

FILE NUMBER:

A-2023-0371

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) Mohinder Singh & Parmjit Kandola

Address 188 Willow Park Drive, Brampton Ontario L6R 2M8

Phone # 416 822 1866

Fax #

Email mohinder2004@gmail.com

2.

Name of Agent Dilpreet Singh & Rafael Martins from RDA Designs

Address 12 Rae Avenue, Brampton Ontario L6P 0E9

Phone # 647 574 0220

Fax #

Email rdarch.designs@gmail.com

3.

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

To permit a proposed below grade entrance located in the interior side yard of a detached home with a setback of 0.09m.

4.

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

By-law 10.23.2. requires a 0.3m setback from the below grade entrance wall to the property line.

5.

Legal Description of the subject land:

Lot Number 13

Plan Number/Concession Number M 1340

Municipal Address 188 Willow Park Drive, Brampton Ontario L6R 2M8

6.

Dimension of subject land (in metric units)

Frontage 11.16 m

Depth 33.5 m

Area 370.35 m2

7.

Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

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.)

Two storey Single Detached Dwelling & Deck in Rear Yard.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed Below Grade Entrance in Interior Side Yard.

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	7.00 m
Rear yard setback	9.88 m
Side yard setback	1.25 m
Side yard setback	3.04 m

PROPOSED

Front yard setback	7.00 m
Rear yard setback	9.88 m
Side yard setback	0.09 m
Side yard setback	3.04 m

10. Date of Acquisition of subject land: Sept/Oct 2023
11. Existing uses of subject property: Single Family Dwelling (Residential)
12. Proposed uses of subject property: Single Family Dwelling (Residential)
13. Existing uses of abutting properties: Single Family Dwellings (Residential)
14. Date of construction of all buildings & structures on subject land: September 1999
15. Length of time the existing uses of the subject property have been continued: 24 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 ☐

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 _____

Dilpreet Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 28th 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, Dilpreet Singh, 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 22nd DAY OF _____

November 20 23

Clara Vani
A Commissioner etc.

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

Dilpreet Singh
Signature of Applicant or Authorized Agent

Expires 20-2023
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-881

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

2023-11-14

Date

DATE RECEIVED

NOV 22, 2023

Date Application Deemed
Complete by the Municipality

Clara

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

LOCATION OF THE SUBJECT LAND: 188 Willow Park Drive, Brampton Ontario

I/We, Mohinder Singh & Parmjit Kandola

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

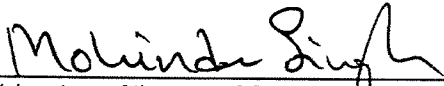
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Dilpreet Singh & Rafael Martins from RDA Designs

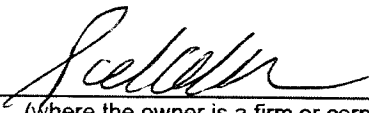
please print/type the full name of the agent(s)

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 28th day of October, 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

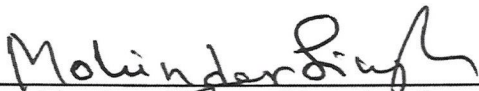
LOCATION OF THE SUBJECT LAND: 88 Willow Park Drive, Brampton Ontario

I/We, Mohinder Singh & Parmjit Kandola

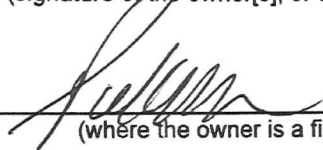
please print/type the full name of the owner(s)

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 28th day of October, 2023.



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

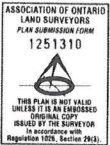


(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,18,
67,68,69,70,71,72,73,74,75,152,153,
154,155,156,157,158,159,160,161,162,
163,164,165,166,167,168,169,170,171,
172,173,174,175,176 AND 177

REGISTERED PLAN 43M-1340
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:400

J. D. BARNES LIMITED
© COPYRIGHT

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

PART 2 - SURVEY REPORT

DESCRIPTION
LOTS 1,2,3,4,5,6,7,8,9,10,11,12,13,18,67,68,69,70,71,72,73,
74,75,152,153,154,155,156,157,158,159,160,161,162,163,164,
165,166,167,168,169,170,171,172,173,174,175,176, AND 177
REGISTERED PLAN 43M-1340 CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
ADDITIONAL REMARKS
THE LOTS ARE NOT FENCED AND SETBACKS ARE
IN CONFORMANCE WITH THE ZONING BY-LAW.
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IN CONFORMANCE WITH THE ZONING BY-LAW.
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IN CONFORMANCE WITH THE ZONING BY-LAW.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERN
LIMIT OF WILLOW PARK DRIVE AS SHOWN ON REGISTERED PLAN 43M-1340
HAVING A BEARING OF N 52° 22' 30" W

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SBI DENOTES STANDARD IRON BAR
R DENOTES IRON ROD
DUC DENOTES DEEP UNDER CONSTRUCTION
PMS DENOTES REGISTERED PLAN 43M-1340 AND SET
FAM DENOTES REGISTERED PLAN 43M-1340 AND MEASURED
C DENOTES POINT OF CURVATURE
PVC DENOTES POINT OF REVERSE CURVATURE

ALL BUILDING FEET ARE TAKEN TO CONCRETE FOUNDATION
ALL FOUND SURVEY MONUMENTS SET BY J.D. BARNES LTD.
UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
THE SURVEY WAS COMPLETED ON OCTOBER 25, 1993

DATE November 8, 1993
J. D. BARNES LIMITED
ONTARIO LAND SURVEYOR

SURVEYING MAPPING
LAND INFORMATION SERVICES
450 BRIMLEY ROAD EAST, SUITE 450B
MISSISSAUGA, ONTARIO L4Z 1G9
TEL: (905) 507-6767
FAX: (905) 507-6777

J.D. BARNES
LIMITED

DRAWN BY: M.W.J. CHECKED BY: DB REFERENCE NO: 99-28-479-00-152
FILE: g:\2847900\map152.dwg DATE: 05 NOV 1998



Zoning Non-compliance Checklist

File No.
A-2023-0371

Applicant: Mohinder Singh & Parmjit Kandola
Address: 188 Willow Park Dr, Brampton, ON L6R 2M8
Zoning: R1D-881
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 an interior side yard setback of 0.09m to a proposed exterior stairway leading to a below grade entrance.	Whereas the by-law requires a minimum setback of 0.3m to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.	10.23.2
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

2023-11-14

Date