

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

FILE NUMBER: A-2024-0025

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)** Naginder Singh Mann & Kirandeep Mann
Address 18 Lucinda Court, Brampton, ON

Phone # 416-419-2496 **Fax #** _____
Email jaiveermann1@gmail.com

2. **Name of Agent** Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)
Address 1A Conestoga Drive (Unit 301), Brampton, ON L6Z 4N5

Phone # 1-833-456-4847 (ext. 2) **Fax #** _____
Email shane@huisdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**
Zoning By-law Section 10.5 (a) - Attached garage door height shall not exceed 2.4 metres.
The proposed garage door total height is 2.74 metres; seeking a relief of 0.34 metres.

Zoning By-law Section 46.1.2 (b) - Maximum height of buildings other than used for agricultural purposes (10.6 metres)
The proposed building height is 14.28 metres; seeking a relief of 3.68 metres.

4. **Why is it not possible to comply with the provisions of the by-law?**
Section 10.5 (a) - The proposed garage door height is desired to better aesthetically and functionally suit this style and size of dwelling.
Section 46.1.2 (b) - Due to the proposed width and sprawling nature of the dwelling an appropriate roof style/slope was designed to suit the architectural aesthetics. The steeper slope results in a height that exceeds what is permitted by the by-law.

5. **Legal Description of the subject land:**
Lot Number 17
Plan Number/Concession Number Concession 8 N.D.
Municipal Address 18 Lucinda Court, Brampton, ON L6P 0K6

6. **Dimension of subject land (in metric units)**
Frontage 62.81 M
Depth 128.25 M
Area 8000.68 SQ.M (0.800 ha)

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.)

• *Existing one storey brick single family dwelling.*
Ground Floor Area = 294.66 sq.m, Gross Floor Area = 362.82 sq.m
Building Height = 6.5 m (estimated), Building Length & Width = 14.16 m & 27.52 m

• *Existing vinyl shed*
Ground Floor Area = 36.64 sq.m, Gross Floor Area = 36.64 sq.m
Width = 6.06 m, Length = 6.04 m, Height = 3.0m (estimated)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

• *Proposed two storey stone single family dwelling.*
Ground Floor Area = 624.69 sq.m, Gross Floor Area = 1,320.77 sq.m
Building Height = 14.28 m, Building Length & Width = 27.31 m & 47.60 m

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	Dwelling = 30.89 M
Rear yard setback	Dwelling = 81.19 M
Side yard setback	Dwelling = 21.37 M (West Prop. Line)
Side yard setback	Dwelling = 13.91 M (East Prop. Line)

PROPOSED

Front yard setback	Dwelling = 32.77 M
Rear yard setback	Dwelling = 63.83 M
Side yard setback	Dwelling = 7.53 M (West Prop. Line)
Side yard setback	Dwelling = 7.69 M (East Prop. Line)

10. Date of Acquisition of subject land: 2015 (Estimated)
11. Existing uses of subject property: Residential single family dwelling.
12. Proposed uses of subject property: Residential single family dwelling.
13. Existing uses of abutting properties: All abutting properties are residential dwellings.
14. Date of construction of all buildings & structures on subject land: 1993 (subdivision assumption)
15. Length of time the existing uses of the subject property have been continued: 31 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 type="checkbox"/> | Other (specify) _____ |
| Septic | <input checked="" type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input type="checkbox"/> | Other (specify) _____ |
| Ditches | <input checked="" type="checkbox"/> | |
| Swales | <input checked="" 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 # CH-2024-0003 Status In review

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 City OF Brampton

THIS 07 DAY OF FEBRUARY, 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, Shane Edwards (Huis Design Studio Ltd.), OF THE City OF Guelph.

IN THE 7th OF FEBRUARY 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

7th OF FEBRUARY

IN THE City OF

Brampton THIS 7th DAY OF FEBRUARY, 20 24

Clara Van
A Commissioner etc.

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



Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

RE2

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

Connor Cowan

Zoning Officer

2024-01-25

Date

DATE RECEIVED

Feb 7th, 2024

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

LOCATION OF THE SUBJECT LAND: 18 Lucinda Court, Brampton, ON L6P 0K6

I/We, Naginder Singh Mann & Kirandeep Mann
please print/type the full name of the owner(s)

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

Shane Edwards / Kurtis Van Keulen (Huis Design Studio 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 10th day of January, 2024.

Naginder Singh Kirandeep Mann
(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: 18 Lucinda Court, Brampton, ON L6P 0K6

I/We, Naginder Singh Mann & Kirandeep Mann
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.

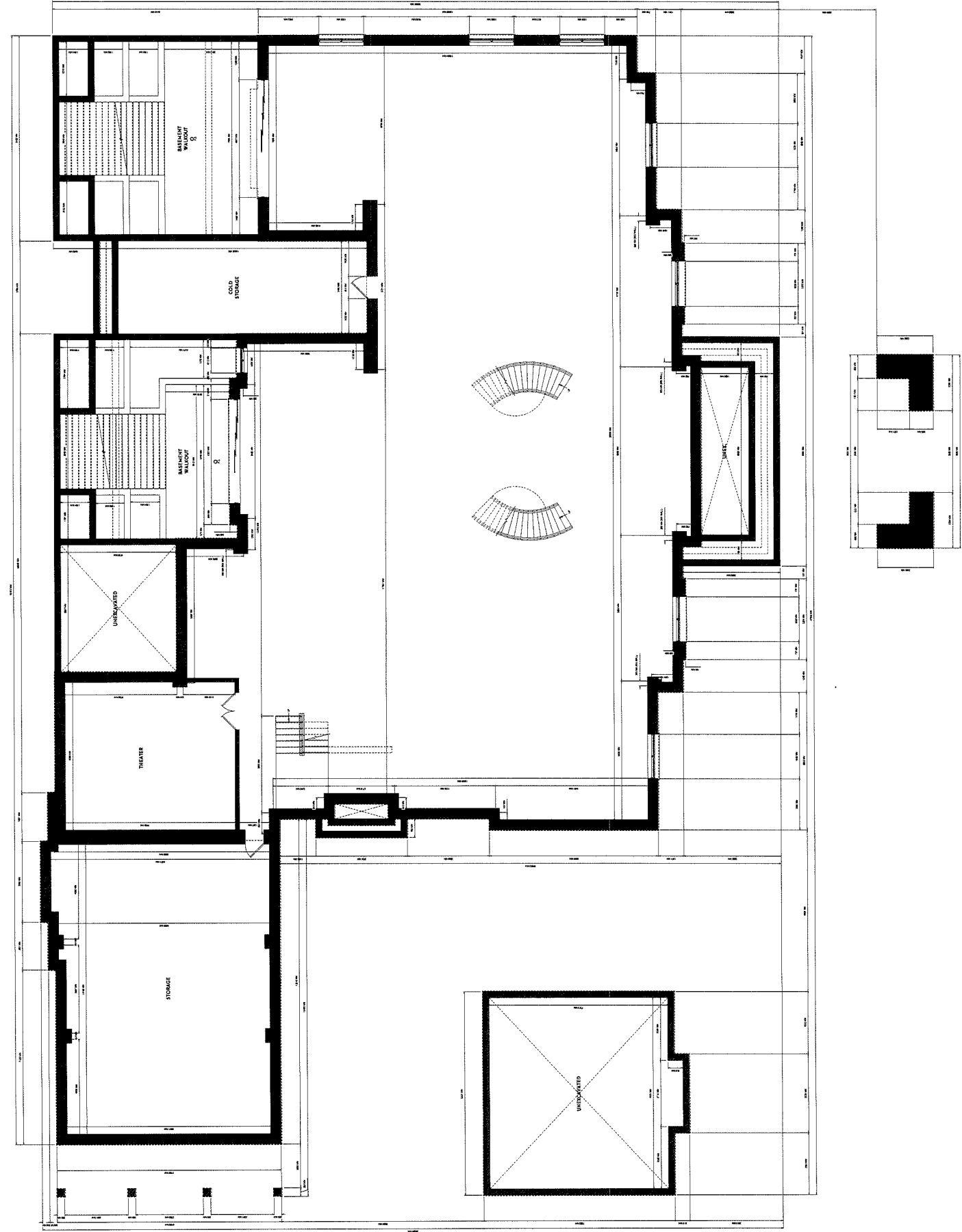
Dated this 10th day of January, 2024.

Naginder Singh Kirandeep Mann
(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.)

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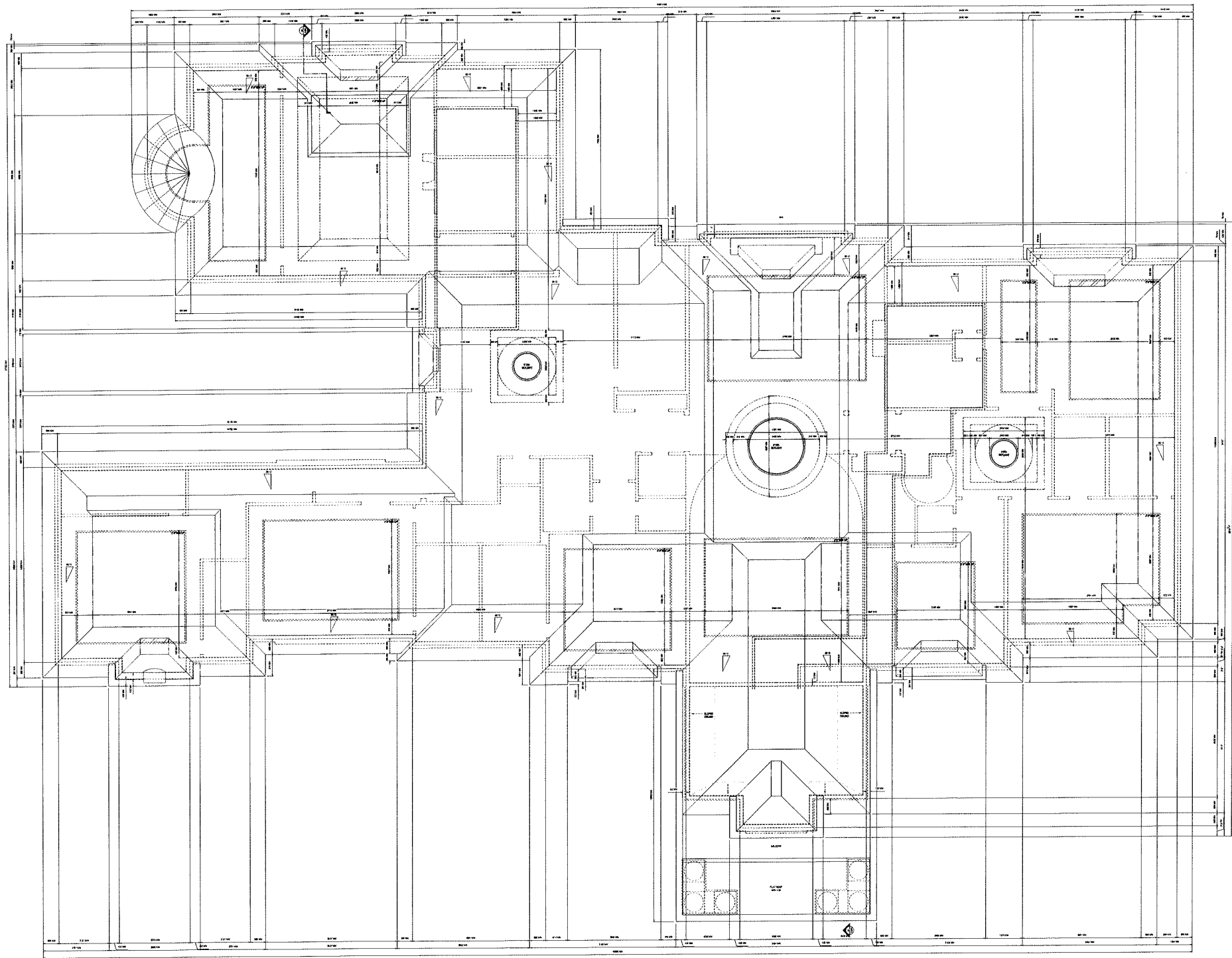
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

BASEMENT FLOOR PLAN

huis | **design**
 ARCHITECTURE
 1111 14TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.HUISDESIGN.COM



ROOF PLAN



PROJECT: ROOF PLAN
DATE: 10/10/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100

PROJECT: ROOF PLAN
DATE: 10/10/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100

PROJECT: ROOF PLAN
DATE: 10/10/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100

PROJECT: ROOF PLAN
DATE: 10/10/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100

Architectural elevation drawing of the front facade of a two-story building. The drawing shows a symmetrical design with a central entrance and multiple windows. The facade is divided into three main sections: a central section with a large entrance and two side sections with smaller entrances. The drawing includes detailed annotations for materials, dimensions, and construction notes. The building features a combination of brick and stone masonry, with decorative elements like pilasters and cornices. The roofline is visible at the top, and the foundation and steps leading to the entrance are shown at the bottom.

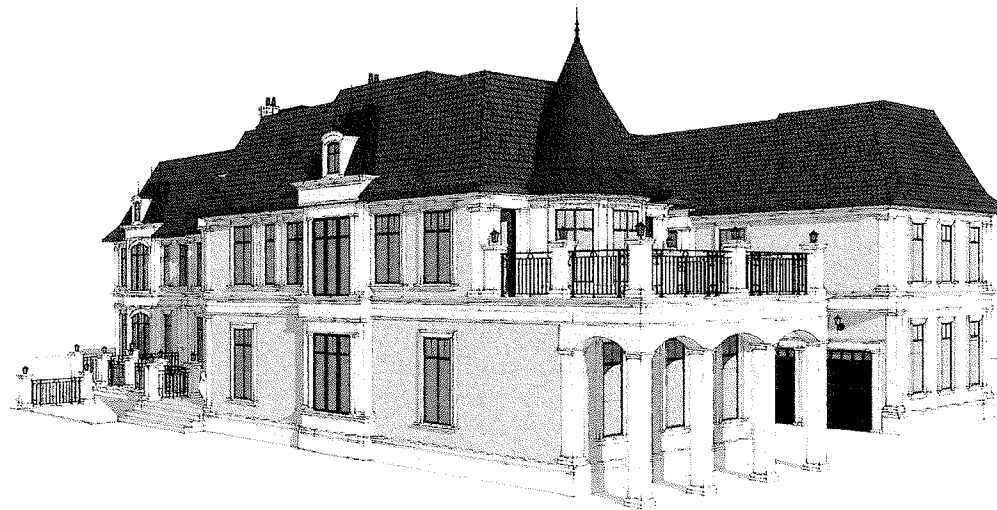
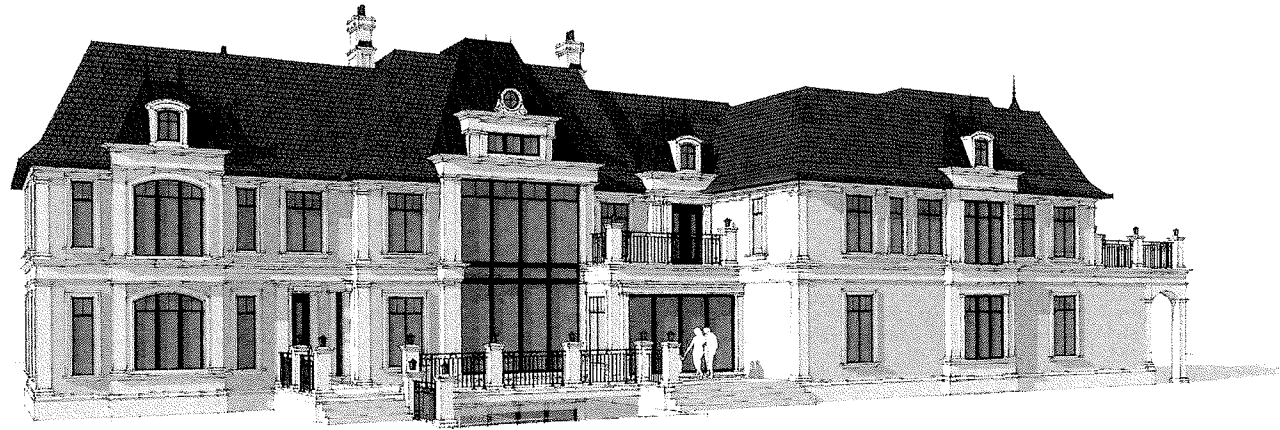
Architectural elevation drawing of a building facade. The drawing shows a symmetrical facade with a central entrance and multiple windows. The central entrance features a large, ornate door with a pediment. The windows are arranged in a regular pattern, with some having decorative frames. The drawing includes a title block on the right side with text in Russian and English.

Титульный лист
 Проект: [blank]
 Архитектор: [blank]
 Местоположение: [blank]
 Масштаб: [blank]
 Дата: [blank]

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07-18-2009 BY 60322 UCBAW/BJS



NOTE: 3D COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES. REFER TO ARCHITECTURAL ELEVATIONS FOR EXTERIOR FINISH DESCRIPTIONS.



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

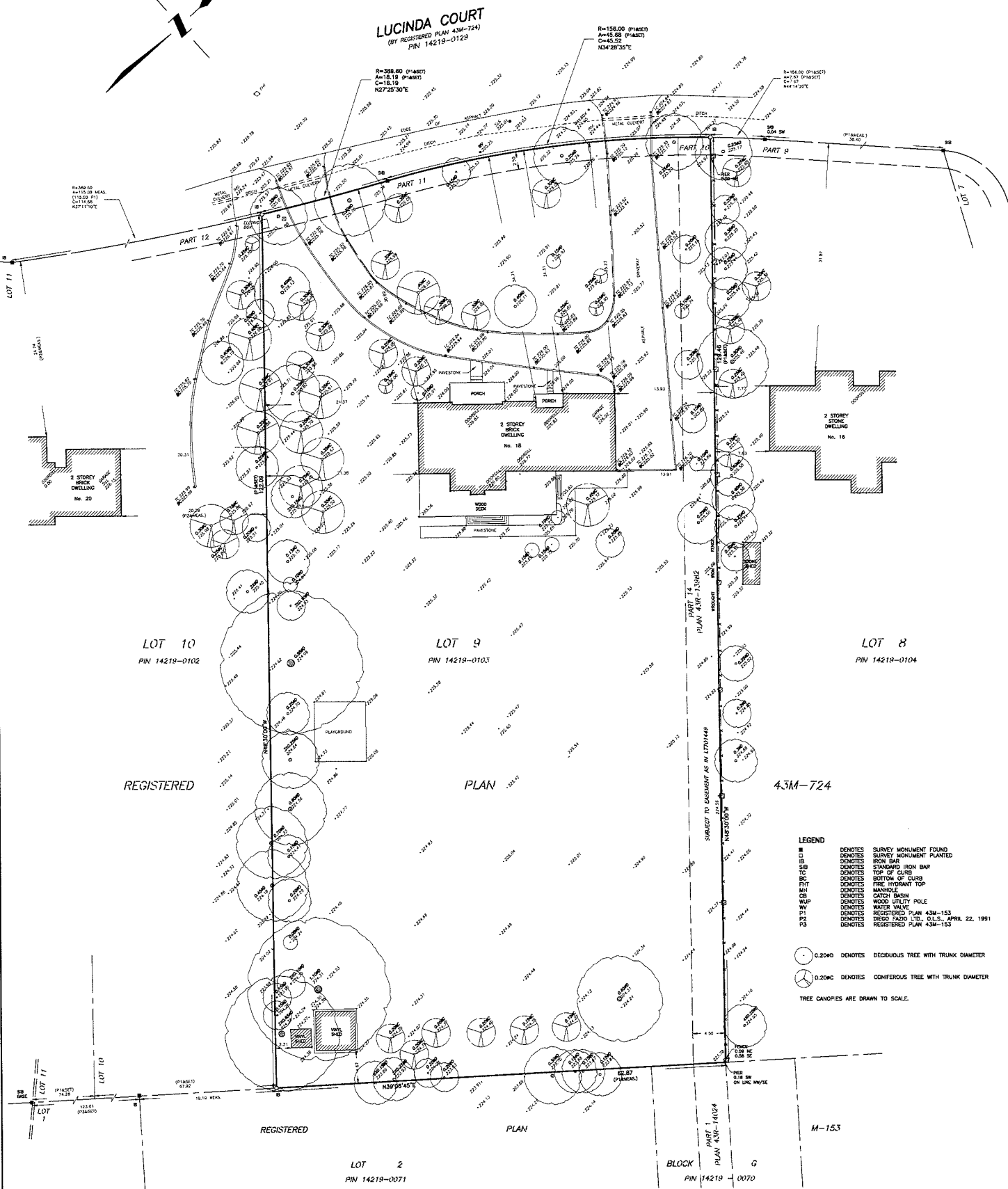
SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 9
REGISTERED PLAN M-724
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE

SCALE 1 : 250

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2023



ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1925,
(1979 ADJUSTMENT) AND WERE DERIVED FROM CITY OF BRAMPTON
HORIZONTAL CONTROL MONUMENT No. 042520179, HAVING A PUBLISHED
ELEVATION OF 230.7 metres.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHWESTLY LIMIT OF LOT 9 AS SHOWN ON REGISTERED PLAN
43M-724, HAVING A BEARING OF N48°30'00\"/>

REPORT SUMMARY

PROPERTY DESCRIPTION: 18 LUCINDA COURT, BEING LOT 9, REGISTERED
PLAN 43M-724, CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEE,
PIN 14219-0103.

EASEMENTS/RIGHTS-OF-WAY: EASEMENT FOR WATERMAINS AND SANITARY
SEWERS IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEE OVER PART
14, PLAN 43R-13882 AS IN INST. L7701449.

COMMENTS:
1. NOTE THE LOCATION OF FENCES.

PREPARED FOR:
THIS REPORT WAS PREPARED FOR HUS DESIGN STUDIO AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 14, 2023.

AUGUST 15, 2023
DATE

BORIS KUBICKI
ONTARIO LAND SURVEYOR



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

1181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-3849 FAX: (905) 569-3180
E-MAIL: office@tarasickmckubicki.com

DRAWN BY: B.E.

FILE No. 9884-SRPR-T

Zoning Non-compliance Checklist

File No.
A-2024-0025

Applicant: Shane Edwards
Address: 18 Lucinda Crt
Zoning: RE2
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	To permit a single detached dwelling having a building height of 14.28m	whereas the by-law permits a maximum building height of 10.6m.	11.2.2(h)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
GARAGE DOOR HEIGHT	To permit a garage door height of 2.742m	whereas the by-law permits a maximum garage door height of 2.4m	10.5(a)
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-01-25

Date