



*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)** Yogesh Kumar Dhuria  
**Address** 26 Crannyfield Dr. Brampton, ON, L7A 3X2

**Phone #** 6474697223 **Fax #** \_\_\_\_\_  
**Email** yogdhuria123@gmail.com

2. **Name of Agent** Shivang Tarika  
**Address** 106 Morningside Dr. Georgetown, L7G0M2, ON

**Phone #** 4168212630 **Fax #** \_\_\_\_\_  
**Email** shivang@relysolution.com

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

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.  
B. Proposed exterior side Yard Set back is 0.8 m to the below Grade Stairway and the required is 1.21 m

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

The owner of the property wants to build a second dwelling unit to manage his mortgage. However to provide a second dwelling unit the entrance has to be below the grade which is not possible on rear yard and the other side of the property due to insufficient space and privacy reason. So the only space where owner can construct the entrance is the side of the property. The entrance is designed in such a way that it doesn't block the passage to

5. **Legal Description of the subject land:**  
**Lot Number** 94L  
**Plan Number/Concession Number** M1674  
**Municipal Address** 26 CRANNYFIELD DR, BRAMPTON, ON, L7A 3X2

6. **Dimension of subject land (in metric units)**  
**Frontage** 7.65 M  
**Depth** 26.42 M  
**Area** 202.11 SQM

7. **Access to the subject land is by:**

Provincial Highway	<input checked="" type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>

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: 87.74 SQM
Gross Floor Area: 211.46 SQM
No. of Levels: 2
Width: 6.66 M
Length: 11.99 M

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

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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	5.43 M
Rear yard setback	7.1 M
Side yard setback	0.00 M
Side yard setback	1.54 M

**PROPOSED**

Front yard setback	5.43 M
Rear yard setback	7.1 M
Side yard setback	0.00 M
Side yard setback	0.8 M

10. Date of Acquisition of subject land: 2018

11. Existing uses of subject property: Residential - Single Dwelling Unit

12. Proposed uses of subject property: Residential - Two Dwelling Unit

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 2012

15. Length of time the existing uses of the subject property have been continued: 6 Yrs

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 _____

*Paras*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 9 DAY OF OCTOBER, 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, PARAS NARANGI, 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 9 DAY OF  
Oct, 2024

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

*Paras*

Signature of Applicant or Authorized Agent

*[Signature]*  
A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R2A-1212

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

September 12, 2024  
Date

DATE RECEIVED Oct 9, 2024

Date Application Deemed Complete by the Municipality [Signature]

**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: 26 Crannyfield Dr

I/We, Yogesh Kumar Dhuria  
please print/type the full name of the owner(s)

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

Shivang Tarika  
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 10 day of September, 2024.

Yogesh  
(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: 26 Crannyfield Dr

I/We, Yogesh Kumar Dhuria  
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.

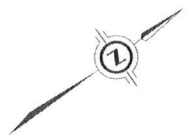
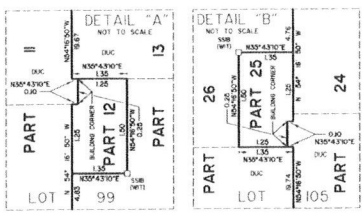
Dated this 10 day of September, 2024.

Yogesh  
(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**



SCHEDULE				SCHEDULE			
PART	ALL OF LOT	PLAN	ALL OF P.I.N.	AREA (SQ. M.)	PART	ALL OF LOT	PLAN
1	94	REGISTERED	14254-7912 (L.T.)	236	1	103	REGISTERED
2			234	21	2		
3	95		14254-7913 (L.T.)	229	3	104	
4			225	23	4		
5	96		14254-7914 (L.T.)	230	5	105	
6			226	25	6		
7	97		14254-7915 (L.T.)	206	7	106	
8			206	27	8		
9	98		14254-7916 (L.T.)	206	9	107	
10			206	30	10		
11			206	30	11		
12	99		14254-7917 (L.T.)	2	12	108	
13			204	32	13		
14	100		14254-7918 (L.T.)	206	14	109	
15			206	33	15		
16	101		14254-7919 (L.T.)	206	16	110	
17			212	35	17		
18			245	37	18		
19	102		14254-7920 (L.T.)	205	19	111	
			205	38			

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE October 13, 2005 RECEIVED AND DEPOSITED

DATE October 13, 2005 PLAN 43R-3033/

THOMAS J. SALES  
ONARIO LAND SURVEYOR

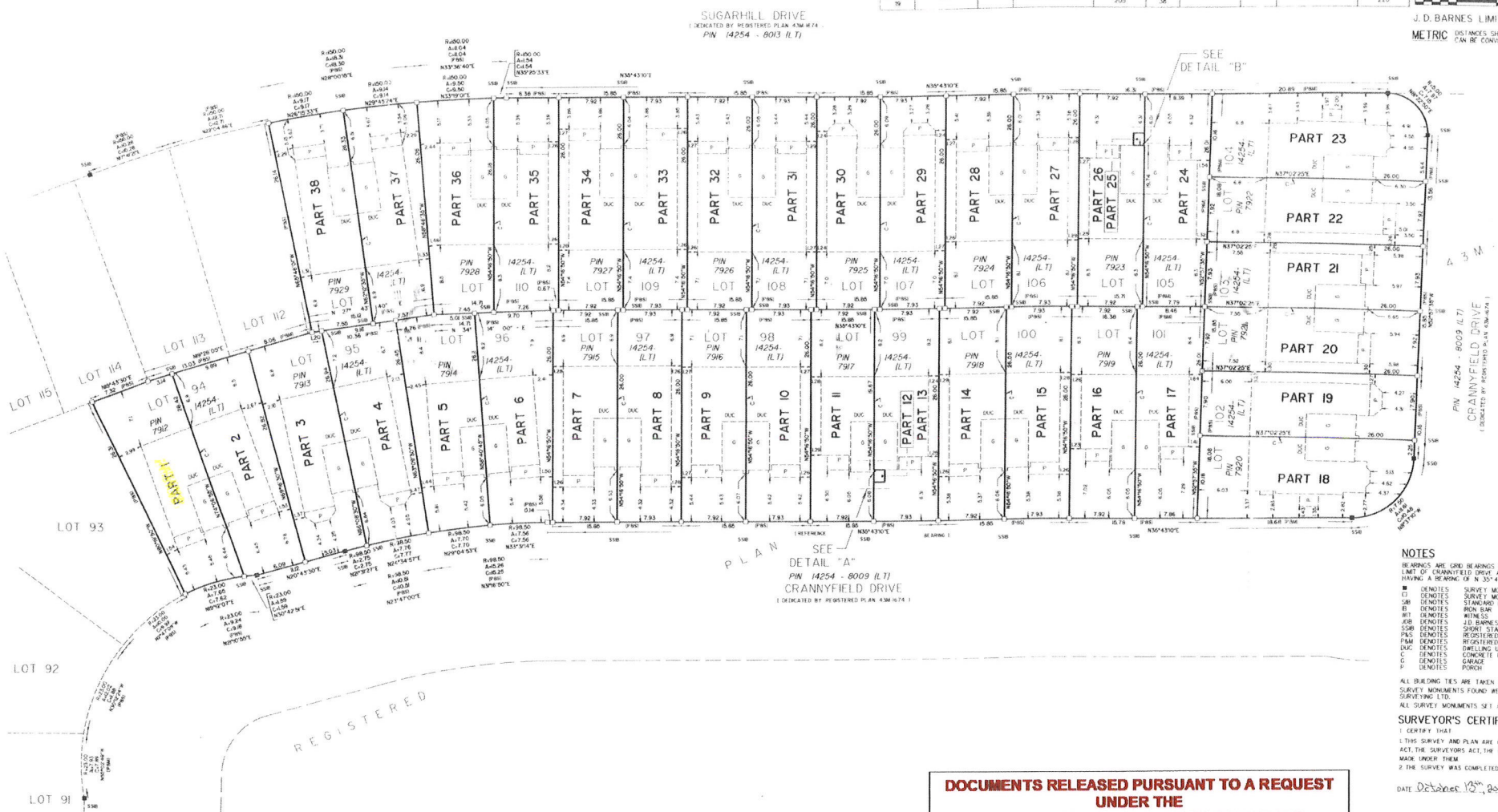
Bukola Saheed  
ASST. DEP. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

PLAN OF SURVEY OF  
LOTS 94 TO 111, BOTH INCLUSIVE  
REGISTERED PLAN 43M-1674  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:250

J. D. BARNES LIMITED

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



- NOTES
- BEARINGS ARE GIVE BEARINGS AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF CRANNYFIELD DRIVE AS SHOWN ON REGISTERED PLAN 43M-1674 HAVING A BEARING OF N 35° 43' 30" E.
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SMB DENOTES STANDARD BORN BAR
  - B DENOTES BORN BAR
  - WT DENOTES WITNESS
  - JOB DENOTES J.D. BARNES LIMITED
  - SMB DENOTES SHORT STANDARD BORN BAR
  - PKS DENOTES REGISTERED PLAN 43M-1674 AND SET
  - PLAN DENOTES REGISTERED PLAN 43M-1674 AND MEASURED
  - DUK DENOTES DWELLING UNDER CONSTRUCTION
  - C DENOTES CONCRETE FOUNDATION WALL
  - G DENOTES GARAGE
  - P DENOTES PORCH

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

SURVEY MONUMENTS FOUND WERE SET BY RAY-PENTEX & EDWARD SURVEYING LTD.

ALL SURVEY MONUMENTS SET ARE BORN BARS UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATION

MADE UNDER THEM

2. THE SURVEY WAS COMPLETED ON SEPTEMBER 29th 2005

DATE October 13, 2005

THOMAS J. SALES  
ONARIO LAND SURVEYOR

**DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56**

**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS**

**J. D. BARNES LIMITED** SURVEYING & MAPPING

100 WILSON AVENUE, SUITE 100, MISSISSAUGA, ONT. L4X 1L7

T 905-875-9877 F 905-875-9878

DRAWN BY: AJM/MJC CHECKED BY: TS REFERENCE NO.: 05-30-267-00-94

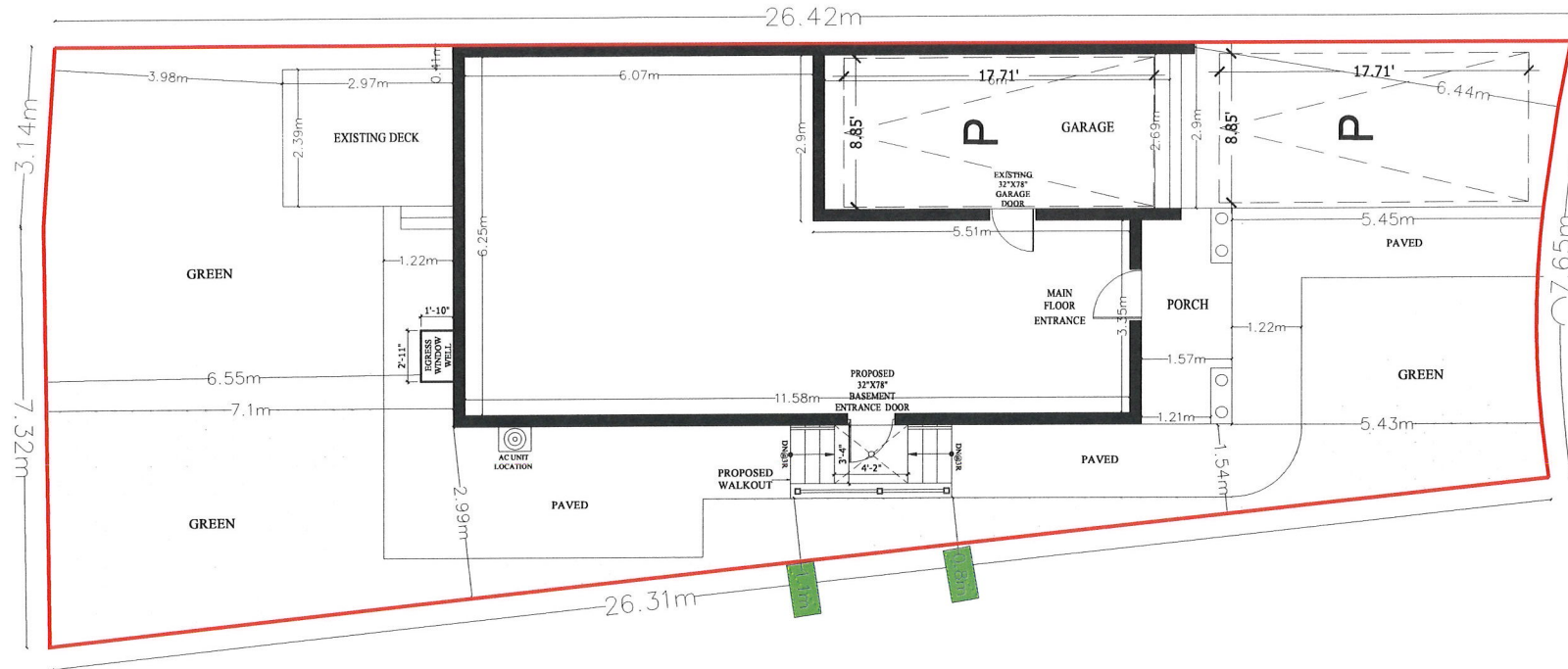
FILE: g:\2005\53026700\plan\p411.dwg DATED: OCTOBER 13, 2005

PLOTTED: OCT 2005

**SITE PLAN**  
SCALE 1/8"=1'-0"



26 CRANNYFIELD DRIVE



GENERAL NOTES

DO NOT SCALE DRAWINGS  
PROPERTY RIGHTS RETAINED BY:  
BG CONSTRUCTION DESIGN  
ANY REPRODUCTION IN WHOLE OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN,  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE ONTARIO BUILDING CODE  
TO BE A DESIGNER.

QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT  
UNDER DIV.C-325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

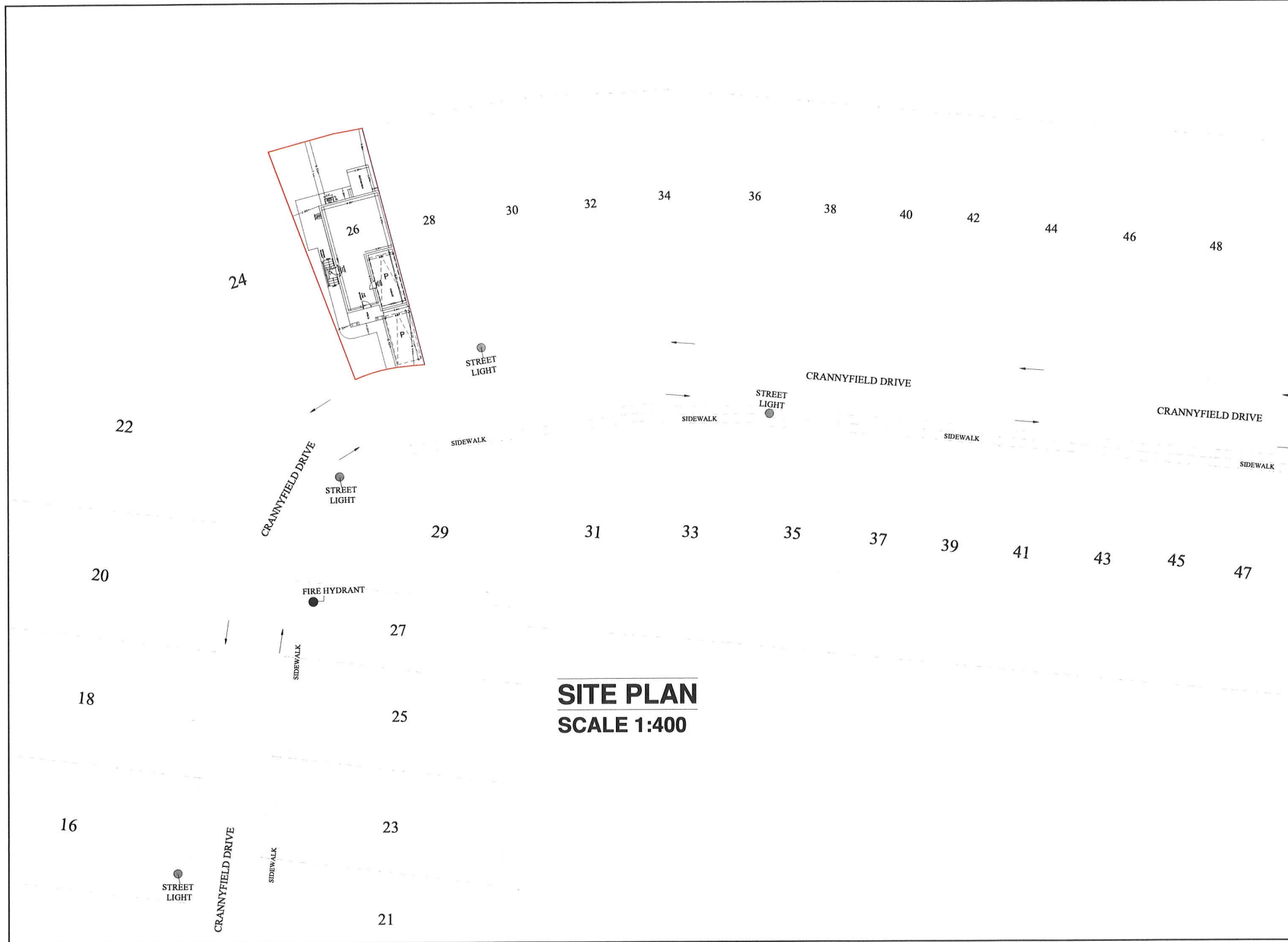
SITE PLAN

CITY : BRAMPTON

26 CRANNYFIELD DRIVE

EXISTING DWELLING

PROJECT	SHEET
APRIL 2024	<b>A1</b>
SCALE 1/8"=1'-0"	



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 CORPORATION IS STRICTLY FORBIDDEN.  
 ANY REPRODUCTIONS MUST BE  
 AUTHORIZED BY  
 ALL DRAWINGS ARE IN METRIC SCALE

**SCOPE OF WORK**

**PROPOSAL TO CONSTRUCT  
 SECONDARY UNIT**

THE UNDERSIGNED HAS REVIEWED AND  
 TAKES RESPONSIBILITY FOR THIS DESIGN,  
 AND HAS THE QUALIFICATIONS AND  
 MEETS THE REQUIREMENTS SET OUT  
 IN THE ONTARIO BUILDING CODE  
 TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
 REQUIRED UNLESS DESIGN IS EXEMPT  
 UNDER DIV. C3.2.5.1 OF THE BUILDING CODE

**SHIVANG TARIKA** 106440  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

**SITE PLAN**

**CITY : BRAMPTON**

**26 CRANNYFIELD DRIVE**

**EXISTING DWELLING**

PROJECT	SHEET
APRIL 2024	<b>A1-1</b>
SCALE 1:400	



# Zoning Non-compliance Checklist

File No.

A-2024-0340

Owner: Yogesh Kumar Dhuria

Address: 26 CRANNYFIELD DR

Zoning: R2A-1212

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	<p>To permit a <i>proposed</i> exterior stairway leading to a below grade entrance in a required side yard,</p> <p>To permit an interior side yard setback of 0.80m to a <i>proposed</i> exterior stairway leading to a below grade entrance,</p>	<p>whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.</p> <p>whereas the by-law requires a minimum interior side yard setback of 1.20m.</p>	<p>10.23.1</p> <p>1212.2 (7)</p>
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar  
Reviewed by Zoning

September 12, 2024  
Date