



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

FILE NUMBER: A-2024-0302

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) DEEPAK KUMAR / KIRANPREET KAAUR
Address 68 PROUSE DR, BRAMPTON, L6V3A8

Phone # 519-562-8131 Fax #
Email deepak.gahlout13@gmail.com

2. Name of Agent HARPREET CHATRATH
Address UNIT 218, 50 SUNNY MEADOW BLVD, BRAMPTON, L6R 0Y7

Phone # 647-852-5086 Fax #
Email harpreet@inspireag.ca

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

SIZE OF THE PARKING SPACES PROVIDED FOR THE ADDITIONAL UNITS ARE 2.6X5.31 MT, WHERE AS ZONING BY LAW REQUIRED 2.6X5.4 MTS.

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

THE DEPTH OF THE LOT AND GARAGE LOCATION IS EXISTING WHICH MAKES DRIVEWAY SHORTER BY 0.09 MT SO PARKING SPACE IS 5.31 MT INSTEAD 5.4 MT. BUT THE LOT HAS ENOUGH 1.16 MT DRIVEWAY EXTENSION BEFORE SIDEWALK TO FIT THE CARS COMFORTABLY.

5. Legal Description of the subject land:
Lot Number
Plan Number/Concession Number
Municipal Address 68 PROUSE DRIVE, BRAMPTON, L6V3A8

6. Dimension of subject land (in metric units)
Frontage 9.14 MT
Depth 30.94 MT
Area 282.79 SQ.MT

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 ☐

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 SPLIT LEVEL DWELLING - G.F.A.: 264.06 SQ.MT

- STOREYS: 2.5

- WIDTH OF HOUSE: 7.51 MT

- DEPTH OF HOUSE: 15.27 MT

- HEIGHT OF HOUSE: 8.71 MT

PROPOSED BUILDINGS/STRUCTURES on the subject land:

EXISTING DWELLING TO REMAIN AS IS, NO EXTENSION ONLY CONVERTING EXISTING SPLIT LEVEL INTO ADDITONAL UNITS

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 setback5.31 MT

Rear yard setback10.38 MT

Side yard setback1.87 MT

Side yard setback0 MT

PROPOSED

Front yard setbackEXISTING TO REMAIN AS IS

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: APRIL 2024
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: 45 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 _____

HKaur

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 12^{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 CITY OF BRAMPTON MOND
IN THE REGION OF PEEL SOLEMNLY DECLARE THAT:
DUFFERIN COUNTY

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, 20 24

[Signature]
A Commissioner etc.

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
[Signature]
Expires JUN 21, 2027
Signature of Applicant(s) or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2A

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

Aug 2, 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: **68 PROUSE DR, BRAMPTON, L6V3A8**

I/We, DEEPAK KUMAR / KIRANPREET KAUR 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 12 day of JULY, 2024.

Deepak Kumar

Kiranpreet Kaur

(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.

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: 68 PROUSE DR, BRAMPTON, L6V 3A8

I/We, DEEPAK KUMAR / KIRANPREET KAAUR *KAUR*
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 12 day of JULY, 20 24.

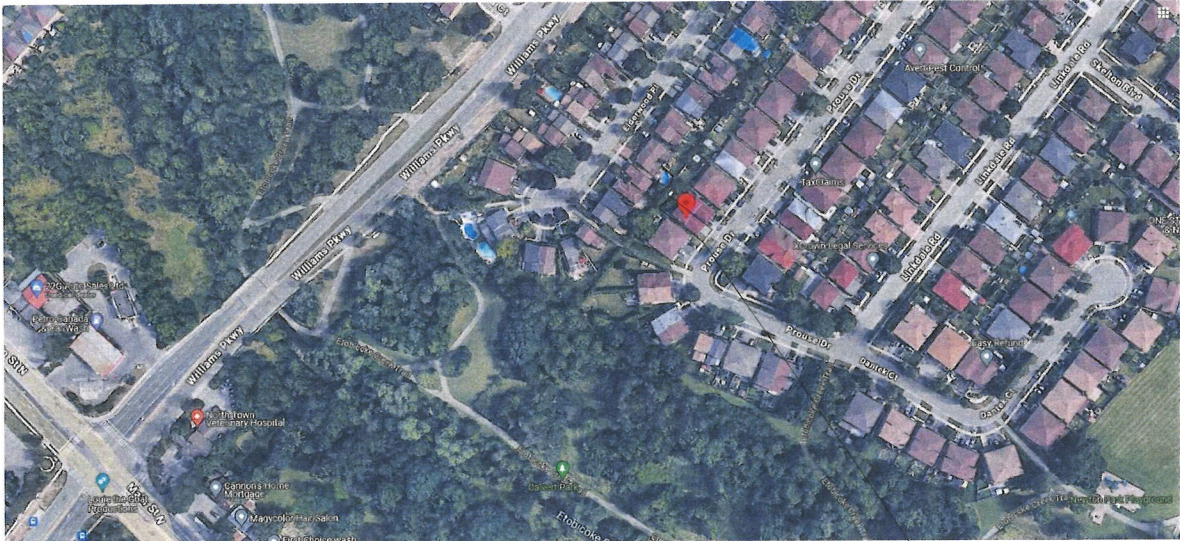
Deepak Kumar Kiranpreet Kaur
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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 ADDITIONAL UNITS IN AN EXISTING SEMI-DETACHED DWELLING AT 68 PROUSE DRIVE, BRAMPTON, ON



2024-07-26
MINOR VARIANCE

68 PROUSE DRIVE, BRAMPTON

SHEET LIST	
000	COVER SHEET
A001	SURVEY
A101	SITE PLAN
A201	EXISTING LOWER FIRST FLOOR PLAN
A202	EXISTING UPPER FIRST FLOOR PLAN
A203	EXISTING SECOND FLOOR PLAN
A301	PROPOSED LOWER FIRST FLOOR PLAN
A302	PROPOSED UPPER FIRST FLOOR PLAN
A303	PROPOSED SECOND FLOOR PLAN

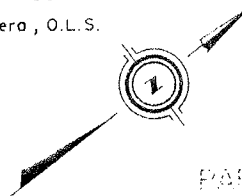
- NOTE:- SCOPE OF WORK :
1. PROPOSED INTERIOR ALTERATIONS IN AN EXISTING SEMI-DETACHED SPLIT LEVEL DWELLING TO CREATE ADDITIONAL UNIT.
 2. ADDITIONAL UNIT INCLUDE ONE PRIMARY UNIT & TWO ADDITIONAL UNITS.

NOTE:- VARIANCE REQUESTED:

SIZE OF THE PARKING SPACES PROVIDED FOR THE ADDITIONAL UNITS ARE 2.6MT X 5.31MT, WHERE AS ZONING BY LAW REQUIRED 2.6MT X 5.4MT

PLAN OF SURVEY
OF LOTS 43 TO 49, INCLUSIVE
REGISTERED PLAN 970
CITY OF BRAMPTON (FORMERLY TOWN OF BRAMPTON)
REGIONAL MUNICIPALITY OF PEEL (FORMERLY COUNTY OF PEEL)
SCALE 1" = 30'

Roger A.H. Silvera, O.L.S.
1976



I require this plan to be deposited under
PART II of The Registry Act

Date: July 26, 1976

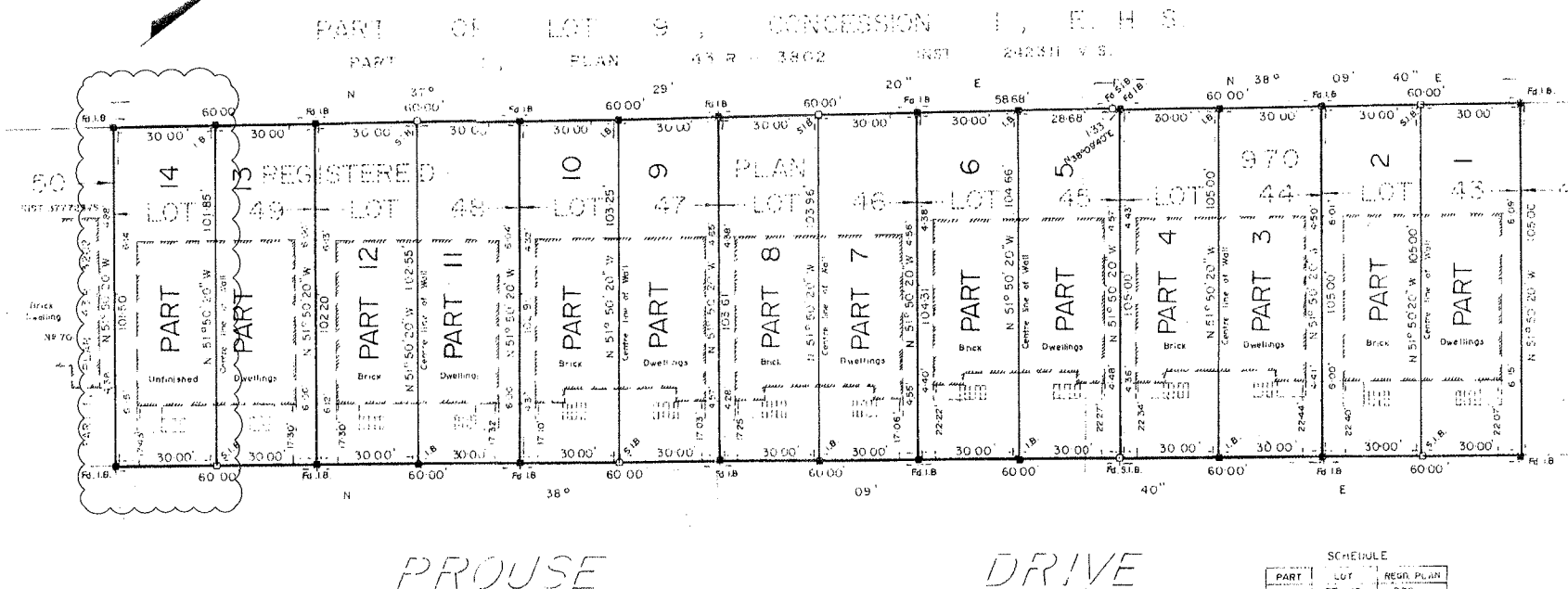
R.A.H. Silvera
Roger A.H. Silvera, Ontario Land Surveyor

RECEIVED AND DEPOSITED AS
PLAN 43R-4316

DATE

Land Registrar
for the
Registry Division of Peel (N^o 43)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
THE MEANING OF SECTION 29, 32 OR 33 OF THE
PLANNING ACT (R.S.O. CHAPTER 349 AS AMENDED)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder;
- The survey was completed on the 23rd day of July 1976.

Willowdale, Ontario, July 26, 1976

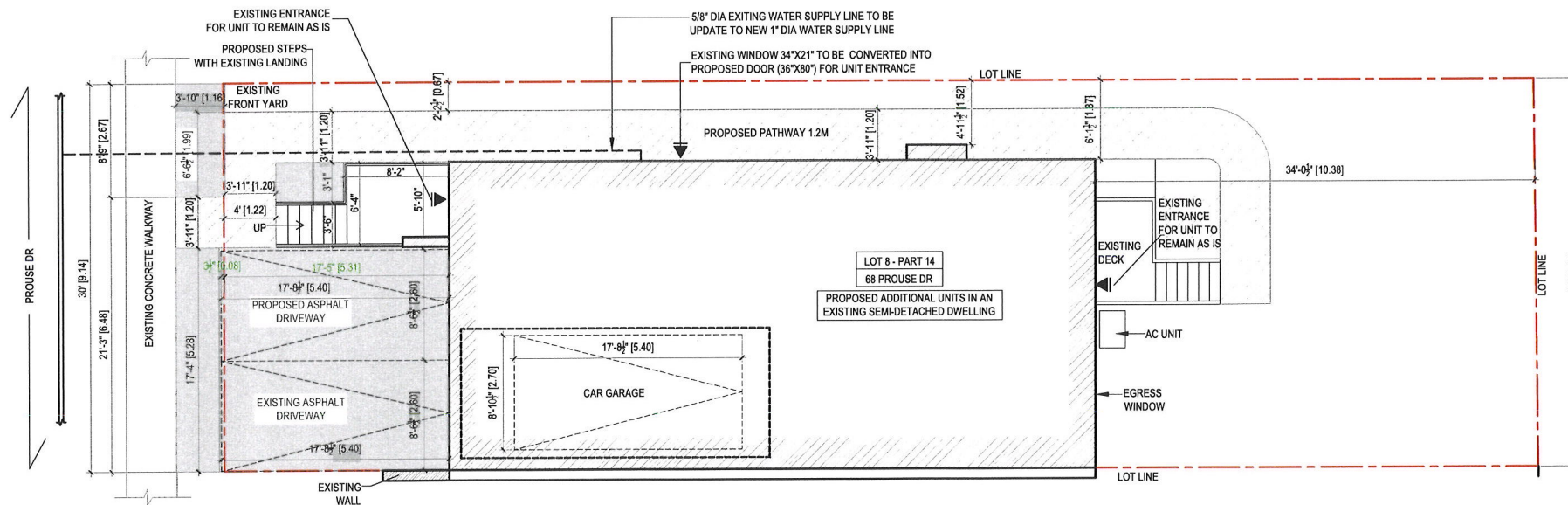
R.A.H. Silvera
Roger A.H. Silvera, Ontario Land Surveyor

SCHEDULE		
PART	LOT	REG. PLAN
1	PT. 43	970
2	PT. 43	970
3	PT. 44	970
4	PT. 44	970
5	PT. 45	970
6	PT. 45	970
7	PT. 46	970
8	PT. 46	970
9	PT. 47	970
10	PT. 47	970
11	PT. 48	970
12	PT. 48	970
13	PT. 49	970
14	PT. 49	970

ROGER A.H. SILVERA LTD.
ONTARIO LAND SURVEYORS
562 VAN HORNE AVENUE
WILLOWDALE, ONTARIO
PHONE 491-3611
REF: 76-49-1

All hanging lines have been verified.

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 Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.



1 SITE PLAN
1:150

POSSIBLE VARIANCE - GREEN COLOUR

NOTE: ALL PLUMBING SHALL CONFORM TO THE ONTARIO BUILDING CODE
O. REG 332/12, AS AMENDED DIVISION B, PART 7

NOTE:- VARIANCE REQUESTED:

SIZE OF THE PARKING SPACES PROVIDED FOR THE
ADDITIONAL UNITS ARE 2.6MT X 5.31MT, WHERE AS
ZONING BY LAW REQUIRED 2.6MT X 5.4MT

NOTE:- SCOPE OF WORK

1. PROPOSED INTERIOR ALTERATIONS IN AN EXISTING SEMI-DETACHED
SPLIT LEVEL DWELLING TO CREATE ADDITIONAL UNIT.
2. ADDITIONAL UNIT INCLUDE ONE PRIMARY UNIT & TWO
ADDITIONAL UNITS

1	2024-07-26	MINOR VARIANCE
#	DATE	ISSUED FOR



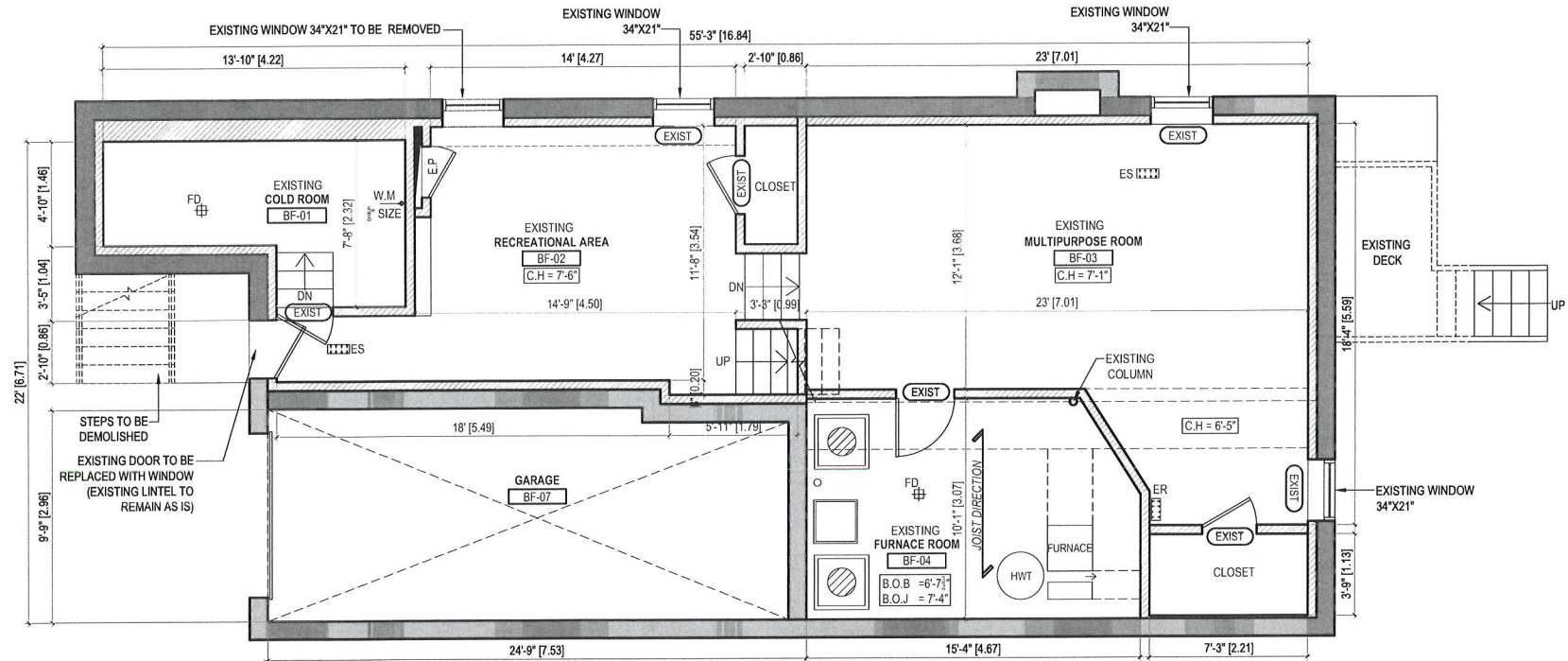
PROJECT NAME
PROPOSED ADDITIONAL UNIT AT
68 PROUSE DRIVE, BRAMPTON

DRAWING NAME
SITE PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 1:150	Drawing no. A101
TRUE NORTH	PROJECT NORTH



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1 EXISTING LOWER FIRST FLOOR PLAN
1/8"=1'-0"

#	DATE	ISSUED FOR
1	2024-07-26	MINOR VARIANCE



PROJECT NAME
PROPOSED ADDITIONAL UNIT AT
68 PROUSE DRIVE, BRAMPTON

DRAWING NAME
EXISTING LOWER FIRST
FLOOR PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 1/8"=1'-0"	Drawing no. A201
TRUE NORTH	PROJECT NORTH



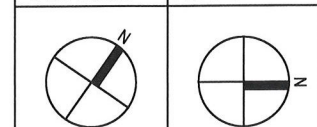


ONTARIO ASSOCIATION
2024-07-26
OF
ARCHITECTS
HKaur
HARPREET KAUR CHATRATH
LICENCE
9554

PROJECT NAME
PROPOSED ADDITIONAL UNIT AT
68 PROUSE DRIVE, BRAMPTON

DRAWING NAME
EXISTING UPPER FIRST
FLOOR PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 1/8"=1'0"	Drawing no. A202
TRUE NORTH	PROJECT NORTH



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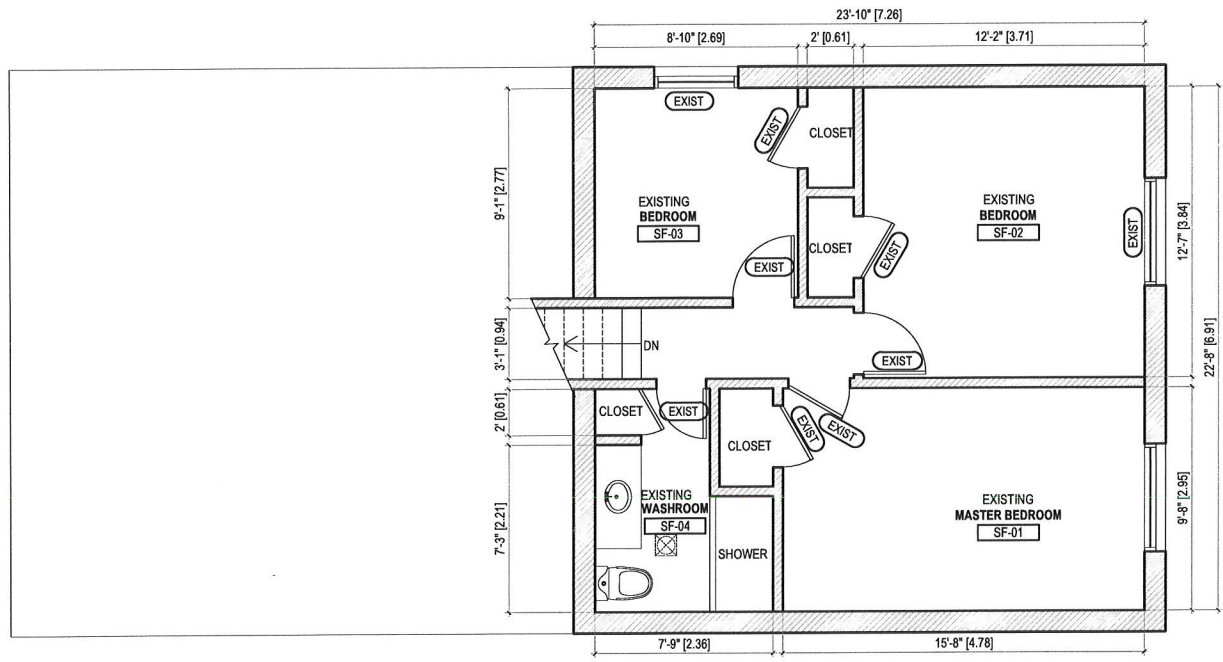
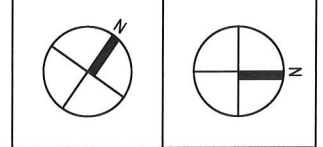
1	2024-07-26	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
PROPOSED ADDITIONAL UNIT AT
68 PROUSE DRIVE, BRAMPTON

DRAWING NAME
EXISTING SECOND
FLOOR PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 1/8"=1'0"	Drawing no. A203
TRUE NORTH	PROJECT NORTH



1 EXISTING SECOND FLOOR PLAN
1/8"=1'-0"

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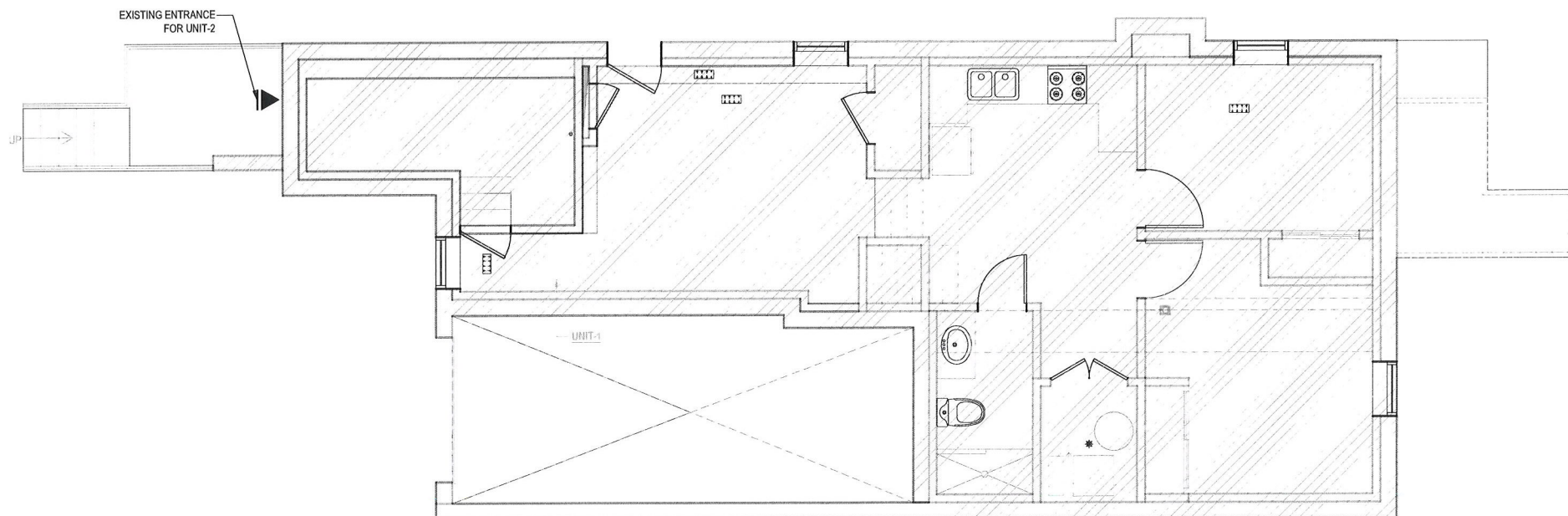
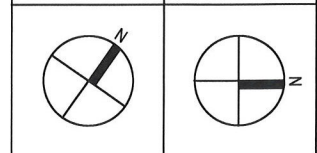
1	2024-07-26	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
PROPOSED ADDITIONAL UNIT AT
68 PROUSE DRIVE, BRAMPTON

DRAWING NAME
PROPOSED LOWER FIRST
FLOOR PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 1/8"=1'0"	Drawing no. A301
TRUE NORTH	PROJECT NORTH






1 PROPOSED LOWER FIRST FLOOR PLAN
1/8"=1'-0"

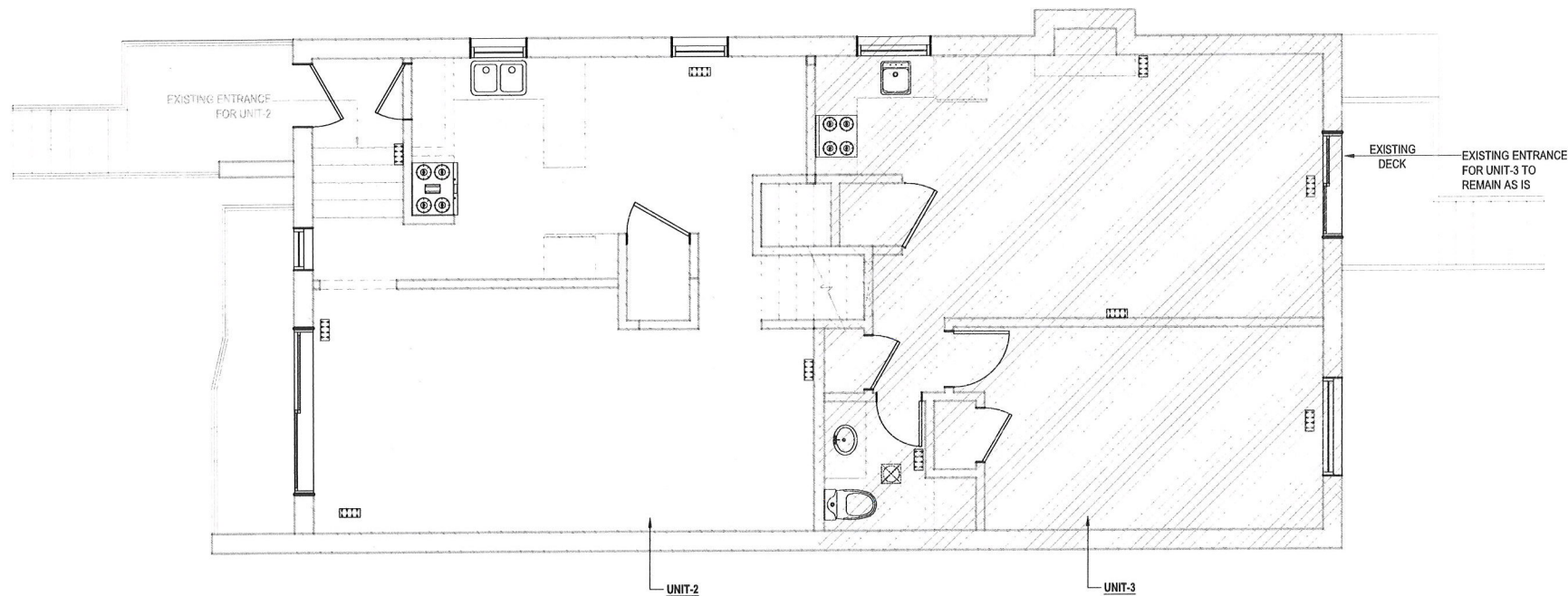
NOTE:-

SCOPE OF WORK

- PROPOSED INTERIOR ALTERATIONS IN AN EXISTING SEMI-DETACHED SPLIT LEVEL DWELLING TO CREATE ADDITIONAL UNIT.
- ADDITIONAL UNIT INCLUDE ONE PRIMARY UNIT & TWO ADDITIONAL UNITS

	UNIT-1 (PROPOSED LOWER FIRST FLOOR EXCLUDING GARAGE) :- 1025.45 SQ.FT (TOTAL AREA)
	UNIT-2 (PROPOSED SECOND FLOOR) :- 1239.03 SQ.FT (TOTAL AREA)
	UNIT-3 (PROPOSED UPPER FIRST FLOOR) :- 622.88 SQ.FT (TOTAL AREA)
TOTAL AREA OF UNIT-1,2 & 3 - 2887.36 SQ.FT	

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1 **PROPOSED UPPER FIRST FLOOR PLAN**
1/8"=1'-0"

NOTE:-

SCOPE OF WORK

1. PROPOSED INTERIOR ALTERATIONS IN AN EXISTING SEMI-DETACHED SPLIT LEVEL DWELLING TO CREATE ADDITIONAL UNIT.
2. ADDITIONAL UNIT INCLUDE ONE PRIMARY UNIT & TWO ADDITIONAL UNITS

<input type="checkbox"/> UNIT-2 (UPPER FIRST + SECOND) :- 1239.03 SQ.FT (TOTAL AREA) AREA OF UPPER FIRST FLOOR - 610.19 SQ.FT AREA OF SECOND FLOOR - 628.83 SQ.FT
<input type="checkbox"/> UNIT-3 (SECOND FLOOR) :- 622.88 SQ.FT (TOTAL AREA)

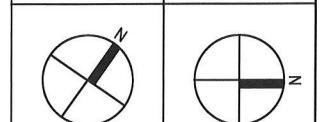
1	2024-07-26	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
PROPOSED ADDITIONAL UNIT AT
68 PROUSE DRIVE, BRAMPTON

DRAWING NAME
PROPOSED UPPER FIRST
FLOOR PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 1/8"=1'0"	Drawing no. A302
TRUE NORTH	PROJECT NORTH



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 Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

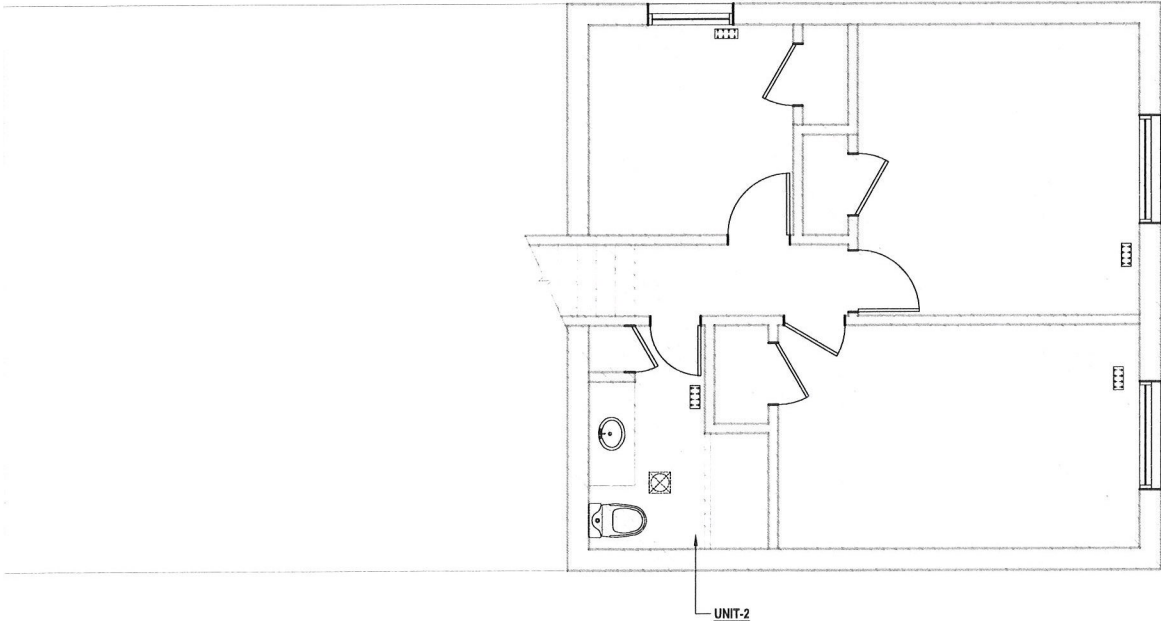
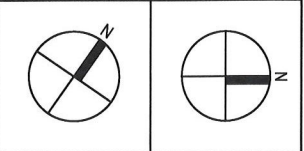
1	2024-07-26	MINOR VARIANCE
#	DATE	ISSUED FOR



PROJECT NAME
PROPOSED ADDITIONAL UNIT AT
68 PROUSE DRIVE, BRAMPTON

DRAWING NAME
PROPOSED SECOND
FLOOR PLAN

DRAWN BY GS	PROJECT NO. 24.033
CHECKED BY HK	Rev 00
Scale 1/8"=1'0"	Drawing no. A303
TRUE NORTH	PROJECT NORTH



1 **PROPOSED SECOND FLOOR PLAN**
1/8"=1'-0"

<input type="checkbox"/> UNIT-2 (UPPER FIRST + SECOND - 1239.03 SQ.FT (TOTAL AREA)
AREA OF UPPER FIRST FLOOR - 610.19 SQ.FT
AREA OF SECOND FLOOR - 628.83 SQ.FT
<input type="checkbox"/> UNIT-2 (SECOND FLOOR) - 628.83 SQ.FT (TOTAL AREA)

NOTE:-

SCOPE OF WORK

1. PROPOSED INTERIOR ALTERATIONS IN AN EXISTING SEMI-DETACHED SPLIT LEVEL DWELLING TO CREATE ADDITIONAL UNIT.
2. ADDITIONAL UNIT INCLUDE ONE PRIMARY UNIT & TWO ADDITIONAL UNITS



**INSPIRE
ARCHITECTURAL
GROUP**

2515320 Ontario Ltd.

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 – 68 Prouse Drive, Brampton

On behalf of our client, I would like to submit the application for Minor Variance for the sizes of the parking spaces provided for the additional dwelling unit in the semi-detached dwelling unit.

Proposed Variance:

1. The size of the parking space provided for the additional units are 2.6m x 5.31m whereas the required space for parking is 2.6m x 5.4m.

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 68 Prouse 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