

FILE NUMBER: A-2024-0280

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)** PARVINDER SINGH LOTAY and RUPINDER KAUR LOTAY
Address 12 RANGER CRESCENT, BRAMPTON, ON L6P 2J8

Phone # 647-280-5890 **Fax #** _____
Email parv10parv@gmail.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 STAIRCASE IN SIDE YARD WITH REDUCED SETBACK OF 0.17 M TO LOT LINE.

4. **Why is it not possible to comply with the provisions of the by-law?**
BY LAW DOES REQUIRES A MINIMUM OF 0.3 M FROM SIDE LOT LINE TO BELOW GRADE STAIRWELL

5. **Legal Description of the subject land:**
Lot Number 73
Plan Number/Concession Number 1652
Municipal Address 12 Ranger Crescent, Brampton, ON L6P 2J8

6. **Dimension of subject land (in metric units)**
Frontage 18.30 M
Depth 30.00 M
Area 549 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 _____

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 TWO STOREY BRICK DWELLING

SINGLE FAMILY DWELLING

LENGTH OF PROPERTY - 15.75 M, WIDTH - 15.20 M, HEIGHT - 9.0 M

GFA - 389.06 M2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TWO UNIT DWELLING

REDUCED SETBACK OF 0.17M FROM AS BUILT BELOW GRADE STAIRWELL

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	4.55 M
Rear yard setback	9.70 M
Side yard setback	1.53 M
Side yard setback	1.53 M

PROPOSED

Front yard setback	4.55 M
Rear yard setback	9.70 M
Side yard setback	1.53 M
Side yard setback	0.17 M FROM AS BUILT BELOW GRADE STAIRS TO LOT LINE

0. Date of Acquisition of subject land: 2020

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: 2000

5. 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 _____

Raman Kumar

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF July Brampton
THIS 19 DAY OF July, 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, Raman Kumar, OF THE City OF Brampton

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 19 DAY OF JULY, 2024

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.

Expires June 21, 2027

Raman Kumar
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

R1A-1836

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.

Philip Gaspar _____

Zoning Officer

July 09, 2024 _____

Date

DATE RECEIVED _____

July 19, 2024

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: 12 Ranger Crescent, Brampton, ON L6P 2J8

I/We, PARVINDER SINGH LOTAY AND RUPINDER KAUR LOTAY
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 day of JUNE, 20 24.

Parvinder Singh Lotay Rupinder Kaur Lotay
(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: 12 Ranger Crescent, Brampton, ON L6P 2J8

I/We, PARVINDER SINGH LOTAY AND RUPINDER KAUR LOTAY
please print/type the full name of the owner(s)

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

RAMAN KUMAR/ 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 30 day of JUNE, 2024.

Parvinder Singh Lotay Rupinder Kaur Lotay
(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 72,73,74,75,76 AND 77
PLAN 43M-1652
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1543960



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 25(3).

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1652
- P DENOTES PORCH

ALL FOUND MONUMENTS BY J. D. BARNES LTD., O.L.S.
ALL TIES TO CONCRETE FOUNDATIONS
BEARINGS ARE GRID AND ARE REFERRED TO
THE NORTHWEST LIMIT OF RANGER CRESCENT
AS SHOWN ON PLAN 43M-1652 HAVING A
BEARING OF N47°15'40"E

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

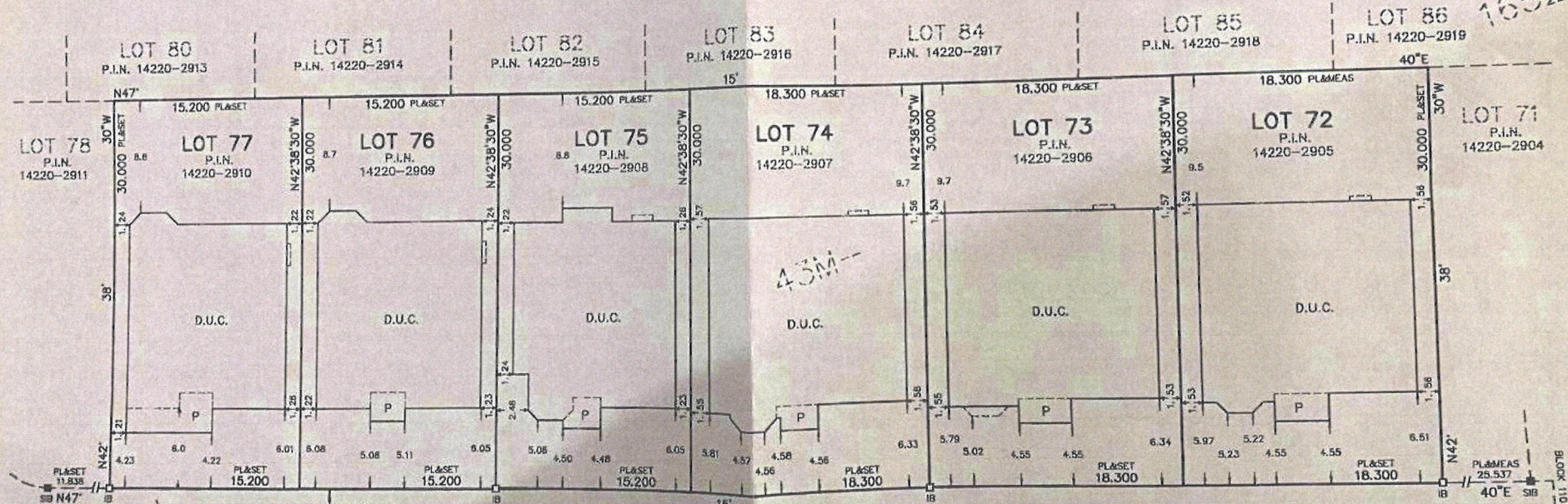
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 16th DAY OF Dec., 2004

DATE Dec. 23rd, 2004

T. Singh
T. SINGH
ONTARIO LAND SURVEYOR



PLAN

RANGER CRESCENT
(BY PLAN 43M-1652)
P.I.N. 14220-2953

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

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2004

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
465 WILSON AVENUE, DOWNSVIEW, ONTARIO
Tel. (416)635-5000 Fax (416)635-5001
Web site: www.rpesurveying.ca
DRAWN: G.Y. CHECKED: T.S.
CAD FILE No. 1652-072 JOB No. 04-223

2024-07-02

COVERING LETTER

To

The Secretary-Treasurer

Committee of Adjustment

City of Brampton

2 Wellington Street West

Brampton, Ontario

L6Y 4R2

Subject: Minor Variance application 12 Ranger Cr, Brampton, ON L6P 2J8

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client 12 Ranger Cr., Brampton, ON L6P 2J8.

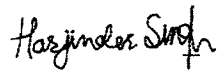
We have a proposal as follow:

1. To permit an as built below grade stairwell in side yard with reduced setback of 0.17 m to lot line.

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

Zoning Non-compliance Checklist

File No.
A - 2024-0280

Owner: PARVINDER SINGH LOTAY and RUPINDER KAUR LOTAY

Address: 12 RANGER CRES

Zoning: R1A-1836

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			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE	To permit a (proposed or existing) exterior stairway leading to a below grade entrance in a required side yard To permit an interior side yard setback of 0.17 m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard. whereas the by-law requires a minimum interior side yard setback of 1.2 m.	10.23.1 1836.2 (7)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

July 09, 2024
Date