



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

FILE NUMBER: A-2024-0442

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)** Avtar Dhaliwal, SURINDER PAL DHALIWAL (K.G)
Address 44 PRUE CRT, BRAMPTON, ON, L6P 1P8

Phone # 6477073041 **Fax #** _____
Email avtardhaliwal@live.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 0.21 m to the below Grade Stairway and the required is 1.21m

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 42 R
Plan Number/Concession Number M1546
Municipal Address 44 PRUE CRT, BRAMPTON, ON, L6P 1P8

6. **Dimension of subject land (in metric units)**
Frontage 7.48 M
Depth 37.65 M
Area 281.622 SQM

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

Provincial Highway	<input 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 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: 74.68 SQM
 Gross Floor Area: 175.77 SQM
 No. of Levels: 2
 Width: 6.03 M
 Length: 9.83 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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 6.13 M
 Rear yard setback 15.35 M
 Side yard setback 1.43 M
 Side yard setback 0.00 M

PROPOSED

Front yard setback 6.13 M
 Rear yard setback 15.35 M
 Side yard setback 0.21 M
 Side yard setback 0.00 M

10. Date of Acquisition of subject land: 2020

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: 2008

15. Length of time the existing uses of the subject property have been continued: 12 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 _____

Gambhir

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 28 DAY OF NOV, 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, KUNWAR GAMBHIR OF THE TOWN OF GEORGETOWN
IN THE REGION OF HALTON HILLS 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 28 DAY OF
NOV, 20 24

[Signature]
A Commissioner etc.

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

Gambhir

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R2A-1762

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

Dhwani Shah
Zoning Officer

09 July 2024
Date

DATE RECEIVED NOV 29 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

LOCATION OF THE SUBJECT LAND: 44 Prue Court, Brampton, ON, L6P 1P8

I/We, Avtar Dhaliwal SURINDERPAL DHALIWAL (K.G.)
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 05 day of July, 2024.

Avtar

(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: 44 Prue Court, Brampton, ON, L6P 1P8

I/We, Avtar Dhaliwal

SURINDERPAL DHALIWAL (K.G)
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 05 day of July, 2024.

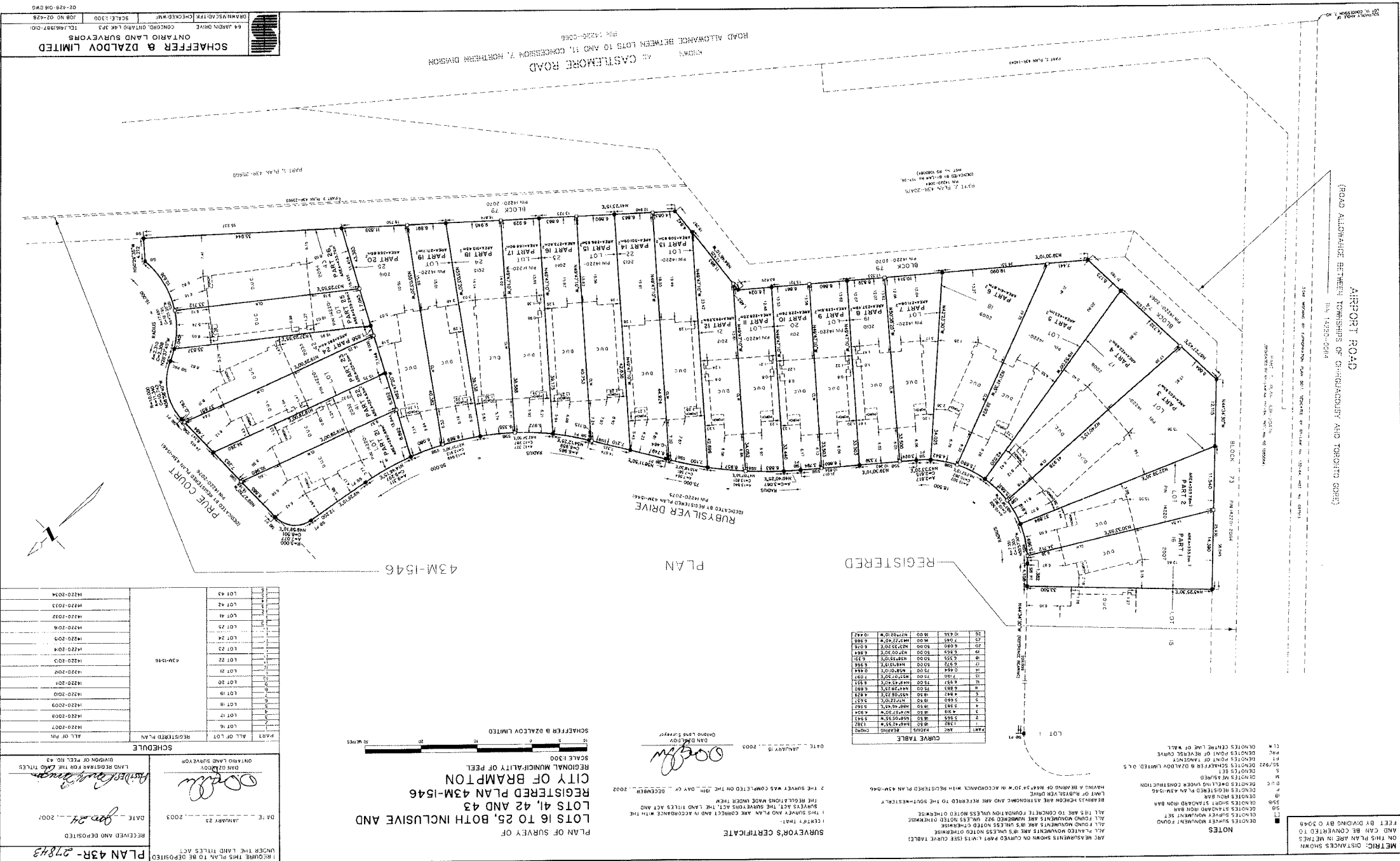
Avtar

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(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



SCHAFFER & DZALDOY LIMITED
 ONTARIO LAND SURVEYORS
 64 JARDIN DRIVE
 CONCORD, ONTARIO L4K 3P3
 TEL: (416) 887-0101
 SCALE: 1:500
 JOB NO: 02-428
 02-428 016 DWG

SCHEDULE

ALL OF LN	REGISTERED PLAN	43M-1546
16	4220-2007	LOT 16
17	4220-2008	LOT 17
18	4220-2009	LOT 18
19	4220-2010	LOT 19
20	4220-2011	LOT 20
21	4220-2012	LOT 21
22	4220-2013	LOT 22
23	4220-2014	LOT 23
24	4220-2015	LOT 24
25	4220-2016	LOT 25
26	4220-2017	LOT 26
27	4220-2018	LOT 27
28	4220-2019	LOT 28
29	4220-2020	LOT 29
30	4220-2021	LOT 30
31	4220-2022	LOT 31
32	4220-2023	LOT 32
33	4220-2024	LOT 33
34	4220-2025	LOT 34
35	4220-2026	LOT 35
36	4220-2027	LOT 36
37	4220-2028	LOT 37
38	4220-2029	LOT 38
39	4220-2030	LOT 39
40	4220-2031	LOT 40
41	4220-2032	LOT 41
42	4220-2033	LOT 42
43	4220-2034	LOT 43

PLACING THIS PLAN TO BE DEPOSITED
PLAN 43R-27843
 RECEIVED AND DEPOSITED
 DATE: Jan 21, 2007
 DATE: January 23, 2007
 CITY OF BRAMPTON
 LAND REGISTRATION DIVISION OF REG. NO. 43
 DAN DZALDOY
 ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CONDUCTED AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF DECEMBER, 2002.
 DAN DZALDOY
 Ontario Land Surveyor

DATE: January 15, 2003
 REGISTERED PLAN 43M-1546
 PLAN OF SURVEY OF
LOTS 16 TO 25, BOTH INCLUSIVE AND
REGISTERED PLAN 43M-1546
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:500
 SCHAFFER & DZALDOY LIMITED

CURVE TABLE

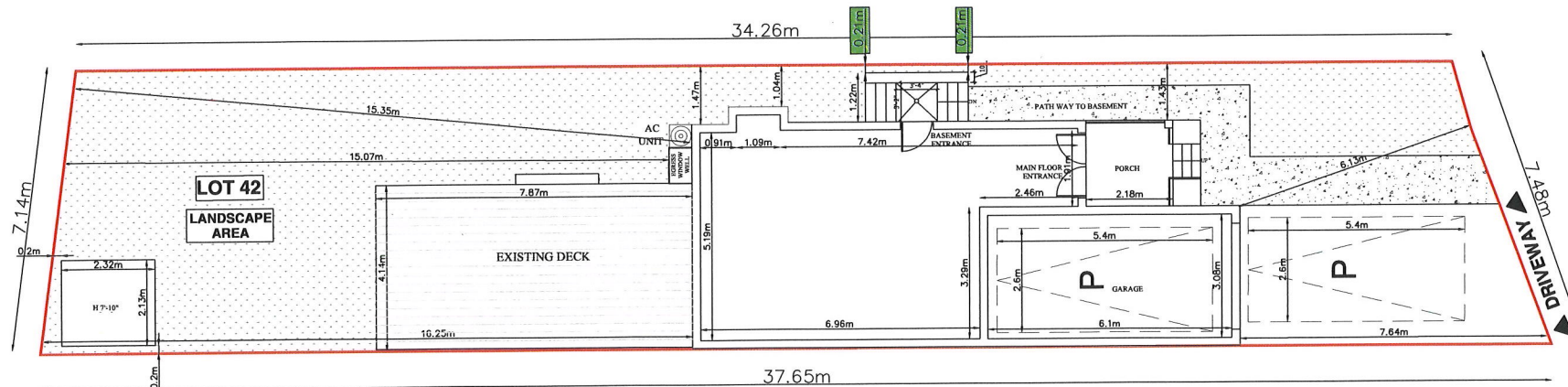
CURVE NO.	ARC	RADIUS	BEARING	CHORD	CHORD BEARING
1	1.000	88.8	N45°25'51"W	1.000	1.000
2	1.000	88.8	S45°25'51"W	1.000	1.000
3	1.000	88.8	N45°25'51"W	1.000	1.000
4	1.000	88.8	S45°25'51"W	1.000	1.000
5	1.000	88.8	N45°25'51"W	1.000	1.000
6	1.000	88.8	S45°25'51"W	1.000	1.000
7	1.000	88.8	N45°25'51"W	1.000	1.000
8	1.000	88.8	S45°25'51"W	1.000	1.000
9	1.000	88.8	N45°25'51"W	1.000	1.000
10	1.000	88.8	S45°25'51"W	1.000	1.000
11	1.000	88.8	N45°25'51"W	1.000	1.000
12	1.000	88.8	S45°25'51"W	1.000	1.000
13	1.000	88.8	N45°25'51"W	1.000	1.000
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NOTES

1. LOCATED SURVEY MONUMENT FOUND
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43. LOCATED SURVEY MONUMENT SET

PLAN 43M-1546

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



SITE PLAN

SCALE 3/32"=1'-0"



44 PRUE COURT

LOT AREA =2732.74 SFT / 253.87 SM
 GROUND FLOOR AREA =803.86 SFT / 74.68 SM
 TOTAL GROSS FLOOR AREA =1,892.06 SFT / 175.77 SM

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 AND
 BELOW GRADE ENTRANCE
 FROM RIGHT YARD

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.3.25.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
 NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

44 PRUE COURT

EXISTING DWELLING

PROJECT	SHEET
FEB 2024	A1
SCALE 3/32"=1'-0"	

Zoning Non-compliance Checklist

File No.
A-2024-0442

Applicant: Surinderpal Dhaliwal

Address: 44 Prue Court

Zoning: R2A-1762

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 a proposed exterior stairway leading to a below grade entrance in a required side yard.	Whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
BELOW GRADE SETBACKS	To permit an interior side yard setback of 0.21m to a <i>(proposed)</i> exterior stairway leading to a below grade entrance	Whereas the by-law requires a minimum interior side yard setback of 1.2m.	SS1762.2(7)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

09 July 2024

Date