

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

**Application Number:** A-2023-0292  
**Property Address:** 53 QUAIL FEATHER CRESCENT  
**Legal Description:** PT LOT 40, PLAN M-1114, PART 30, PLAN 43E-20648,  
WARD 9  
**Agent:** SALMAN ELLAHI  
**Owner(s):** GAGANDEEP SINGH, GINNY GINNY  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, OCTOBER 24, 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 TWO-UNIT DWELLING IN A QUATTRO PLEX, WHEREAS THE BYLAW DOES NOT PERMIT THE USE;
2. TO PERMIT A PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN A REQUIRED SIDE YARD, WHEREAS THE BYLAW DOES NOT PERMIT EXTERIOR STAIRWAYS CONSTRUCTED BELOW ESTABLISHED GRADE IN THE REQUIRED INTERIOR SIDE YARD;
3. TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 0.55 METRE TO A PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE, WHEREAS THE BYLAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.8 METRE; AND
4. TO PERMIT A PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE IN A QUATTROPLEX, WHEREAS THE BY-LAW DOES NOT PERMIT EXTERIOR STAIRWAYS CONSTRUCTED BELOW ESTABLISHED GRADE IN A QUATTROPLEX.

**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 **4:00 pm on Thursday, October 19, 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 **4:00 pm on Thursday, October 19, 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.

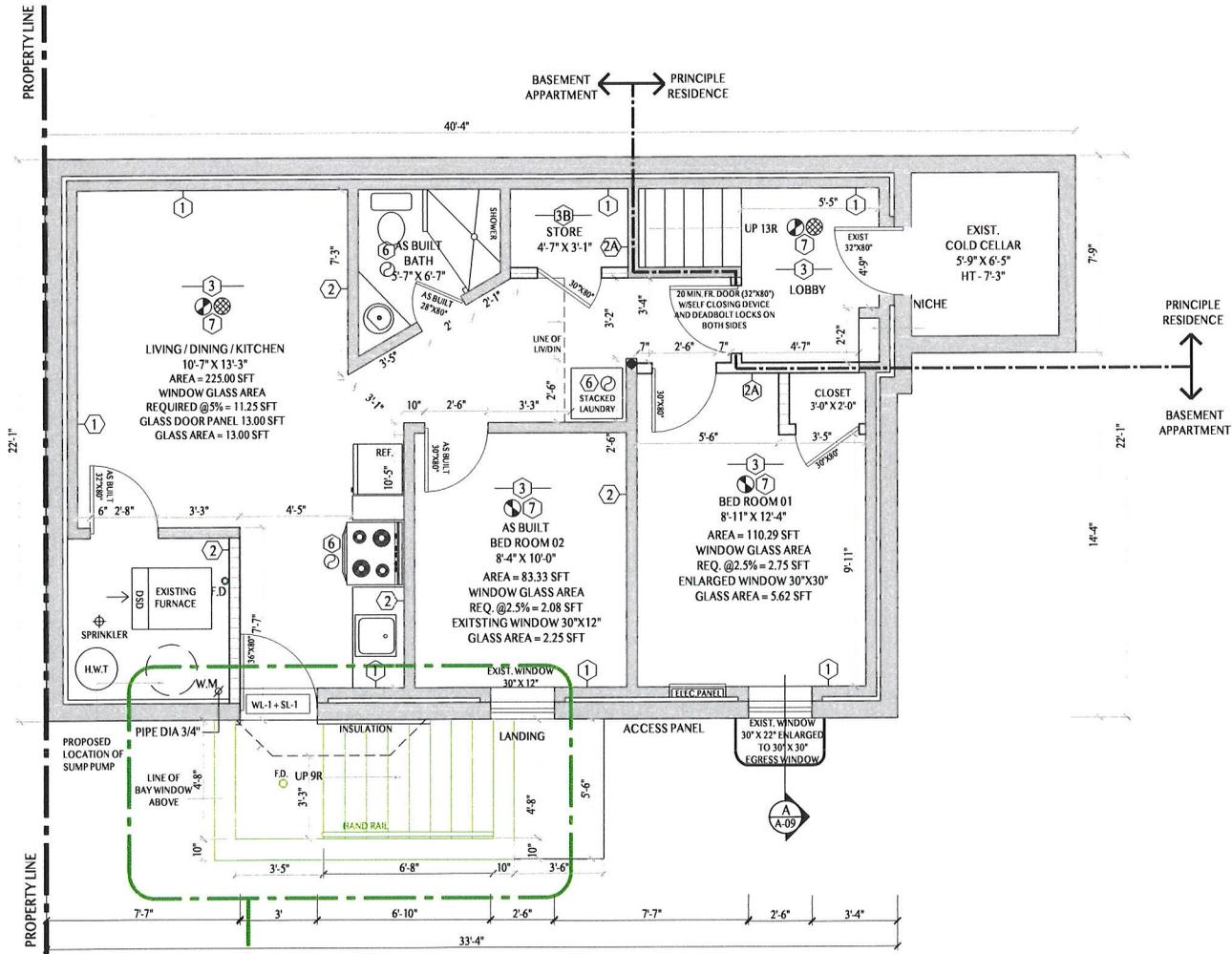
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information 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 13th day of October 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)



NEW BELOW GRADE SIDE YARD ENTRANCE PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT

**LEGEND:**

- EXISTING WALLS
- NEW WALLS
- FIRE RATED WALLS REFER TO G-01 FOR DETAILS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

**BASEMENT PROPOSED PLAN**

GROSS FLOOR AREA CALCULATIONS  
 EXISTING BASEMENT AREA GFA = 791.52 SFT / 73.53 M<sup>2</sup>  
 FURNACE AND UTILITY AREA = 57.80 SFT / 5.36 M<sup>2</sup>  
 PRINCIPLE RESIDENCE AREA = 129.08 SFT / 11.99 M<sup>2</sup>  
 PROPOSED BASEMENT AREA GFA = 604.64 SFT / 56.17 M<sup>2</sup>  
 CEILING HEIGHT = 7'-4"

**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

**GENERAL NOTES:**

- COPYRIGHT REMAINS THE PROPERTY OF SHAFI INC. THESE PLANS, DESIGN AND INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF SHAFI INC. AND ARE NOT TO BE LENT, REPRODUCED, REPRODUCED OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE OWNER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE WORK NOT SPECIFICALLY DETAIL HEREWITH SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CLIENT'S ON-TARIO BUILDING CODE & RESPECTIVE ZONING BY-LAWS AND STANDARDS.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF THE SITE CONDITIONS INCLUDE ANY DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES OR A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

No	Date	Revision/Issued
00	2023.06.08	Schematic Design
01	2023.08.14	Minor Variance

Consultants  
**SHAFI**  
 BUILDING FOR FUTURE  
 Permit Drawings | Construction |  
 Project Management |  
 Developments  
 126 Burnhamthorpe Rd East |  
 Unit A | Oakville | ON | L6H 0X9  
 m: +1.647.471.7441  
 e: info@shafinc.com  
 www.shafinc.com

Seal

Project Title:  
**BASEMENT APARTMENT**  
 Project Address:  
 53 Qualifeather Cres,  
 Brampton.  
 Drawing title:  
**PROPOSED BASEMENT PLAN**

Project:  
 23-111  
 Scale:  
 3/16" = 1'-0"  
 Drawn: AH  
 Checked: SV  
 Drawing number:

**A-04**  
 Date Modified  
 Aug 14, 2023



FILE NUMBER: A-2023-0292

*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)** GAGANDEEP SINGH & GINNY GINNY  
**Address** 53 QUAIL FEATHER CRES, BRAMPTON, ON L6R 1S7

**Phone #** +1.519.710.7009 **Fax #** \_\_\_\_\_  
**Email** gagandeep.singh7009@gmail.com

2. **Name of Agent** Salman Ellahi  
**Address** 126 BURNHAMTHORPE ROAD EAST, OAKVILLE, L6H 0X9.

**Phone #** 647 471 7441 **Fax #** \_\_\_\_\_  
**Email** salman@shafeinc.com

3. **Nature and extent of relief applied for (variances requested):**  
To create a below grade entrance in left side yard where as set back of 1.8m required as per by law. we have only 0.55 m set back  
Creation of basement apartment in Quardroplex, where it is not allowed as per current zoning bylaws. there are previous examples of such approval.

4. **Why is it not possible to comply with the provisions of the by-law?**  
In current zoning by laws below grade side yard is allowed with 1.8M set back. we have only .055 m set back. As per current zoning bylaws basement apartments are not allowed in quardroplex.

5. **Legal Description of the subject land:**  
**Lot Number** 40  
**Plan Number/Concession Number** 43M - 1114 RP 40 RP 43R20648 PART 30  
**Municipal Address** 53 QUAIL FEATHER CRES, BRAMPTON, ON L6R 1S7

6. **Dimension of subject land (in metric units)**  
**Frontage** 10.0 M  
**Depth** 27.32M  
**Area** 216.37 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 quattroplex Dwelling unit

Basement Area: 56.17 SM  
Main Floor Area: 73.53 SM  
Second Floor Area: 69.69 SM  
Total for Floors Above Grade: 143.22 SM

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

- single-Unit Dwelling Unit quattroplex  
- below grade side yard entrance. entrance and exit for a basement apartment.  
-  
-

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 15.98 M  
Rear yard setback N/A  
Side yard setback 2.28 (left side)  
Side yard setback N/A (right side)

**PROPOSED**

Front yard setback No Change in setback.  
Rear yard setback No Change  
Side yard setback 0.55 (left side)  
Side yard setback No Change (right side)

10. Date of Acquisition of subject land: year 2021

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: 1994

15. Length of time the existing uses of the subject property have been continued: 29 year

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 _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City \_\_\_\_\_ OF \_\_\_\_\_ Brampton \_\_\_\_\_  
THIS 16 DAY OF August, 20 23.

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 18<sup>th</sup> DAY OF  
September, 20 23.

[Signature]  
A Commissioner etc.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025. M.O

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R2B-697

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

L Barbuto  
Zoning Officer

September 12, 2023  
Date

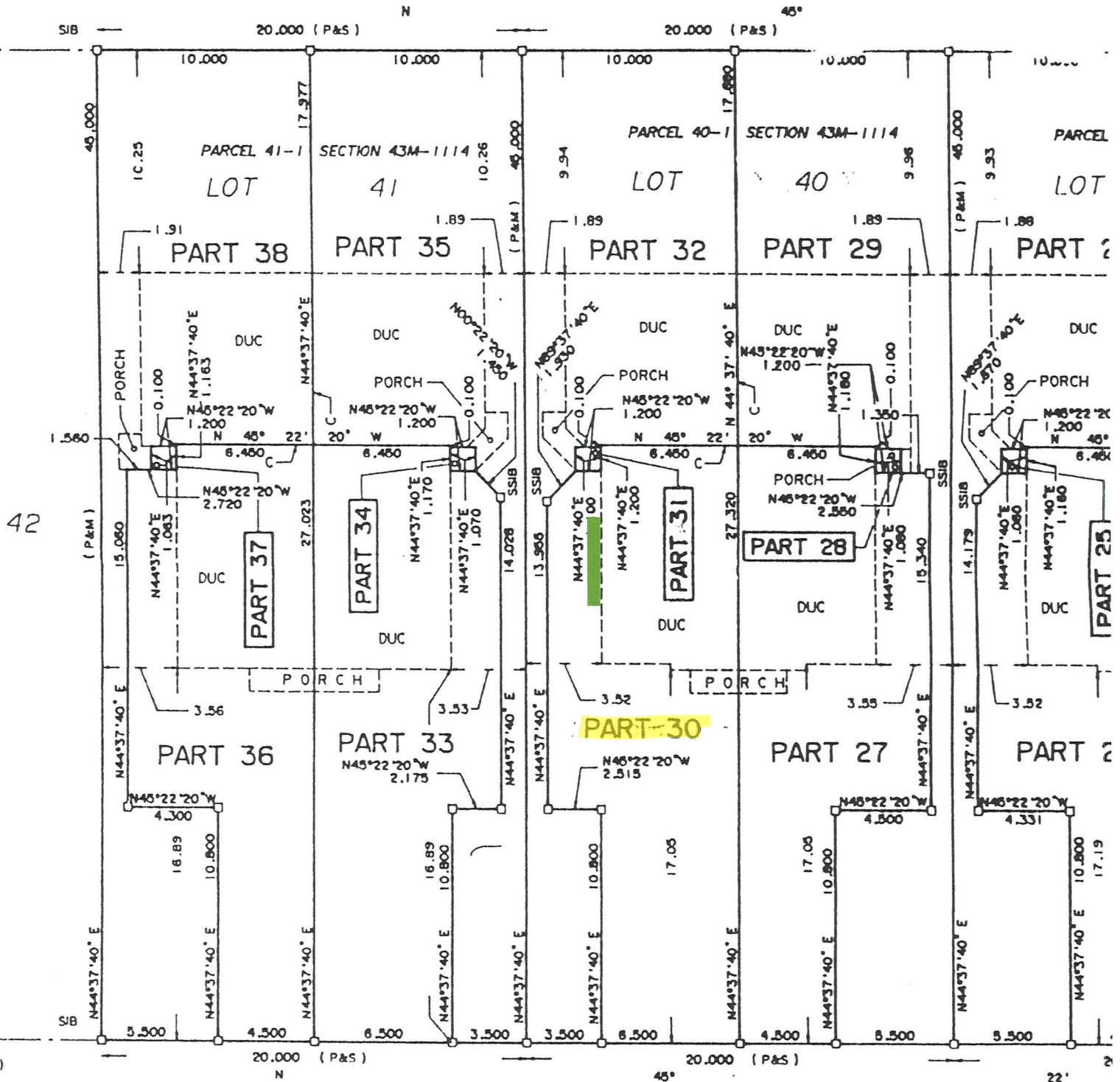
DATE RECEIVED Sept 13/23

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

53 (QUALIFIED)

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USE AND REPRODUCTION OF THESE DOCUMENTS

BL



42

PART 30

Q U A I L F E  
( D E D I C A T E )

I REQUIRE THIS PLAN  
TO BE DEPOSITED UNDER  
THE LAND TITLES ACT

DATE *OCTOBER 18, 1994*

*David Black*  
DAVID A. BLACK  
ONTARIO LAND SURVEYOR

PLAN 43R-20648

RECEIVED AND DEPOSITED

DATE *October 18, 1994*

*W. Judge and Dep.*  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
PEEL ( No 43 )

PARTS 1,2,3,4,5 AND 6 - ALL OF PARCEL 36-1 SECTION 43M-1114  
PARTS 7,8,9,10,11,12, AND 13 - ALL OF PARCEL 37-1 SECTION 43M-1114  
PARTS 14,15,16,17,18,19, AND 20 - ALL OF PRACEL 38-1 SECTION 43M-1114  
PARTS 21,22,23,24,25, AND 26 - ALL OF PARCEL 39-1 SECTION 43M-1114  
PARTS 27,28,29,30,31, AND 32 - ALL OF PARCEL 40-1 SECTION 43M-1114  
PARTS 33,34,35,36,37, AND 38 - ALL OF PARCEL 41-1 SECTION 43M-1114  
PART OF PART 6 SUBJECT TO EASEMENT AS IN LT1473349  
PART OF PART 9 SUBJECT TO EASEMENT AS IN LT1473349

PLAN OF SURVEY OF  
LOTS 36,37,38,39,40 AND 41  
REGISTERED PLAN 43M-1114  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250



J. D. BARNES LIMITED  
1994

**METRIC:**

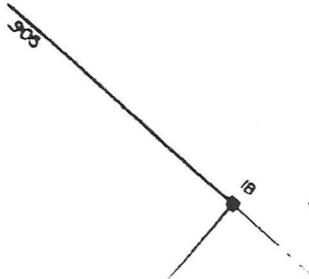
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**CAUTION:**

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN  
THE MEANING OF THE PLANNING ACT.

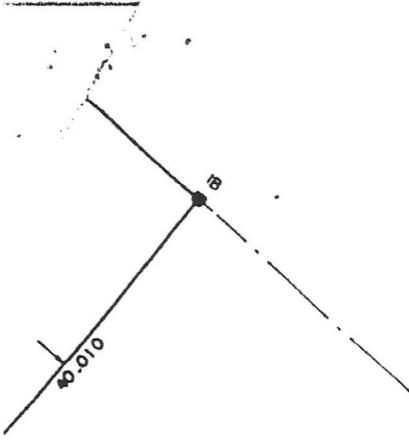
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**NOTES:**

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO  
THE NORTH EAST LIMIT OF QUAIL FEATHER CRESCENT, HAVING  
A BEARING OF N45°22'20"W IN ACCORDANCE WITH REGISTERED PLAN 43M-1114.  
SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE SPECIFIED.

DISTANCES SHOWN ON CURVED LIMITS ARE ARC VALUES.

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CFW DENOTES CONCRETE FOUNDATION WALL
- F DENOTES FACE OF FOUNDATION WALL
- WIT DENOTES WITNESS
- PC DENOTES POINT OF CURVATURE
- PRC DENOTES POINT OF REVERSE CURVATURE
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- C DENOTES CENTRELINE OF WALL
- P&S DENOTES REGISTERED PLAN 43M-1114 AND SET
- P&M DENOTES REGISTERED PLAN 43M-1114 AND MEASURED

**SURVEYOR'S CERTIFICATE**

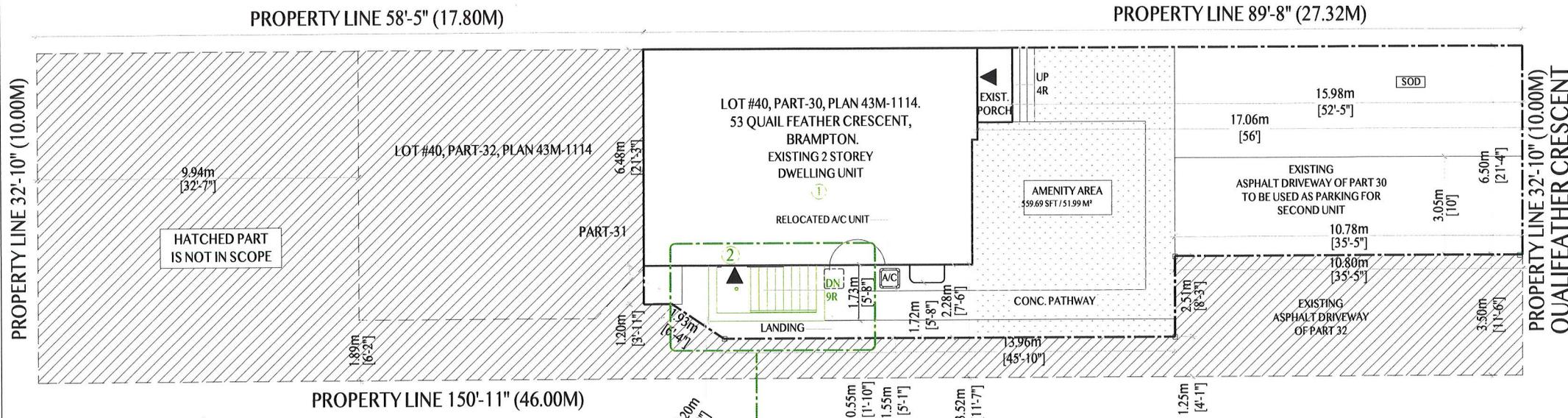
I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE  
REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF SEPTEMBER, 1994.

OCTOBER 18, 1994.....  
DATE

*David A. Black*  
.....  
DAVID A. BLACK  
ONTOARIO LAND SURVEYOR

AREA ( m <sup>2</sup> )
211.2
4.6
434.4
192.2
1.8
437.4
181.2
2.7
316.3
182.3
2.6
263.1
2.0
3.1
183.3
2.3
261.3
207.2
3.1
239.7
212.8
1.3
235.9
191.0
1.3
257.7
194.3
1.3
254.4
215.1



**SITE STATISTICS**

LOT AREA	= 2329 SFT / 216.37 M <sup>2</sup>
AMENITY AREA	= 559.69 SFT / 51.99 M <sup>2</sup> [24.03%]
EXISTING BUILTUP AREA	= 741.75 SFT / 68.91 M <sup>2</sup> [31.84%]

**AREA STATISTICS**

<b>GROSS FLOOR AREA CALCULATIONS</b>	
A - EXISTING PRINCIPAL RESIDENCE	
EXISTING MAIN FLOOR AREA	= 791.52 SFT / 73.53 M <sup>2</sup>
EXISTING SECOND FLOOR AREA	= 750.23 SFT / 69.69 M <sup>2</sup>
TOTAL GFA	= 1541.75 SFT / 143.23 M <sup>2</sup>
B - EXISTING BASEMENT	
NEW BASEMENT APARTMENT GFA	= 604.64 SFT / 56.17 M <sup>2</sup>
PRINCIPAL RESIDENCE AREA GFA	= 129.08 SFT / 11.99 M <sup>2</sup>
UTILITY AND FURNACE AREA GFA	= 57.80 SFT / 5.36 M <sup>2</sup>
TOTAL GFA	= 791.52 SFT / 73.53 M <sup>2</sup>
BASEMENT APARTMENT GFA IS 39% OF PRINCIPAL RESIDENCE GFA	

**SCOPE OF WORK**

- ① AS BUILT FINISHED BASEMENT CONVERTING INTO APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT AREA UNDER THIS MINOR VARIANCE APPLICATION

▲ ENTRANCE & EGRESS  
[EXISTING GRADES WILL NOT BE ALTERED]

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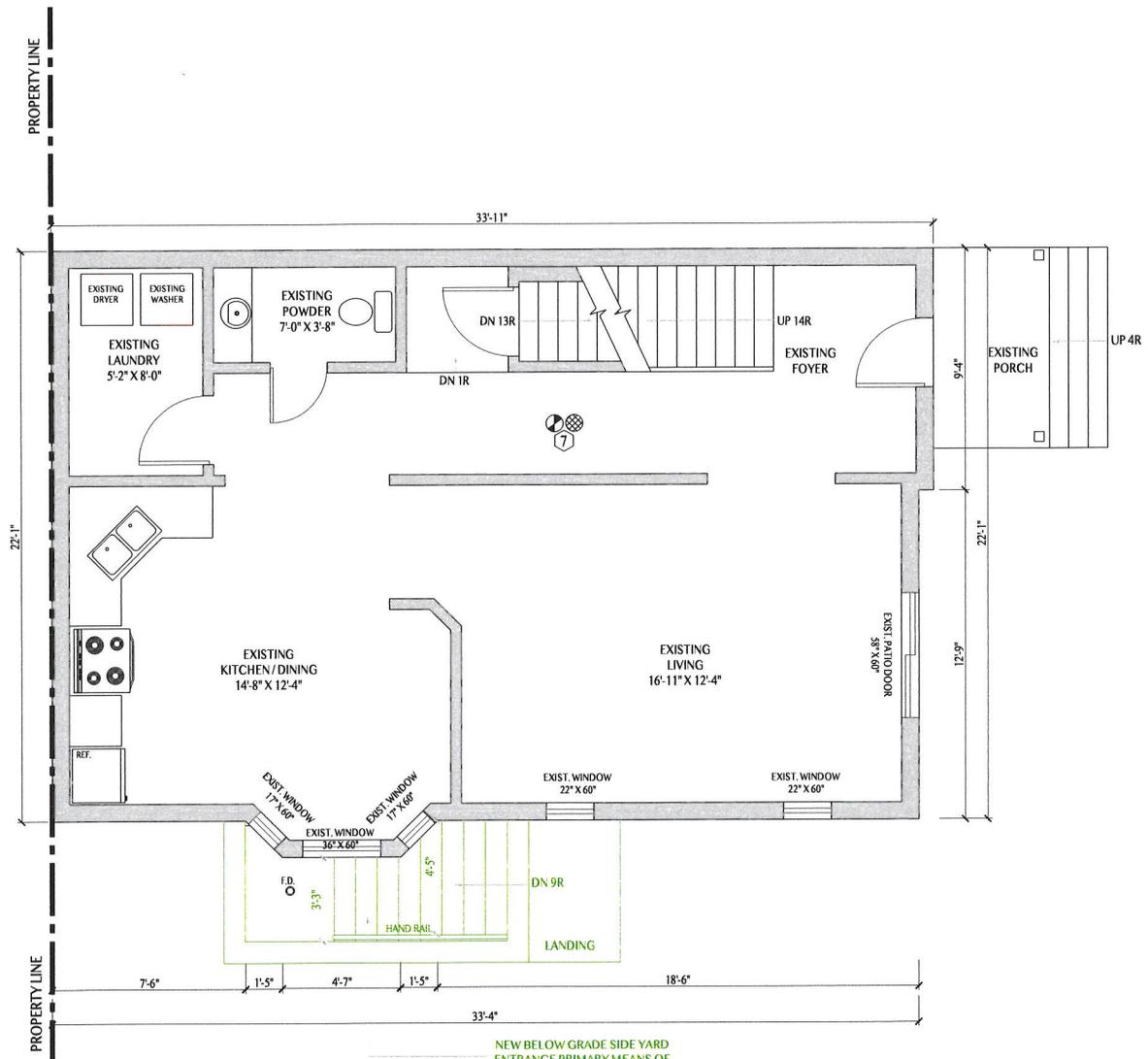
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Seal

Project Title:  
**BASEMENT APARTMENT**  
Project Address:  
53 Qualifeather Cres,  
Brampton.  
Drawing title:

**SITE PLAN**  
Project:  
23-111  
Scale:  
3/32" = 1'-0"  
Drawn AH | Checked SV  
Drawing number:  
**A-02**  
Date Modified  
Aug 14, 2023



NEW BELOW GRADE SIDE YARD  
ENTRANCE PRIMARY MEANS OF  
ENTRANCE AND EGRESS FOR  
SECOND UNIT

**MAIN FLOOR PLAN**

(FOR REFERENCE ONLY)

GROSS FLOOR AREA = 791.52 SFT / 73.53 M<sup>2</sup>  
CEILING HEIGHT = 8'-0"

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

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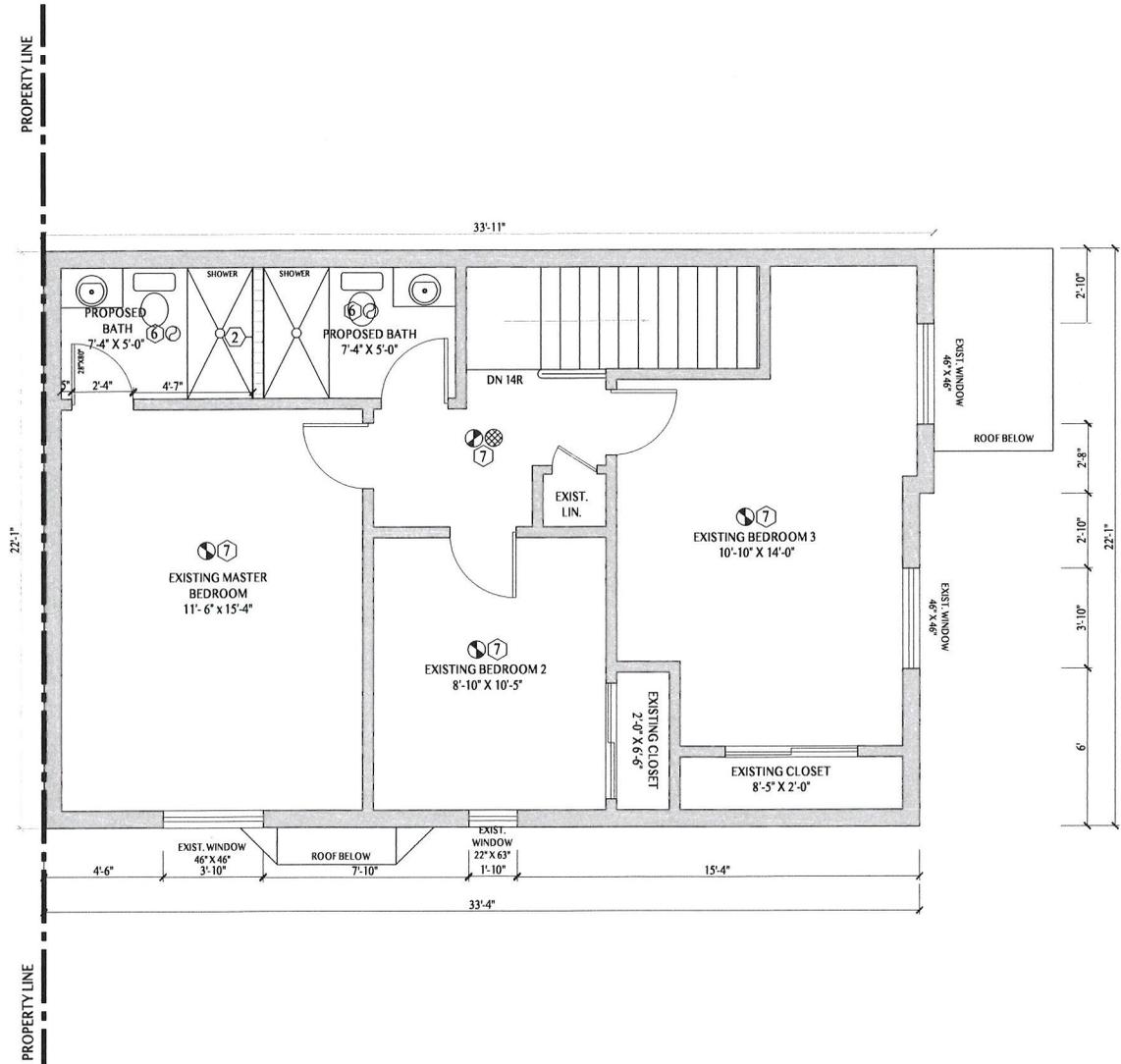
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www.shafinc.com

Seal

Project Title:  
**BASEMENT APARTMENT**  
Project Address:  
53 Qualifeather Cres,  
Brampton.  
Drawing title:  
**EXISTING MAIN FLOOR PLAN**

Project:  
23-111  
Scale:  
3/16" = 1'-0"  
Drawn: AH  
Checked: SV  
Drawing number:  
**A-05**  
Date Modified:  
Aug 14, 2023

- LEGEND:**
- EXISTING WALLS
  - NEW WALLS
  - FIRE RATED WALLS REFER TO G-01 FOR DETAILS
  - EXISTING TO BE REMOVED
  - EXISTING COLUMNS



**LEGEND :**

-  EXISTING WALLS
-  NEW WALLS
-  FIRE RATED WALLS REFER TO G-01 FOR DETAILS
-  EXISTING TO BE REMOVED
-  EXISTING COLUMNS

**PROPOSED SECOND FLOOR PLAN**

GROSS FLOOR AREA = 750.23 SFT / 69.69 M<sup>2</sup>  
 CEILING HEIGHT = 8'-0"

**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

**GENERAL NOTES:**

- COPYRIGHT REMAINS THE PROPERTY OF SHAFI INC. THESE PLANS, DESIGN AND INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF SHAFI INC. AND MUST NOT BE LENT, REPRODUCED, COPIED OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE STARTING ANY WORK. ANY WORK NOT SPECIFICALLY DETAIL HEREWITH SHALL BE EXECUTED TO THE SAME QUALITY & STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE ZONING BY-LAW AND STANDARDS.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER CALLED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF THE SITE CONDITIONS OR DIMENSIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

No	Date	Revision/Issued
00	2023.06.08	Schematic Design
00	2023.08.14	Minor Variance

Consultants  
**SHAFI**

BUILDING FOR FUTURE  
 Permit Drawings | Construction |  
 Project Management |  
 Developments

126 Burnhamthorpe Rd East |  
 Unit A | Oakville | ON | L6H 0X9  
 m: +1.647.471.7441  
 e: info@shafinc.com  
 www.shafinc.com

Scale

Project Title :  
**BASEMENT APARTMENT**  
 Project Address :  
 53 Qualifeather Cres,  
 Brampton.  
 Drawing title:  
**EXISTING SECOND FLOOR PLAN**

Project:  
 23-111

Scale:  
 3/16" = 1'-0"

Drawn: AH  
 Checked: SV

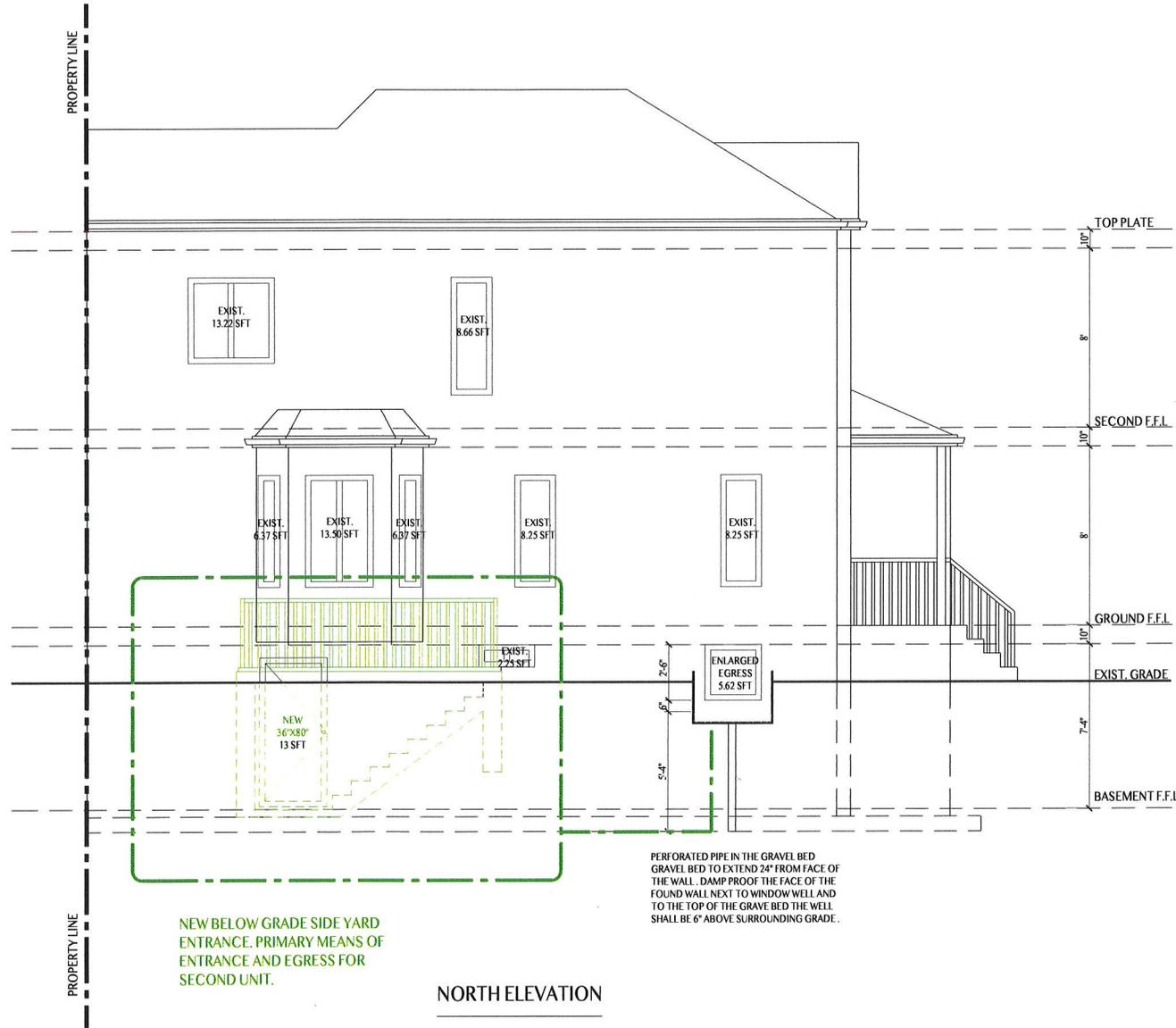
Drawing number:

**A-06-1**

Date Modified  
 Aug 14, 2023

**GLAZED OPENINGS:**

WALL AREA: = 672.57 SFT / 62.48 M<sup>2</sup>  
 LIMITING DISTANCE: 2.28 M  
 WINDOW AREA PROVIDED: 72.49 SFT / 5.77 M<sup>2</sup> (10.77 %)  
 WINDOW AREA ALLOWED: 11 %



**NORTH ELEVATION**

**GENERAL NOTES:**

- COPYRIGHT REMAINS THE PROPERTY OF SHAFI INC. THE SE PLANS, DESIGN AND INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF SHAFI INC. AND MUST NOT BE LENT, REPRODUCED, COPIED, OR OTHERWISE COME WITH OUT THE WRITTEN CONSENT OF THE OWNER.
- THE OWNER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY JOB AT SITE. WORK NOT SPECIFICALLY DETAIL BY THESE SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MENTIONED IN SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY ZONING BY-LAWS AND STANDARDS.
- WRITTEN DIMENSIONS AND DIMENSIONS SHALL TAKE PRECEDENCE OVER VISUAL DIMENSIONS AND GENERAL NOTE. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION. IF THE SITE CONDITIONS INDICATED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES OR A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

No	Date	Revision/Issued
00	2023.06.08	Schematic Design
00	2023.08.14	Minor Variance

Consultants  
**SHAFI**  
 BUILDING FOR FUTURE  
 Permit Drawings | Construction |  
 Project Management |  
 Developments  
 126 Burnhamthorpe Rd East |  
 Unit A | Oakville | ON | L6H 0X9  
 m: +1.647.471.7441  
 e: info@shafinc.com  
 www.shafinc.com

Seal

Project Title:  
**BASEMENT APARTMENT**

Project Address:  
 53 Qualifether Cres,  
 Brampton.

Drawing title:  
**NORTH ELEVATION**

Project:  
 23-111

Scale:  
 3/16" = 1'-0"

Drawn: AH  
 Checked: SV

Drawing number:  
**A-07**

Date Modified  
 Aug 14, 2023

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 53 QUAIL FEATHER CRES, BRAMPTON, ON L6R 1S7

I/We, GAGANDEEP SINGH & GINNY GINNY

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Salman Ellahi

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 09 day of AUGUST, 2023.

  
Gagandeep Singh (Aug 9, 2023 09:01 EDT)

  
Ginny (Aug 9, 2023 09:02 EDT)

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

# 04 Rain Lily Ln - MV Appl 5

Final Audit Report

2023-08-09

Created:	2023-08-09
By:	Salman Ellahi (salman@shafeinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAEV6jjVJQh2VdwQsxDFdVm2IJZQeNU-

## "04 Rain Lily Ln - MV Appl 5" History

-  Document created by Salman Ellahi (salman@shafeinc.com)  
2023-08-09 - 12:42:43 PM GMT- IP address: 142.116.163.226
-  Document emailed to gagandeep.singh7009@gmail.com for signature  
2023-08-09 - 12:43:14 PM GMT
-  Email viewed by gagandeep.singh7009@gmail.com  
2023-08-09 - 12:58:42 PM GMT- IP address: 66.102.6.42
-  Signer gagandeep.singh7009@gmail.com entered name at signing as Gagandeep Singh  
2023-08-09 - 1:01:19 PM GMT- IP address: 99.234.178.110
-  Document e-signed by Gagandeep Singh (gagandeep.singh7009@gmail.com)  
Signature Date: 2023-08-09 - 1:01:21 PM GMT - Time Source: server- IP address: 99.234.178.110
-  Document emailed to amritginny@gmail.com for signature  
2023-08-09 - 1:01:22 PM GMT
-  Email viewed by amritginny@gmail.com  
2023-08-09 - 1:01:29 PM GMT- IP address: 66.102.6.42
-  Signer amritginny@gmail.com entered name at signing as Ginny  
2023-08-09 - 1:02:34 PM GMT- IP address: 184.151.37.21
-  Document e-signed by Ginny (amritginny@gmail.com)  
Signature Date: 2023-08-09 - 1:02:36 PM GMT - Time Source: server- IP address: 184.151.37.21
-  Agreement completed.  
2023-08-09 - 1:02:36 PM GMT

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 53 QUAIL FEATHER CRES, BRAMPTON, ON L6R 1S7

I/We, GAGANDEEP SINGH & GINNY GINNY  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 09 day of AUGUST, 2023.

  
Ginny (Aug 9, 2023 09:03 EDT)

  
Gagandeep Singh (Aug 9, 2023 09:15 EDT)

(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

# 53 Quail Feather Cres - MV Appl 6

Final Audit Report

2023-08-09

Created:	2023-08-09
By:	Salman Ellahi (salman@shafeinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG9hTwntG4voGvTcTvJ-wXi2xFi9AxWfE

## "53 Quail Feather Cres - MV Appl 6" History

-  Document created by Salman Ellahi (salman@shafeinc.com)  
2023-08-09 - 12:46:53 PM GMT- IP address: 142.116.163.226
-  Document emailed to amritginny@gmail.com for signature  
2023-08-09 - 12:47:22 PM GMT
-  Email viewed by amritginny@gmail.com  
2023-08-09 - 1:03:00 PM GMT- IP address: 66.102.6.42
-  Signer amritginny@gmail.com entered name at signing as Ginny  
2023-08-09 - 1:03:30 PM GMT- IP address: 184.151.37.21
-  Document e-signed by Ginny (amritginny@gmail.com)  
Signature Date: 2023-08-09 - 1:03:32 PM GMT - Time Source: server- IP address: 184.151.37.21
-  Document emailed to gagandeep.singh7009@gmail.com for signature  
2023-08-09 - 1:03:33 PM GMT
-  Email viewed by gagandeep.singh7009@gmail.com  
2023-08-09 - 1:13:58 PM GMT- IP address: 66.102.6.46
-  Signer gagandeep.singh7009@gmail.com entered name at signing as Gagandeep Singh  
2023-08-09 - 1:15:16 PM GMT- IP address: 72.136.115.182
-  Document e-signed by Gagandeep Singh (gagandeep.singh7009@gmail.com)  
Signature Date: 2023-08-09 - 1:15:18 PM GMT - Time Source: server- IP address: 72.136.115.182
-  Agreement completed.  
2023-08-09 - 1:15:18 PM GMT

# Zoning Non-compliance Checklist

File No.

Applicant: Gagandeep singh and ginny ginny

Address: 53 quail feather

Zoning: R2B-697

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a two-unit dwelling in a quattroplex	Whereas the by-law does not permit the use	697.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a <i>proposed</i> exterior stairway leading to a below grade entrance in a required side yard,  To permit an interior side yard setback of 0.55m to a <i>proposed</i> exterior stairway leading to a below grade entrance,	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.  whereas the by-law requires a minimum interior side yard setback of 1.8m.	10.23 & 697
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SIZE (GARDEN SUITE)			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

L Barbuto  
Reviewed by Zoning

September 12, 2023  
Date