

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

**Application Number:** A-2023-0296  
**Property Address:** 2 ROCKWAY STREET  
**Legal Description:** LOT 121, PLAN 43M-2101, WARD 9  
**Agent:** RAHUL GUPTA  
**Owner(s):** KARANPAL SINGH CHAHAL, JASWINDER KAUR CHAHAL  
**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 PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE LOCATED BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE, WHEREAS THE BY-LAW DOES NOT PERMIT A STAIRWAY CONSTRUCTED BELOW ESTABLISHED GRADE TO BE LOCATED BETWEEN THE MAIN WALL OF A DWELLING AND THE FLANKAGE LOT LINE; AND
2. TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 4.17 METRES TO A BELOW GRADE ENTRANCE, WHEREAS THE BY-LAW REQUIRES A MINIMUM EXTERIOR SIDE YARD ENTRANCE OF 4.5 METRES.

**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)



SCOPE OF WORK  
 PROPOSAL TO CONSTRUCT  
 SECONDARY UNIT WITH  
 BELOW GRADE ENTRANCE

GENERAL NOTES  
 DO NOT SCALE DRAWINGS  
 PROPERTY RIGHTS RETAINED BY:  
 BG CONSTRUCTION DESIGN  
 ANY REPRODUCTION IN WHOLE OR IN PART  
 UNDER THE RULES AND BY-LAWS OF THE  
 CORPORATION IS STRICTLY FORBIDDEN.  
 ANY REPRODUCTIONS MUST BE  
 AUTHORIZED BY  
 ALL DRAWINGS ARE IN METRIC SCALE

NO	REVISION / ISSUE	DATE

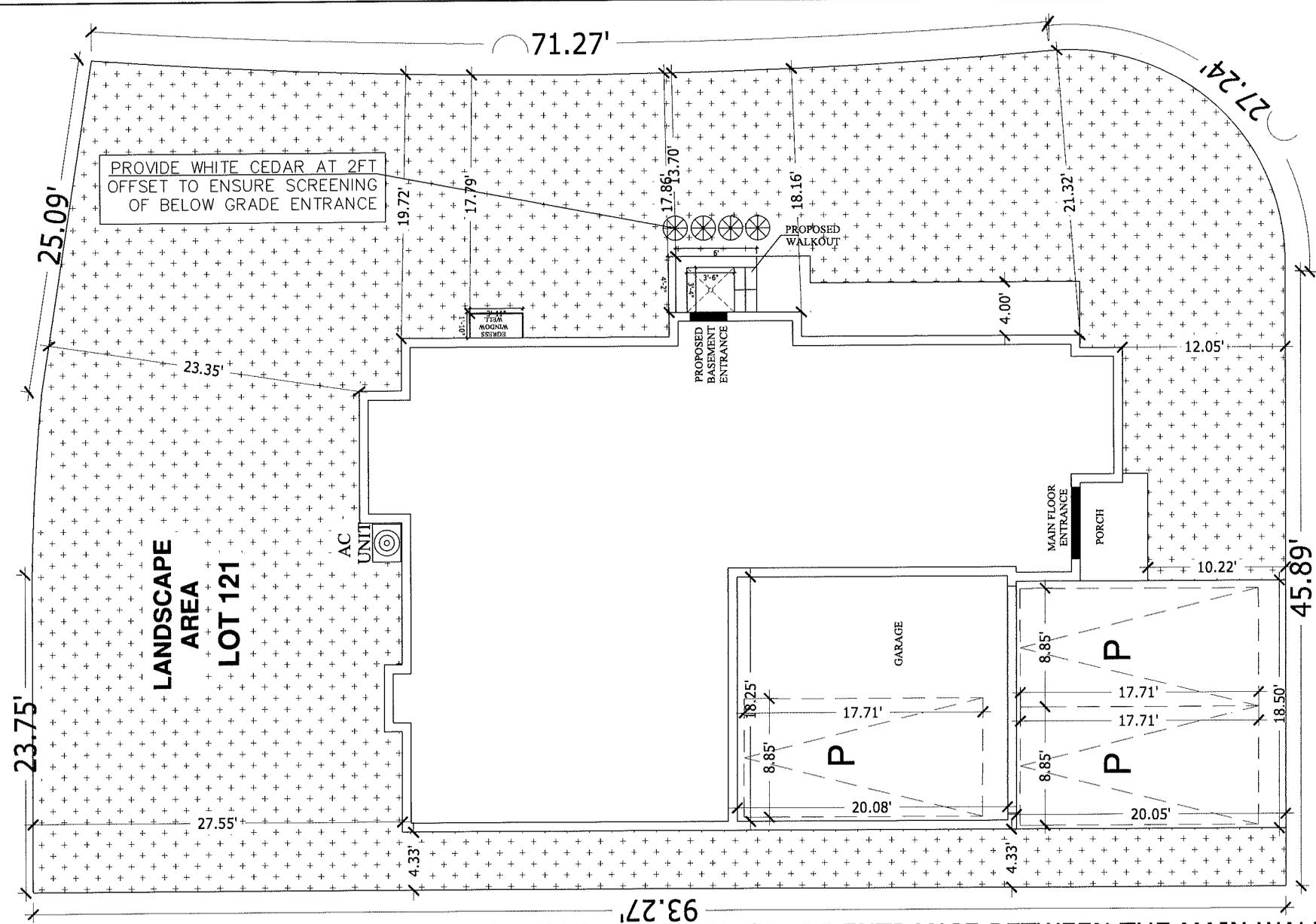
SITE PLAN

CITY : BRAMPTON

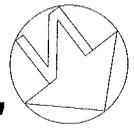
2 ROCKWAY ST

EXISTING DWELLING

SHEET	PROJECT
<b>A-1</b>	AUG 2023
	SCALE 1/8"=1'-0"



**SITE PLAN**  
**SCALE 1/8"=1'-0"**



1. TO PERMIT A BELOW GRADE ENTRANCE BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE
2. TO PERMIT THE EXTERIOR SIDE YARD SETBACK OF 13.7 FT (4.2 METERS) TO THE BELOW GRADE ENTRANCE



*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)** Karanpal Singh Chahal & Jaswinder Kaur Chahal  
**Address** 2 Rockway St. Brampton, L6R 0B6  


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**Phone #** (647) 708-1818 **Fax #** \_\_\_\_\_  
**Email** jbajeet@gmail.com

2. **Name of Agent** Rahul Gupta  
**Address** 27 Drum Oak Crescent, Brampton, L6T 1M3  


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**Phone #** 6479612407 **Fax #** \_\_\_\_\_  
**Email** info.angelbuildersnpermits@gmail.com

3. **Nature and extent of relief applied for (variances requested):**

1. TO PERMIT A BELOW GRADE ENTRANCE BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE  
 2. TO PERMIT THE EXTERIOR SIDE YARD SETBACK OF 13.7 FT (4.2 METERS) TO THE BELOW GRADE ENTRANCE

4. **Why is it not possible to comply with the provisions of the by-law?**

As per zoning bylaws- a below grade entrance is not permitted in a yard located between the main wall of a dwelling and a front of flankage lot line.

5. **Legal Description of the subject land:**  
**Lot Number** 121  
**Plan Number/Concession Number** 43m-2102  
**Municipal Address** 2 Rockway St, Brampton, L6R 0B6

6. **Dimension of subject land (in metric units)**  
**Frontage** 14 METERS  
**Depth** 28.42 METERS  
**Area** 524 SQ METERS

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.)

two story dwelling- single family dwelling  
GFA:277.84 sq meter

PROPOSED BUILDINGS/STRUCTURES on the subject land:

two unit dwelling  
below grade

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 3.7 METER  
Rear yard setback 8.4 METER  
Side yard setback 1.32 METER  
Side yard setback 5.53 METER

**PROPOSED**

Front yard setback 3.7 METER  
Rear yard setback 8.4 METER  
Side yard setback 1.32 METER  
Side yard setback 4.2 METER

10. Date of Acquisition of subject land: 2022

11. Existing uses of subject property: SINGLE FAMILY 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: 2022

15. Length of time the existing uses of the subject property have been continued: 1 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 _____

rahul gupta  
Signature of Applicant(s) or Authorized Agent

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

THIS 07 DAY OF SEPTEMBER, 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, \_\_\_\_\_, OF THE \_\_\_\_\_ OF \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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

\_\_\_\_\_ OF \_\_\_\_\_  
IN THE \_\_\_\_\_ OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

\_\_\_\_\_  
A Commissioner etc.

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1F-2367

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

Ganesh Gami  
Zoning Officer

2023-09-14  
Date

DATE RECEIVED Sept 21, 2023

Date Application Deemed Complete by the Municipality done

**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: 2 Rockway St, Brampton, L6R 0B6

I/We, Karanpal Singh Chahal & Jaswinder Kaur Chahal  
please print/type the full name of the owner(s)

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

RAHUL GUPTA  
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 07 day of SEPTEMBER, 20<sup>23</sup>.

Karanpal Singh Chahal & Jaswinder Kaur Chahal  
(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.**

**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: 2 Rockway St, Brampton, L6R 0B6

I/We, Karanpal Singh Chahal & Jaswinder Kaur Chahal  
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 07 day of SEPTEMBER, 20<sup>23</sup>.

Karanpal Singh Chahal & Jaswinder Kaur Chahal  
(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.)

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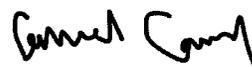
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

# Zoning Non-compliance Checklist

File No.

Applicant: Rahul Gupta  
 Address: 2 Rockway St  
 Zoning: R1F-2367  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line	whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.	10.23.1
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

2023-09-14

Date