

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

FILE NUMBER: A-2023-0321

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)** Bhupinder seera  
**Address** 4 Lawnview Ct, Brampton, ON L6Z 1S7

**Phone #** 647 833 6960 **Fax #** \_\_\_\_\_  
**Email** bsseera@yahoo.com

2. **Name of Agent** Mazhar Raja  
**Address** 1465 Clark Blvd Milton, ON L9T 6M5

**Phone #** 647 969 9595 **Fax #** \_\_\_\_\_  
**Email** info@caprija.com

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

Interior yard setback relief. The proposed setback is 0.64m where as the required setback is 1.2m. Relief of 0.56m is requested.

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

Below Grade Entrance best suites at this location. The basement is already built and there is no other location for the below-grade entrance.

5. **Legal Description of the subject land:**  
**Lot Number** Lot 142, Part 12 and 36  
**Plan Number/Concession Number** PL M105  
**Municipal Address** 4 Lawnview Ct, Brampton, ON L6Z 1S7

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.34 m  
**Depth** 30.24 m  
**Area** 279.99 sqm.

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.)

Main House Building

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

N/A

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	7.06m
Rear yard setback	7.52m
Side yard setback	0.61m
Side yard setback	1.91m

**PROPOSED**

Front yard setback	7.06m
Rear yard setback	7.52m
Side yard setback	0.61m
Side yard setback	0.64m

10. Date of Acquisition of subject land: May 2022
11. Existing uses of subject property: Single Unit 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: 1992
15. Length of time the existing uses of the subject property have been continued: 30

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 12<sup>th</sup> OF October  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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, Mashar Raja, OF THE Town OF Milton  
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

Region OF Peel  
IN THE City OF  
Brampton THIS 12<sup>th</sup> DAY OF  
October 2023  
[Signature]  
A Commissioner etc.

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

Signature of Applicant or Authorized Agent

Expires September 20, 2026  
FOR OFFICE USE ONLY

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

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

R2A(2)

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

[Signature]

Zoning Officer

2023-10-10

Date

DATE RECEIVED

October 12, 2023

Date Application Deemed  
Complete by the Municipality

[Signature]

Revised 2022/02/17

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 4 Lawnview Ct, Brampton, ON L6Z 1S7

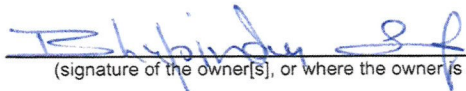
I/We, BHUPINDER SINGH SEERA AND HARINDERPAL KAUR SEERA  
please print/type the full name of the owner(s)

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

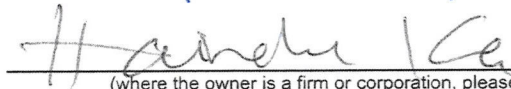
Caprija Corporation / Mazhar Raja  
please print/type the full name of the agent(s)

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 31 day of August, 2023.



(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**

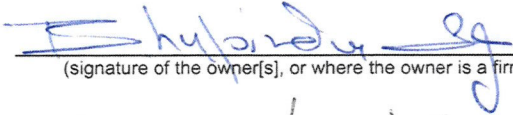
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 4 Lawnview Ct, Brampton, ON L6Z 1S7

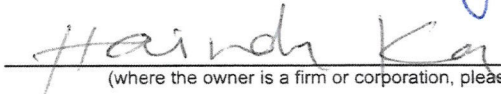
I/We, BHUPINDER SINGH SEERA AND HARINDERPAL KAUR SEERA  
please print/type the full name of the owner(s)

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 31 day of August, 2023.



(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**

# Zoning Non-compliance Checklist

File No.  
A 2023-0321

Applicant: Mazhar Raja  
Address: 4 Laneview Ct  
Zoning: R2A(2)  
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 an interior side yard setback of 0.64m to a proposed exterior stairway leading to a below grade entrance	whereas the by-law requires a minimum interior side yard setback of 1.2m.	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			

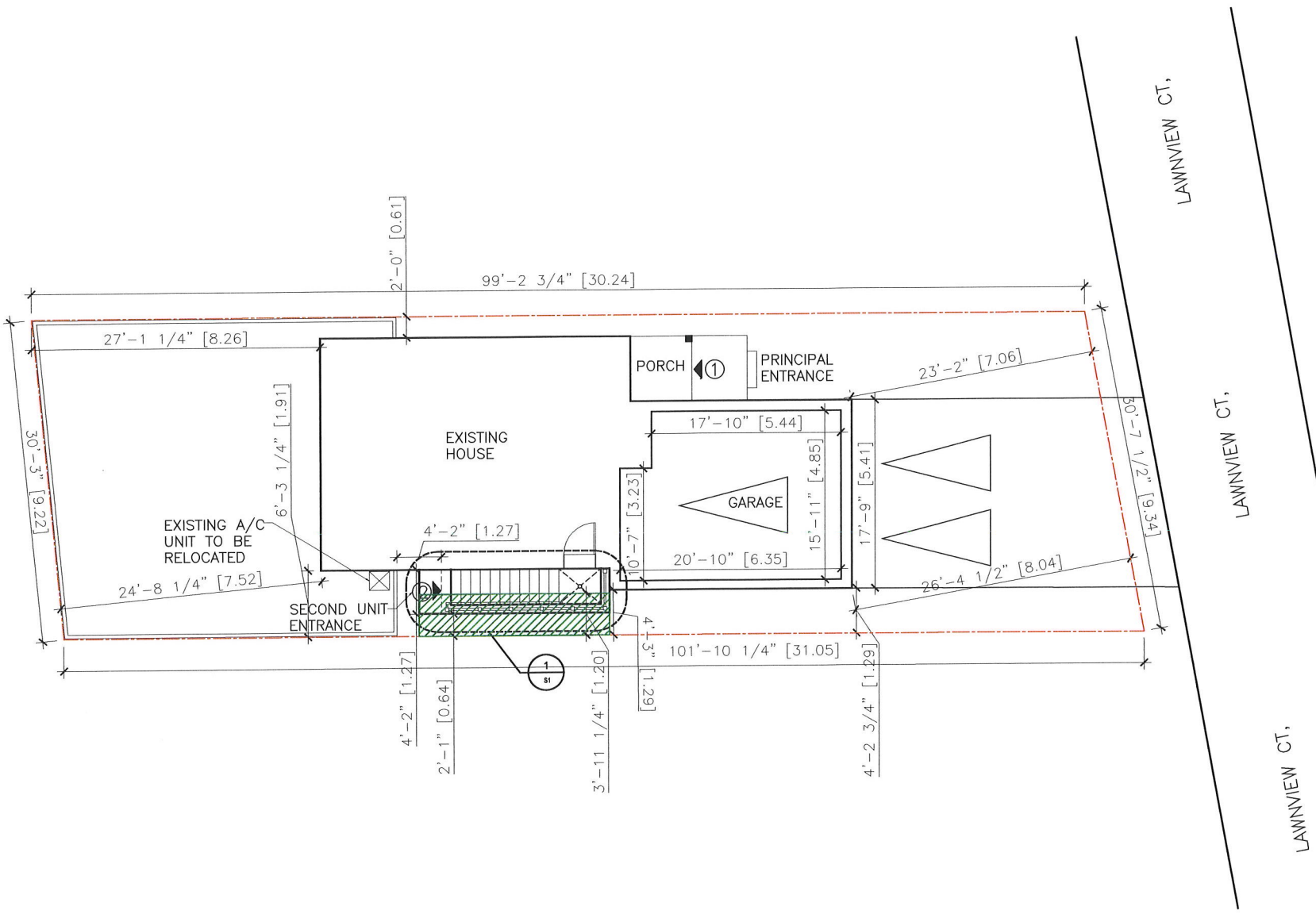
Carmel Camp

Reviewed by Zoning

2023-10-10

Date

FOR MINOR VARIANCE  
4 Lawnview Ct, Brampton, ON L6Z 1S7



1 SITE PLAN  
SCALE: 3/32"=1'-0"

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DRAWINGS NOT TO BE SCALED AND REPRODUCED.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

THESE DRAWINGS ARE PREPARED ONLY FOR MENTIONED BELOW APPROVAL. NOT TO BE USED FOR ANY OTHER PURPOSE AND CONSTRUCTION.

1	ISSUED FOR REVISION	JULY 2023
No.	ISSUED	DATE

STRUCTURE/MEP ENGINEER:

ARCHITECT MAZHAR RAJA  
**CAPRIJA CORPORATION**  
Architecture, Construction and  
Project Management Consultants  
1465 CLARK BLVD., MILTON, L9T 6M5  
Tel: 647 693 6108, 647 969 9595  
CAPRIJA Email: info@caprija.com; Web: www.caprija.com

CLIENT  
4 Lawnview Ct, Brampton, ON  
L6Z 1S7

PROJECT  
SECOND UNIT DWELLING

DRAWING  
SITE PLAN  
(MINOR VARIANCE)

PROJECT NO 223122	
DRAWN AJ	
PLOTTED DATE	
SCALE AS NOTED	
CHECKED MR	DWG. NO. SP2