

PROPOSED NEW BELOW GRADE ENTRANCE IN SIDE-YARD, UNDER BY-LAW # 10.23.2 (OCTOBER 2020)

1. TO PERMIT 0.00 M PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE
2. TO PERMIT 0.14 M MINIMUM SETBACK TO THE BELOW GRADE STAIRWAY AS REQUIRED BY BY-LAW 10.32.2
3. TO PERMIT 7.61 M DRIVEWAY WIDTH FOR DRIVEWAY AND PASSAGE TO 2nd. UNIT INSTEAD OF 6.71 M ALLOWED

**ABDUL QAMAR P.Eng.**

Ph: 647-802-9008

Email: [abdul9008@gmail.com](mailto:abdul9008@gmail.com)

**Professional Engineering Services**

2565 Steeles Ave. E. Unit 11 Brampton

Web: <https://aqamar.com>

**PROJECT:**

BASEMENT 2ND. UNIT WITH  
BELOW GRADE ENTRANCE  
MINOR VARIANCE APPLICATION

**ADDRESS:**

**49 EASTBROOK WAY  
BRAMPTON**

1. CONTRACTOR MUST CHECK & VERIFY ON SITE ALL EXISTING STRUCTURAL MEMBERS, DIMENSIONS TO MATCH WITH THE DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND DRAWINGS TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.
2. ALL WORK SHALL BE CARRIED OUT AS PER ONTARIO BUILDING CODE, SPECIFICATIONS & MUNICIPAL BY-LAWS.

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**ABDUL QAMAR P. ENG.**



Drawing Title:  
**SITE PLAN MINOR VAR**

Drawing Number: **A - 01**

Drawing Scale: **N. T. S.**

Date: **Nov. 03, 2022**

Rev. 1

Rev. 2

**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 24, 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, January 19, 2023.**

- 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, January 19, 2023.**
  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, January 19, 2023.**
- 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, January 19, 2023.** 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.

Date: November 09, 2022

A-2022-0397

The Secretary  
The Committee of Adjustments  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario, L6Y 4R2

**Re: Request for Minor Variance – 49 Eastbrook Way, Lot 58 Plan 43M1442, Brampton, Ontario**

Dear Sir / Madame,

The subject property is a detached home located in a sub-division built in 2007. The home is owned by the same owners who bought it from the builder. There has been no addition or alterations done to the property since then. The minor variance is proposed due to following reasons.

1. The landlord wants to convert the property into 2 unit dwelling as allowed under the city by-laws.
2. A 1.26 meter, wide passageway exists in the west side of the property.
3. The adjacent home is also a detached property and has a setback of 1.28 meter.
4. There is an existing deck in the backyard, allowing no room for below grade entrance in backyard.
5. A below grade entrance is proposed in the side yard and there will be a setback of 0.14 meter from the stairway structure wall, and a 0.35-meter setback from the stairs.
6. Minor variance is required to provide the passage to 2<sup>nd</sup>.unit as follows.
  - a. To permit 0.00 meter permeable landscaping abutting the side lot line.
  - b. To permit 0.14 meter minimum setback to the below grade stairway as required by By-law 10.32.2.
  - c. To permit a 7.61 meter wide driveway instead of 6.71 allowed (combined for passage to 2<sup>nd</sup>. Unit and driveway)

The approval of minor variance to allow the passage to 2<sup>nd</sup>. Unit will help to create more residential units with parking and won't have any adverse effect on the adjacent properties.

**The By-law 10.32.2 allows a below grade entrance if a setback of 0.3 meter is maintained from the below grade stairway. Clarification is requested the setback is from the stairs or from the exterior wall of the stairway structure.**

Submitted for favorable consideration.

Regards,



Abdul Rauf Qamar, P.Eng.  
647-802-9008  
abdul9008@gmail.com



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

FILE NUMBER: A-2022-0397

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)** JAGDEV SINH UPPAL & KAMALJIT KAUR UPPAL  
**Address** 49 EASTBÖRRK WAY, BRAMPTON, L6P 1K5

**Phone #** 647-889-3265 **Fax #** \_\_\_\_\_  
**Email** uppaljarjasan@gmail.com

2. **Name of Agent** ABDUL RAUF QAMAR P. Eng.  
**Address** 11 - 2565 STEELES AVE. EAST, BRAMPTON, L6T 4L6

**Phone #** 647-802-9008 **Fax #** \_\_\_\_\_  
**Email** abdul9008@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
ALLOWING BELOW GRADE ENTRANCE FROM SIDE YARD UNDER BY-LAW 10.32.2  
1. TO ALLOW 0.00 M LANDSCAPING ABUTING THE SIDE LOT LINE  
2. TO ALLOW 0.14 M SETBACK TO THE BELOW GRADE ENTRANCE STAIRWAY WALL  
3. TO ALLOW A 7.61 M DRIVEWAY WIDTH INSTEAD OF 6.71M ALLOWED, FOR COMBINED DRIVEWAY AND PASSAGE TO 2nd. UNIT

4. **Why is it not possible to comply with the provisions of the by-law?**  
DUE TO EXISTING LOCATION OF WALKOUT DOOR AND DECK IN BACK YARD, NO SPACE LEFT FOR A WORKABLE LOCATION FOR BELOW GRADE ENTRANCE.

5. **Legal Description of the subject land:**  
**Lot Number** LOT # 58  
**Plan Number/Concession Number** PLAN 43M - 1442  
**Municipal Address** 49 EASTBROOK WAY, BRAMPTON

6. **Dimension of subject land (in metric units)**  
**Frontage** 13.75 M  
**Depth** 25 M  
**Area** 343.75 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 STORY HOME 149.27 SQM

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

NO NEW STRUCTURE PROPOSED

- 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 559 M  
 Rear yard setback 7.01 M  
 Side yard setback 1.26 M  
 Side yard setback 1.26 M

**PROPOSED**

Front yard setback NO CHANGE  
 Rear yard setback NO CHANGE  
 Side yard setback NO CHANGE  
 Side yard setback NO CHANGE

10. Date of Acquisition of subject land: MAY 2001

11. Existing uses of subject property: RESIDENTIAL SINGLE FAMILY

12. Proposed uses of subject property: RESIDENTIAL 2 UNITS

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 2007

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

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 _____

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

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

THIS 03 DAY OF NOVEMBER, 2022.

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, ABDULRAUF QAMAR P. Eng., OF THE CITY OF BRAMPTON

IN THE CITY OF BRAMPTON 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  9<sup>th</sup>  DAY OF

November , 20 22

*[Handwritten Signature]*  
A Commissioner etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
of the Corporation of the  
City of Brampton  
Expires April 8, 2024.



Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

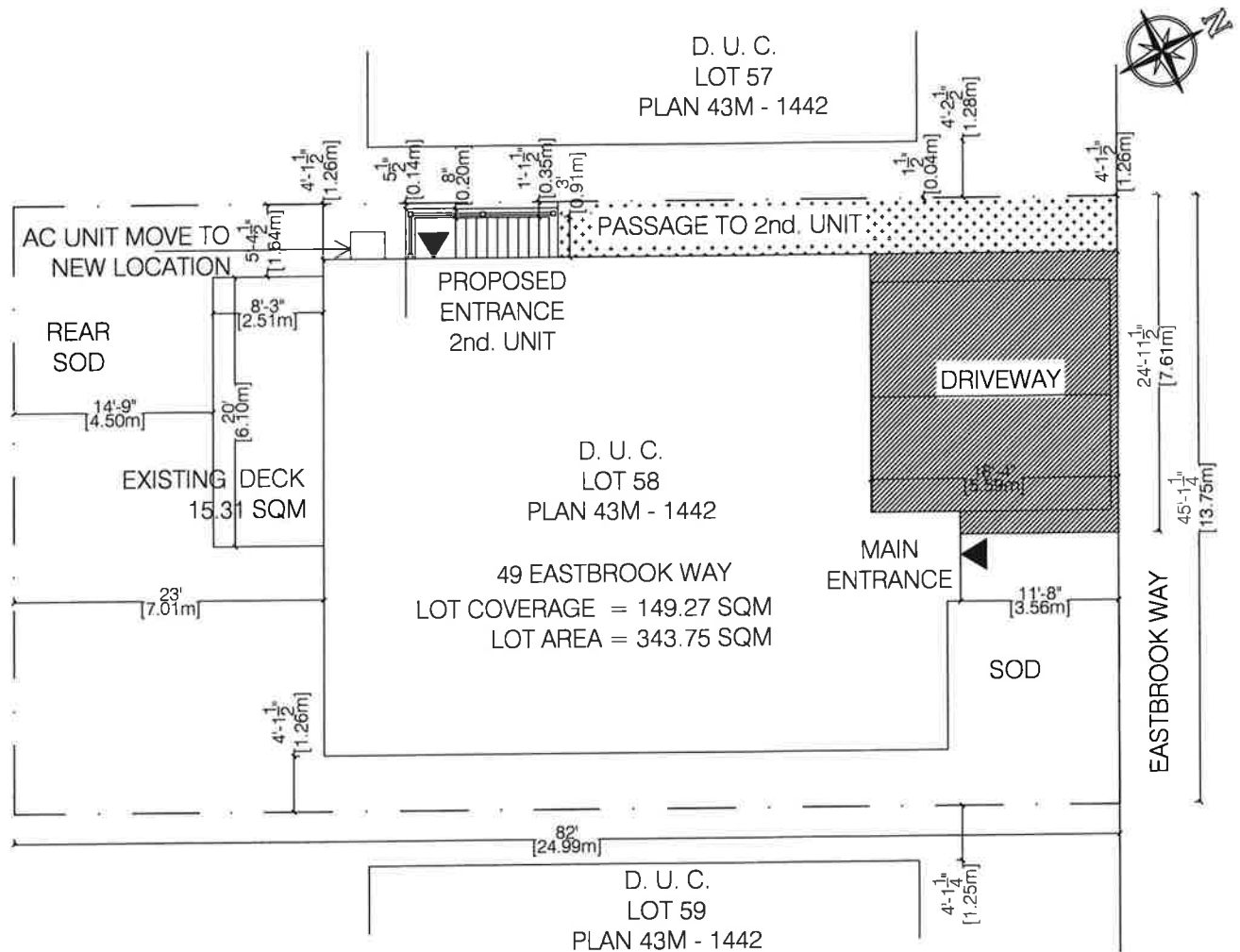
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED December 9, 2022

Date Application Deemed Complete by the Municipality \_\_\_\_\_



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**SITE PLAN MINOR VAR**

Drawing Number: **A - 01**

Drawing Scale: **N. T. S.**

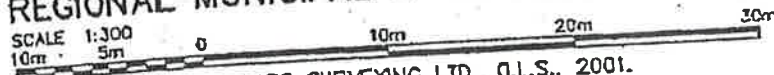
Date: **Nov. 03, 2022**

Rev. 1

Rev. 2



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 56, 57, 58 AND 59**  
**PLAN 43M-1442**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**



RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2001.

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

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1349389

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1926, Section 29(2).

**PART 2 (SURVEY REPORT)**  
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

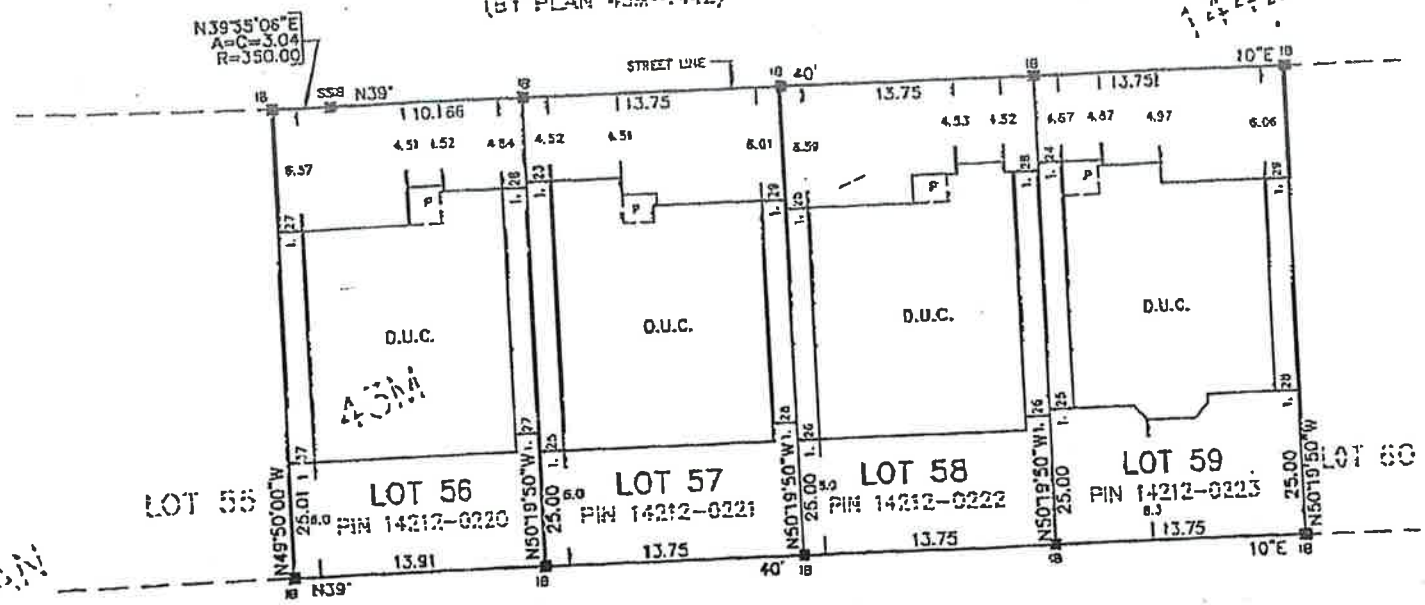
**EASTBROOK WAY**  
 (BY PLAN 43M-1442)

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 28<sup>th</sup> DAY OF April, 2001.

DATE May 4<sup>th</sup>, 2001.

*[Signature]*  
 S. SINGH  
 ONTARIO LAND SURVEYOR



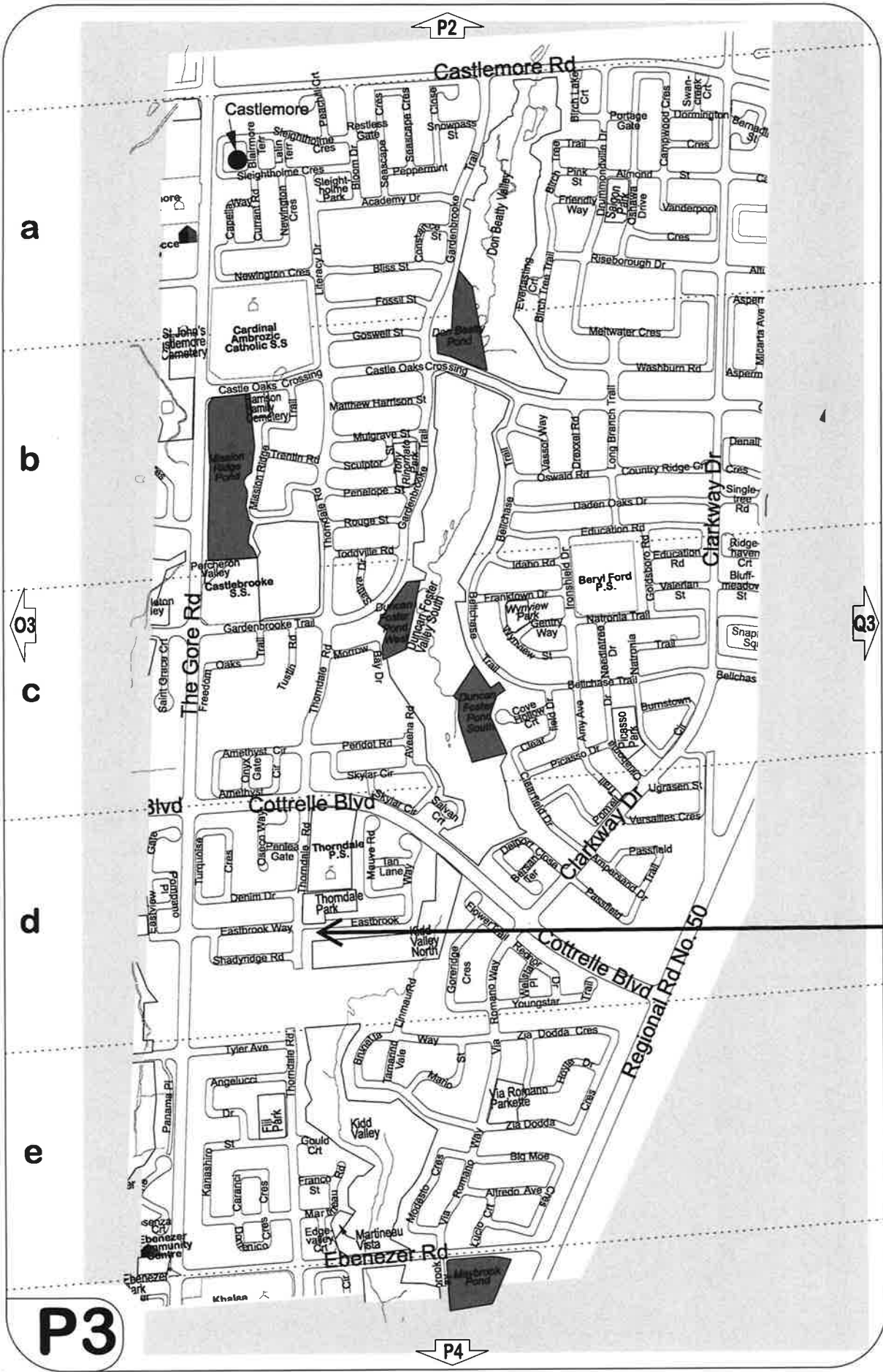
PLAN

**BLOCK 128**  
 PIN 14212-0292

**NOTES**

- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

*[Handwritten initials]*



A-2022-0397