

FILE NUMBER:

A 2023-0322

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)

Boota Singh

Address

528 Edenbrook Hill Dr. Brampton, ON .L7A 4T7

Phone #

2899528419

Fax #

Email

singhraman9691@gmail.com

2.

Name of Agent

Shivang Tarika

Address

106 Morningside Dr. Georgetown, L7G0M2, ON

Phone #

4168212630

Fax #

Email

shivang@relysolution.com

3.

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

A. To Propose an exterior stairway leading to a below grade entrance in the required interior side yard.

B. Proposed Interior side Yard Set back is 0.05m to the below Grade Stairway and the required is 1.21m.

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 side of the property. The entrance is designed in such a way that it doesn't block the passage to

5.

Legal Description of the subject land:

Lot Number

282

Plan Number/Concession Number

M 2022

Municipal Address

528 Edenbrook Hill Dr, Brampton, ON, L7A 4T7

6.

Dimension of subject land (in metric units)

Frontage

9.38 M

Depth

27.94 M

Area

262.07 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.)

Ground Floor Area: 113.57 SQM
Gross Floor Area: 225.53 SQM
No. of Levels: 2
Width: 9.38 M
Length: 27.94 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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 4.52M
Rear yard setback 7.29M
Side yard setback 1.22M
Side yard setback 0.56M

PROPOSED

Front yard setback 5.99M
Rear yard setback 6.74M
Side yard setback 0.05M
Side yard setback 0.56M

10. Date of Acquisition of subject land: 2018
11. Existing uses of subject property: Residential - Single Dwelling Unit
12. Proposed uses of subject property: Residential - Two Dwelling Unit
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2012
15. Length of time the existing uses of the subject property have been continued: 6yrs
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 _____

Shivang

Signature of Applicant(s) or Authorized Agent

DATED AT THE 12 City OF October Brampton
THIS 12 DAY OF October, 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, Shivang Torika, OF THE Town OF Halton Hills
IN THE Region OF Halton 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 12 DAY OF

October, 2023

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

A Commissioner etc.

Expires September 20, 2026

Shivang

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-2452

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

JOHN C. CABRAL

Zoning Officer

2023-09-21

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

04/12/23
Clara

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: 528 Edenbrook Hill Dr

I/We, Boota Singh

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

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

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 11 day of September, 2023.

Boota

(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: 528 Edenbrook Hill Dr

I/We, Boota Singh

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 11 day of September, 2023.

Boota

(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

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 272, 273, 274, 275, 276
277, 278, 279, 280, 281, 282 AND 283
PLAN 43M-2022
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300
10m 5m 0 10m 20metres

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

METRIC

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



NOTES

■ DENOTES MONUMENT FOUND
PB DENOTES PLASTIC BAR
D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
P DENOTES PORCH
S/T DENOTES SUBJECT TO AN EASEMENT
AS SET OUT IN PR3072224

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD
SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHWEST LIMIT OF EDENBROOK HILL DRIVE AS SHOWN
ON PLAN 43M-2022 HAVING A BEARING OF N45°20'55"W.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: PART OF LOTS 272,
273, 274, 275, 277, 278, 279, 280, 281, 282 & 283 DESIGNATED AS
PARTS 1 TO 16, INCLUSIVE, PLAN 43R-37478 ARE SUBJECT TO AN
EASEMENT AS SET OUT IN PR3072224

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

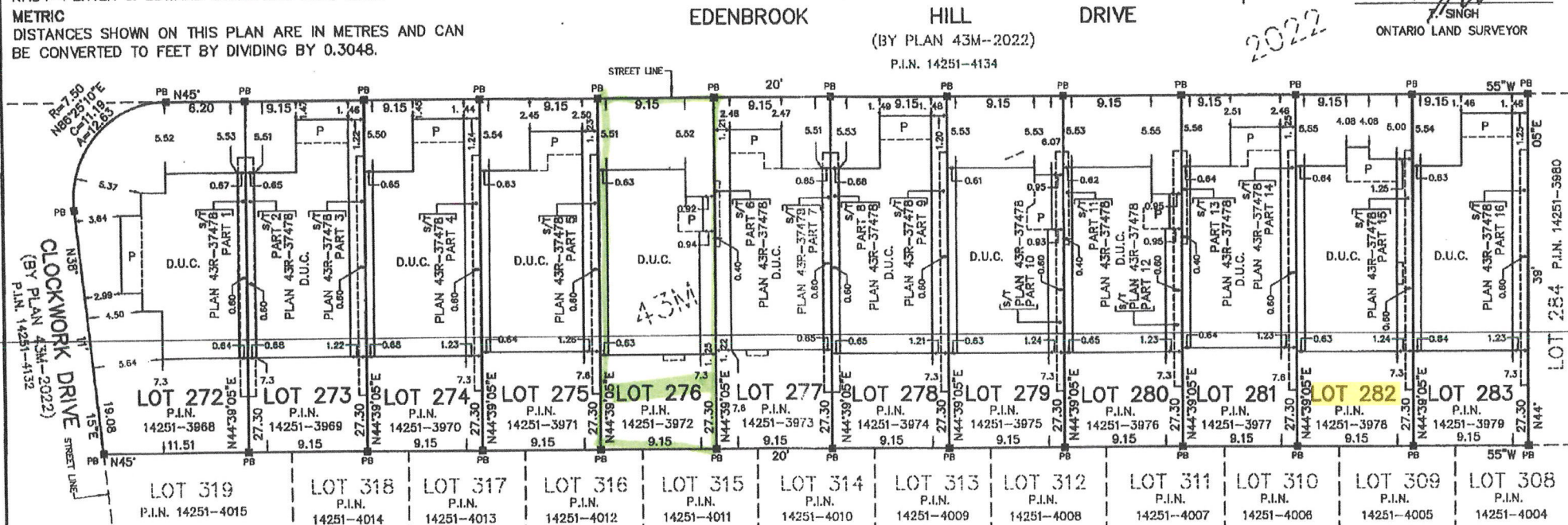
SURVEYOR'S CERTIFICATE

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 6th DAY OF JULY, 2017.

DATE: July 18, 2017.

ONTARIO LAND SURVEYOR



THIS REPORT WAS PREPARED FOR
MATTAMY HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2017.

rpe

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca

DRAWN: V.K.
CAD FILE No. 2022-272

CHECKED: G.Y./T.S.
JOB No. 16-202

16-202 *43M-2022 L272-283*

SITE PLAN

SCALE 1:100

GROUND FLOOR AREA = 1232.01 SFT / 114.45 SM
SECOND FLOOR AREA = 1205.13 SQ.FT/111.96 SM
TOTAL GROSS AREA = 2437.14 SQ.FT/226.41 SM

528 EDENBROOK HILL DRIVE

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

SCOPE OF WORK

PROPOSAL TO CONSTRUCT
SECONDARY UNIT AND
BASEMENT ENTRANCE
FROM SIDE YARD

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. C-3.2.5.1 OF THE BUILDING CODE

SHIVANG TARIKA		106440
NAME	SIGNATURE	BCIN

SHRIMANG TARICA

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

528 EDENBROOK HILL DRIVE

EXISTING DWELLING

PROJECT	SHEET A1
JULY 2023	
SCALE 3/16"=1'-0"	

Zoning Non-compliance Checklist

File No.
A-2023-0302

Applicant: Boota Singh
Address: 528 Edenbrook Hill Dr, Brampton, ON ,L7A 4T7
Zoning: R1F-2452
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required side yard.	Whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.	10.23.1
SETBACKS	To permit a 0.05m side yard setback to a proposed exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 0.68m.	Whereas the by-law requires a minimum side yard setback of 0.6m provided that the combined total for both side yards on an interior lot is 1.8m.	Special Section 2452.2.7)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

SEP. 21, 2023

Date