a proposal to permit a below grade stairwell with reduced setback of 1.86m.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

P Eng. PMP, CET, RCJI

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 174 Bufford Dr, Brampton, ON L6Y 3N3

I/We, DALBIR BANIPAL, AMARJIT BANIPAL and MANROOP BANIPAL  
please print/type the full name of the owner(s)

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Dated this 03 day of JUNE, 2024.

Dalbir Singh Banipal / Ar / Manroop  
(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.)

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

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF**  
**LOTS 23 TO 28 INCLUSIVE**  
**REGISTERED PLAN N° 43M-1627**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**  
**SCALE 1 : 250**  
**2004**



© R.G.McKIBBON LIMITED

**PART 2**  
 THIS PLAN MUST BE READ IN  
 CONJUNCTION WITH SURVEY REPORT  
 DATED JUNE 17, 2004.

**NOTES**

Bearings shown on this plan are magnetic and are referred to the South Westerly limit of Bufford Drive in accordance with Registered Plan 43M-1627, having a bearing of N72°58'30"W.

Survey Monuments Found shown thus   
 Survey Monuments Planted shown thus

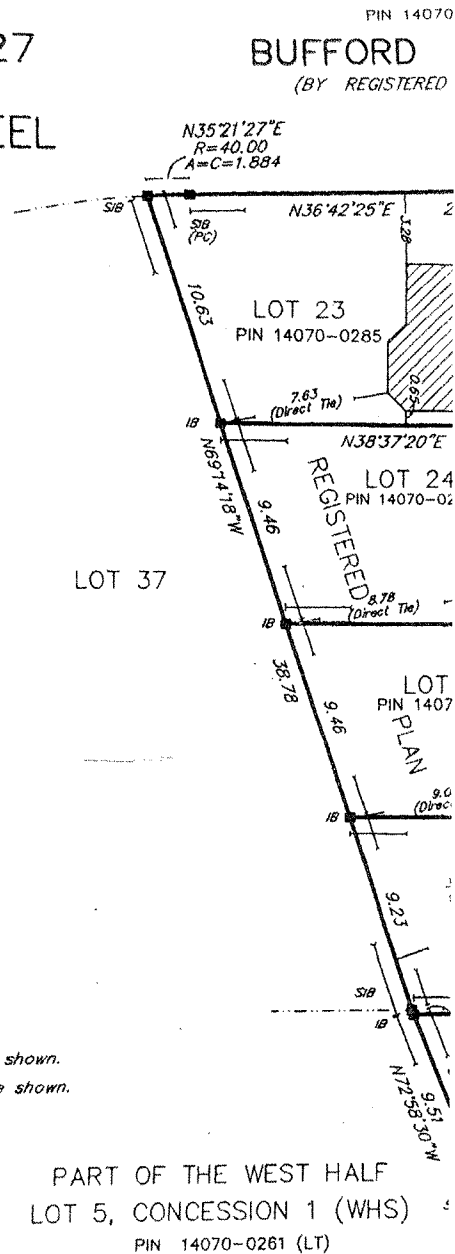
- S.S.I.B. - denotes Short Standard Iron Bars
- S.I.B. - denotes Standard Iron Bars
- I.B. - denotes Iron Bars
- I.P. - denotes Iron Pipes
- O/U - denotes Origin Unknown
- 1137 - denotes R.G.McKibbon, O.L.S.
- TFW - denotes Top of Foundation Wall
- (PC) - denotes Point of Curvature
- (1365) - denotes Radius
- A - denotes Arc
- C - denotes Chord
- R - denotes Radius

All building ties are measured to concrete foundations unless otherwise shown.  
 All found monuments are per R.G.McKibbon Ltd., O.L.S., unless otherwise shown.  
 Property lines are unfenced unless otherwise shown.

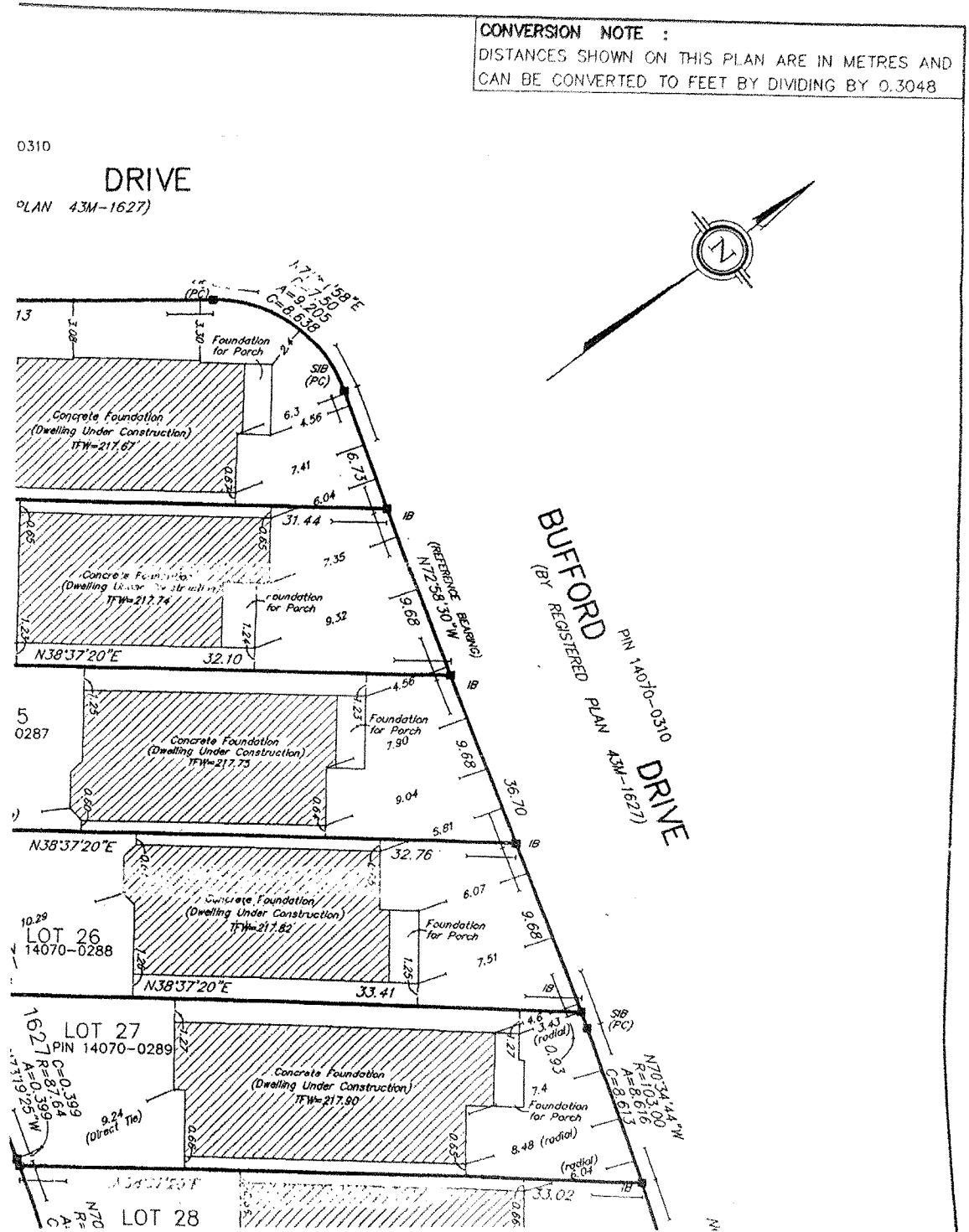
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

1) This survey, map plan and report are made in accordance with the Surveyors Act, the Land Titles Act and the Surveyors Act and its regulations made under them



PART OF THE WEST HALF  
 LOT 5, CONCESSION 1 (WHS)  
 PIN 14070-0261 (LT)



**CONVERSION NOTE :**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



# Zoning Non-compliance Checklist

File No.

A-2024-0230

Applicant: HARJINDER SINGH

Address: 174 Bufford Dr

Zoning: R1D-3427

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a proposed 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
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	To permit an exterior side yard setback of 1.86m to a proposed exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum exterior side yard setback of 3m.	10.23.1
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-04-05

Date

N35°21'27"E  
R = 40.0  
A=C = 1.884

EXISTING  
ACCESSORY  
SHED  
2.4m X 2.13m  
HT - 2.5m

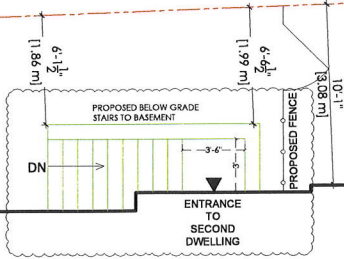
N69°14'18"W  
10.63 M

REAR YARD

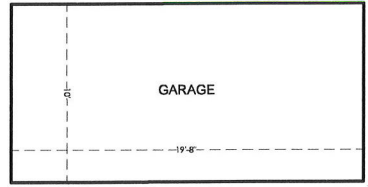
# BUFFORD DRIVE

N36°42'25"E

PROPERTY LINE



174 BUFFORD DR.,  
BRAMPTON, ON, L6Y3N3,  
PLAN 43M-1627 LOT 23



PORCH

ENTRANCE TO PRIMARY DWELLING

EXISTING HARD SURFACE

BUFFORD DRIVE

R= 7.50  
C= 8.638  
A= 9.205

14'-11 1/2"  
(4.56 m)

24'-3 1/2"  
(7.41 m)

EXISTING DRIVEWAY

PROPERTY LINE

31.44 M  
N38°37'20"E

## SITE PLAN

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

### 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, L6S 1V6  
905-673-9100  
Email:harry@memengineering.ca

PROJECT TITLE:  
174 BUFFORD DR.,  
BRAMPTON, ON L6Y 3N3

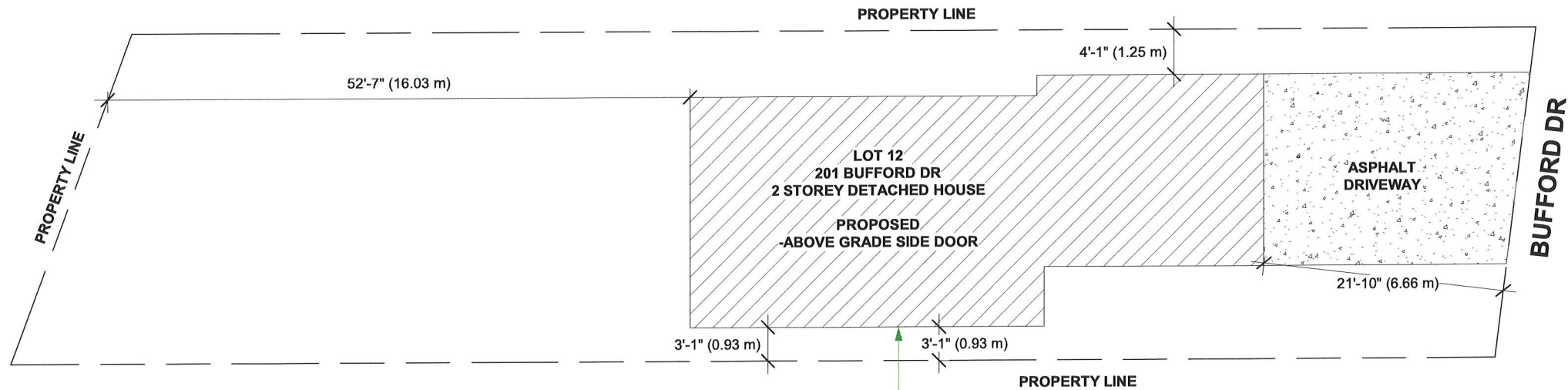
SHEET TITLE:  
**SITE PLAN**

CLIENT EMAIL:	DRAWING NO.: <b>A099</b>
CLIENT CONTACT:	
SCALE: 1/8"-1'-0"	
PLOT DATE: 2024-06-04	
DRAWN BY: SB	
CHECKED BY: HS	

**MINOR VARIANCE**

-TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD  
WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT;

-TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.93 M  
WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M  
FROM INTERIOR SIDE LOT LINE.



**AS-BUILT ABOVE GRADE ENTRANCE  
(ON GRADE LEVEL)**  
(NOT TO BE USED AS PRIMARY ENTRY AND  
EXIT FOR SECOND DWELLING UNIT)

**SITE PLAN**

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR VARIANCE MAY 03/24

ADDRESS:  
201 BUFFORD DR,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-29965

**NOBLE PRIME  
SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: MAY 03/24 DWG No: A-1  
SCALE: 1" = 10'-0"

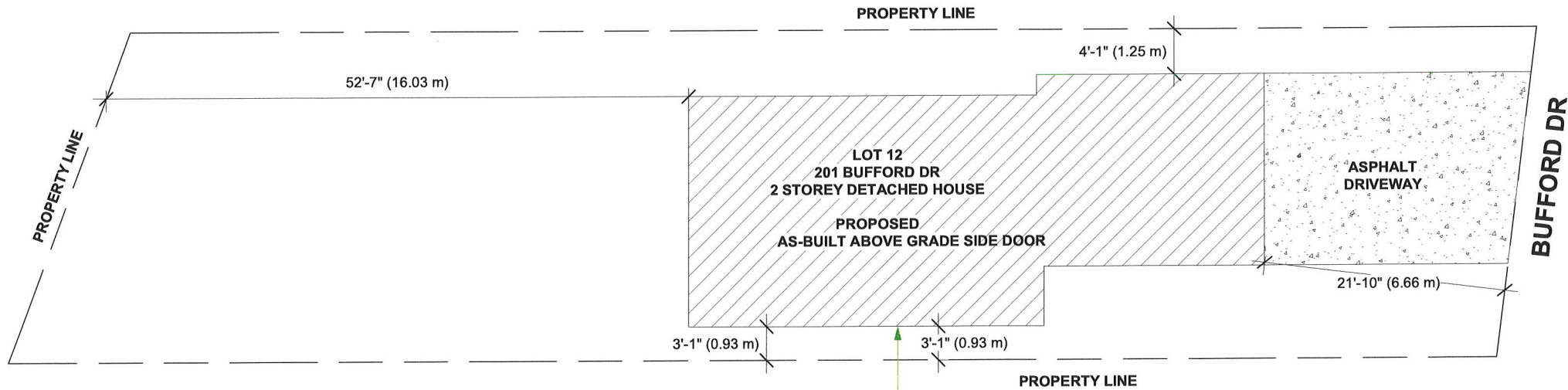
Received / Revised

JUN 26 2024

Committee of Adjustment

**MINOR VARIANCE**

- TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT;
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