



FILE NUMBER: A-2024-0477

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** SUKHDEEP KAUR
Address 152 CLOVER BLOOM RD., BRAMPTON, ON L6R 1S5

Phone # SANDHUGS789@GMAIL.COM **Fax #** _____
Email 647-619-8343

2. **Name of Agent** HARJINDER SINGH / MEM ENGINEERING INC.
Address UNIT-28, 2355 DERRY ROAD EAST, MISSISSAUGA ON L5S1V6

Phone # 905-673-9100 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**
 1. TO PERMIT A SECOND UNIT DWELLING IN BASEMENT IN A QUATTROPLEX

 2. TO PERMIT A REDUCED SETBACK OF 1.48 M FROM PROPOSED BELOW GRADE STAIRWELL TO SIDE LOT LINE.

4. **Why is it not possible to comply with the provisions of the by-law?**
 1. ZONING BY LAW DOES NOT PERMIT A SECOND UNIT IN A QUATTROPLEX.

 2. REQUIRED MINIMUM SETBACK FROM BELOW GRADE STAIRWELL TO SIDE LOT LINE IS 1.8 M

5. **Legal Description of the subject land:**
Lot Number 72
Plan Number/Concession Number PLAN M1114
Municipal Address 152 CLOVER BLOOM RD., BRAMPTON, ON L6R 1S5

6. **Dimension of subject land (in metric units)**
Frontage 10.75 M
Depth 20.28 M
Area 208.75 M2

7. **Access to the subject land is by:**
Provincial Highway _____ **Seasonal Road** _____
Municipal Road Maintained All Year **Other Public Road** _____
Private Right-of-Way _____ **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:

A QUATTROPLEX DWELLING
SINGLE FAMILY DWELLING
GFA - 72.73 M2
LENGTH OF PROPERTY - 11.25 M, WIDTH - 7.98 M, HEIGHT - M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

A PROPOSED SECOND UNIT DWELLING IN BASEMENT
PROPOSED BELOW GRADE STAIRCASE WITH REDUCED SETBACK OF 1.48 M TO LOT LINE.

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 8.38 M
Rear yard setback 0.0 M
Side yard setback 2.59 M
Side yard setback

PROPOSED

Front yard setback 8.38 M
Rear yard setback 0.0 M
Side yard setback REDUCED SETBACK OF 1.48 M FROM PROPOSED BELOW GRADE STAIRWELL TO LOT LINE
Side yard setback

10. Date of Acquisition of subject land: 2023

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: TWO UNIT DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 1990

15. Length of time the existing uses of the subject property have been continued: 34 YEARS

16. (a) What water supply is existing/proposed?

Municipal [checked]
Well []
Other (specify)

(b) What sewage disposal is/will be provided?

Municipal [checked]
Septic []
Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers [checked]
Ditches []
Swales []
Other (specify)

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 _____

Raman Kumar

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 19 DAY OF Dec, 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, Raman Kumar, 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 19 DAY OF
December, 2024

Raman Kumar

Signature of Applicant or Authorized Agent

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

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
R2B-697

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.

Shiza Athar
Zoning Officer

2024/12/16
Date

DATE RECEIVED Clara
Dec 19, 2024

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: 152 CLOVER BLOOM RD., BRAMPTON, ON L6R 1S5

I/We, Sukhdeep 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 December, 2024

Sukhdeep Kaur
(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: 152 CLOVER BLOOM RD., BRAMPTON, ON L6R 1S5

I/We, Sukhdeep Kaur
please print/type the full name of the owner(s)

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

HARJINDER SINGH / MEM ENGINEERING INC.

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 December, 2024

Sukhdeep Kaur

(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.

2024-12-13

COVERING LETTER

To

The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Subject: Minor Variance application 152 Clover Bloom Rd., Brampton

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client 152 Clover Bloom Rd., Brampton, ON L6R 1S5.

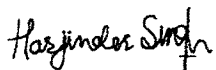
We have a proposal as follow:

1. To permit a second unit dwelling in basement in a Quattroplex.
2. To permit a reduced setback of 1.48m from proposed below grade stairwell to side lot line.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You,



Harjinder Singh
P Eng. PMP, CET, RCJI

- (A) N 45°22'20" W
- (B) N 44°37'40" E
- (C) N 51°19'50" W
- (D) N 38°40'10" E

42110 72N 20706

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

RECORDED AND DEPOSITED

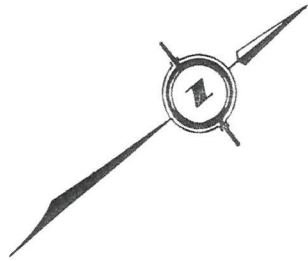
DATE JUNE 15, 1994

DATE June 15, 1994

David Black
DAVID A. BLACK
ONTARIO LAND SURVEYOR

Assistant Registrar
ASSISTANT REGISTRAR FOR THE
LAND TITLES DIVISION OF
PEEL (N° 43)

PARTS 12,3,4,27 AND 28 - ALL OF PARCEL 66 - I SECTION 43M - 1114
PARTS 8 TO 14 BOTH INCLUSIVE AND PARTS 29 TO 32 BOTH INCLUSIVE - ALL OF PARCEL BLOCK 77 - I SECTION 43M - 1114
PARTS 15,16,17,18,33 AND 34 - ALL OF PARCEL 72 - I SECTION 43M - 1114
PARTS 19 TO 26 BOTH INCLUSIVE AND PARTS 35,36 AND 37 - ALL OF PARCEL BLOCK 78 - I SECTION 43M - 1114



LANE
(N 43M - 1114)
SECTION 43M - 1114

PLAN OF SURVEY OF
LOTS 66 AND 72 AND
BLOCKS 77 AND 78
REGISTERED PLAN 43M - 1114
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

J. D. BARNES LIMITED
1994

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

NOTES:

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF CLOVER BLOOM ROAD AS SHOWN ON REGISTERED PLAN 43M - 1114, HAVING A BEARING OF N 38°40'10" E.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES WITNESS
- PC DENOTES POINT OF CURVATURE
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- F DENOTES FACE OF CONCRETE FOUNDATION WALL
- C DENOTES CENTRELINE OF CONCRETE FOUNDATION WALL
- CFW DENOTES CONCRETE FOUNDATION WALL
- PBIS DENOTES REGISTERED PLAN 43M - 1114 AND SET
- PBIM DENOTES REGISTERED PLAN 43M - 1114 AND MEASURED
- DENOTES BEARING

PLANTED MONUMENTS ARE IRON BARS UNLESS SHOWN OTHERWISE.
FOUND MONUMENTS SET BY MARSHALL MACKIN MONAGHAN ONTARIO LIMITED UNLESS SHOWN OTHERWISE.

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

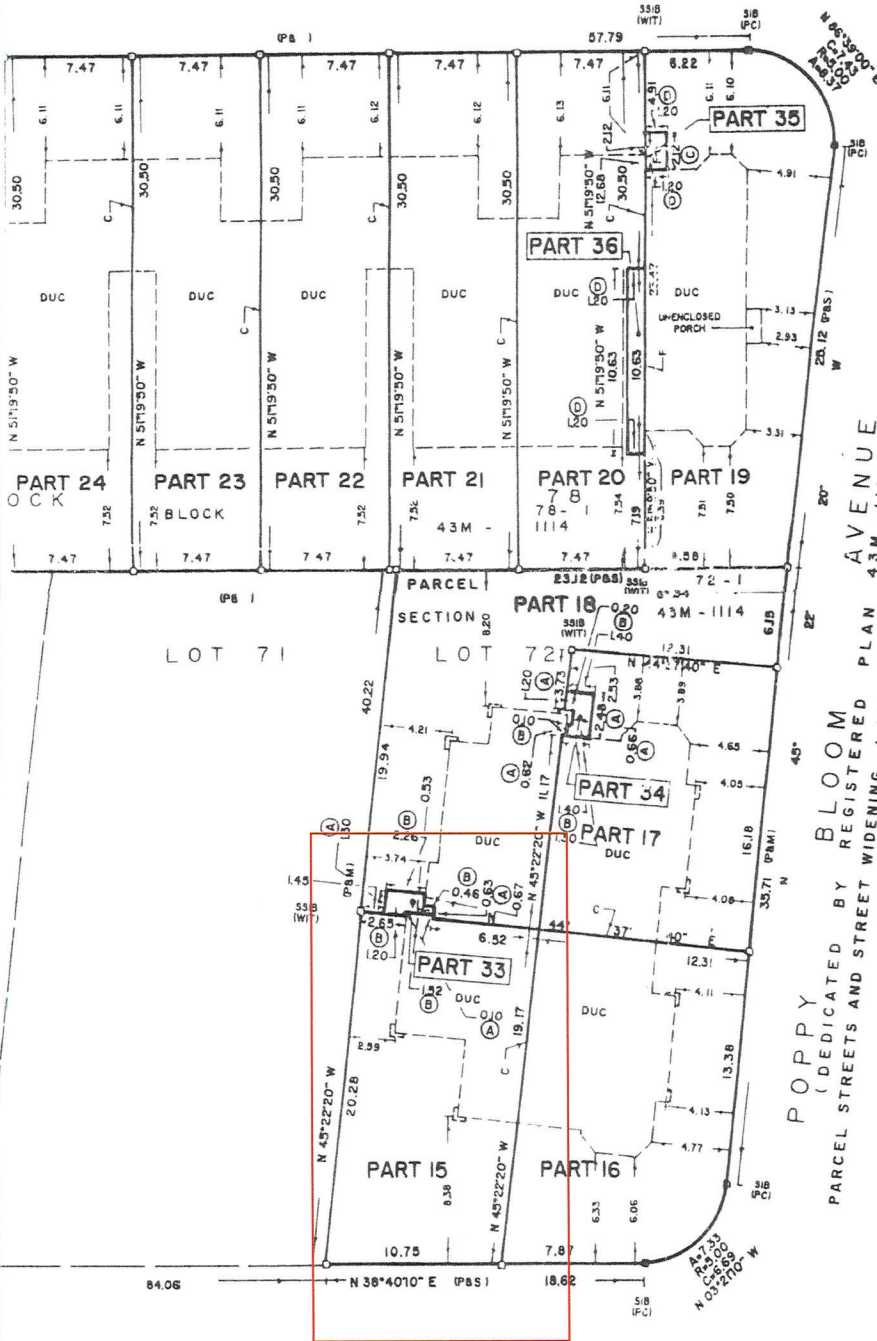
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF JUNE, 1994.

DATE JUNE 13, 1994

David Black
DAVID A. BLACK
ONTARIO LAND SURVEYOR




POPPY BLOOM AVENUE
 (DEDICATED BY REGISTERED PLAN 43M - 1114)
 PARCEL STREETS AND STREET WIDENING - I SECTION 43M - 1114

D
)
- 1114

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1996c. 156

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


J.D. BARNES
 LIMITED

SURVEYING MAPPING
 LAND INFORMATION SERVICES
 OFFICE OF ORIGIN:
 450 BRITANNIA ROAD EAST, SUITE 1508
 MISSISSAUGA, ONTARIO L4Z 1K9
 TELEPHONE (905) 607-6767
 FAX (905) 607-6977

DRAWN BY: W.J.

CHECKED BY: OB

REFERENCE NO.: 94-26-806-00-B

General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT'S BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address
MEM ENGINEERING INC
 2355 DERRY ROAD EAST
 MISSISSAUGA, ON, L5S 1V6
 905-673-9100
 Email: harry@memengineering.ca

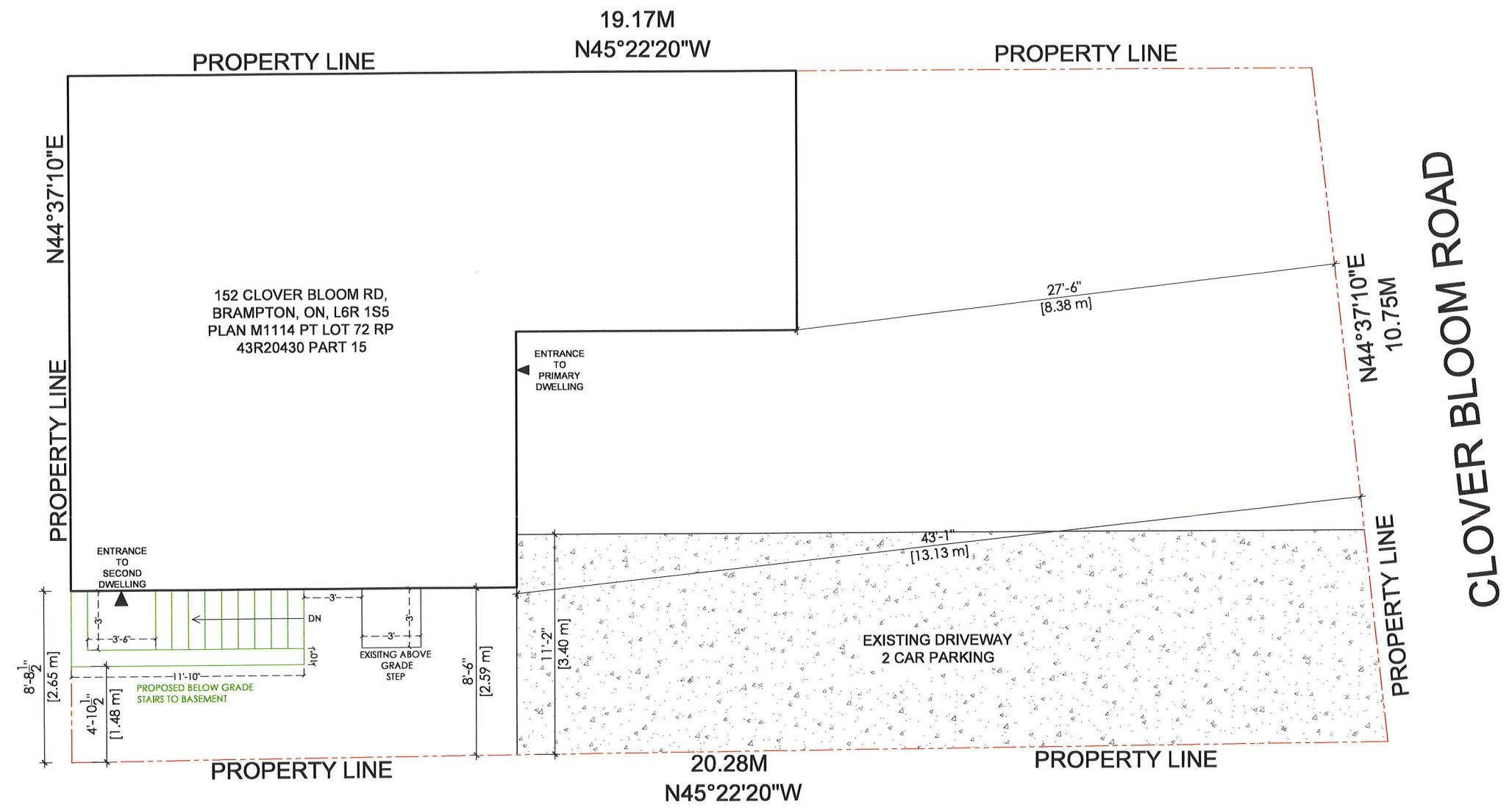
PROJECT TITLE:
 152 CLOVER BLOOM RD,
 BRAMPTON, ON L6R 1S5

SHEET TITLE:
SITE PLAN

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 3/16" = 1'-0"	DRAWING NO.:
PLOT DATE: 2024-12-12	A100
DRAWN BY: SB	
CHECKED BY: HS	



SITE PLAN
 SC: 3/16" - 1'-0"

Zoning Non-compliance Checklist

File No.
A-2024-0477

Applicant: Harjinder Singh
 Address: 152 Clover Bloom Rd
 Zoning: R2B-697
 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 quattroplex,	-whereas the by-law does not permit exterior stairways constructed below established grade in a quattroplex.	10.23.1
	-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 grade in the required side yard.	10.23.1
	- To permit an interior side yard setback of 1.48m to a proposed exterior stairway leading to a below grade entrance,	- whereas the by-law requires a minimum interior side yard setback of 3.5m.	697.2 (6)
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING	To permit an additional residential unit in a quattroplex,	whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling.	10.16 (b)
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/12/17

Date