



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

FILE NUMBER: A-2024-0086

*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)** SANDEEP SINGH DHALIWAL, SAMANJEET KAUR DHALIWAL, <sup>DARSHAN</sup> SANDEEP SINGH DHALIWAL  
**Address** 29 ROLLINGWOOD DR BRAMPTON, ON, L6Y 4Z7

**Phone #** 416-556-2001 **Fax #** \_\_\_\_\_  
**Email** SUNNYDHALIWAL172@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 INTERIOR SIDE YARD HAVING A SETBACK OF 0.02M

4. **Why is it not possible to comply with the provisions of the by-law?**  
WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M

5. **Legal Description of the subject land:**  
**Lot Number** 147  
**Plan Number/Concession Number** M1160  
**Municipal Address** 29 ROLLINGWOOD DR BRAMPTON, ON, L6Y 4Z7

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.19 M  
**Depth** 33.51M  
**Area** 408.78M<sup>2</sup>

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

(JS)  
PARAMSIT DHALIWAL

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	6.05M
Rear yard setback	9.30M
Side yard setback	0.98M
Side yard setback	1.21M

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	0

10. Date of Acquisition of subject land: DEC 2016
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: JUNE 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  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 \_\_\_\_\_

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 14th DAY OF March, 2024.

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, JINTESH BHAILA, 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 FULL FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF \_\_\_\_\_  
Peel THIS 14 DAY OF  
March, 2024

A Commissioner etc.

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

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

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1C

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

Dhwani Shah  
Zoning Officer

2024/03/11  
Date

DATE RECEIVED March 14, 2024

Date Application Deemed Complete by the Municipality VL

**PERMISSION TO ENTER**

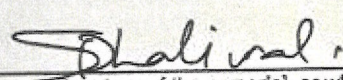
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

29 rollingwood

LOCATION OF THE SUBJECT LAND: Samanjeet Kaur Dhaliwal Darshan Singh Dhaliwal Sandeep Singh Dhaliwal  
I/We, \_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_.

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

S. Dhaliwal  
(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

29 Rollingwood

LOCATION OF THE SUBJECT LAND: \_\_\_\_\_  
Samanjeet Kaur Dhaliwal Darshan Singh Dhaliwal Sandeep Singh Dhaliwal  
I/We, \_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_.

S. Dhaliwal \_\_\_\_\_  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

S. Dhaliwal \_\_\_\_\_  
(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.**

### **ADDITIONAL INFORMATION**

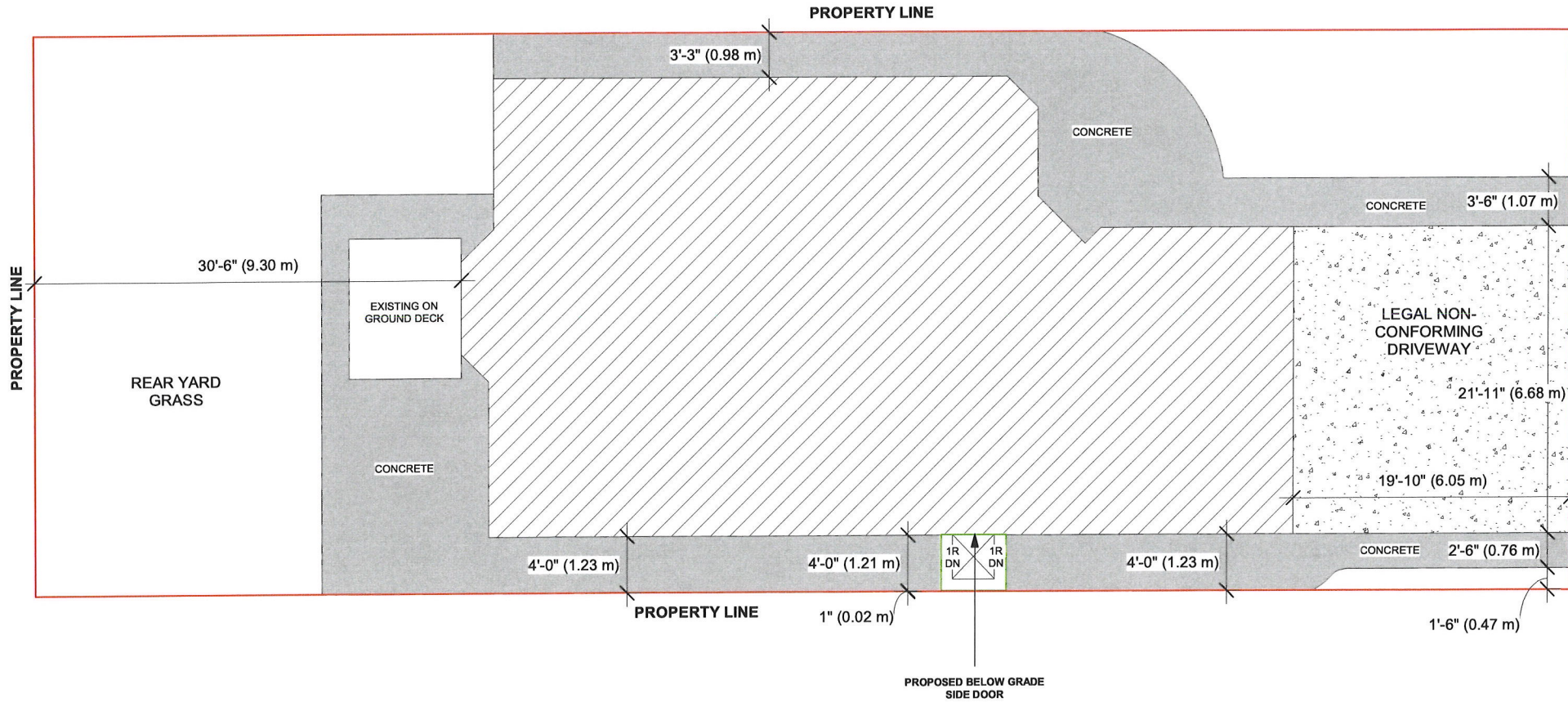
TYPE OF SIDE ENTRANCE: Below Grade

PURPOSE OF SIDE ENTRANCE: Primary Entrance and exit for Second Unit (to be proposed) NUMBER OF PROPOSED BEDROOMS: 2 Bedroom in Basement

LOT : 147  
 29 ROLLINGWOOD DR  
 2 STOREY DETACHED HOUSE

MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.02M  
 WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2M.



ROLLINGWOOD DR

SITE PLAN

STAMP	
01 ISSUED FOR VARIANCE	OCT 12/23
ADDRESS: 29 ROLLINGWOOD DR, BRAMPTON, ON	
DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER: 24R-29601	
<b>NOBLE PRIME SOLUTIONS LTD</b> 2131 WILLIAMS PARKWAY BRAMPTON, ON UNIT 19 (437)-888-1800	
DATE: MAR 06/24	DWG No:
SCALE: 1 : 100	A-1

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 145, 146, 147, 148 AND 149,**  
**PLAN 43M-1160**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300  
  
 RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 1999.

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

**PART 2 (SURVEY REPORT)**  
 REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
 ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE CHAIN LINK FENCE  
 ALONG THE REAR OF LOTS 145, 146, 147, 148 AND 149.  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

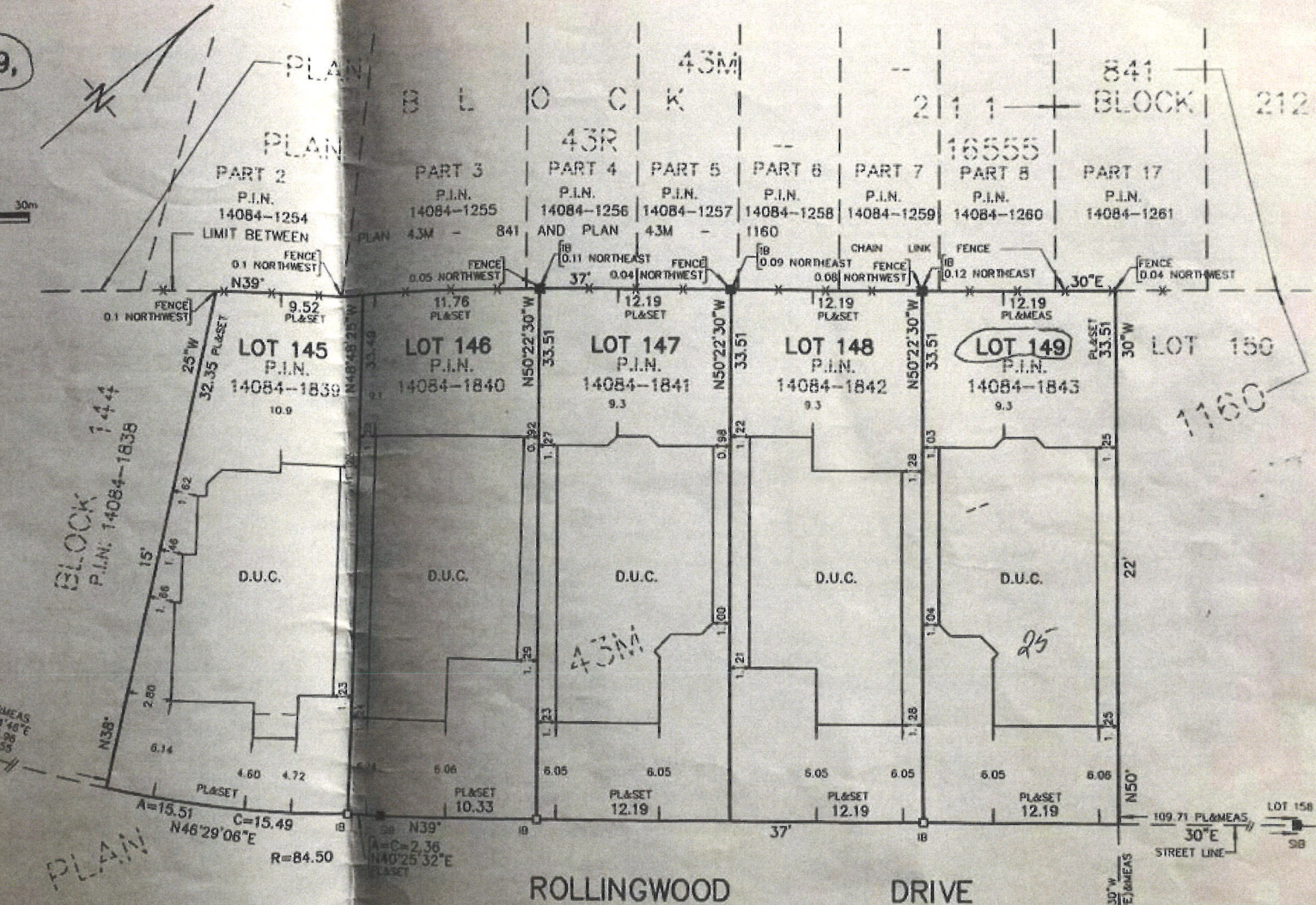
**ASSOCIATION OF ONTARIO  
 LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
**1246985**

THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 IN ACCORDANCE WITH  
 REGULATION 1028, SECTION 29(3).

- NOTES**
- DENOTES MONUMENT FOUND
  - DENOTES MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
  - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
  - PL DENOTES PLAN 43M-1160
  - CN DENOTES CONCRETE NAIL
  - (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY A. SKRANDA SURVEYING LTD O.L.S.  
 ALL TIES TO CONCRETE FOUNDATION.  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
 NORTHWEST LIMIT OF ROLLINGWOOD DRIVE AS SHOWN ON  
 PLAN 43M-1160 HAVING A BEARING OF N39°37'30"E

THIS REPORT WAS PREPARED FOR  
 ASHLEY OAKS HOMES INC.  
 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 LAND  
 TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 28 DAY OF June, 1999  
 DATE July 5, 1999.

JOSEPH RADY-PENTEK  
 ONTARIO LAND SURVEYOR

**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**

**fp RADY-PENTEK & EDWARD SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 465 WILSON AVENUE, DOWNSVIEW, ONTARIO  
 635-5000  
 DRAWN: K.S. CHECKED: M.P.  
 CAD FILE 1160-145  
 JOB No. 96-025



# Zoning Non-compliance Checklist

File No.

A-2024-0086

Applicant: SANDEEP SINGH DHALIWAL, SAMANJEET KAUR DHALIWAL, DHALIWAL DARSHAN

Address: 29 ROLLINGWOOD DR

Zoning: R1C

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 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
ACCESSORY STRUCTURE SETBACKS	To permit an interior side yard setback of 0.02m to proposed exterior stairway leading to a below grade entrance with continuous side yard width of 0.98m (3.21 ft.) is provided on the opposite side of the dwelling.	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 SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

2024/03/11

Date