

FILE NUMBER: A-2024-0320

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) Gagandeep Singh & Jaspreet Kaur
 Address 263 Clockwork Drive
Brampton, ON, L7A 5B3
 Phone # 365 228 1006 Fax # _____
 Email gumbergagan@gmail.com

2. Name of Agent Edward Gill, P. Eng.
 Address 120 Valonia Dr
Brampton, ON, L6V 4J9
 Phone # 416 454 7745 Fax # _____
 Email edgill@rogers.com

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

Side yard below grade entrance.
 Relief requested for 0.2m for the retaining wall. All construction is on property. Access to rear yard provided on the opposite side yard to fence.

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

The proposed side yard below grade entrance is the viable and most desired location from both engineering and planning perspective. CBC will be met.

5. Legal Description of the subject land:

Lot Number 239
 Plan Number/Concession Number 43 M - 2058 (PIN 14635-4A73)
 Municipal Address 263 Clockwork Dr, Brampton, L7A 5B3

6. Dimension of subject land (in metric units)

Frontage 10.69 Front 15.69 Rear
 Depth 27.0 M
 Area Approx 375 m²

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.)

Single Family Detached Dwelling

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2 Unit Family Dwelling with
2nd Unit in Basement + self use area

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 6.17m IRR
Rear yard setback 5.59m IRR
Side yard setback 1.23m IRR
Side yard setback 4.04m IRR

PROPOSED

Front yard setback 6.17m IRR
Rear yard setback 5.59m IRR
Side yard setback 6.02m IRR with retaining wall
Side yard setback 4.04m IRR

10. Date of Acquisition of subject land: 2019
11. Existing uses of subject property: Single Family Res
12. Proposed uses of subject property: 2 Unit Dwelling
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2019
15. Length of time the existing uses of the subject property have been continued: 5 yrs

16. (a) What water supply is existing/proposed?
Municipal ☒ Well ☐ Other (specify) No change to existing
- (b) What sewage disposal is/will be provided?
Municipal ☒ Septic ☐ Other (specify) No change to existing
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Ditches ☐ Swales ☐ Other (specify) No change to existing

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 16th DAY OF AUG 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, EDWARD GILL OF THE CITY OF BRAMPTON
IN THE REGION 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 16 DAY OF
AUG 20 24

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: _____

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

Zoning Officer

Date

DATE RECEIVED

AUG 16, 2024

Date Application Deemed
Complete by the Municipality

VL

Revised 2022/02/17

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: 263 Clockwork Dr, Brampton, L7A5B3
I/We, Gagandeep Singh & Jaspreet Kaur
please print/type the full name of the owner(s)

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

Edward J. S. Gill, P. Eng
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 13 day of August, 20 24

Gagan
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner)

Gagandeep Singh

(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: 263 Clockwork Dr Brampton, L7A 5B3
I/We, Gagandeep Singh & Jaspreet 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 13 day of August, 2024

Gagan

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

Gagandeep Singh

(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

Part 2

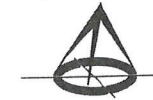
LOTS 237 TO 239 ARE SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR3608102

NO FENCES AT THE TIME OF SURVEY
SURVEY PREPARED FOR:
PARADISE DEVELOPMENTS
UNLESS INDICATED, ALL TIES ARE TAKEN
TO THE CONCRETE FOUNDATION

Note

ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 43M-2058 AND PLAN 43R-39943 UNLESS NOTED OTHERWISE
ALL FOUND MONUMENTS ARE PB's (RPE), UNLESS OTHERWISE INDICATED.
ALL SET MONUMENTS ARE IB's (1215), UNLESS OTHERWISE INDICATED.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2172335



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

SURVEYOR'S REAL PROPERTY REPORT-PART 1 PLAN OF LOTS 237 TO 239 REGISTERED PLAN 43M-2058 CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL
SCALE 1:300



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Ontario Land Surveyors

Metric

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

Notes

BEARINGS ARE GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF CLOCKWORK DRIVE HAVING A BEARING OF N24°06'40"E AS SHOWN ON REGISTERED PLAN 43M-2058

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
D.U.C.	DENOTES	DWELLING UNDER CONSTRUCTION
TWE	DENOTES	TOP OF WALL
RPE	DENOTES	RADY-PENTEK & EDWARD SURVEYING LTD.
1215	DENOTES	ERTL SURVEYORS, O.L.S.
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
P	DENOTES	PORCH

Benchmark

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO THE CAN-NET GPS NETWORK

Surveyor's Certificate

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 21ST DAY OF JUNE, 2021

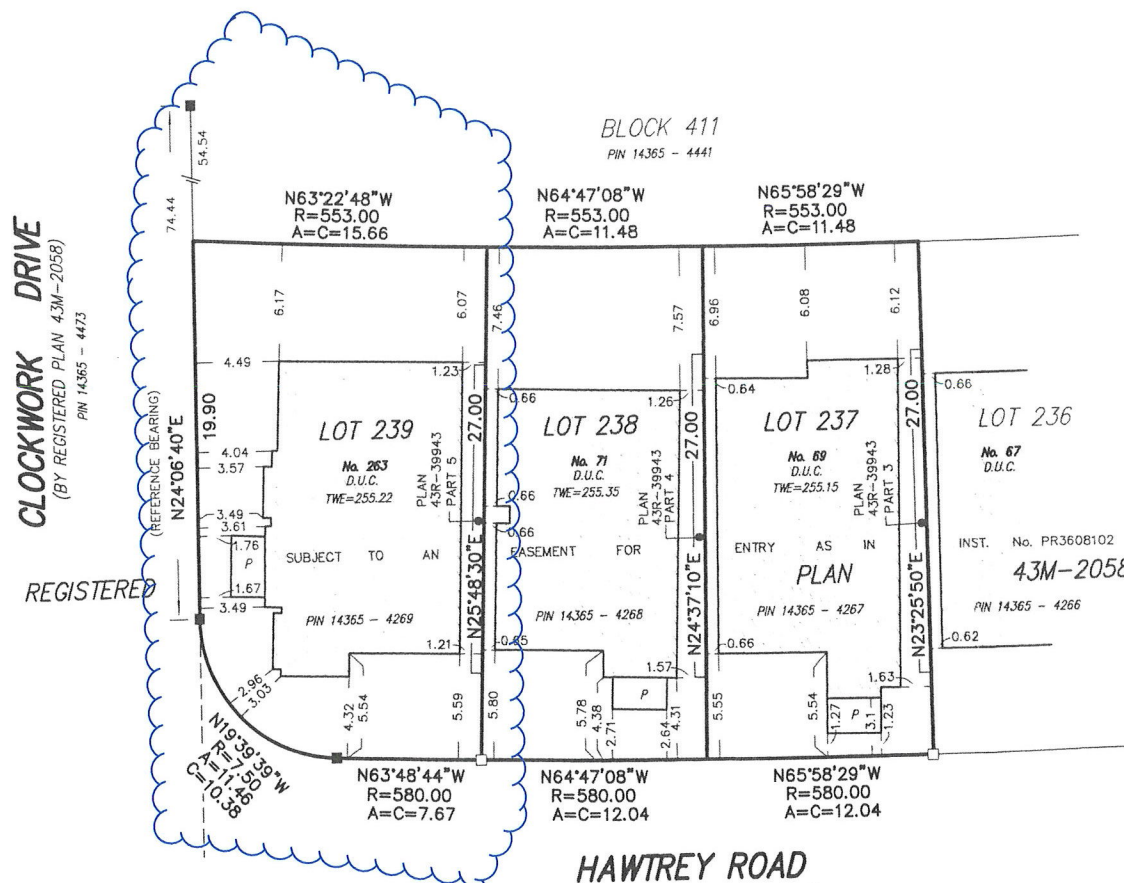
August 27th 2021
Date

Lawrence O. Ertl
Ontario Land Surveyor

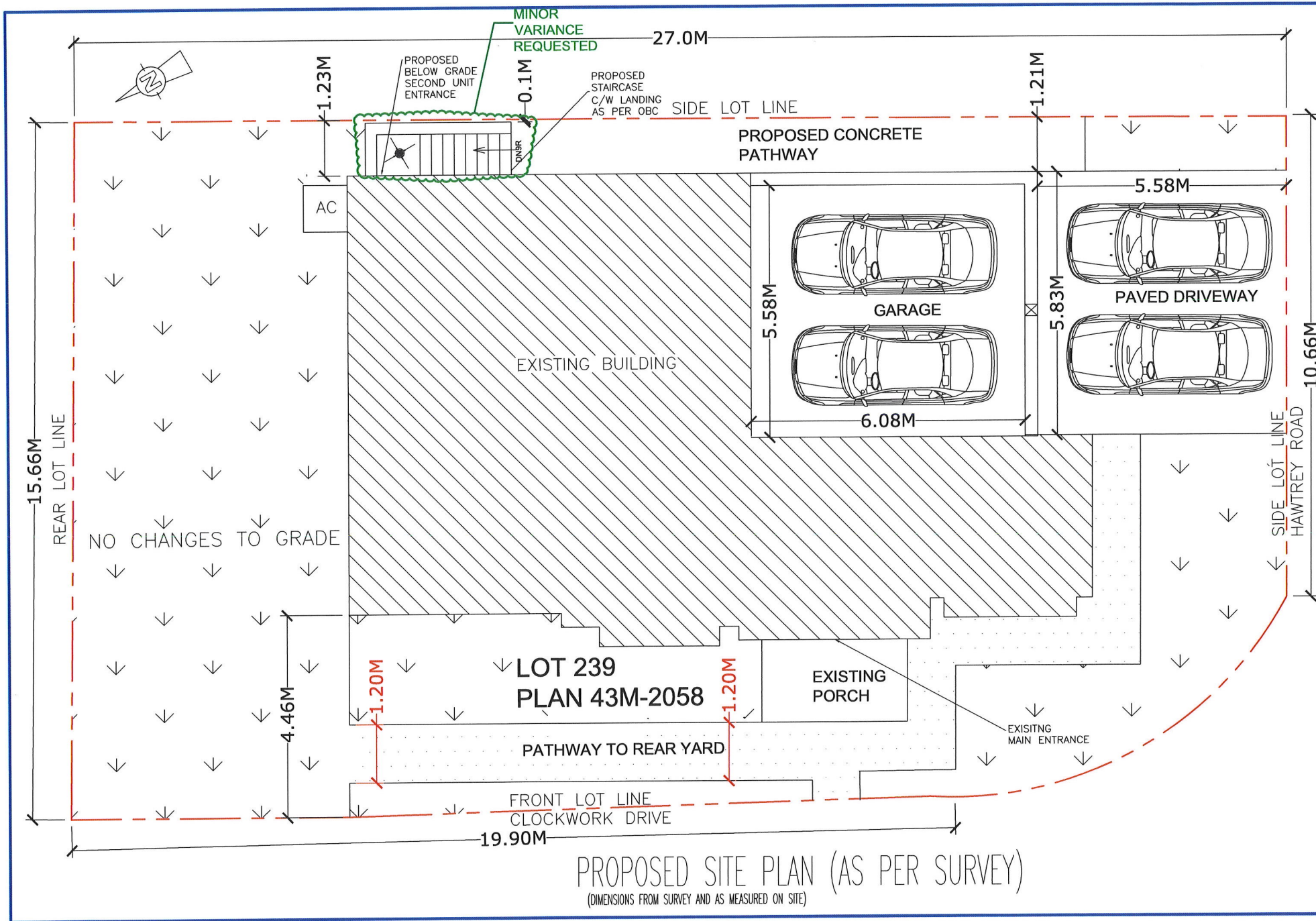


ertl surveys
Ontario Land Surveyors
www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING 18450-LT-237-239.DWG PROJECT : 18450
CALC. BY DM, DRAWN BY DICKY, CHECKED BY L. ERTL



HAWTREYS ROAD
(BY REGISTERED PLAN 43M-2058)
PIN 14365 - 4479



NOTES:

RELEASED FOR MINOR VARIANCE:

- DO NOT USE THIS DRAWING FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT AND MINOR VARIANCE IS ISSUED.
- DRAWINGS ARE NOT TO BE SCALED.

--- LOT LINE

--- VARIANCE BUBBLE

REV. NO.	DESCRIPTION	DATE
0	INITIAL ISSUE	13/08/2024

STAMP

LICENSED PROFESSIONAL ENGINEER
E.I. GILL
16113706
AUG 13, 2024
PROVINCE OF ONTARIO

PROJECT TITLE & LOCATION
263 CLOCKWORK DRIVE, BRAMPTON

FIRM NAME AND ADDRESS:
ALPHA ENVIRONMENTAL
DIVISION OF DIVERSIFIED BUSINESS INC.
PH: 416-454-7745
email: edgill@rogers.com

PROJECT REF. NO.: PROJECT

TITLE: MINOR_VARIANCE_SITE_PLAN

SCALE: 1/8" = 1'	DRAWING NO.:	REV.
CHECKED BY: EG	13/08/2024	A200

0

Zoning Non-compliance Checklist

File No.

A-2024-0320

Applicant: Edward Gill
Address: 263 Clockwork Dr
Zoning: R1F-9-2556
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			
COVERAGE			
BELOW GRADE ENTRANCE	To permit an interior side yard setback of 0.1m to a proposed exterior stairway leading to a below grade entrance,	whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/08/16

Date