

JAN 06 2025

Committee of Adjustment

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

FILE NUMBER: A-2024-0456 - Revised

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)** Harinder Sidhu, Ramanjeet Sidhu
Address 93 CREDITSTONE RD, BRAMPTON, ON, L6Y4G1

Phone # +1 4168447640 **Fax #** _____
Email heerasidhu77@yahoo.ca

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 0.09 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 52
Plan Number/Concession Number PLAN M829
Municipal Address 93 CREDITSTONE RD, BRAMPTON, ON, L6Y4G1

6. **Dimension of subject land (in metric units)**
Frontage 9.30 M
Depth 33.50 M
Area 311.55 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: 123.97 SQM
 Gross Floor Area: 238.93 SQM
 No. of Levels: 2
 Width: 7.14 M
 Length: 18.94 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 6.11 M
 Rear yard setback 8.44 M
 Side yard setback 0.96 M
 Side yard setback 1.20 M

PROPOSED

Front yard setback 6.11 M
 Rear yard setback 8.44 M
 Side yard setback 0.09 M
 Side yard setback 1.20 M

10. Date of Acquisition of subject land: 2022
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: 1998
15. Length of time the existing uses of the subject property have been continued: 24 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ OF _____
THIS _____ DAY OF _____, 20_____.

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, _____, OF THE _____ OF _____
IN THE _____ OF _____ 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

OF _____
IN THE _____ OF _____
THIS _____ DAY OF _____,
_____, 20_____.

Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner etc.

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 _____
Date Application Deemed Complete by the Municipality _____

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: 93 Creditstone Rd

I/We, Harinder Sidhu

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 04 day of December, 2024.

harinder

(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
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please print/type the full name of the owner(s)

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

Shivang Tanika
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.

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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.



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Swales

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Yes No Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Pannehi

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 11 DAY OF December 2024

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I, KUNWAR GAMBHIR, 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 11 DAY OF December, 2024

Pannehi

Signature of Applicant or Authorized Agent

Submit by Email

Clara Vani
a Commissioner, etc.,
A Commissioner etc. Province of Ontario,
for the Corporation of the
City of Brampton

FOR OFFICE USE ONLY
Expires September 20, 2026

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1D-2780

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

Dec 10, 2024
Date

DATE RECEIVED Dec 11, 2024

Date Application Deemed Complete by the Municipality Clara

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L6Y 4R2

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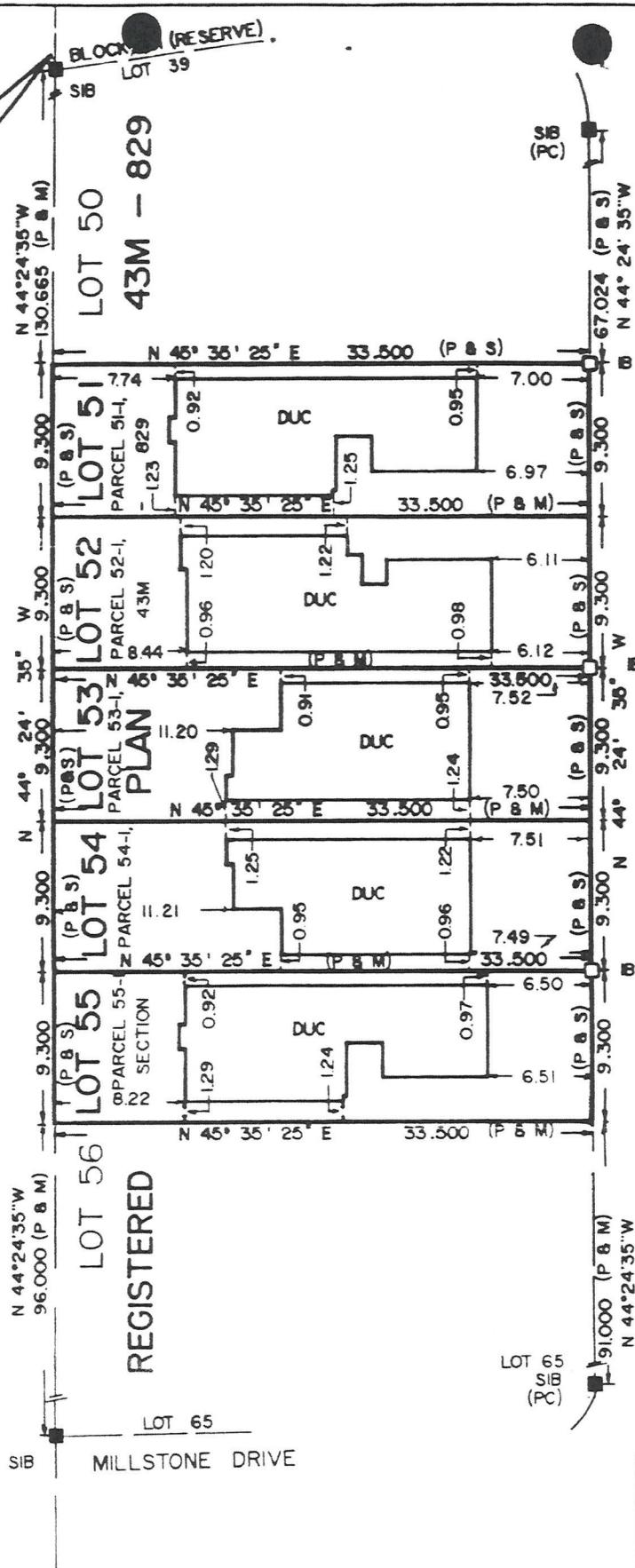
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METRIC
DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

PART OF WEST HALF OF LOT 15, CONCESSION 2 W.H.S.

PART OF PART 1, PLAN 43R - 13915
PART OF PARCEL 15 - 3, SECTION 43 - TOR.TWP.2 (W.H.S.)



CREDITSTONE ROAD
(DEDICATED BY REGISTERED PLAN 43M-829)

Received / Revised

JAN 06 2025

Committee of Adjustment

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

BUILDING LOCATION SURVEY OF
LOTS 51, 52, 53, 54 AND 55
REGISTERED PLAN 43M-829
CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL
SCALE 1:400



J. D. BARNES LIMITED - 1988.
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 21st DAY OF JUNE, 1988.

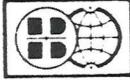
October 12, 1988
DATE
FRANK J. MAURO
Ontario Land Surveyor

NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHWESTERLY LIMIT OF CREDITSTONE ROAD AS SHOWN ON
REGISTERED PLAN 43M - 829, HAVING A BEARING OF N 44°24'35"W

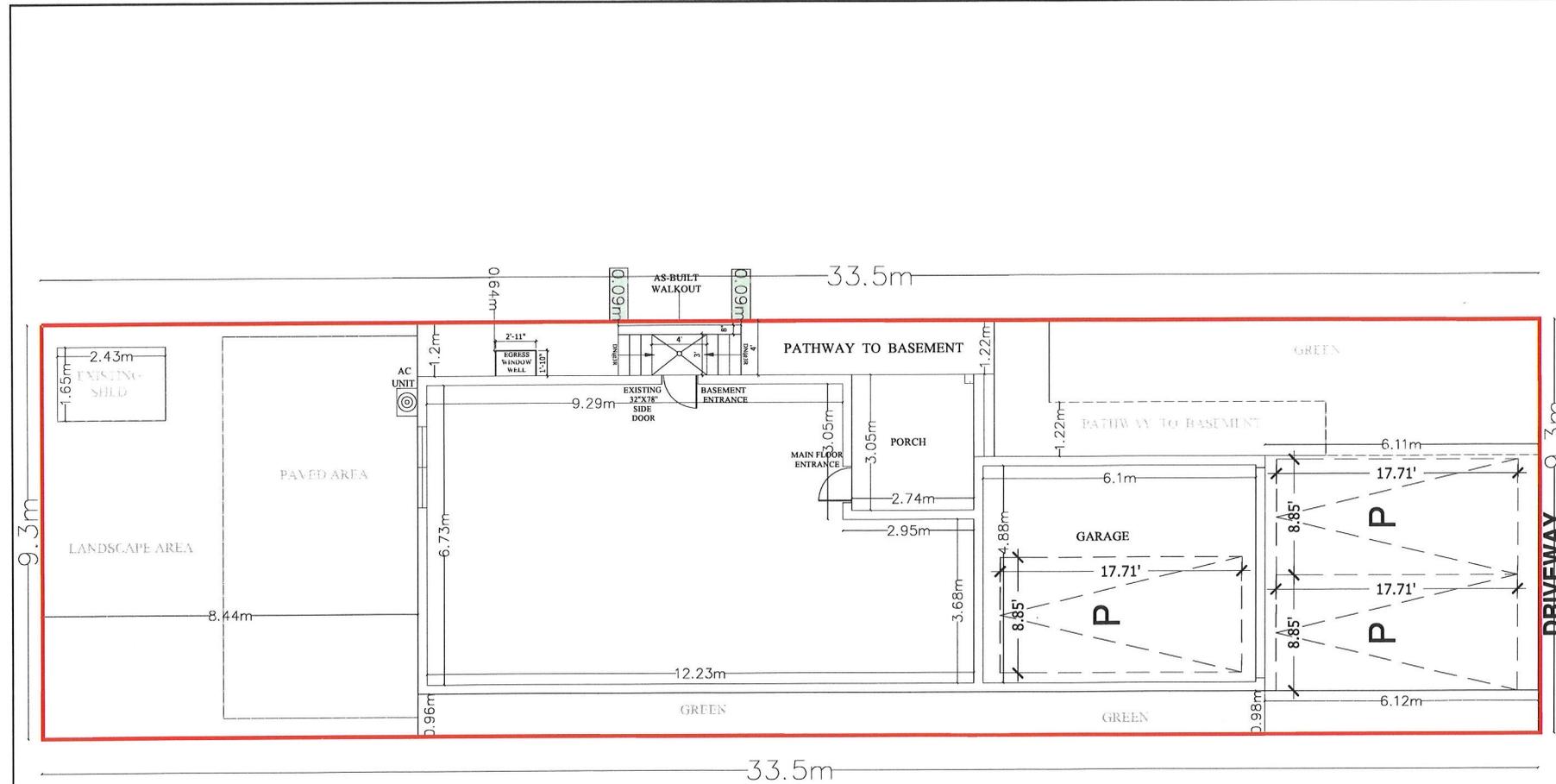
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P.C. DENOTES POINT OF CURVATURE
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- P&S DENOTES REGISTERED PLAN 43M-829 AND SET
- P&M DENOTES REGISTERED PLAN 43M-829 AND MEASURED

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
ALL FOUND SURVEY MONUMENTS SET BY SCHAEFFER & REINTHALER
LTD., O.L.S. UNLESS NOTED OTHERWISE

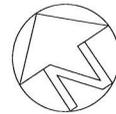

J.D. BARNES
LIMITED

SURVEYING MAPPING
LAND INFORMATION SERVICES

DRAWN BY: A.S.	CHECKED BY: 97	REFERENCE NO.: 88-26-142-0-51
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SITE PLAN
SCALE 1:100



93 CREDITSTONE ROAD

Received / Revised
JAN 06 2025
Committee of Adjustment

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 SIDE 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.3.2.5.1 OF THE BUILDING CODE**

SHIVANG TARIKA 10640
NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

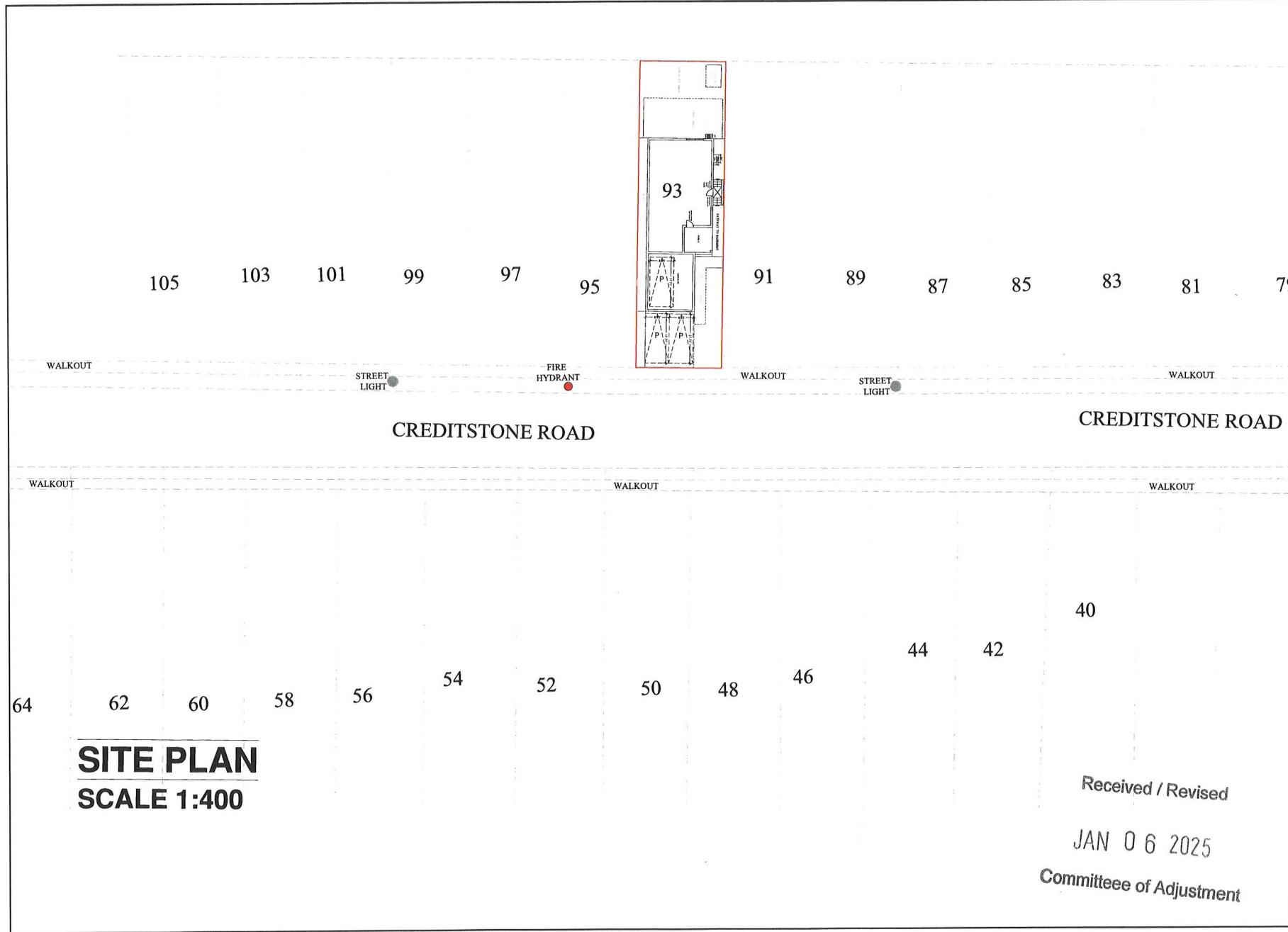
CITY : BRAMPTON

93 CREDITSTONE ROAD

EXISTING DWELLING

PROJECT
NOV 2024
SCALE 1:100

SHEET
A1



SITE PLAN
SCALE 1:400

Received / Revised
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 AND HAS THE QUALIFICATIONS AND
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QUALIFICATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT
 UNDER DIV. C.32.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 10640
 NAME SIGNATURE BCIN

SHIVANG TARIKA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

93 CREDITSTONE ROAD

EXISTING DWELLING

PROJECT
 NOV 2024
 SCALE 1:400

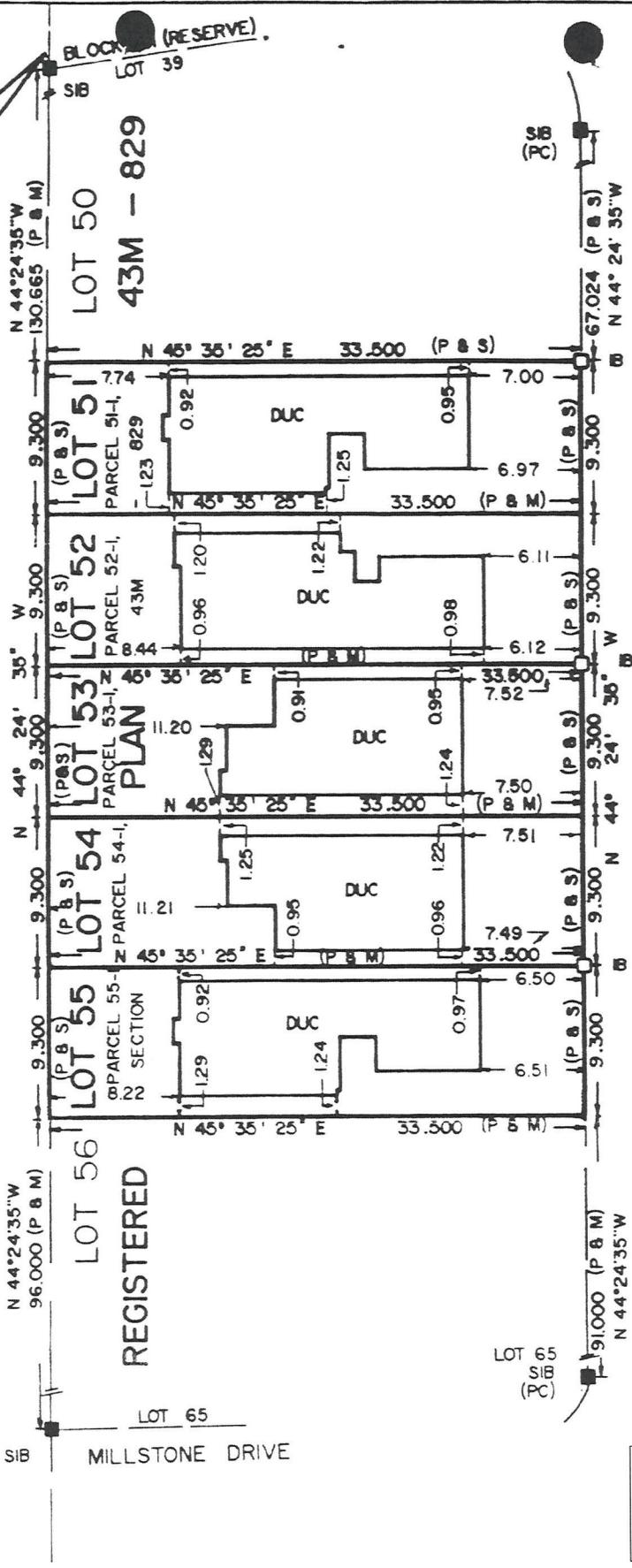
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A1-1

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PART OF WEST HALF OF LOT 15, CONCESSION 2 W.H.S.

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 DATE
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 FRANK J. MAURO
 Ontario Land Surveyor

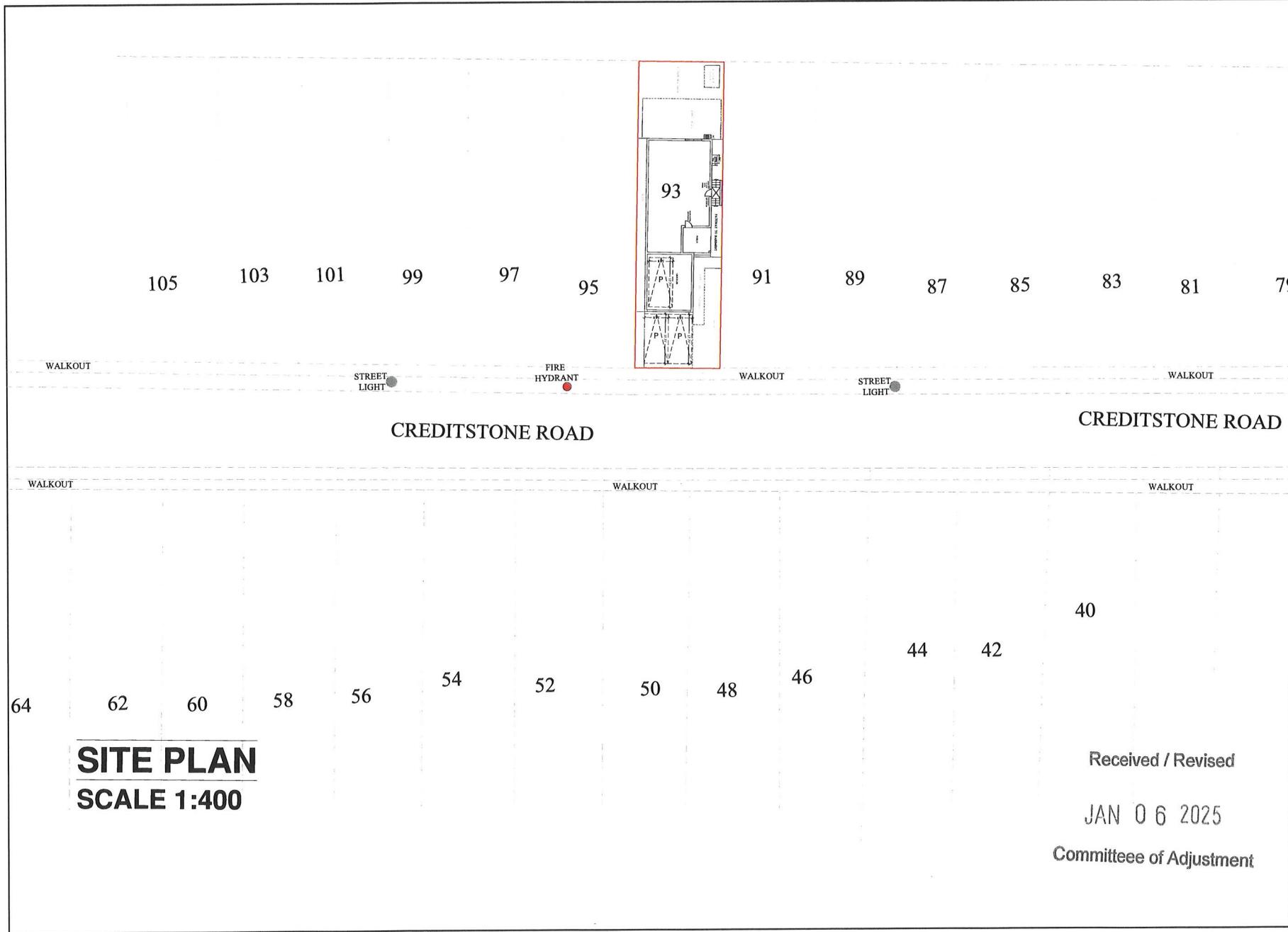
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SURVEYING MAPPING
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DRAWN BY: A.S.
 CHECKED BY: [Signature]
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NAME SIGNATURE BCIN

SHIVANG TARIKA

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CITY : BRAMPTON

93 CREDITSTONE ROAD

EXISTING DWELLING

PROJECT	SHEET
NOV 2024	A1-1
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Zoning Non-compliance Checklist

File No.
A-2024-0456

Owner: Harinder Sidhu
 Address: 93 CREDITSTONE RD
 Zoning: R1D-2780
 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 an <i>existing</i> exterior stairway leading to a below grade entrance in a required side yard,</p> <p>To permit a 0.03m side yard setback to an existing exterior stairway leading to below grade entrance in the required interior side yard and 0.96m on the other side</p>	<p>whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard.</p> <p>whereas the by-law requires a minimum side yard setback of 1.2 metres on one side and 0.6 metres on the other side</p>	<p>10.23.1</p> <p>2780.2(a)</p>
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

Dec 10, 2024
Date