

FILE NUMBER:

A-2024-0005

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)

NARINDERPAL SINGH BAINS, BIRINDER KAUR BAINS

Address

75 TWIN WILLOW CRES BRAMPTON, ON, L7A 1K2

Phone #

647-893-3656

Fax #

Email

BAINSN@HOTMAIL.COM

2.

Name of Agent

PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)

Address

19-2131 WILLIAMS PKWY BRAMPTON ON L6S 5Z4

Phone #

437-888-1800

Fax #

Email

APPLICATIONS@NOBLELTLD.CA

3.

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

-TO PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD

- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.03M (0.08 FT)

4.

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

THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD

THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M (3.94 FT)

5.

Legal Description of the subject land:

Lot Number

79

Plan Number/Concession Number

M125

Municipal Address

75 TWIN WILLOW CRES BRAMPTON, ON, L7A 1K2

6.

Dimension of subject land (in metric units)

Frontage

10.51M

Depth

34.1M

Area

374.9 M²

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.)

N/A

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	6.08 M
Rear yard setback	9.80M
Side yard setback	1.22M
Side yard setback	1.25M

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	0.03M
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: July 14th, 2003
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 1999
15. Length of time the existing uses of the subject property have been continued: 24

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 _____

fgk

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 05th DAY OF JANUARY, 20 24

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, TANVIR RAI, 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 05 DAY OF

January, 20 24

[Signature]

A Commissioner etc.

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

fgk

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C-602

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

2023/12/20

Date

DATE RECEIVED

JAN 5, 2024

Date Application Deemed
Complete by the Municipality

VL

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: 75 Twin Willow Cres. Brampton, ON L7A 1K2

I/We, Narinderpal Singh Bains and Birinder Kaur Bains
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 08 day of November, 2023.

Narinderpal Singh Bains Birinder Kaur Bains
(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

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: 75 Twin Willow Cres. Brampton, ON L7A 1K2

I/We, Narinderpal Singh Bains and Birinder Kaur Bains
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd
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 08 day of November, 2023.

Narinderpal Singh Bains Birinder Bains
(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.)

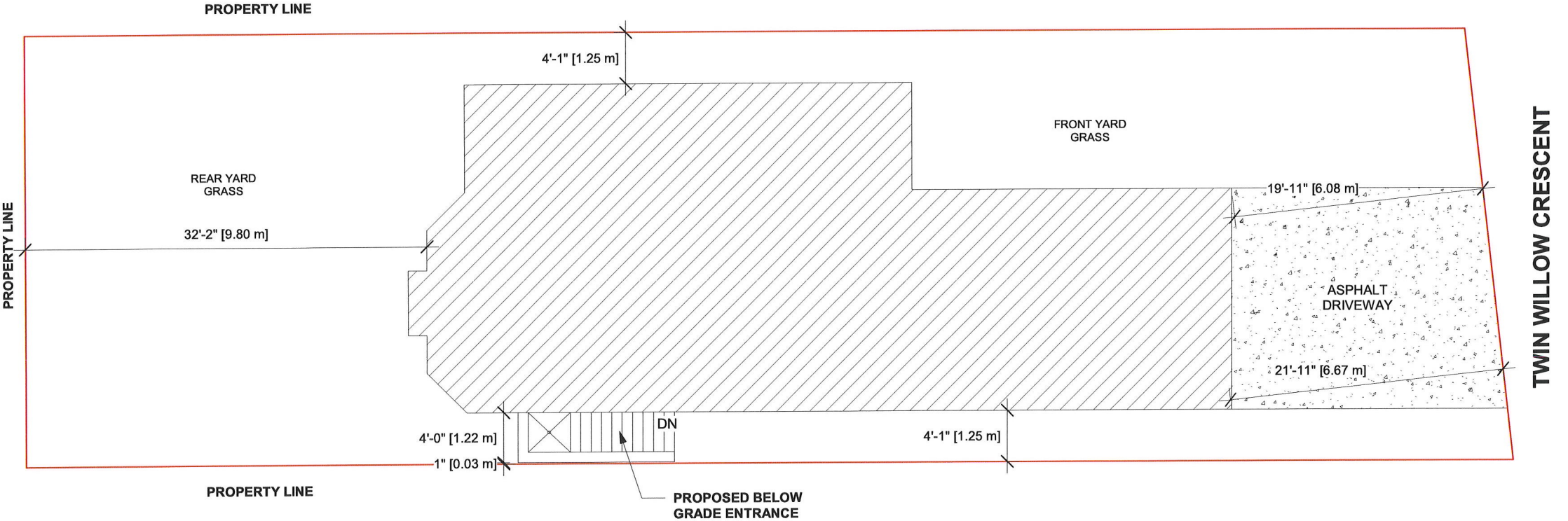
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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.

PLAN M1253 LOT 79
75 TWIN WILLOW CRESCENT
2 STOREY DETACHED HOUSE

MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.03M (0.08 FT) WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M (3.94 FT)



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

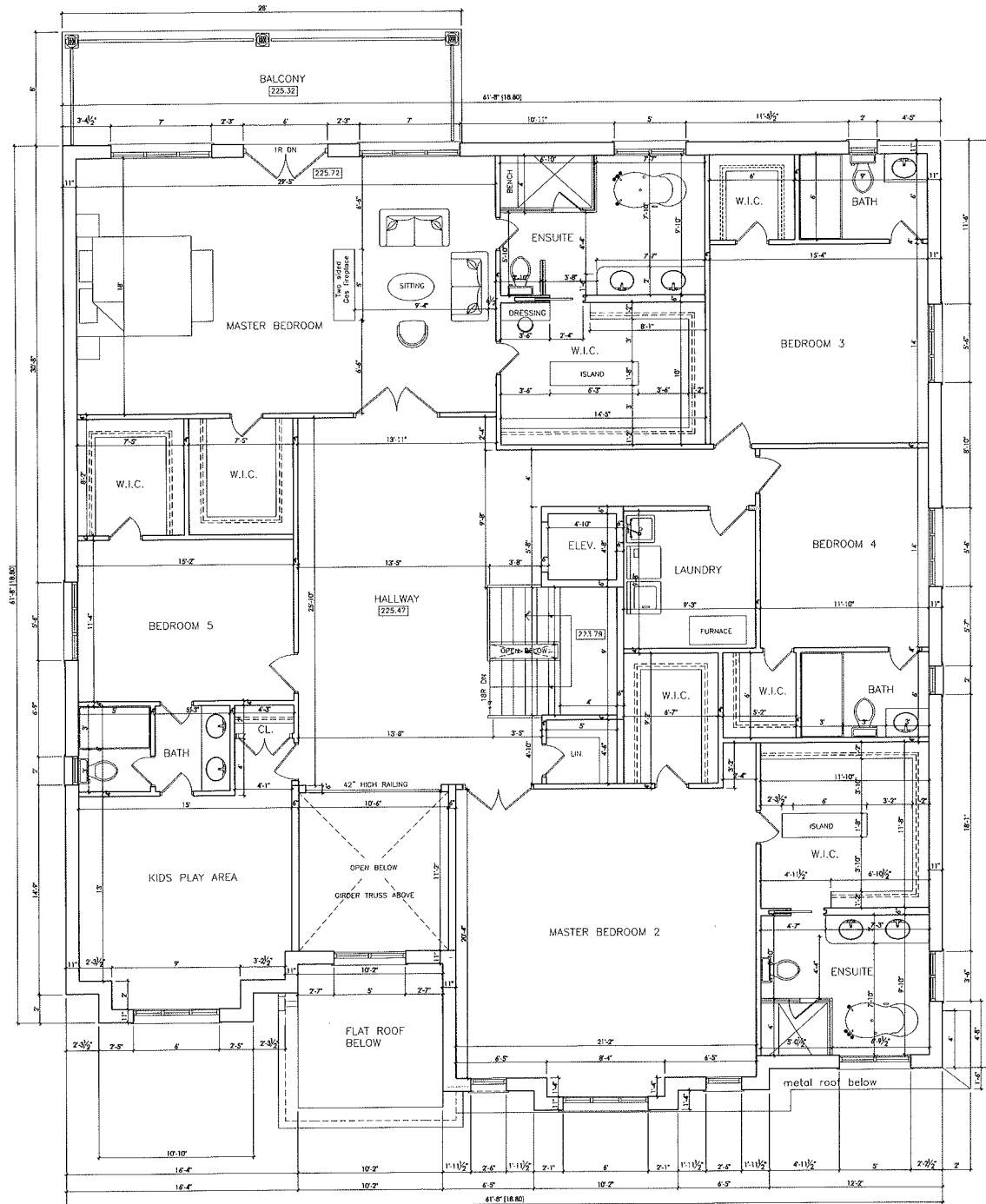
SITE PLAN

DRAWN BY: RS
CHECKED BY: JB
PROJECT NUMBER: 23R-29117

ADDRESS: 75 TWIN WILLOW CRESCENT, BRAMPTON, ON		
01	ISSUED FOR PERMIT	DEC 13/23

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.
info@nobleltd.ca
(437) 888 1800

DATE: DEC 13/23	DWG No:
SCALE: 1/8" = 1'-0"	A-1



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer/Engineer of any variations from the supplied information.

This drawings is not to be scaled.

The Designer/Engineer is not responsible for the accuracy of survey, mechanical, electrical, etc. information shown on the drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

The Designer/Engineer retains ownership of copyright in all these drawings. You are granted a license to construct, reproduce, distribute, exhibit or otherwise use, said materials, in accordance with this agreement.

9.		
8.		
7.		
6.		
5.	ISSUED FOR COA	12/06/2023
4.	ISSUED FOR BUILDING PERMIT	11/16/2023
3.	ISSUED FOR GRADING APPROVAL	11/01/2023
2.	REVISED AS PER PLANNER COMMENTS	05/18/2023
1.	ISSUED FOR URBAN PLANNER	04/03/2023
NO.	DESCRIPTION	DATE
REVISIONS		

PROJECT NAME:
PROPOSED SINGLE FAMILY DWELLING

25 NEW FOREST TERRACE
BRAMPTON, ON

SHEET TITLE:
PROPOSED SECOND FLOOR
PLAN

SPA FILE No.: SPA-2023-XXXX

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF DESIGNERS/ENGINEERS AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE DESIGNERS/ENGINEERS.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WORK.

DRAWINGS NOT TO BE SCALED

PROJECT CO-ORDINATOR:
ALUM
DRAFTING & CONSULTING INC.
25 JANEUST RD. UNIT 8 2ND FLOOR TORONTO ON M9W 4V4
CELL: 416-484-5545 EMAIL: alumni@alum.com

PRINT DATE:	PROJECT NO.:
DRAWN BY: FLORA	SHEET NO.:
CHECKED BY: K.S.	A5
DATE: AUG/10/2022	
SCALE: AS NOTED	

Zoning Non-compliance Checklist

File No.
A-2024-0005

Applicant: Pavneet Kaur
Address: 75 Twin Willow Cres
Zoning: R1C-602
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 0.03m 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
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2023/12/20

Date