

AUG 11 2024

Committee of Adjustment

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

FILE NUMBER: A-2024-0294

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)** GURPREET UBHI
Address 8884 CREDITVIEW RD BRAMPTON, ON, L6Y 0G4

Phone # 416 737 0544 **Fax #**
Email reese@medikaplastics.com

2. **Name of Agent** ELEN ABUNAHILA
Address 74 GUELPH ST , GEORGETOWN, ON, L7G 3Z5

Phone # 416 602 0367 **Fax #**
Email elen@antaradesign.ca

3. **Nature and extent of relief applied for (variances requested):**
1. To permit a proposed driveway in front yard
2. To permit a proposed deck (12'x12') in rear yard

4. **Why is it not possible to comply with the provisions of the by-law?**
TO PERMIT 13.42 M DRIVEWAY WIDTH , WHEREAS THE ZONING BY LAWS
REQUIRES A MAX 11.4 M.

5. **Legal Description of the subject land:**
Lot Number LOT 5
Plan Number/Concession Number 43r-40144
Municipal Address 8884 CREDITVIEW RD BRAMPTON, ON, L6Y 0G4

6. **Dimension of subject land (in metric units)**
Frontage 22.83M
Depth 81.80M from left & 89.16M from the right
Area 2016.14 SQM

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 ☐

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.)

GROUND FLOOR AREA - 162.6 SQ. M. , GROSS FLOOR AREA - 162.6 SQ.M.,
NUMBER OF STOREY -1
width 11.05 m , length 14.72m , ht 4.87m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Driveway ,Deck

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	17.41m
Rear yard setback	51.66 m
Side yard setback	2.02 m
Side yard setback	3.31m from Garage side and 8.27m from the house side

PROPOSED

Front yard setback	13.26 m
Rear yard setback	47.78 m
Side yard setback	2.89 m
Side yard setback	2.66 m

10. Date of Acquisition of subject land: 2022
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: 1990
15. Length of time the existing uses of the subject property have been continued: 32

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 _____

Ela
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____
THIS JUNE DAY OF 24, 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, _____, OF THE _____ OF _____

IN THE _____ OF _____ 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

OF _____
IN THE _____ OF _____
THIS _____ DAY OF _____
, 20____.

A Commissioner etc.

Ela
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____ A _____

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

Shiza Athar
Zoning Officer

2024/08/12
Date

DATE RECEIVED _____

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

LOCATION OF THE SUBJECT LAND: 8884 Creditview Rd , Brampton , ON

I/We, GURPREET UBHI

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

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

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 JUNE day of 25, 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

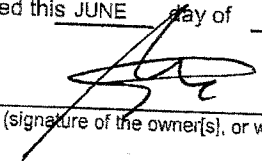
LOCATION OF THE SUBJECT LAND: 8884 Creditview Rd , Brampton , ON

I/We, GURPREET UBHI

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 JUNE 15 day of 25, 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.)

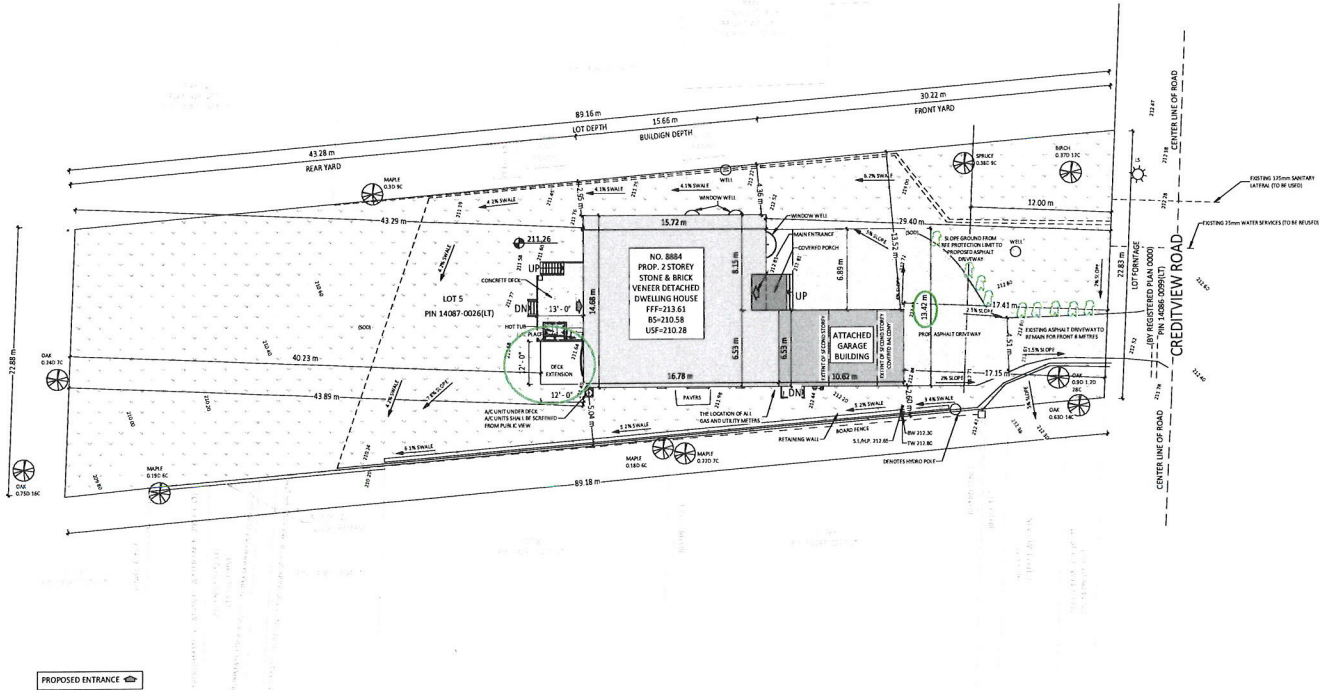
NOTE: *If the owner is a firm or corporation, the corporate seal shall be affixed hereto.*

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

ZONING INFO											(METRIC)	
LOT AREA: 2016.14			LOT No.: 5			22.83			LOT DEPTH (AVE.): 89.17			
GROSS FLOOR AREA			LOT FRONTAGE:			SETBACKS			EXISTING/PROPOSED			
1 ST FLOOR	EXISTING	PROPOSED	TOTAL	%	ALLOWED	%	FRONT	REAR	17.15	13.26	ALLOWED	
2 ND FLOOR		241.27					REAR	43.29	47.18			
ROOF TOP							SIDE (N)	2.95	2.89			
TOTAL GFA		455.31					SIDE (S)	2.60	2.66			
LOT COVERAGE		319.43	319.43	15.84%								



GENERAL NOTE:
1- THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF DIZENING DRAFTING SERVICES LTD.
2- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION BY THE AUTHORITIES.
3- DO NOT SCALE THESE DRAWINGS.
4- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER.
5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.



NOTE
UTILITY METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW.

FRONT YARD AREA: 273.85 M²
DRIVEWAY AREA: 55.81 M²
LANDSCAPE AREA: 218.04 M²
FRONT LOT WIDTH: 22.83M
PROPOSED DRIVEWAY WIDTH: 13.42 M (58.7% WIDTH OF THE LOT WIDTH)

REAR YARD AREA: 995.20 M²
PROPOSED CONCRETE DECK & STEPS: 27.85 M²
PROPOSED LAWN AREA: 967.35 M²
PROPOSED SOFT LANDSCAPING PERCENTAGE: 967.35 M²/995.20 M²=97.20%

1 SITE - PROPOSED
1 : 200

NO.	DATE	ISSUED FOR	APVD
REVISIONS			



ENGINEER:

CLIENT:

PROJECT NAME:
NEW CONSTRUCTION

PROJECT ADDRESS:
8884 CREDITVIEW RD., BRAMPTON, ON L6Y 0G4
SHEET NAME:

SITE PLAN PROPOSED

DATE:	PROJECT No.:
SCALE: As Indicated	21-02-10
DRAWN BY: P. FORZAN	SHEET No.:
CHECKER: Checker	A0-04

KNOWN AS CREDITVIEW ROAD
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 W.H.S.
PIN 14086-0099(LT)

PART 3, PLAN 43R-19071
PIN 14086-0126(LT)

BLOCK 113
(STREET WIDENING)

BLOCK 117

LOT 88
PIN 14087-0270(LT)

LOT 89
PIN 14087-0271(LT)

BLOCK 122
(0.30m RESERVE)
PIN 14087-0304(LT)

CLASSIC DRIVE
PIN 14087-0312(LT)

PART 1,
PLAN 43R-14727
PIN 14087-0333(LT)

PART 1,
PLAN 43R-14727
PIN 14087-0333(LT)

LOT 90
PIN 14087-0272(LT)

THE TOPOGRAPHY WAS COMPLETED ON THE 21st DAY OF JANUARY, 2021

TOPOGRAPHY OF
PART OF LOT 5
CONCESSION 4
WEST OF HURONTARIO STREET
CITY OF BRAMPTON
(GEOGRAPHIC TOWNSHIP OF CHINGUACIOUS)
REGIONAL MUNICIPALITY OF PEELE
SCALE: 1:300

TED VAN LANKVELD, O.L.S. 2021
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE
CONVERTED TO CITY OF BRAMPTON CONTROL MONUMENT
(#042010231), WITH AN ELEVATION OF 209.357m.

BENCH MARK
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE
CONVERTED TO CITY OF BRAMPTON CONTROL MONUMENT
(#042010231), WITH AN ELEVATION OF 209.357m.

NOTE
BOUNDARY INFORMATION HAVE NOT BEEN VERIFIED
BY FIELD MEASUREMENTS.
BUSHES, TREES LESS THAN 0.150 AND DEAD TREES WERE
NOT LOCATED UNLESS NOTED OTHERWISE

LEGEND
(TW) DENOTES TOP OF WALL
(BW) DENOTES BOTTOM OF WALL
(E) DENOTES EXISTING GRADE ELEVATION
A/C DENOTES AIR CONDITIONER
G DENOTES GAS METER
H DENOTES HYDRO METER
T DENOTES DECIDUOUS TREE WITH TRUNK (D) AND
CANOPY (C) DIMENSIONS INDICATED
T DENOTES CONIFEROUS TREE WITH TRUNK (D) AND
CANOPY (C) DIMENSIONS INDICATED
F DENOTES FENCE
O/H DENOTES OVERHEAD WIRES
WV DENOTES WATER VALVE
B DENOTES BELL BOX
P DENOTES TREE STUMP WITH TRUNK (D) DIMENSIONS INDICATED
POST DENOTES POST

(HW) DENOTES INVERT
(TW) DENOTES TOP OF LOOSE ROCK WALL
(BW) DENOTES BOTTOM OF LOOSE ROCK WALL
MH DENOTES MANHOLE
HP DENOTES HYDRO POLE
LS DENOTES LIGHT STANDARD
LP DENOTES LIGHT POLE
GW DENOTES GUY WIRE

TED VAN LANKVELD
ONTARIO LAND SURVEYORS

110 GOLDCREST ROAD
BRAMBLEA, ONTARIO
L5S 1H4
TEL(905) 792-8841
EMAIL: TVANLANKVELD@HOTMAIL.COM

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this plan, in whole or in part, is strictly prohibited.

FIELD: M.V.DRAWN: M.V. CHECKED: T.V. JOB No: 21-2516-T
DWG NAME: 21-2516-TOPOG.PLOT DATE: 2021-01-27

Properties

PIN

14087 - 0026 LT

Interest/Estate

Fee Simple

☒ Split

Description

PT LT 5 CON 4 WHS CHINGUACOUSY, DESIGNATED AS PART 4 ON PLAN 43R-40144; CITY OF BRAMPTON

Address

8884 CREDITVIEW ROAD
BRAMPTON

Consideration

Consideration

\$750,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name

UBHI, GURPREET SINGH

Address for Service

8884 Creditview Road
Brampton, Ontario
L6Y 0G4

I am at least 18 years of age.

My spouse is a party to this document.

This document is not authorized under Power of Attorney by this party.

Name

UBHI, KULJEET KAUR

Address for Service

8884 Creditview Road
Brampton, Ontario
L6Y 0G4

I am at least 18 years of age.

My spouse is a party to this document.

This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
<div><div>Name</div><div>BRANTHAVEN CREDITVIEW INC.</div></div> <div><div>Address for Service</div><div>720 Oval Court Burlington, Ontario L7L 6A9</div></div>		

Statements

The Committee of Adjustment, City of Brampton has consented to the severance herein. See Schedules

Signed By

Feher Mahoon Mansoor

1100 Central Parkway West, Unit 28 Lower-Level
Mississauga
L5C4E5

acting for
Transferor(s)

Signed

2022 04 08

Tel 416-320-6008

Fax 866-320-6008

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Daniel Philip Botelho

7501 Keele Street, Ste. 200
Concord
L4K 1Y2

acting for
Transferee(s)

Signed

2022 04 08

Tel 905-760-2600

Fax 905-760-2900

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

BRATTYS LLP

7501 Keele Street, Ste. 200
Concord
L4K 1Y2

2022 04 08

The applicant(s) hereby applies to the Land Registrar.

Submitted By

Tel 905-760-2600
Fax 905-760-2900

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$11,475.00
Total Paid	\$11,541.30

File Number

Transferor Client File Number :	21-5199
Transferee Client File Number :	228807 (DPB/VL) B-2021-0013

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14087 - 0026 PT LT 5 CON 4 WHS CHINGUACOUSY, DESIGNATED AS PART 4 ON PLAN 43R-40144; CITY OF BRAMPTON

BY: UBHI, GURPREET SINGH
UBHI, KULJEET KAUR
TO: BRANTHAVEN CREDITVIEW INC.

1. TANWEER ABBAS

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for BRANTHAVEN CREDITVIEW INC. described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$750,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$750,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$750,000.00

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (b) This is not a conveyance of "designated land".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
- Other remarks & explanations: The consideration noted herein is the total consideration for both Part 3 and Part 4 on Plan 43R-40144, which are being conveyed by the Transferors to the Transferee in two separate Transfers/Deeds in order to comply with the provisions of the Planning Act (Ontario). Land Transfer Tax payable on the total consideration for both Part 3 and Part 4 on Plan 43R-40144 is being paid on registration of this Transfer/Deed.

PROPERTY Information Record

A. Nature of Instrument:	Transfer				
	LRO 43	Registration No.	PR4029420	Date:	2022/04/08
B. Property(s):	PIN 14087 - 0026	Address	8884 CREDITVIEW ROAD BRAMPTON	Assessment	2110080 - 01115000
				Roll No	
C. Address for Service:	720 Oval Court Burlington, Ontario L7L 6A9				
D. (i) Last Conveyance(s):	PIN 14087 - 0026	Registration No.	PR4017561		
	(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>				
E. Tax Statements Prepared By:	Daniel Philip Botelho 7501 Keele Street, Ste. 200 Concord L4K 1Y2				



APPLICANTS: GURPREET SINGH UBHI AND KULJEET KAUR UBHI

**FORM 4
PLANNING ACT
CERTIFICATE OF SECRETARY-TREASURER**

Under subsection 53(42) of the *PLANNING ACT*, R.S.O. 1990, as amended, I certify that the consent of the COMMITTEE OF ADJUSTMENT, of the CITY OF BRAMPTON, was given on August 3, 2021 to a conveyance of the land described as follows:

Part of Lot 5, Concession 4 WHS, Chinguacousy, designated as Part 4 on Reference Plan 43R-40144, City of Brampton, Regional Municipality of Peel.

SUBSECTION 50(3) AND/OR (5) OF THE PLANNING ACT, APPLIES TO ANY SUBSEQUENT CONVEYANCE OF OR TRANSACTION INVOLVING THE PARCEL OF LAND THAT IS THE SUBJECT OF THIS CONSENT.


JEANIE MYERS
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
CITY OF BRAMPTON

Dated this 28th Day of March, 2022

NOTE:

1. The *PLANNING ACT* indicates that a consent lapses at the expiration of two years from the date of the Certificate, therefore, if the transaction noted above is not carried out within the two year period, the Certificate of Consent will lapse.
2. Development charges may be payable at the time of the issuance of a building permit.

Zoning Non-compliance Checklist

File No.
A-2024-0294

Applicant: Elen Abunahla
Address: 8884 Creditview Rd
Zoning: A
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 5.04m to a proposed deck extension,	whereas the by-law requires a minimum interior side yard setback of 7.5m.	46.1.2(b)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 13.42m (58.7% of the lot width),	whereas the by-law permits a maximum driveway width of 50% of the lot width.	10.9.1.C(ii)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/08/12

Date