



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

FILE NUMBER: A-2024-0301

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) JASPREET SINGH JAGDEV / BIPINJIT KAUR DUGGAL

Address 28 CRANNYFIELD DR, BRAMPTON, L7A3X2

Phone # 647-285-9770 Fax # _____

Email jjagdev0001@gmail.com

2. Name of Agent HARPREET CHATRATH

Address UNIT 218, 50 SUNNY MEADOW BLVD, BRAMPTON, L6R0Y7

Phone # 647-852-5086 Fax # _____

Email harpreet@inspireag.ca

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

- APPLYING FOR VARINACE TO HAVE BELOW GRADE TWO STEPS IN THE REQUIRED INTERIOR SIDE YARD SETBACK.

- APPLYING FOR VARINACE TO HAVE AN INTERIOR SIDE YARD SETBACK OF 0.91 MT ONTHE SIDE OF EXTERIOR STEPS, WHERE AS BY LAW REQUIRE 1.2 MT.

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

SINCE THE UNIT IS SEMI DETACHED, IT IS NOT POSSIBLE TO HAVE FULL FLIGHT OF STEPS IN THE REAR YARD, SO CLIENT WANTS TO UTILIZE THE LANDING OF THE EXISITNG STAIRS IN THE INTERIOR TO HAVE A DOOR ENTRANCE FROM OUTSIDE.

5. Legal Description of the subject land:

Lot Number LOT 94

Plan Number/Concession Number REGISTERED PLAN 43 M 1674

Municipal Address 28 CRANNYFIELD DR BRAMPTON, L7A3X2

6. Dimension of subject land (in metric units)

Frontage 7.68 MT

Depth 26.82 MT

Area 239.15 SQMT

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.)

EXISTING HOUSE DETAILS:

1. GROUND FLOOR AREA: 81.52 sq.mt.
2. G.F.A. 142.85 sq.mt.
3. STOREYS: 2
4. WIDTH: 6.78 m
5. LENGTH: 12.58 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BELOW GRADE STEPS:

1. WIDTH: 1.06 MT
2. LENGTH: 2.08 MT

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	6.45 MT
Rear yard setback	6.5 MT
Side yard setback	0 MT
Side yard setback	1.53 MT

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	0.91 mt
Side yard setback	

10. Date of Acquisition of subject land: October 2020
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: SEPTEMBER 2024
15. Length of time the existing uses of the subject property have been continued: 19 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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ CITY _____ OF _____ BRAMPTON _____

THIS 18^{06th} DAY OF JULY AUGUST, 20 24.

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, HARPREET CHATRATH OF THE TOWN REGION OF PEEL MONRO
IN THE COUNTY OF DUFFERIN 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 6 DAY OF
AUG, 2024.


A Commissioner etc.

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2A-1212 Residential

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

Angelo Barbato
Zoning Officer

August 1, 2024
Date

DATE RECEIVED AUG 6, 2024

Date Application Deemed
Complete by the Municipality

VL

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: 28 CRANNYFIELD DR BRAMPTON, L7A3X2

I/We, JASPREET SINGH JAGDEV / BIPINJIT KAUR DUGGAL
please print/type the full name of the owner(s)

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

HARPREET CHATRATH

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 18 day of JULY, 20 24.


(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: 28 CRANNYFIELD DR BRAMPTON, L7A3X2

I/We, JASPREET SINGH JAGDEV / BIPINJIT KAUR DUGGAL
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 18 day of JULY, 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

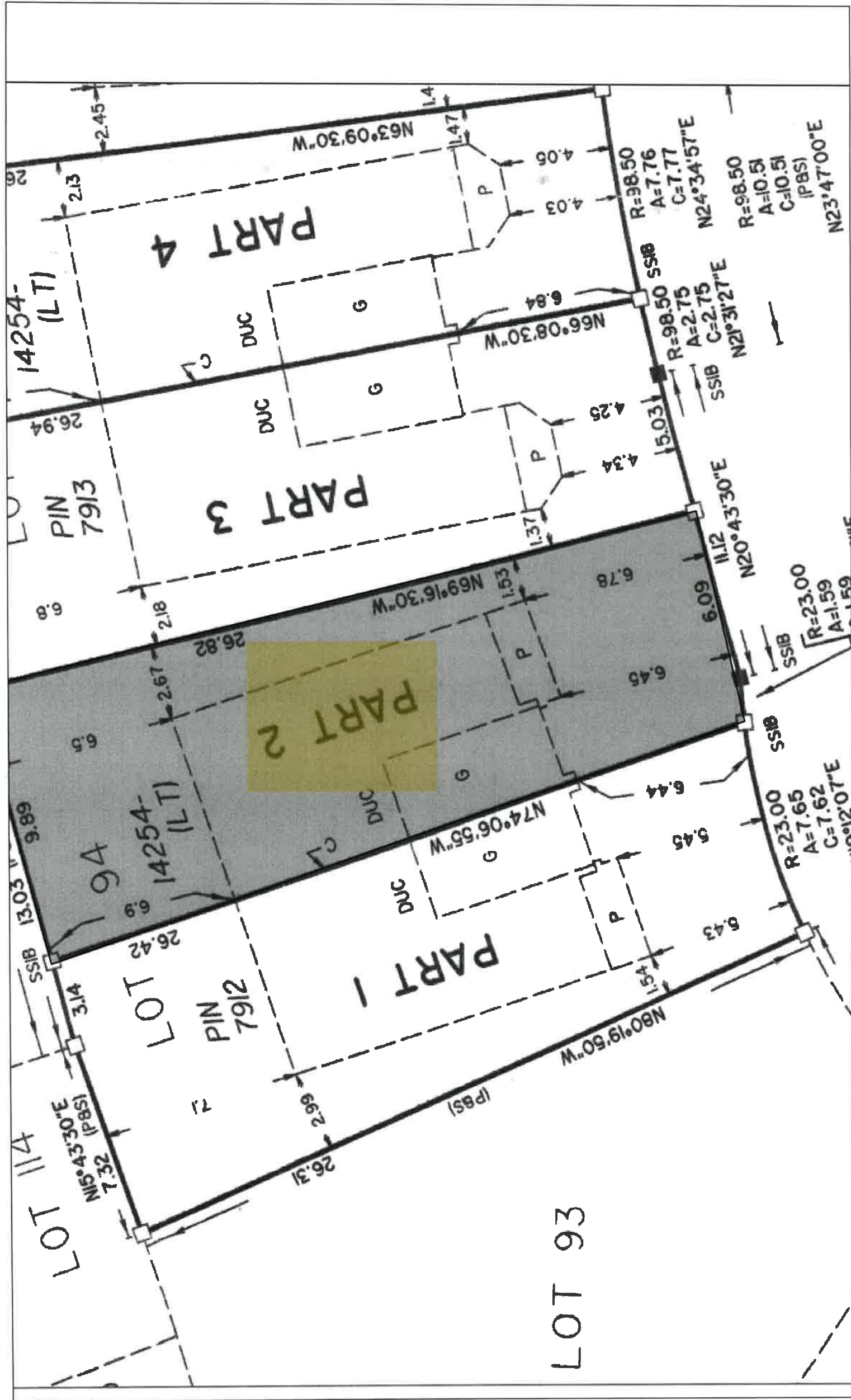
PROPOSED SECOND UNIT IN AN AS-BUILT BASEMENT AT 28 CRANNYFIELD DRIVE, BRAMPTON



SHEET LIST	
000	COVER SHEET
A001	SURVEY
A001a	PART SURVEY PLAN
A101	SITE PLAN
A201	EXISTING BASEMENT FLOOR PLAN
A202	EXISTING FIRST FLOOR PLAN
A203	EXISTING SECOND FLOOR PLAN
A301	PROPOSED BASEMENT FLOOR PLAN

2024-07-25
MINOR VARIANCE

VARIANCE REQUESTED:-
1. APPLYING FOR VARIANCE TO HAVE BELOW GRADE TWO STEPS IN THE REQUIRED INTERIOR SIDE YARD SETBACK. 2. APPLYING FOR VARIANCE TO HAVE AN INTERIOR SIDE YARD SETBACK OF MIN. 0.91 MT ON THE SIDE OF THE EXTERIOR STEPS , WHERE AS BY LAW REQUIRE 1.2 MT.



This drawing, as an instrument of service, is provided by and is the property of Inspire Architectural Group. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Inspire Architectural Group of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

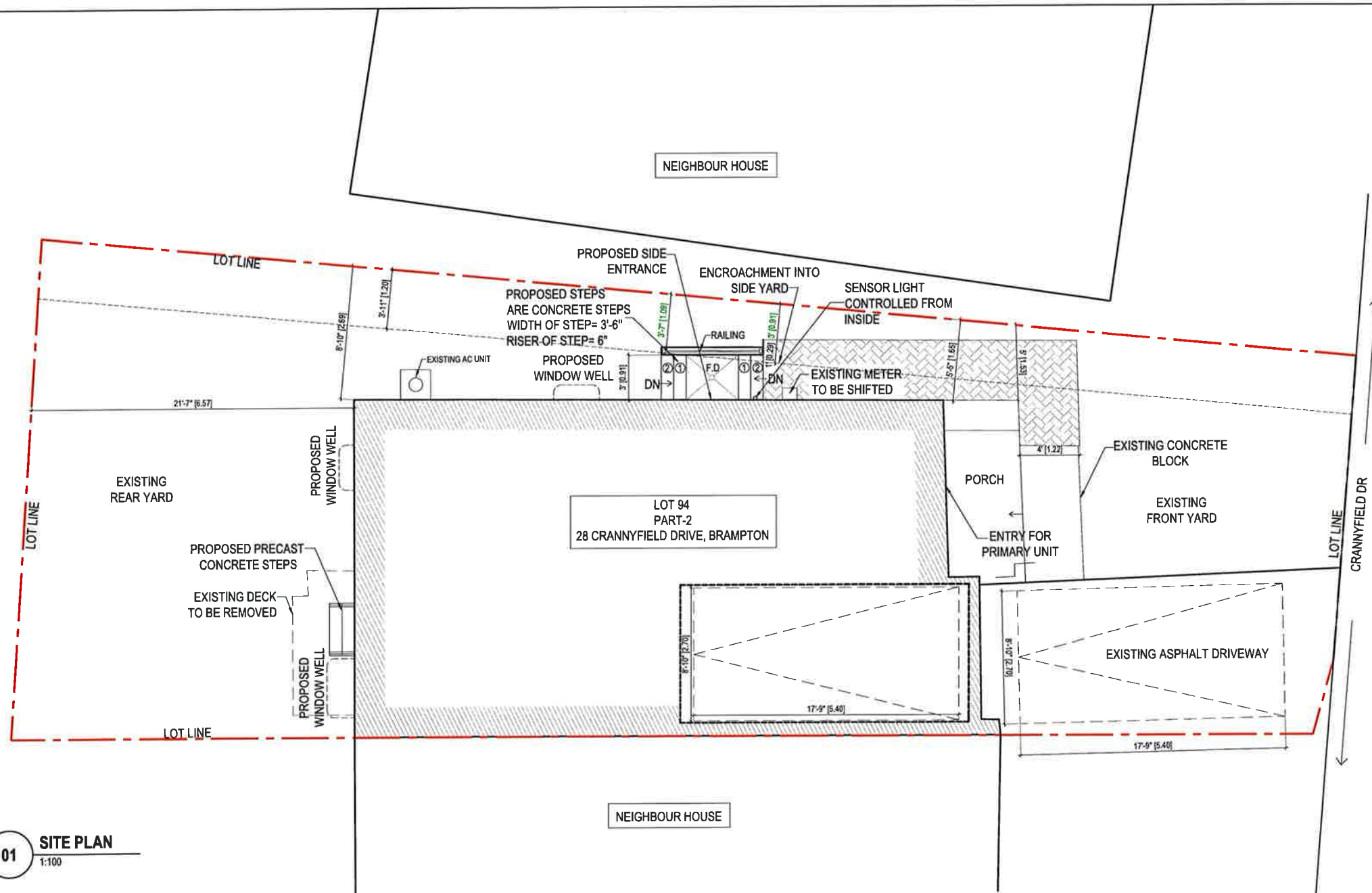
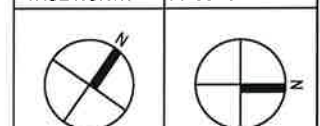
R0	2024-07-25	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
PROPOSED SECOND UNIT IN AN AS-BUILT BASEMENT
AT 28 CRANNYFIELD DRIVE, BRAMPTON

DRAWING NAME
SITE PLAN

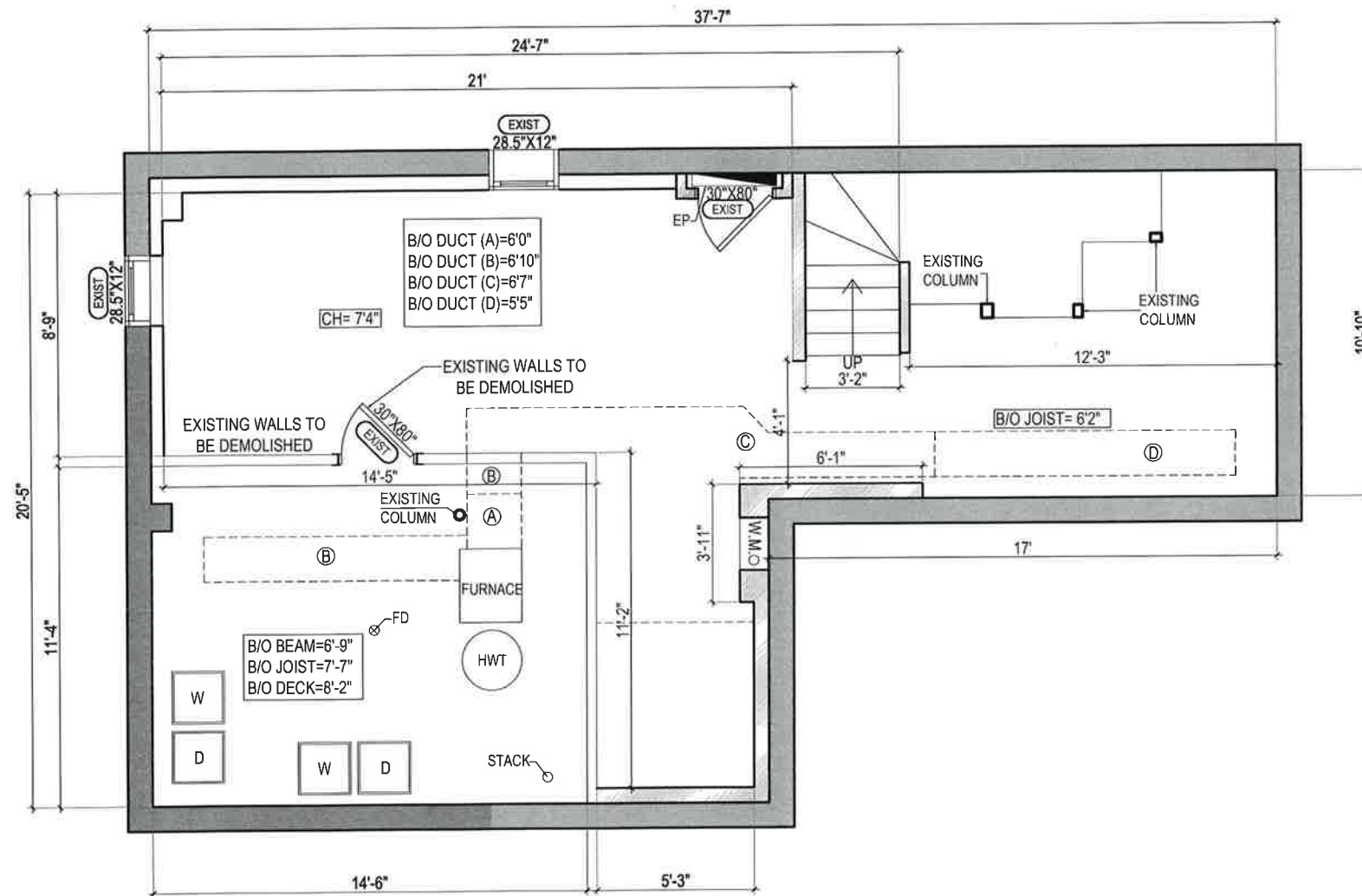
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CHECKED BY HK	Rev 00
Scale 1:100	Drawing no. A101
TRUE NORTH	PROJECT NORTH



01 SITE PLAN
1:100

- VARIANCE REQUESTED:-**
1. APPLYING FOR VARIANCE TO HAVE BELOW GRADE TWO STEPS IN THE REQUIRED INTERIOR SIDE YARD SETBACK.
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01

EXISTING BASEMENT FLOOR PLAN

3/16"=1'-0"

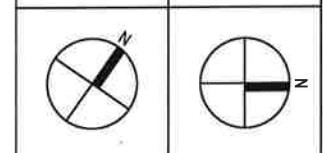
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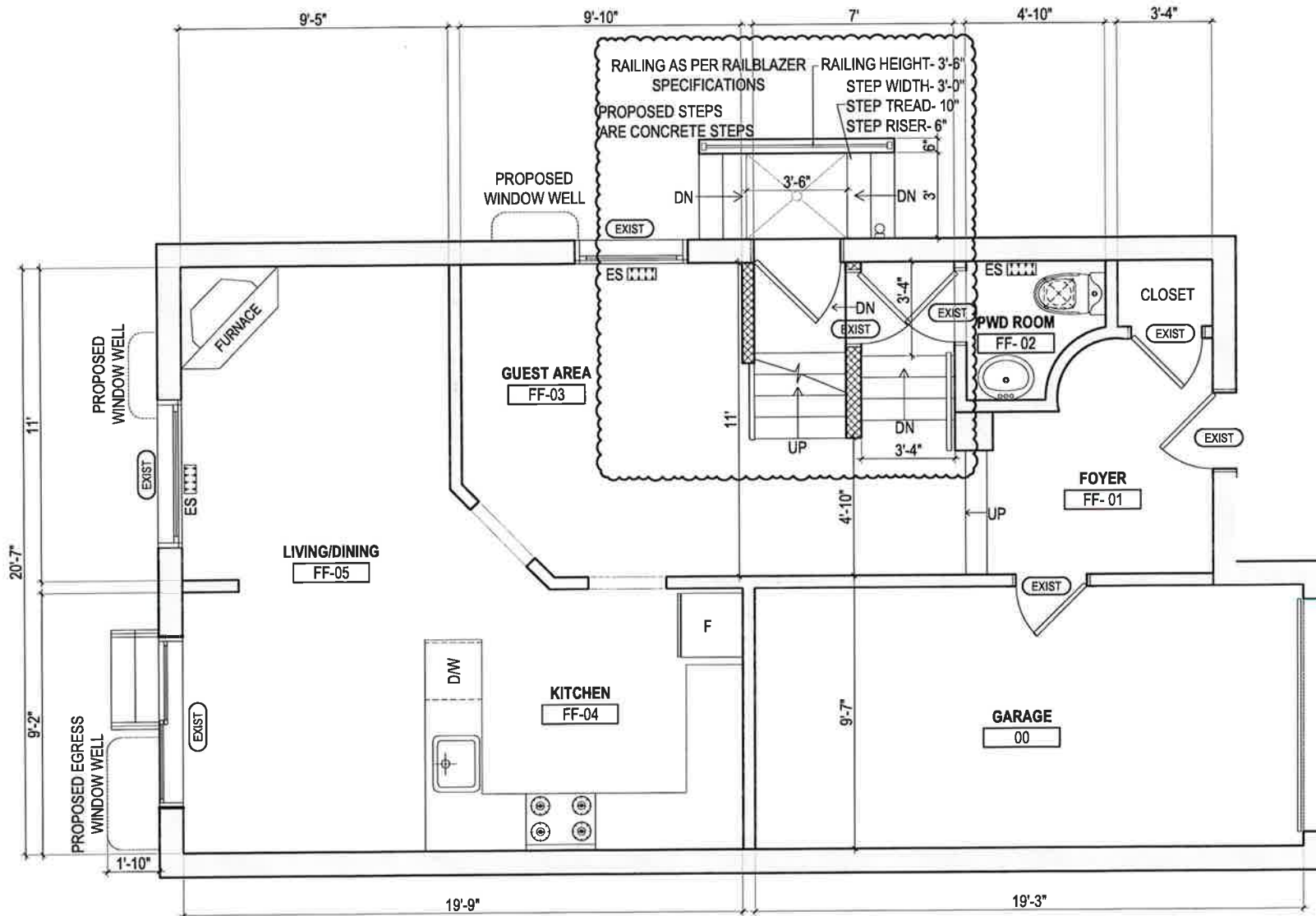


PROJECT NAME
PROPOSED SECOND UNIT IN AN AS-BUILT
BASEMENT
AT 28 CRANNYFIELD DRIVE, BRAMPTON

DRAWING NAME
EXISTING BASEMENT FLOOR PLAN

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Scale 3/16"=1'-0"	Drawing no. A201
TRUE NORTH	PROJECT NORTH





01 EXISTING FIRST FLOOR PLAN
3/16"=1'-0"

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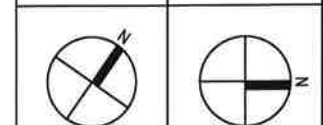
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#	DATE	ISSUED FOR

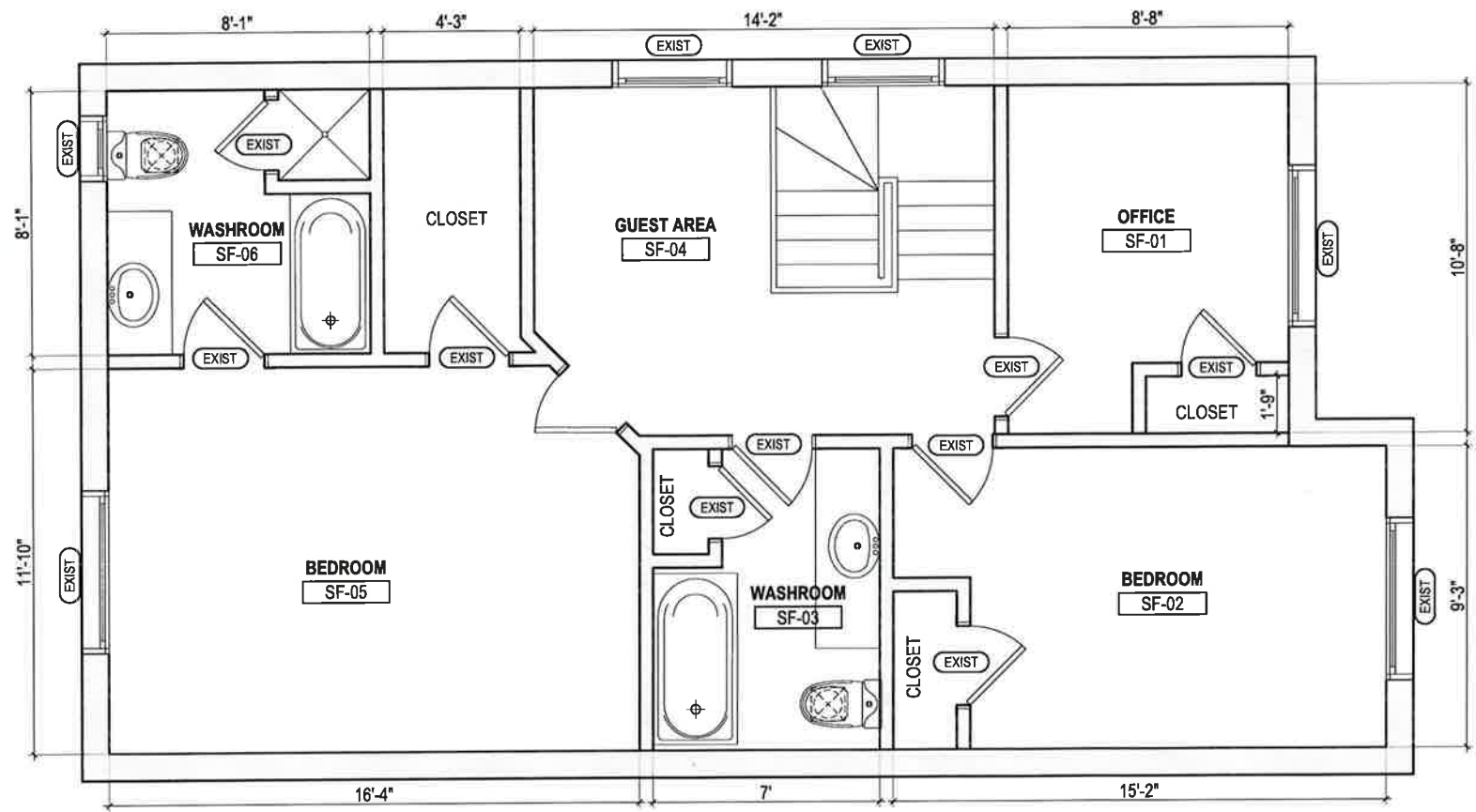


PROJECT NAME
PROPOSED SECOND UNIT IN AN AS-BUILT BASEMENT
AT 28 CRANNYFIELD DRIVE, BRAMPTON


DRAWING NAME
EXISTING FIRST FLOOR PLAN

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CHECKED BY HK	Rev 00
Scale 3/16"=1'-0"	Drawing no. A202
TRUE NORTH	PROJECT NORTH






01 **EXISTING SECOND FLOOR PLAN**
3/16"=1'-0"



INSPIRE ARCHITECTURAL GROUP
2515320 Ontario Ltd.
218 - 50 Sunny Meadow Blvd, Brampton, ON L6R 0Y7
+1 905-861-2032 harpreet@inspireag.ca

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#	DATE	ISSUED FOR

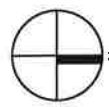



2024-07-25
OF
ARCHITECTS
HARPREET KAUR CHATRATH
LICENCE
9554

PROJECT NAME
PROPOSED SECOND UNIT IN AN AS-BUILT BASEMENT
AT 28 CRANNYFIELD DRIVE, BRAMPTON

DRAWING NAME
EXISTING SECOND FLOOR PLAN

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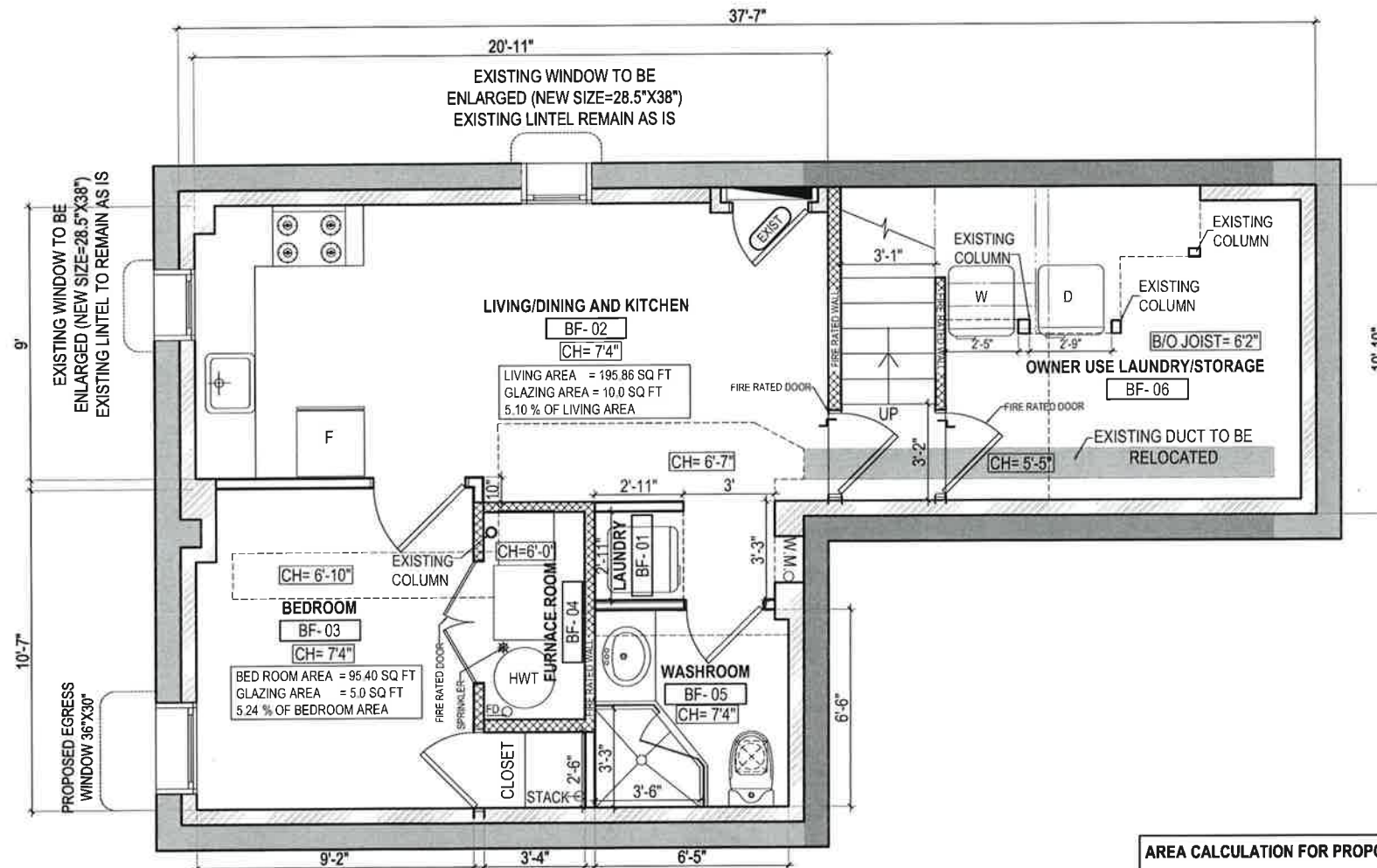
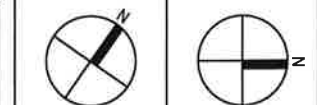
R0	2024-07-25	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
PROPOSED SECOND UNIT IN AN AS-BUILT
BASEMENT
AT 28 CRANNYFIELD DRIVE, BRAMPTON

DRAWING NAME
PROPOSED BASEMENT
FLOOR PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 3/16"=1'-0"	Drawing no. A301
TRUE NORTH	PROJECT NORTH



01 PROPOSED BASEMENT FLOOR PLAN
3/16"=1'-0"

AREA CALCULATION FOR PROPOSED SECOND UNIT	
EXISTING BUILDING G.F.A:	
PROPOSED FINISHED BASEMENT USEABLE AREA (SECOND UNIT)	= 527.22 SQ.FT
FINISHED BASEMENT AREA (OWNER USE)	= 187.24 SQ.FT

EXISTING FIRST FLOOR (EXCLUDING GARAGE)	= 668.10 SQ.FT
EXISTING SECOND FLOOR AREA	= 869.60 SQ. FT
TOTAL G.F.A. (GROUND+SECOND+BASEMENT)	= 1724.94 SQ. FT (160.25 SQ MT)

AREA PERMISSIBLE FOR SECOND UNIT IS NO MORE THAN 45% OF EXISTING BUILDING G.F.A	
45% OF 1724.94 SQ. FT (160.25 SQ MT)	= 776.22 SQ.FT
PROPOSED SECOND UNIT AREA	= 527.22 SQ.FT
	= 527.22 SQ.FTX100 = 30.56%
	1724.94 SQ. FT



2515320 Ontario Ltd.

INSPIRE ARCHITECTURAL GROUP

Unit 218, 50 Sunny Meadow Blvd,
Brampton, ON L6R 0Y7, Canada

+1 647-852-5086

info@inspireag.ca

www.inspireag.ca

COVER LETTER

Date: 2024-07-30

To: City Of Brampton
Department of Planning
2 Wellington Street West
Brampton

Subject: Minor Variance Application Submission – 28 Crannyfield Drive, Brampton

On behalf of our client, I would like to submit the application for Minor Variance for a proposed below grade steps in an Interior side yard setback of an existing semidetached dwelling.

Proposed Variance:

1. Variance to have below grade two steps in the required Interior Side Yard setback.
2. Variance to have an Interior side yard setback of 0.91 mt on the side yard of exterior steps, whereas by law require 1.2 mt.

Below are the attachments:

1. Cover Letter
2. Minor Variance Form
3. Authorization Form
4. Permit to Enter Form
5. Architecture set of drawings, including Survey, site plan and floor plans

Kindly accept the application for Minor Variance Application for 28 Crannyfield dr, Brampton. Please let me know if you need any other information from our side.

Thanks,

Harpreet Chatrath

Principal Architect, B.Arch, O.A.A, RAIC

Inspire Architectural Group,

Unit 218, 50 Sunny Meadow Blvd, Brampton, ON

Phone: 647-852-5086

email: harpreet@inspireag.ca