

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) Santokh Sandhu

Address 56 Lloyd Sanderson Drive, Brampton Ontario L6Y 0G8

Phone # 416 587 7000 Fax #

Email santokhsandhu@yahoo.ca

2. Name of Agent Dilpreet Singh

Address 2131 Williams Parkway, Brampton Ontario Unit 20, L6S 6B8

Phone # 647 574 0220 Fax #

Email rdarch.designs@gmail.com

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

-To allow the proposed shed to be 25.04 sqm

-To allow the proposed shed to be 3.25m in height to mid roof.

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

10.3 Accessory Buildings:

e) ii) 20.0 square metres, with any individual accessory building not exceeding 15 square metres, on a lot in all other Residential Zones.

h) for all other residential zones, the maximum building height of any accessory building shall not exceed 3.0 m

5. Legal Description of the subject land:

Lot Number 11

Plan Number/Concession Number 43M - 523

Municipal Address 22 Havelock Drive, Brampton Ontario L6W 4A4

6. Dimension of subject land (in metric units)

Frontage 12.20 m

Depth 32 m

Area 390.41 sqm

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 Unit Dwelling

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed Shed in Rear 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	6.19 m
Rear yard setback	8.93 m
Side yard setback	1.23 m (Left Interior Side Yard)
Side yard setback	0.94m ( Right Interior Side Yard)

PROPOSED

Front yard setback	6.19 m
Rear yard setback	0.61 m
Side yard setback	1.23 m (Left Interior Side Yard)
Side yard setback	0.61 m

10. Date of Acquisition of subject land: 2009
11. Existing uses of subject property: Two Unit Dwelling
12. Proposed uses of subject property: No Proposed Uses
13. Existing uses of abutting properties: Single Family Dwellings
14. Date of construction of all buildings & structures on subject land: 1984
15. Length of time the existing uses of the subject property have been continued: 2 years

16. (a) What water supply is existing/proposed?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |

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 11th DAY OF December, 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.

Cs: I, Dilpreet Singh Rafael Martins OF THE City \_\_\_\_\_ OF Toronto 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 21st DAY OF

December, 2023

[Signature]  
A Commissioner etc.

Gagandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026

Rafael Martins

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

R1C-2573

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

Shiza Athar

Zoning Officer

2023/12/18

Date

DATE RECEIVED

Dec 21, 2023

Date Application Deemed  
Complete by the Municipality

\_\_\_\_\_

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: 22 Havelock Drive, Brampton Ontario L6W 4A4

I/We, Santokh Sandhu  
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 11th day of December, 2023.

*Santokh Sandhu*

\_\_\_\_\_  
(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: 22 Havelock Drive, Brampton Ontario L6W 4A4

I/We, Santokh Sandhu  
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.

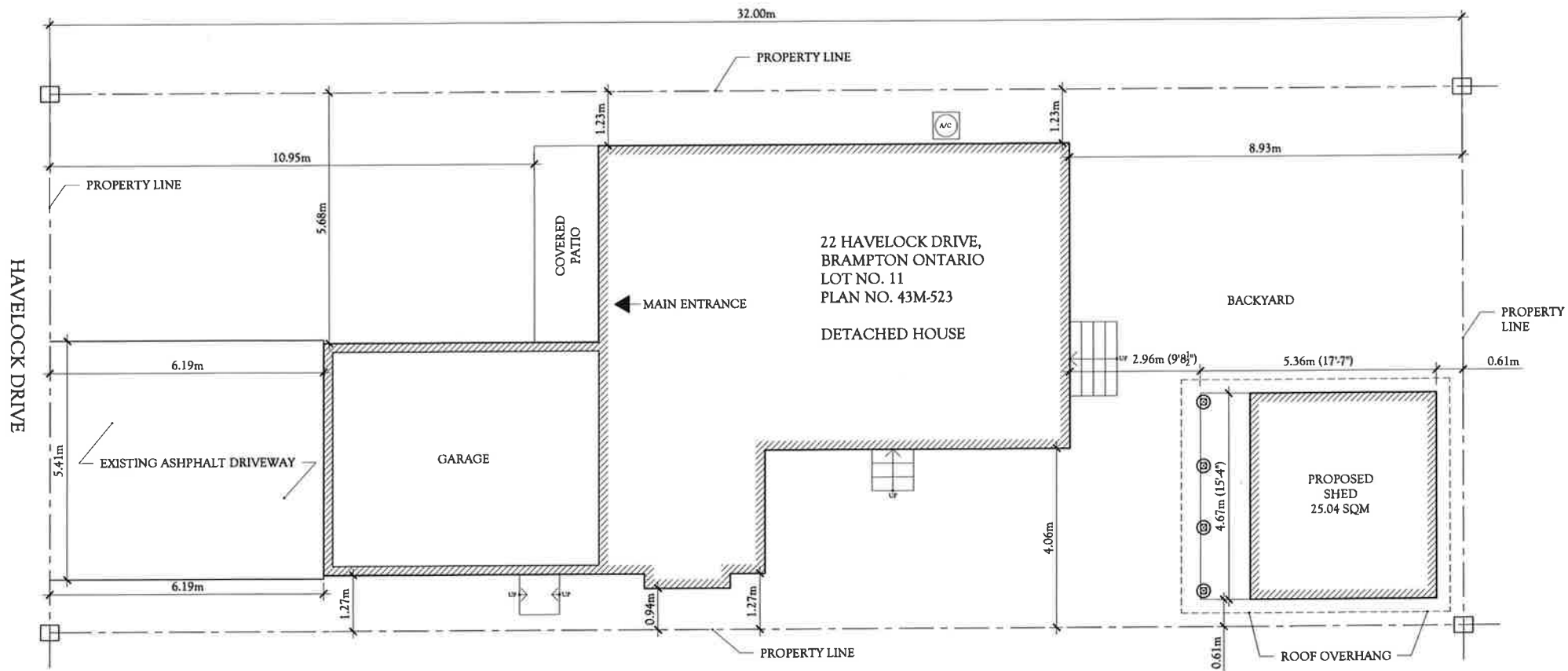
Dated this 11th day of December, 2023.

Santokh Sandhu  
(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**



1 SITE PLAN  
A101 SCALE: 1:100

NOTES:	
<div>TRUE</div> <div>PROJ:</div>	
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 3.2.5.1 OF DIVISION "C" OF THE ONTARIO BUILDING CODE NAME: RAFAEL MARTINS SIGNATURE: <i>Rafael Martins</i> BCIN: 112 144	
<div> <b>RDA Designs</b> 647-574-0220 / 647-518-3376 www.rdarchdesigns.com rdarch.designs@gmail.com</div>	
PROJECT TITLE: 22 HAVELOCK DRIVE	
DRAWING TITLE: SITE PLAN	
SCALE: 1:100	DATE: 2023/12/03
DESIGNED BY: SINGH D. MARTINS R.	REVISION: 0
PROJECT NO. -	SHEET NO. A-101



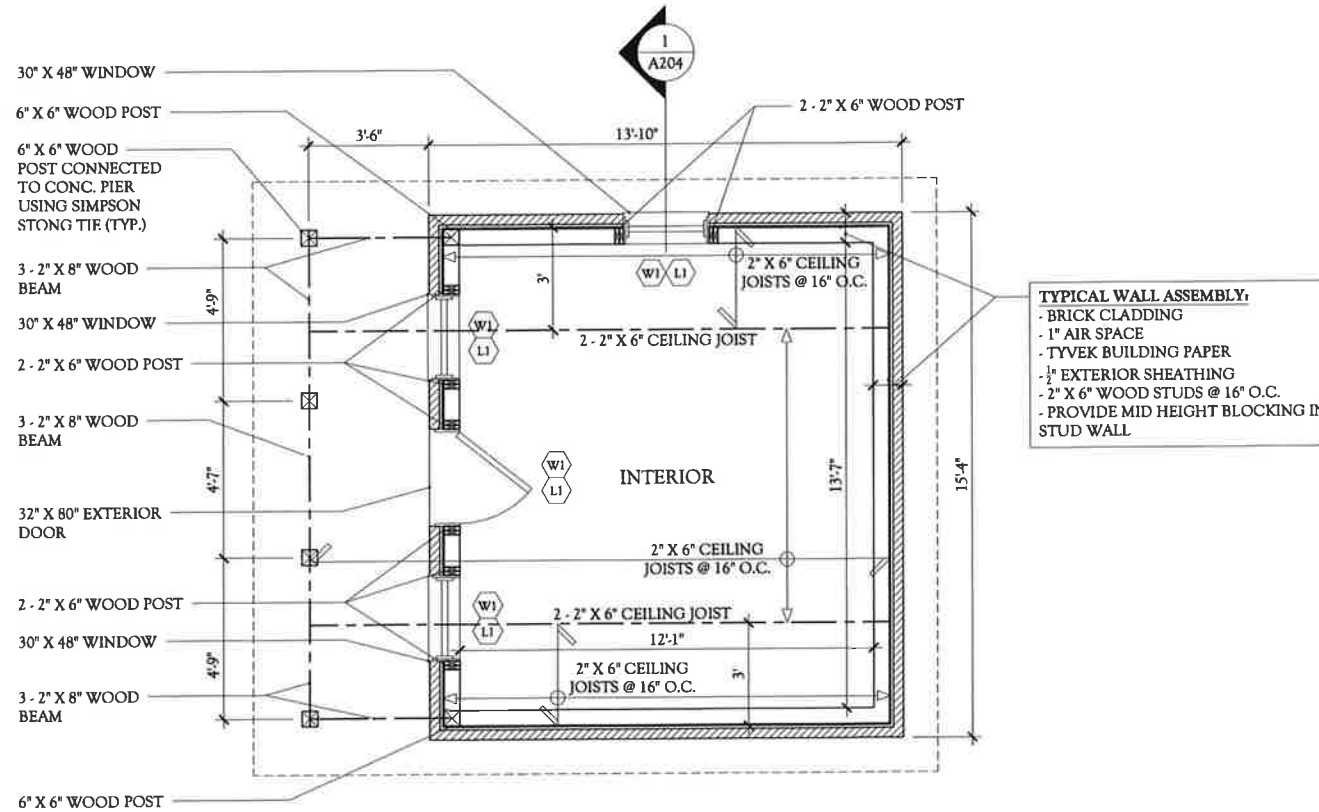
WINDOW LINTEL SCHEDULE:

W1 = UP TO 3' 2 - 2" X 8"  
W2 = UP TO 4' - 6" 2 - 2" X 10"  
W3 = UP TO 7' 3 - 2" X 10"

STEEL LINTEL

L1 = L 3.5" X 3.5" X  $\frac{1}{4}$ " (4' MAX.)  
L2 = L 5" X 3.5" X  $\frac{1}{4}$ " (7' MAX.)  
L3 = L 6" X 4" X  $\frac{1}{4}$ " (9' MAX.)  
L4 = L 7" X 4" X  $\frac{1}{4}$ " (11' MAX.)

BOLT STEEL ANGLE TO WOOD LINTEL @ 24" O.C.  
PROVIDE MIN. 6" BEARING ON EACH SIDE



1 SHED FLOOR PLAN  
A202 SCALE: 1:50

NOTES:

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 3.2.5.1 OF DIVISION "C" OF THE  
ONTARIO BUILDING CODE

NAME: RAFAEL MARTINS

SIGNATURE: *Rafael Martins*

BCIN: 112 144



PROJECT TITLE:

22 HAVELOCK DRIVE

DRAWING TITLE:

FLOOR PLAN

SCALE:

1:50

DATE:

2023/12/03

DESIGNED BY:

SINGH D.  
MARTINS R.

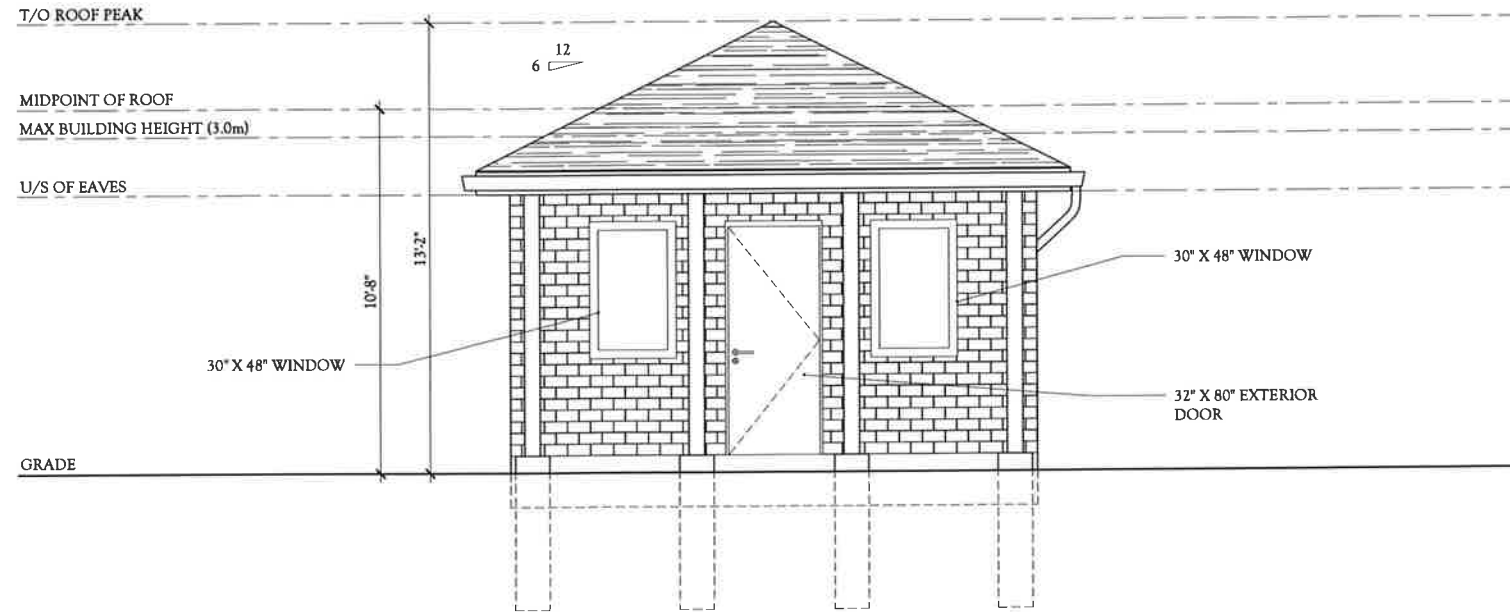
REVISION:

0

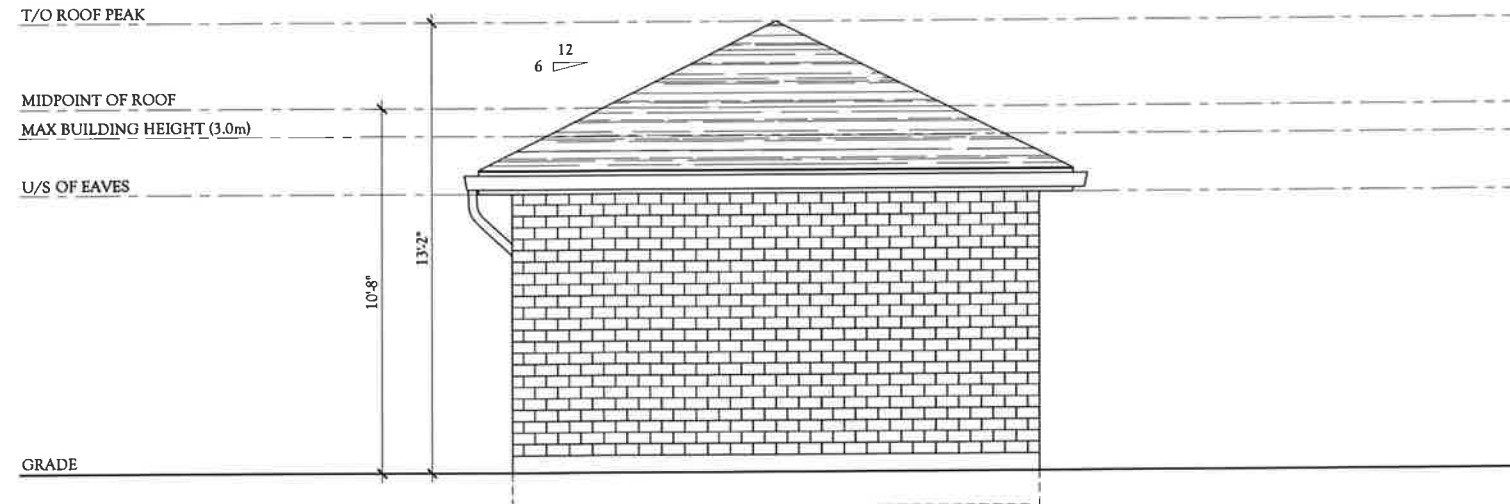
PROJECT NO.

SHEET NO.

A-202



1 FRONT ELEVATION  
A205 SCALE: 1:50



2 BACK ELEVATION  
A205 / SCALE: 1:50

NOTES:

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 3.2.5.1 OF DIVISION "C" OF THE ONTARIO BUILDING CODE

NAME: RAFAEL MARTINS

SIGNATURE: *Rafael Martins*

BCIN: 112 144



PROJECT TITLE:

22 HAVELOCK DRIVE

DRAWING TITLE:

ELEVATIONS

SCALE:

1:50

DATE:

2023/12/03

DESIGNED BY:

SINGH D.  
MARTINS R.

REVISION:

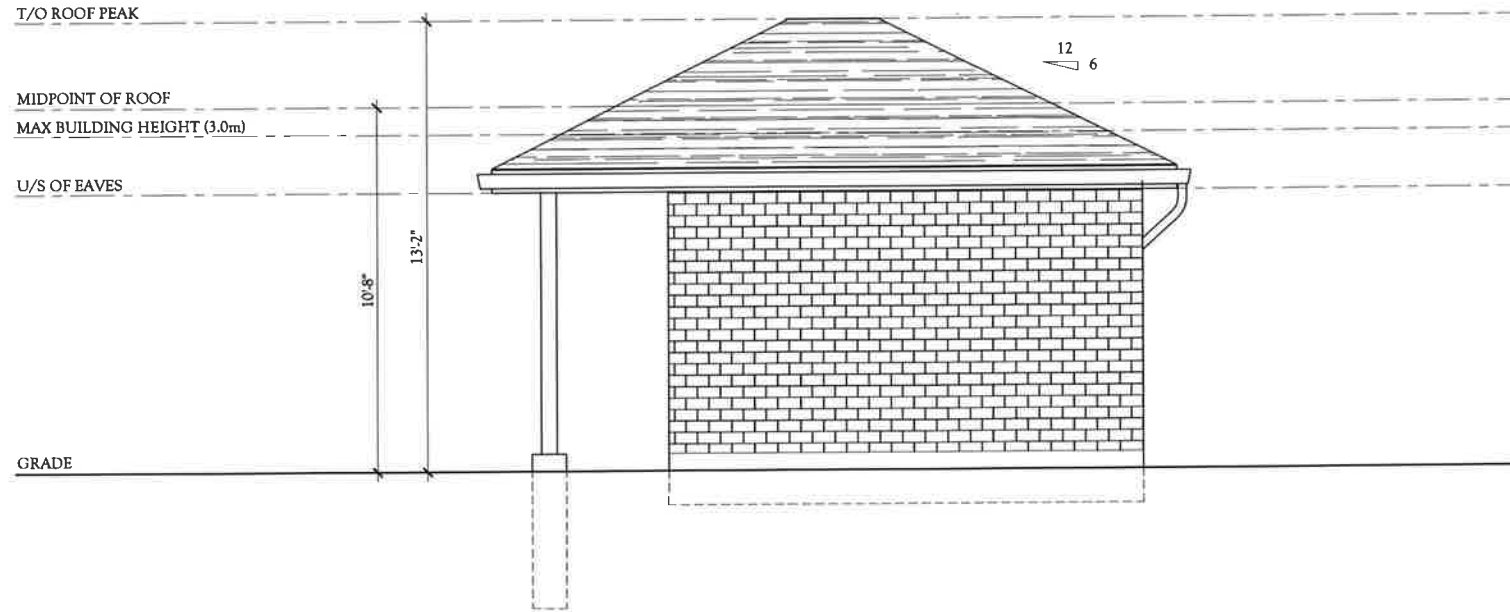
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PROJECT NO.

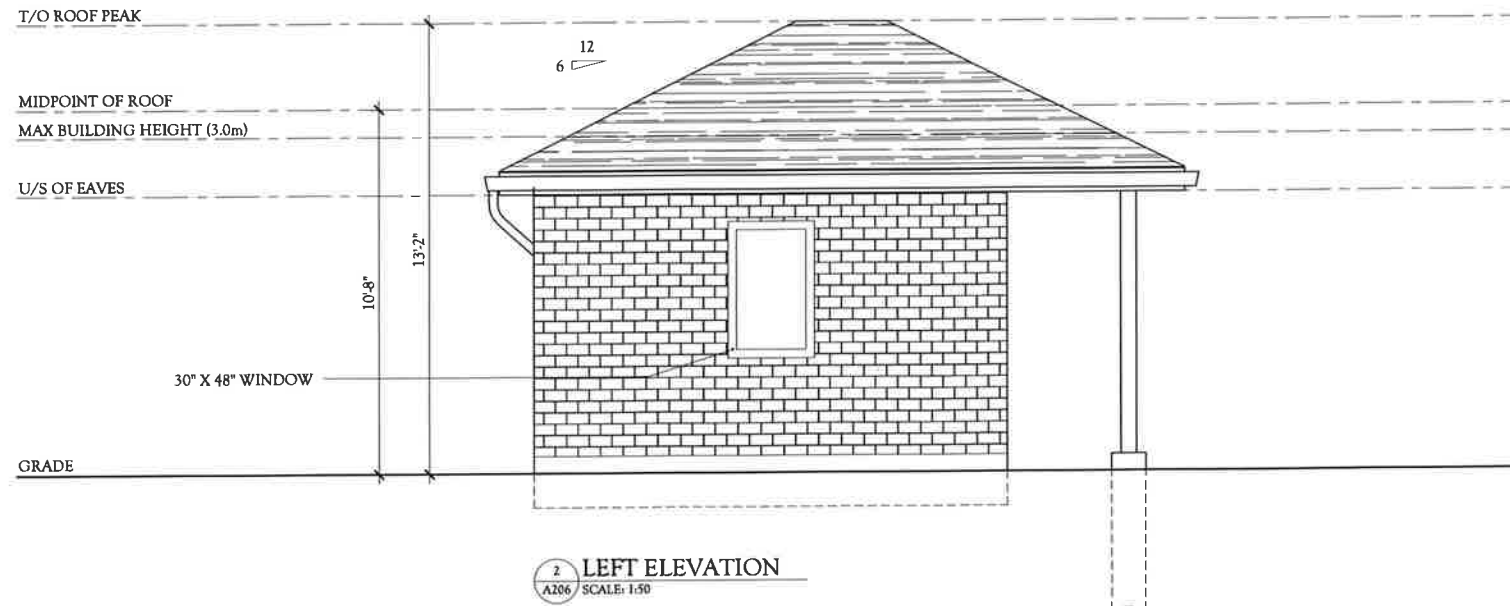
SHEET NO.

A.205





1 RIGHT ELEVATION  
A206 SCALE: 1:50



2 LEFT ELEVATION  
A206 SCALE: 1:50

NOTES:

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 3.2.5.1 OF DIVISION "C" OF THE ONTARIO BUILDING CODE

NAME: RAFAEL MARTINS

SIGNATURE: *Rafael Martins*

BCIN: 112 144



PROJECT TITLE:

22 HAVELOCK DRIVE

DRAWING TITLE:

ELEVATIONS CONT

SCALE:	DATE:
1:50	2023/12/03
DESIGNED BY:	REVISION:
SINGH D. MARTINS R.	0
PROJECT NO.	SHEET NO.
-	A-206



# Zoning Non-compliance Checklist

File No.

Applicant: Dilpreet Singh  
Address: 22 Havelock Drive  
Zoning: R1C-2573  
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			
ACCESSORY STRUCTURE SIZE	To permit a proposed shed having a gross floor area of 25.04 sq. m,	whereas the by-law permits a maximum gross floor area of 15 sq. m for an individual accessory structure.	10.3(e)(ii)
ACCESSORY STRUCTURE HEIGHT	To permit a proposed shed having a height of 3.25 m,	whereas the by-law permits an accessory structure having a maximum height of 3.0m.	10.3(h)
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2023/12/18

Date