



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **VISHAVPREET TATLA AND SIMRANJIT TATLA** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 66, Plan 43M-1613 municipally known as **38 SHOWBOAT CRESCENT**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a proposed below-grade exterior stairway to be located between the main wall of the dwelling and the front lot line whereas the by-law does not permit a below grade entrance between the main wall of the dwelling and the front lot line.

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, October 20, 2020 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 8th day of October, 2020.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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)

**AREA STATISTICS**

**GROSS FLOOR AREA CALCULATIONS**

A - EXISTING PRINCIPAL RESIDENCE

EXISTING MAIN FLOOR AREA = 1332.00 SFT / 123.74 M<sup>2</sup>

EXISTING SECOND FLOOR AREA = 1213.00 SFT / 112.70 M<sup>2</sup>

TOTAL GFA = 2545.00 SFT / 236.44 M<sup>2</sup>

B - EXISTING BASEMENT

NEW BASEMENT APARTMENT GFA = 1017.12 SFT / 94.52 M<sup>2</sup>

PRINCIPAL RESIDENCE AREA GFA = 360.37 SFT / 33.49 M<sup>2</sup>

UTILITY AND FURNACE AREA = 0.0 SFT / 0.0 M<sup>2</sup>

TOTAL GFA = 1377.50 SFT / 128.01 M<sup>2</sup>

BASEMENT APARTMENT GFA IS 0.0% OF PRINCIPAL RESIDENCE GFA

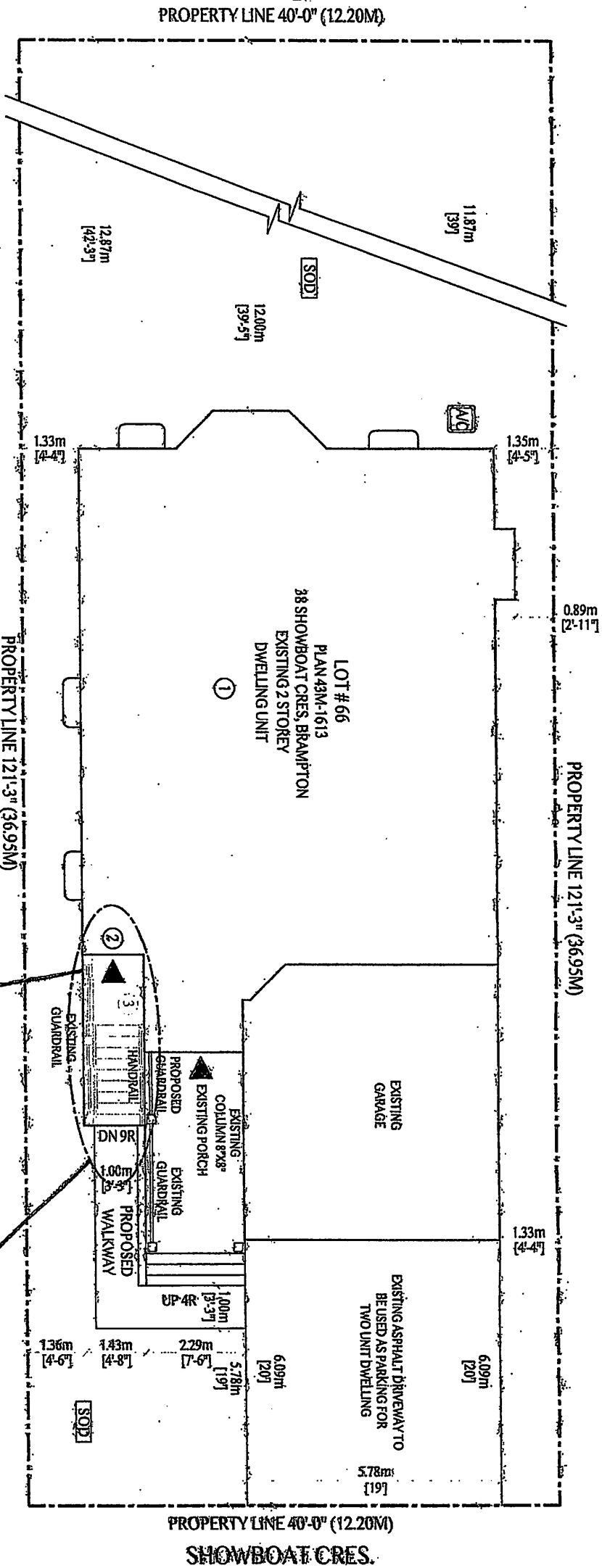
**ENTRANCE & EGRESS**

- ① NEW BASEMENT APARTMENT
- ② NEW BELOW GRADE FRONT YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③ MINOR VARIANCE APPLICATION

**SCOPE OF WORK**

EXISTING CONCRETE FOUNDATION WALL TO REMAIN AS IS.

AREA UNDER MINOR VARIANCE APPLICATION CUT EXISTING PORCH CONCRETE TO CREATE BELOW GRADE STAIRS WITH IN EXISTING COLD ROOM NEW BELOW GRADE FRONT YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT



No	Date	Revision/Issued
1	2020.06.03	Final
2	2020.06.03	Final
3	2020.06.03	Final
4	2020.06.03	Final
5	2020.06.03	Final
6	2020.06.03	Final
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100	2020.06.03	Final

Consultants

**SHAFIE**

BUILDING FOR RENT

Design Construction  
Project Management  
Developments

801 Ferguson Dr  
Million, ON L7T 6L5  
tel: 647.744.41  
eshafe@shafie.com  
www.shafie.com



ESHA F. SHAFIE

P. ENG.

PROFESSIONAL ENGINEER

REGISTERED IN ONTARIO

NO. 12345

ISSUED: 2020.06.03

REVISED: 2020.06.03

DATE: 2020.06.03

BY: ESHA F. SHAFIE

FOR: SHAFIE CONSULTANTS

PROJECT: 38 SHOWBOAT CRES.

BRAMPTON

APARTMENT

BASEMENT

VARIANCE APPLICATION

2020.06.03

2020.06.03

2020.06.03

2020.06.03

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**SITE PLAN**

scale: 1/8"=1'-0"  
date: 2020.06.03  
project: 20-098  
drawing number:

**A-01**

Revision: 00

**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 Committee 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, October 15, 2020**.
- 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, October 16, 2020**.
  - 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, October 16, 2020**. 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.



FILE NUMBER: A-2020-002

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)** Vishavpreet Tatla & Simranjit Tatla  
**Address** 38 Showboat Cres, Brampton ON L6V 4R5  
**Phone #** 416.418.1777 **Fax #** \_\_\_\_\_  
**Email** -vishavtatla@gmail.com
2. **Name of Agent** Salman Ellahi  
**Address** 2801 Ferguson Dr. Milton, ON L9T 6L5  
**Phone #** 647 471 7441 **Fax #** \_\_\_\_\_  
**Email** shaf.e@icloud.com
3. **Nature and extent of relief applied for (variances requested):**  
To create a below grade entrance in front yard of existing porch for basement apartment.
4. **Why is it not possible to comply with the provisions of the by-law?**  
In current zoning by laws below grade entrance from front yard is not allowed.
5. **Legal Description of the subject land:**  
**Lot Number** 86  
**Plan Number/Concession Number** 43M - 1613  
**Municipal Address** 38 Showboat Cres, Brampton ON L6V 4R5
6. **Dimension of subject land (in metric units)**  
**Frontage** 12.20M  
**Depth** 36.95 M  
**Area** 450.79 SM
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.)

2 Storey Single Dwelling unit with attached garage

Basement Area: 128.01SM

Main Floor Area: 123.74SM

Second Floor Area: 112.70 SM

Total for Floors Above Grade: 236.44 SM

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

- Two-Unit Dwelling Unit with attached garage

- Below grade entrance in front yard porch area, primary means of entrance and exit for second unit

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 6.09 M

Rear yard setback 12.87 M & 12.00M

Side yard setback 1.36 M - 1.33 M (left side)

Side yard setback 1.33 M - 1.35 M (right side)

**PROPOSED**

Front yard setback No Change in setback. creation of below grade in existing front porch.

Rear yard setback No Change

Side yard setback No Change

Side yard setback No Change

10. Date of Acquisition of subject land: year 2009
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1997
15. Length of time the existing uses of the subject property have been continued: 23 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 _____

*Galmasi*

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City \_\_\_\_\_ OF \_\_\_\_\_ Brampton \_\_\_\_\_

THIS 21 DAY OF September, 20 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, Salman Ellahi, 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 21 DAY OF

September, 20 20.

*April Dela Cerna*

A Commissioner etc.

*Galmasi*

Signature of Applicant or Authorized Agent

April Dela Cerna  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1C-1159

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

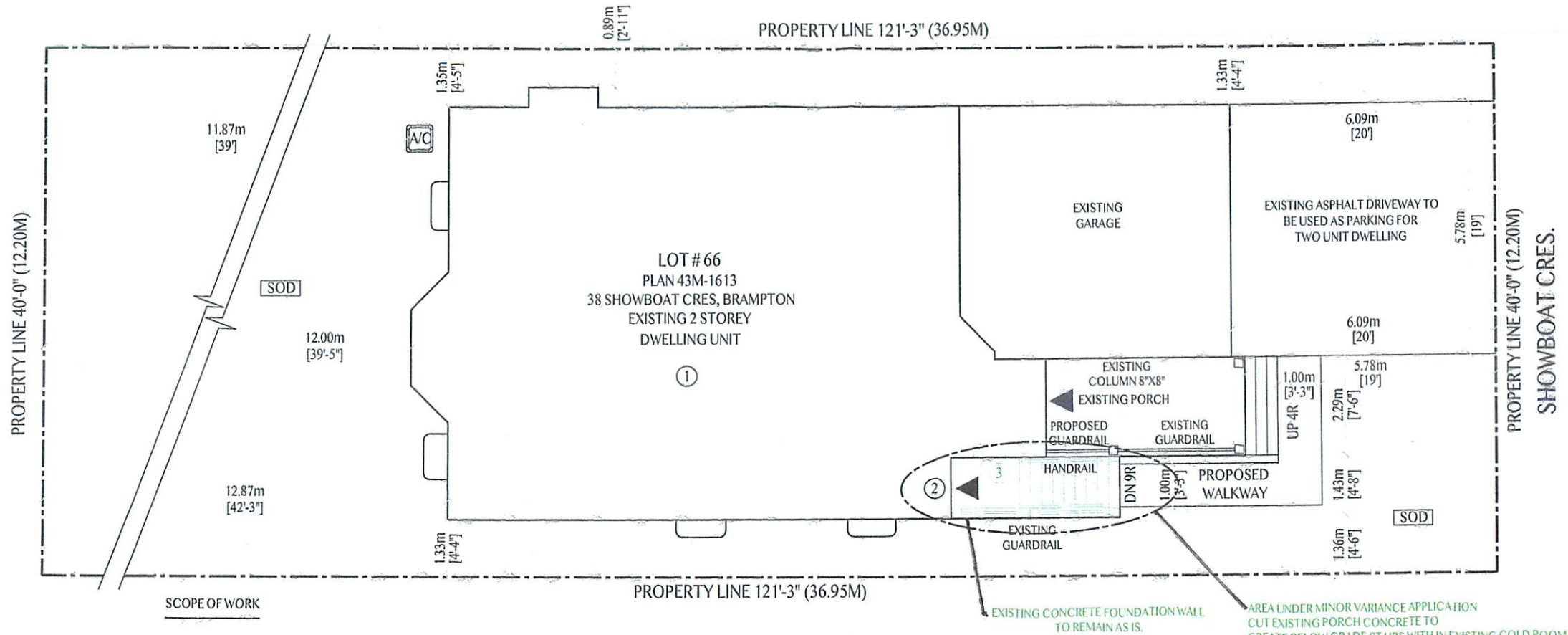
*[Signature]*

Zoning Officer

September 21, 2020

Date

DATE RECEIVED September 21, 2020



RELEASED FOR BUILDING PERMIT

CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE CONSTRUCTION.

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 UNLESS SIGNED BY THE ARCHITECT (PENG). IF THE SHEET IS NOT SIGNED, IT IS A REDUCED / ENLARGED PRINT. READ DRAWING ACCORDINGLY.

No	Date	Revision/Issued
00	2020.06.03	Schematic Design
01	2020.06.03	Permit Application

Consultants

**SH/AFE**

BUILDING FOR FUTURE

Design | Construction |  
Project Management |  
Developments

801 Ferguson Dr  
Milton, ON L9T 6L5  
m: 647.74.7441  
e: shafe@icloud.com  
www.shafeinc.com



Seal

## BASEMENT APARTMENT

38 Showboat Cres,  
Brampton

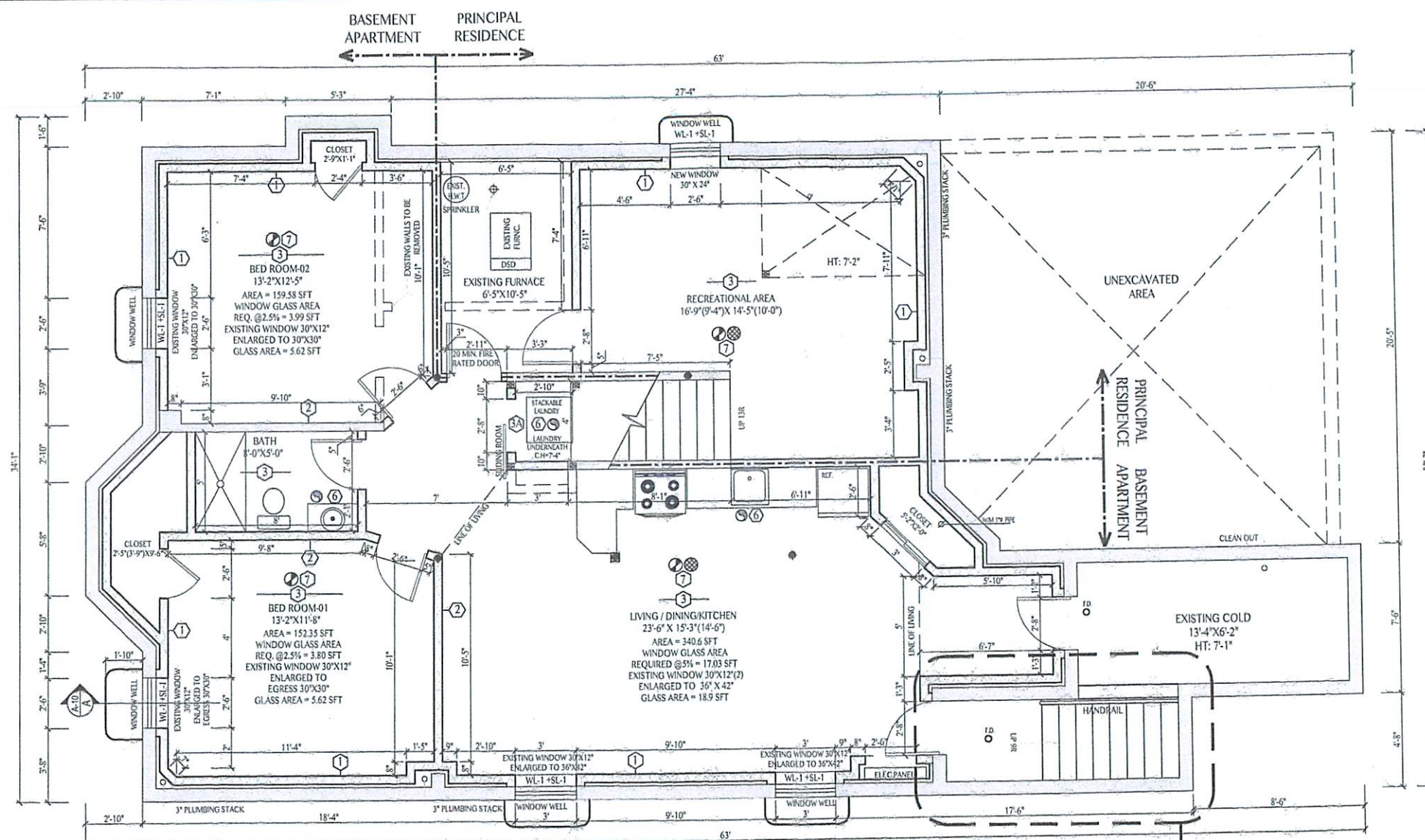
## SITE PLAN

scale: 1/8"=1'-0"  
date: 2020.06.03  
project: 20-098  
drawing number:

**A-01**

Revision: 00





- LEGEND :**
- EXISTING WALLS
  - NEW WALLS
  - PROVIDE 3/8" TYPE X DRYWALL ON NEW OR EXISTING WALL 30 MIN FIRE RESISTANCE WITH INSULATION ON BOTH SIDES.
  - EXISTING TO BE REMOVED
  - EXISTING COLUMNS

### BASEMENT PLAN

GROSS FLOOR AREA CALCULATIONS  
A- BASEMENT AREA PART OF PRINCIPAL RESIDENCE GFA = 360.37 SFT / 33.49 M<sup>2</sup>  
B - NEW BASEMENT APARTMENT GFA = 1017.12 SFT / 94.52 M<sup>2</sup>  
TOTAL BASEMENT GFA = 1377.50 SFT / 128.01 M<sup>2</sup>  
CEILING HEIGHT = 7'-7"

NEW BELOW GRADE ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT. REFER TO DWG NO. A-07 TO A-09 FOR DETAIL.

7 INTERCONNECTED AND WIRED SMOKE ALARMS AT EACH FLOOR AND EACH UNIT INCLUDING FINISHED BASEMENT AND LEGAL BASEMENT - AS PER OBC 9.10.19.

PLEASE SEE DRAWING NO. G-01 FOR GENERAL NOTES AND SCHEDULES

### BASEMENT APARTMENT

38 Showboat Cres,  
Brampton

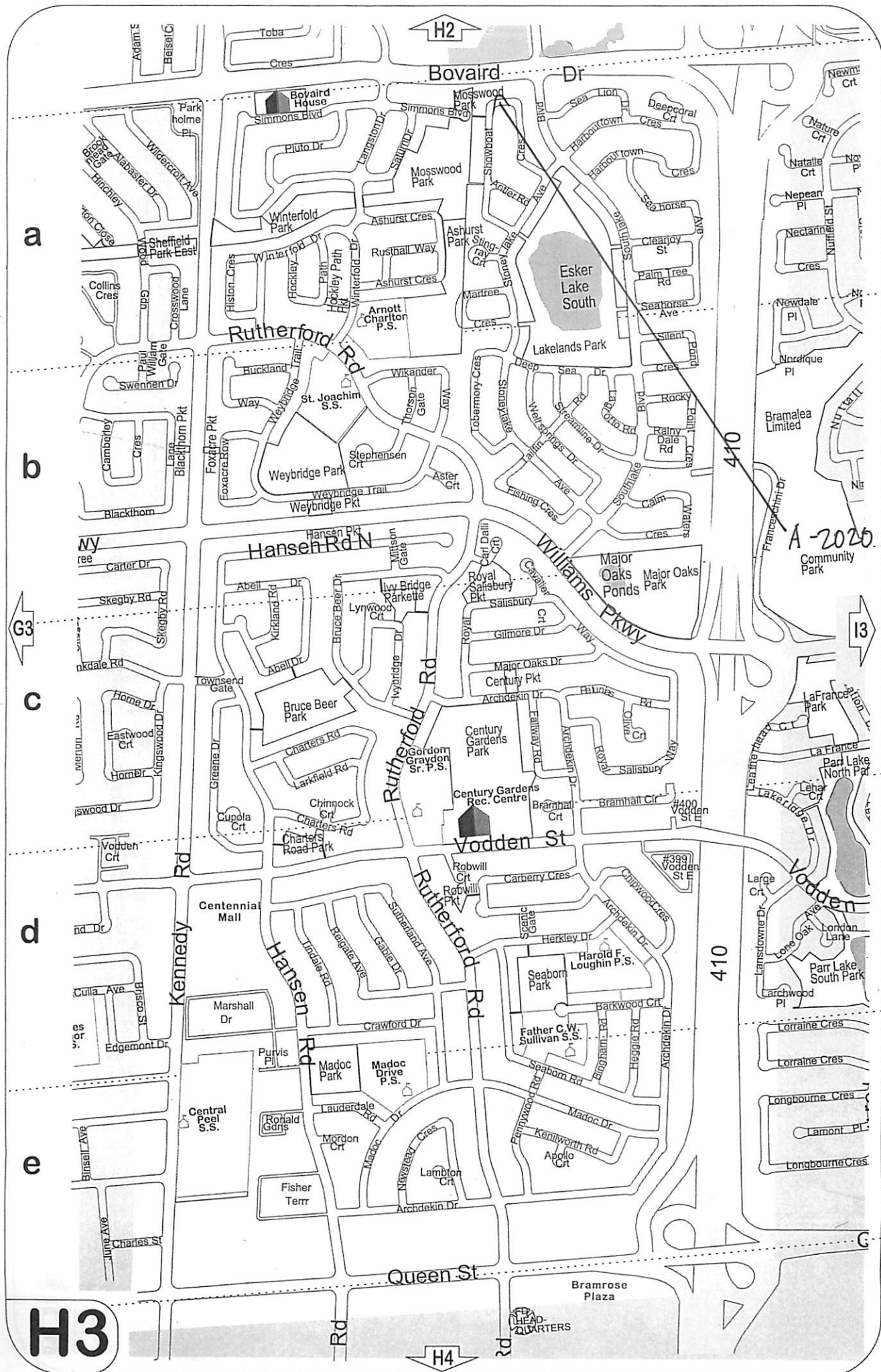
### BASEMENT - PLAN

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project: 20-098  
drawing number:

**A-03**

Revision: 00





A-2020-0092

H3

H4