



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

FILE NUMBER: A-2024-0444

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)** Jasmeet Singh Kathuria & Harpreet Kaur
Address 42 Thatcher Court, Brampton ON, L6Z1C8

Phone # +1 647 530 0598 **Fax #** _____
Email jasmeet.iimc@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):**

1. To Propose driveway width of 5.49 m in the front yard whereas the by law requires 4.9 m.

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

As per site conditions we have 5.49 M of parking space on the Drive-way whereas required parking space is 4.9 M. This variance is adjustable on site and we would like to request for the same by constructing support wall. Kindly accept our request for minor variance so that we can apply for building permit.

5. **Legal Description of the subject land:**
Lot Number 43,44 RP 43R4869 PARTS 7,7A & 7B
Plan Number/Concession Number PLAN M101
Municipal Address 42 THATCHER CRT, BRAMPTON, ON, L6Z1C8

6. **Dimension of subject land (in metric units)**
Frontage 6.1 M
Depth 30.48 M
Area 185.92 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: 148.98 SQM No. of Levels: 2 Width: 6.1 M Length: 9.32 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	12.81 M
Rear yard setback	8.35 M
Side yard setback	0.00 M
Side yard setback	0.00 M

PROPOSED

Front yard setback	12.81 M
Rear yard setback	8.35 M
Side yard setback	0.00 M
Side yard setback	0.00 M

10. Date of Acquisition of subject land: 2019
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: 1976
15. Length of time the existing uses of the subject property have been continued: 43 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 _____

Pambhi

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 28 DAY OF NOV, 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, KUNWAR PAMBHI, OF THE TOWN OF GEORGETOWN
IN THE REGION OF HACTON 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 _____ OF
PEEL THIS 28 DAY OF
NOV, 2024

[Signature]
A Commissioner etc.

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

[Signature]

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R3B(1)

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

Shiza Athar

Zoning Officer

2024/10/08

Date

DATE RECEIVED

Nov 28, 2024

Date Application Deemed Complete by the Municipality

VL

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: 42 Thatcher Court

I/We, Jasmeet Singh Kathuria and Harpreet 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 07 day of October, 2024.

Jasmeet *Harpreet*

(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

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: 42 Thatcher Court

I/We, Jasmeet Singh Kathuria and Harpreet Kaur
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 07 day of October, 2024.

Jasmeet Harpreet
(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.

PLAN MATERIAL
 Plastic Material - Cronoflex
 Gauge - G 004 inch
 Process - Photographic
 Ink - Special T

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

THATCHER COURT

LT 3232

PLAN 43R-4869

APPROVED 25 MARCH, 1977

T. P. WOODS
 ASST. EXAMINER OF SURVEYS

PLAN 43R-4869

RECORDED UNDER NO. 116001

REGISTERED MARCH 29, 1977
 OF 10 23 A.M.

VEVA PORTER
 LAND REGISTRAR

PARTS 1, 1A, 2, 2A, 3, 3A, 3B, 3C, 3D, 4, 4A, 4B, 5, 5A, 6, 6A, 7, 7A, 7B, 8, 8A, 8B
 PART OF PARCEL PLAN "1",
 SECTION M-101

PLAN OF SURVEY OF
 LOTS 37, 38, 39, 40, 41, 42, 43, 44.
 REGISTERED PLAN M-101
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1" = 10' 1977
 R. B. LAWRYSHYN O.L.S.

NOTES:
 BEARINGS HEREON ARE ASTRONOMIC, DERIVED FROM THE SOUTHEASTERLY LIMIT OF THATCHER COURT SHOWN AS N42°28'00"E ON REGISTERED PLAN M-101

ALL HANDING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED
 I I DENOTES 1" 50' 2" LONG STANDARD IRON BAR PLANTED
 I I S S I B DENOTES 1" 50' 2" LONG SHORT STANDARD IRON BAR PLANTED
 ■ DENOTES 1" 50' 2" LONG IRON BAR PLANTED
 FD DENOTES SURVEY MONUMENT FOUND
 WIT DENOTES WITNESS
 ■ M DENOTES 5/8" ROUND 2' LONG IRON BAR PLANTED
 W DENOTES OUTSIDE FACE OF WALL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY
 1 THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER
 2 THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN
 3 THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY
 4 THAT THE SURVEY WAS COMPLETED ON THE 12 DAY OF JANUARY 1977

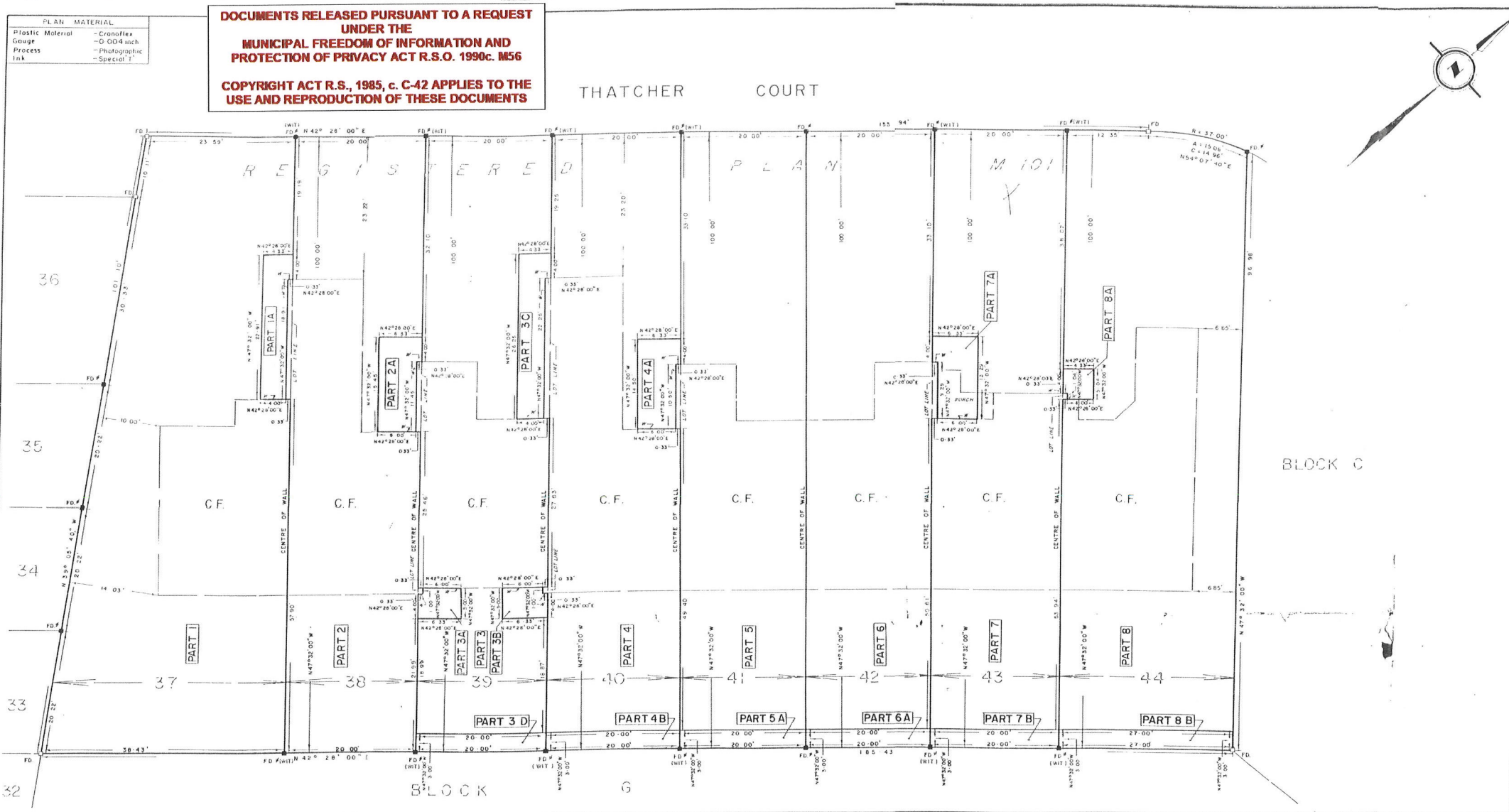
DATE FEBRUARY 24, 1977

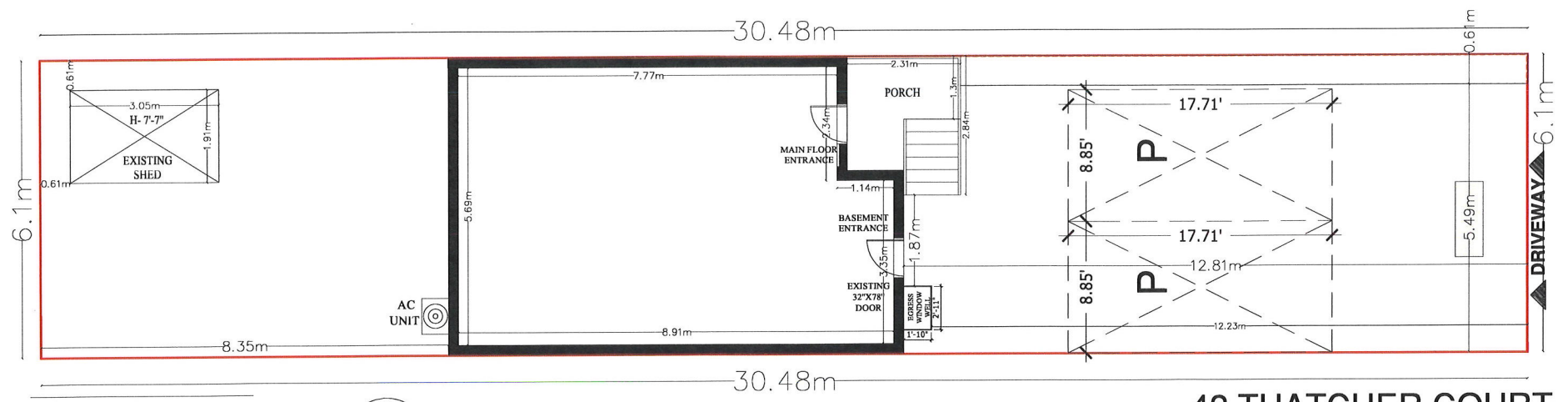
R. B. Lawryshyn
 O.N.T.A.R.I.O. LAND SURVEYOR



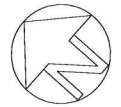
J. D. BARNES LIMITED, Surveyors

Cadastral, Geodetic, Photogrammetric and Engineering Surveys
 TORONTO MISSISSAUGA OXFORD
 DRAWN BY D.H. CHECKED BY J.R.W. SCALE 1" = 10' REFERENCE NO. 76-60-41-44-1-5





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



42 THATCHER COURT

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 A
 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.3.25.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
 NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

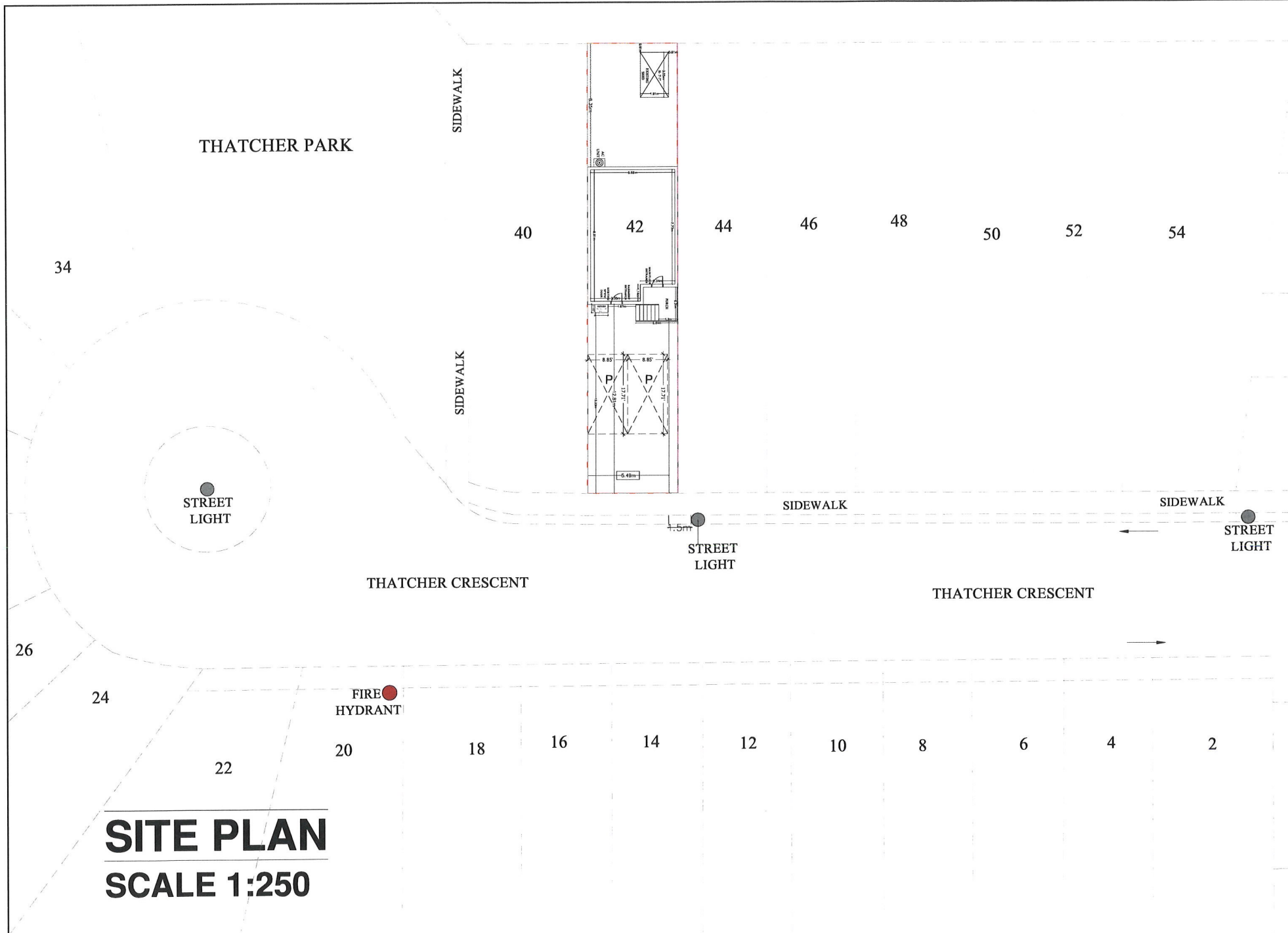
SITE PLAN

CITY : BRAMPTON

42 THATCHER CRT

EXISTING DWELLING

PROJECT	SHEET
AUG 2024	A1
SCALE 1/8"=1'-0"	



SITE PLAN
SCALE 1:250

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
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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 A
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-3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN -1

CITY : BRAMPTON

42 THATCHER CRT

EXISTING DWELLING

PROJECT	SHEET
AUG 2024	A1-1
SCALE 1:250	

Zoning Non-compliance Checklist

File No.

Applicant: Shivang Tarika
 Address: 42 Thatcher Crt
 Zoning: R3B(1)
 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			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 5.49m,	whereas the by-law permits a maximum driveway width of 4.9m.	10.9.1
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/10/08

Date