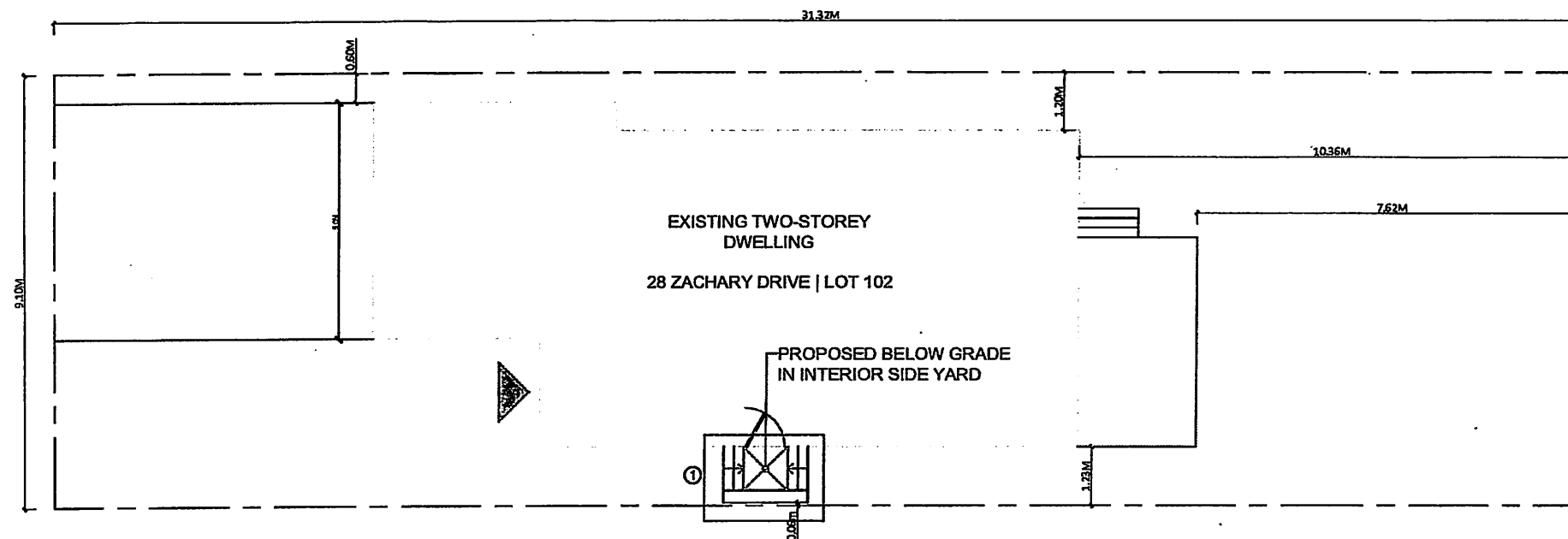
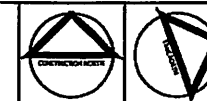




## Committee of Adjustment

**Jeanie Myers, Secretary-Treasurer**  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



REQUESTED VARIANCES:

1. TO ALLOW FOR A BELOW GRADE ENTRANCE WITHIN A REQUIRED INTERIOR SIDE YARD WITH A SETBACK OF 0.06 METRES

PROJECT NAME:  
28 ZACHARY DRIVE  
MINOR VARIANCE

CHECKED BY:	DATE CHECKED:
DESIGNED BY:	DATE DESIGNED:
DRAWN BY:	DATE DRAWN:

SHEET TITLE:  
SITE PLAN

SCALE: 1 : 100	SHEET NUMBER: A1
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Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 4, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, March 5, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, March 5, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



Flower City



brampton.ca

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

FILE NUMBER: A-2021-0023

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)** KULDIP S. DHILLON & SAPNA BASRAON  
**Address** 40 DAMATTA DRIVE  
BRAMPTON, ON L6X 0N6

**Phone #** 647-671-2244 **Fax #** \_\_\_\_\_  
**Email** ksdhillon25@gmail.com

2. **Name of Agent** MANDEEP CHIMA  
**Address** 2720 NORTH PARK DRIVE, UNIT 50  
BRAMPTON, ON L6S 0E9

**Phone #** 647-801-7722 **Fax #** \_\_\_\_\_  
**Email** mandeepchima@hotmail.com

3. **Nature and extent of relief applied for (variances requested):**  
  
TO ALLOW FOR A BELOW GRADE ENTRANCE WITHIN A REQUIRED INTERIOR SIDE YARD WITH A SETBACK OF 0.06 METRES.

4. **Why is it not possible to comply with the provisions of the by-law?**  
  
BELOW GRADE STEPS REQUIRED FOR INTRODUCTION OF SIDE DOOR FOR PURPOSES OF CREATING A SECOND UNIT

5. **Legal Description of the subject land:**  
**Lot Number** LOT 102  
**Plan Number/Concession Number** PLAN M1127  
**Municipal Address** 28 ZACHARY DRIVE

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.10 METRES  
**Depth** 31.32 METRES  
**Area** ~ 285 SQM

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: List all structures (dwelling, shed, gazebo, etc.)

EXISTING TWO STOREY DWELLING 2400 sqft

REAR DECK

PROPOSED BUILDINGS/STRUCTURES on the subject land:

BELOW GRADE ENTRANCE WITH 2 STEPS IN INTERIOR SIDE YARD

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)

<u>EXISTING</u>	
Front yard setback	6.50 METRES
Rear yard setback	10.36 METRES
Side yard setback	0.60 METRES & 1.20 METRES
Side yard setback	1.23 METRES
<u>PROPOSED</u>	
Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	0.06 METRES

10. Date of Acquisition of subject land: OCT 2020
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO-UNIT DWELLING
13. Existing uses of abutting properties: SINGLE FAMILY DWELLING
14. Date of construction of all buildings & structures on subject land: 1999
15. Length of time the existing uses of the subject property have been continued: 22 YEARS

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

Well☐

Other (specify) \_\_\_\_\_
- (b) What sewage disposal is/will be provided?
- Municipal☒

Septic☐

Other (specify) \_\_\_\_\_
- (c) What storm drainage system is existing/proposed?
- Sewers☒

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 _____

Authentisign

Mandeep Chima

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON

THIS 05<sup>th</sup> DAY OF FEBRUARY, 20<sup>21</sup>.

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, MANDEEP CHIMA, OF THE CITY OF BRAMPTON

IN THE PROVINCE OF ONTARIO 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

Reed THIS 9<sup>th</sup> DAY OF

February, 20<sup>21</sup>.

\_\_\_\_\_

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Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

\_\_\_\_\_

Signature of Applicant or Authorized Agent

Submit by Email

# FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D

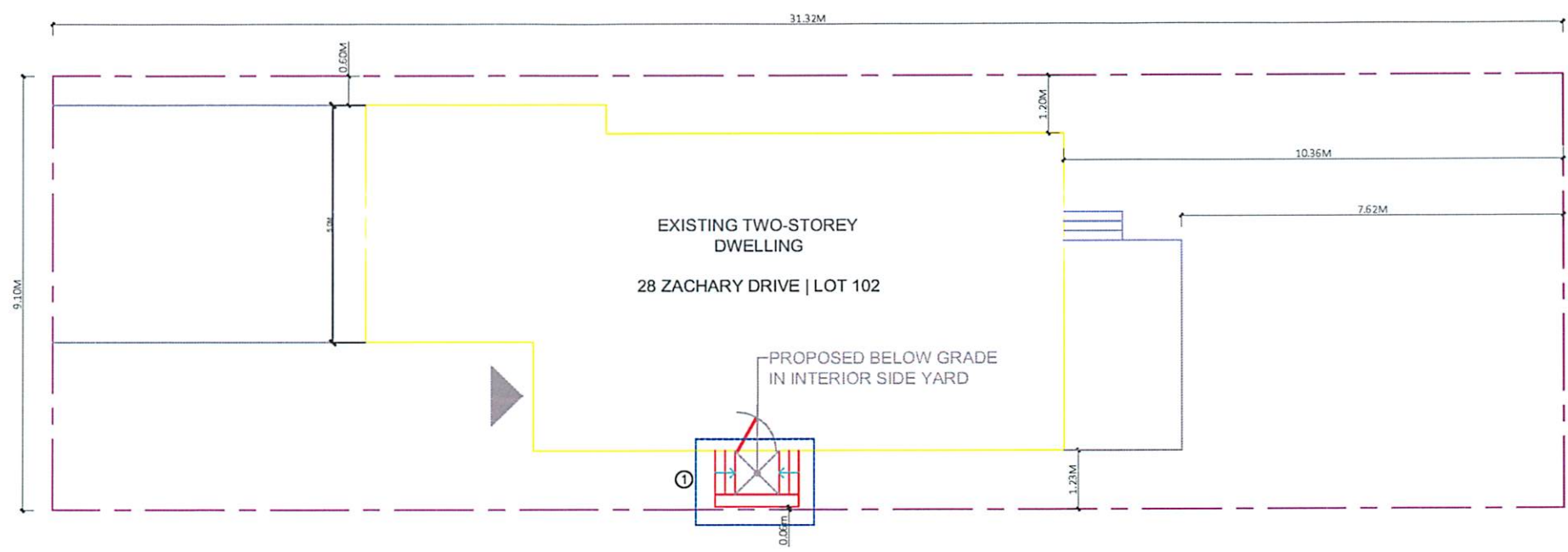
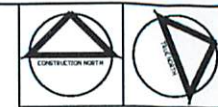
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

J. Chau  
Zoning Officer

February 9, 2021  
Date

DATE RECEIVED February 9, 2021

Date Application Deemed Complete by the Municipality



REQUESTED VARIANCES:

1. TO ALLOW FOR A BELOW GRADE ENTRANCE WITHIN A REQUIRED INTERIOR SIDE YARD WITH A SETBACK OF 0.06 METRES

PROJECT NAME	
28 ZACHARY DRIVE MINOR VARIANCE	
CHECKED BY:	DATE CHECKED:
DRAWN BY:	DATE DRAWN:
SHEET TITLE	
SITE PLAN	
SCALE	SHEET NUMBER
1 : 100	A1

A-2021-0023

a

b  
E1

c

F1

F2

