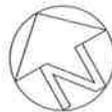


**SITE PLAN**  
**SCALE 3/32"=1'-0"**



**8 ELDERBANK COURT**

**GENERAL NOTES**

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**SCOPE OF WORK**

**PROPOSAL TO CONSTRUCT  
 SECONDARY UNIT AND  
 BELOW GRADE ENTRANCE  
 FROM LEFT SIDE**

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. C32.5.1 OF THE BUILDING CODE

SHIVANG TARIKA 10640  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

8 ELDERBANK COURT

EXISTING DWELLING

PROJECT	SHEET
AUGUST 2022	<b>A1</b>
SCALE 3/32"=1'-0"	

**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 and/or as a hybrid meeting (both in-person and electronically).**

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 3, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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, December 22, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely 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 Thursday, December 22, 2022.**
  2. To participate in-person, please email 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 Thursday, December 22, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, December 22, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

**Note: City Hall will be closed to the public from 12:00 Noon on December 23, 2022 to January 2, 2023 inclusive. City Hall will re-open on Tuesday, January 3, 2023.**



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

FILE NUMBER: A-2022-0375

*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)** HARMESH BRAR, MANJOTPREET BRAR  
**Address** 8 ELDERBANK CRT.  
BRAMPTON, ON, L6Z3B2  
**Phone #** 647-966-9595 **Fax #** \_\_\_\_\_  
**Email** harrybrar8600@gmail.com

2. **Name of Agent** Pardeep Gogna  
**Address** 106 Morningside Dr. Georgetown, L7G0M2  
**Phone #** 416-821-2630 **Fax #** \_\_\_\_\_  
**Email** Shivang@relysolution.com

3. **Nature and extent of relief applied for (variances requested):**  
 To permit a proposed below grade entrance in the interior side yard having a setback of 0.05m whereas the by-law does permits a below grade entrance in the side yard having a minimum setback of 0.3m provided there is a continuous 1.2m side yard on the opposite side.

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 left side of the property. The required interior side setback after the below grade entrance is 0.3 m.

5. **Legal Description of the subject land:**  
**Lot Number** M565  
**Plan Number/Concession Number** 4  
**Municipal Address** 8 ELDERBANK CRT, BRAMPTON, ON, L6Z3B2

6. **Dimension of subject land (in metric units)**  
**Frontage** 10.98 m  
**Depth** 38.80 m  
**Area** 426.02 sqm

7. **Access to the subject land is by:**

Provincial Highway <input type="checkbox"/> Municipal Road Maintained All Year <input checked="" type="checkbox"/> Private Right-of-Way <input type="checkbox"/>	Seasonal Road <input type="checkbox"/> Other Public Road <input type="checkbox"/> Water <input type="checkbox"/>
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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= 179.22 sqm  
Gross floor area=232.47sqm  
No. of storeys= 2  
width= 7.29 m  
length= 16.43 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Second dwelling in existing basement = 79.25Sqm.  
Below Grade entrance = 2.10 Sqm

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 6.08M  
Rear yard setback 14.85M  
Side yard setback 2.03M  
Side yard setback 1.26M

PROPOSED

Front yard setback 6.08M  
Rear yard setback 14.85M  
Side yard setback 2.03M  
Side yard setback 0.05M

10. Date of Acquisition of subject land: 2022

11. Existing uses of subject property: Single unit 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: 2005

15. Length of time the existing uses of the subject property have been continued: 17 years

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

Municipal  Other (specify) \_\_\_\_\_  
Well

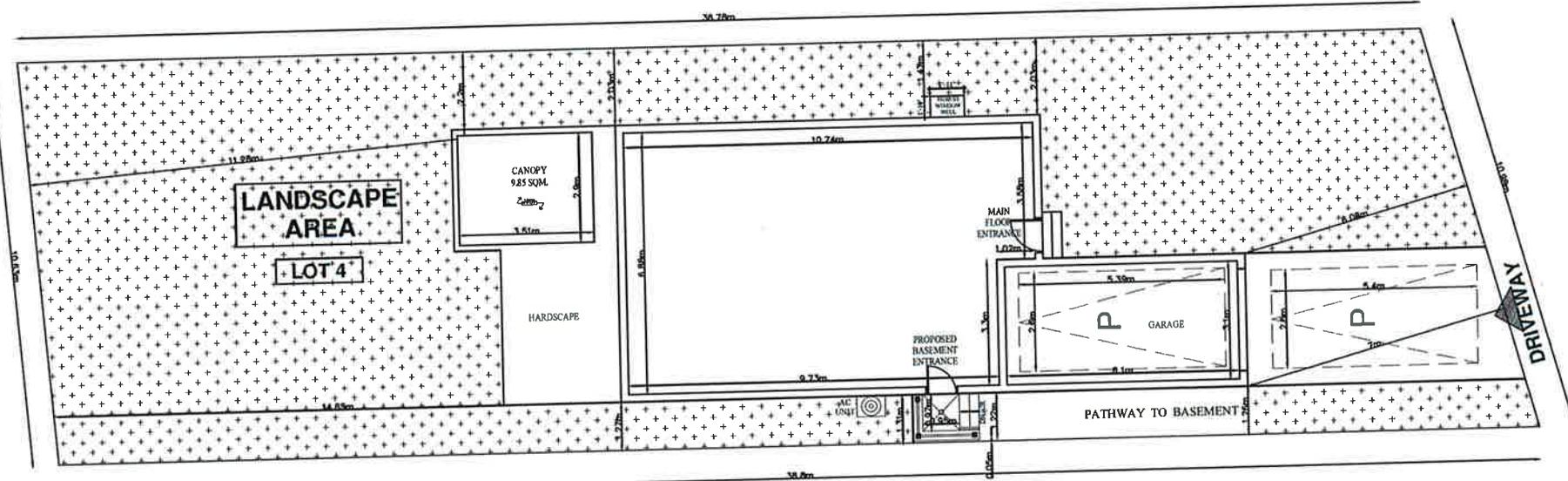
(b) What sewage disposal is/will be provided?

Municipal  Other (specify) \_\_\_\_\_  
Septic

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

Sewers  Other (specify) \_\_\_\_\_  
Ditches   
Swales





**SITE PLAN**  
**SCALE 3/32"=1'-0"**



**8 ELDERBANK COURT**

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**SHIVANG TARIKA** 10640  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

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SITE PLAN

CITY : BRAMPTON

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A-2022-0375

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G2

G3