

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

**Application Number:** A-2023-0270  
**Property Address:** 27 SANFORD CRESCENT  
**Legal Description:** PART OF LOTS 42, 43 PLAN 608  
**Agent:** DINESH BHUTANI  
**Owner(s):** HAPRIT AMRAHRH, VARINDERPAL GILL  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, October 3, 2023 at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. TO PERMIT A CONVERSION OF AN EXISTING GARAGE INTO A GARDEN SUITE (THIRD UNIT) IN THE REAR YARD.
2. TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 1.22 METRES TO A PROPOSED GARDEN SUITE, WHEREAS THE BY-LAW PERMITS A 1.8 METRE SETBACK
3. TO PERMIT A REAR YARD SETBACK OF 1.83 METRES TO A PROPOSED GARDEN SUITE, WHEREAS THE BY-LAW PERMITS 2.5 METRES.
4. TO PERMIT A SETBACK OF 2.44 METRES TO THE PRINCIPAL DWELLING TO A PROPOSED GARDEN SUITE. WHEREAS THE BY-LAW PERMITS 3 METRES.
5. TO PERMIT A LOT COVERAGE OF 33.52 PERCENT. WHEREAS THE BY-LAW PERMITS A MAXIMUM COVERAGE OF 30 PERCENT.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Friday, September 29, 2023**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

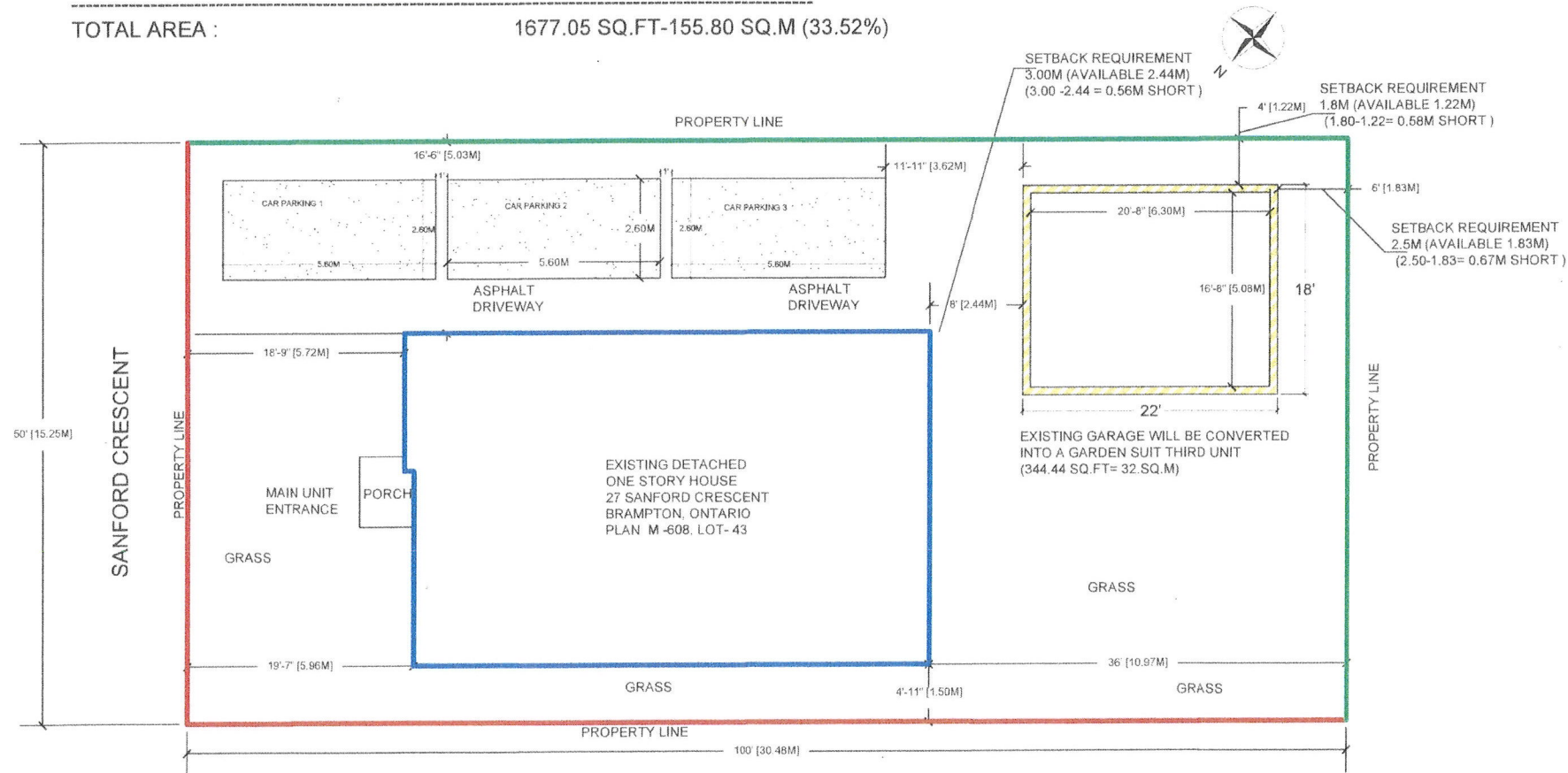
Dated this 21st day of September 2023

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

TOTAL LOT AREA: 464.82 SQ.M  
(5003 SQ.FT)

PRINCIPAL DWELLING EXTERIOR AREA: 1281.05 SQ.FT-119.01 SQ.M  
PROPOSED GARDEN SUIT (EXTERIOR): 396.00 SQ.FT- 36.79 SQ.M

TOTAL AREA : 1677.05 SQ.FT-155.80 SQ.M (33.52%)



SCOPE OF WORK: PROPOSED GARDEN SUITE APARTMENT (THIRD UNIT)

Notes:

RELEASED FOR BUILDING PERMIT  
\*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.

**HERITAGE  
SOLUTIONS**  
1-647-654-8500

PROJECT ADDRESS:

27 SANFORD CRESCENT  
BRAMPTON  
ONTARIO

PROJECT DESCRIPTION:

PROPOSED GARDEN SUITE APARTMENT

DRAWING DESCRIPTION:

SITE PLAN

SCALE:  
3/32"=1'0"

DATE:  
SEPTEMBER 19, 2023

DRAWING NO:

A0

REVISION:

0

CITY CLERKS OFFICE

SEP 20 2023

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REVISED





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

FILE NUMBER: A-2023-0270

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)** HARPRIT MARAHRH, & VARINDERPAL GILL  
**Address** 27 SANFORD CRES BRAMPTON ON- L6X 2C5

**Phone #** 647 685 2700 **Fax #** \_\_\_\_\_  
**Email** harpritpal@live.com

2. **Name of Agent** DINESH BHUTANI  
**Address** 18 Sparrow Crt Brampton ON-L6Y3P2

**Phone #** 416 908 1072 **Fax #** \_\_\_\_\_  
**Email** heritagesolutions@yahoo.com

3. **Nature and extent of relief applied for (variances requested):**  
1) To permit conversion of existing garage into a garden suit (third unit) in the rear yard.  
2) To permit an interior side yard setback 1.22 meter to the proposed garden suit.  
3) To permit rear side setback 1.83m to to proposed garden suit.  
4) To permit setback from the principal dwelling 2.44m to the proposed garden suit.  
5) Exceeding the allowed lot coverage by 3.52%. (Allowed 30%, Actual 33.52%)

4. **Why is it not possible to comply with the provisions of the by-law?**  
Since this is an already built garage in the rear yard and its current setbacks can not meet to the garden suit's setbacks requirement. Therefore, owner is seeking relief through minor variance application.  
Since zoning allows only 30% of total lot size existing structures are exceeding by 3.52% (33.52%), therefore another relief is required through minor variance.

5. **Legal Description of the subject land:**  
**Lot Number** 42-43  
**Plan Number/Concession Number** 43M-608  
**Municipal Address** 27 Sanford Cres

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.24m (50')  
**Depth** 30.48m (100')  
**Area** 461.69 sq.m (4969.65 sq.ft)

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** ☐

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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.)

This is single story detached home with a second unit in the basement. The total house floor area is 160.62sq. meter (1729sq. ft), the main unit area is 119.75sq.m (1289sq.ft), the basement apartment area is 64.93sq.m (699sq.ft).

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

Proposing a Garden suit (third unit) (converting the existing garage into the garden suit-third unit) in the property, therefore, It is going to be a three dwelling home.

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 5.51m (18'-1")

Rear yard setback 10.97m (36')

Side yard setback 5.02m (16'-6")

Side yard setback 1.50m (4'-11")

**PROPOSED**

Front yard setback 5.51m

Rear yard setback 10.97m

Side yard setback 5.02m

Side yard setback 1.50m

10. Date of Acquisition of subject land: June 2019
11. Existing uses of subject property: Two dwelling residential detached house.
12. Proposed uses of subject property: Three dwelling residential house
13. Existing uses of abutting properties: Single story detached house.
14. Date of construction of all buildings & structures on subject land: Built in 1958
15. Length of time the existing uses of the subject property have been continued: 65 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 ☐

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SEP 20 2023

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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 _____

City of Brampton  
25th August 2023

Dinesh bhutani

Signature of Applicant(s) or Authorized Agent

DATED AT THE 14<sup>th</sup> OF August 2023

THIS 25<sup>th</sup> DAY OF August, 2023.

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, Dinesh Bhutani, OF THE City of Brampton OF Region of Peel.

IN THE Peel 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 25<sup>th</sup> DAY OF

August, 2023.

A Commissioner etc.

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

Dinesh bhutani

Dinesh bhutani

Signature of Applicant or Authorized Agent

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

August 25, 2023

Date Application Deemed  
Complete by the Municipality

Revised 2022/02/17