

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) HARLEEN KAUR BINDRA, GAURAVJIT SINGH

Address 279 MORNINGMIST ST BRAMPTON, ON, L6R 2B9

Phone # 647-741-4225 Fax #

Email HARLEENKAURBINDRA@GMAIL.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@NOBLELTD.CA

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

TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT

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

WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY

5. Legal Description of the subject land:

Lot Number 46L

Plan Number/Concession Number M1260

Municipal Address 279 MORNINGMIST ST BRAMPTON, ON, L6R 2B9

6. Dimension of subject land (in metric units)

Frontage 13.03M

Depth 31.4M

Area 405.83M²

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.)

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	6.10M
Rear yard setback	9.22M
Side yard setback	5.53M
Side yard setback	0

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: AUGUST 30,2021
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: 25 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 _____

ggh

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 12th 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, TANVIR DAI, 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 12th DAY OF

February, 2024

[Signature]  
A Commissioner etc.

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

ggh

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

R2A-762

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

2024/02/08

Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

Feb 12, 2024  
VL

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

LOCATION OF THE SUBJECT LAND: 279 Morningmist street, Brampton On L6R 2B9

I/We, Gauravjit Singh & Harleen Kaur Bindra  
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 \_\_\_\_\_ day of 02/01/2024, 2024.

*gauravjit singh*

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

HARLEEN KAUR BINDRA

(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: 279 Morningmist Street, Brampton On L6R2B9

I/We, Gauravjit Singh & Harleen Kaur Bindra

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 \_\_\_\_\_ day of 02/01/2024, 2024.

*gauravjit singh*

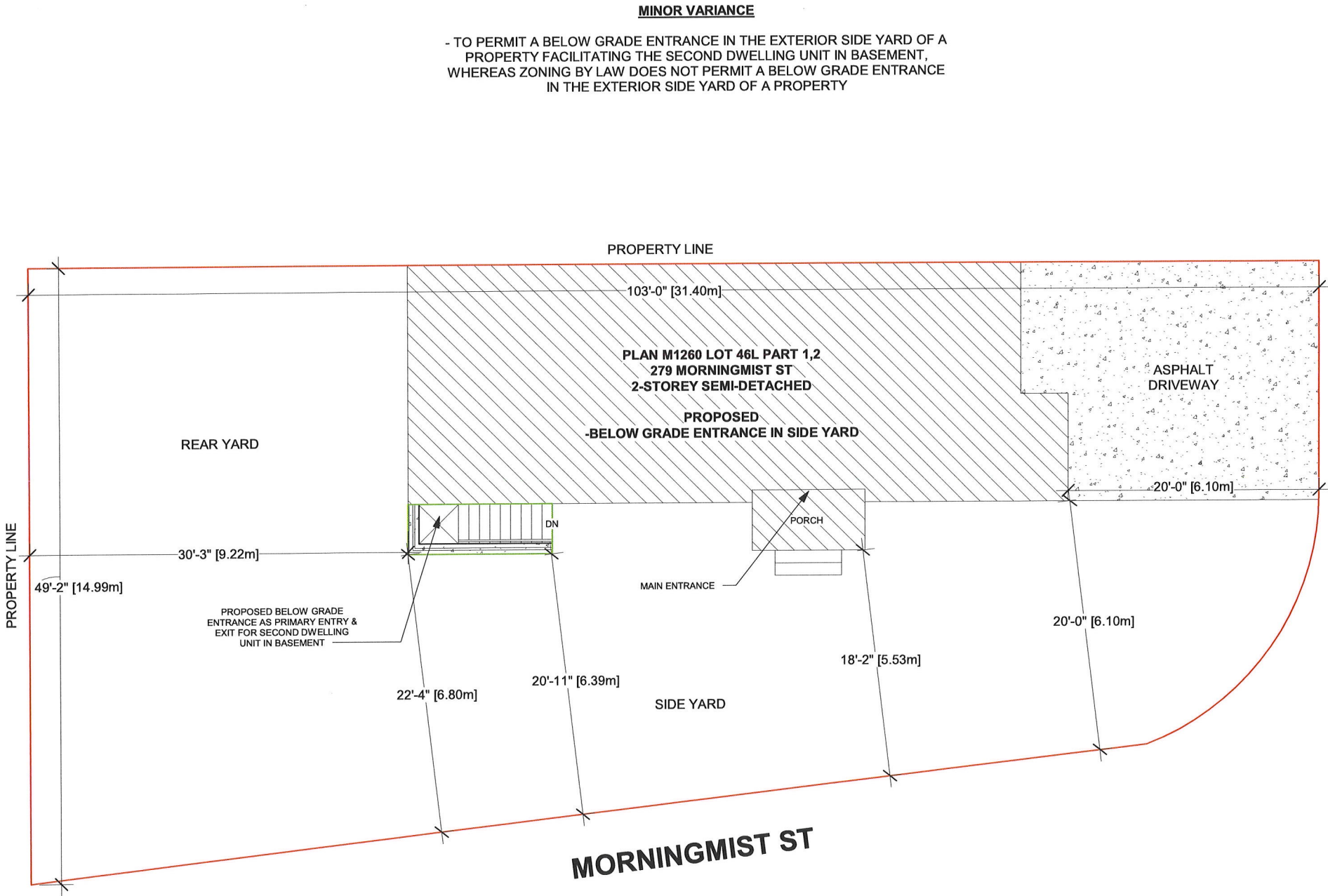
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

HARLEEN KAUR BINDRA

(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**



MORNINGMIST ST

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	
The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer			
QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)			
DESIGNER	BCIN		
Tanvir Rai	103482		
FIRM	BCIN		
Noble Prime Solutions Ltd	118716		
FEB 01/24			
01 ISSUED FOR PERMIT			
FEB 01/24			
ADDRESS: 279 MORNINGMIST ST, BRAMPTON, ON			
DRAWN BY:	VS	CHECKED BY:	TR
PROJECT NUMBER: 24R-29386			
NOBLE PRIME SOLUTIONS LTD. 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON. info@nobleltd.ca (437) 888 1800 (647) 207 5470			
DATE:	FEB 01/24	DWG No:	A-1
SCALE:	1/8" = 1'-0"		

# Zoning Non-compliance Checklist

File No.  
A-2024-0036

Applicant: Pavneet Kaur  
Address: 279 Morningmist St  
Zoning: R2A-762  
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 a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line,	whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.	10.23.1
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

2024/02/08

Date