

Flower City



brampton.ca

FILE NUMBER: A-2024-0084

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)** Pardeep Singh Pawrajot Kaur Dhawoa [P.D.]
Address 35 Bellini Avenue, Brampton, Ontario
Phone # 416-554-5343 **Fax #** _____
Email psingh@gappexpress.com

2. **Name of Agent** Justin Sherry Design Studio
Address 17 Poyntz Street
Phone # 705-300-2341 **Fax #** _____
Email info@justinsherry.ca

3. **Nature and extent of relief applied for (variances requested):**
Side yard set back 1.39m where 7m is required

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

5. **Legal Description of the subject land:**
Lot Number Lot 4
Plan Number/Concession Number PLAN M538
Municipal Address 35 Bellini Avenue, Brampton, Ontario

6. **Dimension of subject land (in metric units)**
Frontage 59.04m
Depth 240.56m
Area 8712.57m2

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.)

1 Storey SFD - 531.66m²
Gazebo - 41.62 sq m
Shed - 18.60 sq m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Garage Addition to existing SFD - 172.36m²

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	21.09m
Rear yard setback	131.09m
Side yard setback	11.88m
Side yard setback	10.15

PROPOSED

Front yard setback	23.20m
Rear yard setback	To existing 131.09m / To proposed garage 145.87m
Side yard setback	11.88m
Side yard setback	1.39m

10. Date of Acquisition of subject land: _____
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: Unknown _____
15. Length of time the existing uses of the subject property have been continued: 19 years _____

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Barrie
THIS 9th DAY OF February, 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, Katrina McKnight, OF THE Company OF Justin Sherry Design Studio
IN THE City OF Barrie 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 Barrie
IN THE County OF
Simcoe THIS 9 DAY OF
February, 2024
[Signature]
A Commissioner, etc.

[Signature]
Signature of Applicant or Authorized Agent

Submit by Email



FOR OFFICE USE ONLY
Present Official Plan Designation: _____
Present Zoning By-law Classification: _____
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer Date

DATE RECEIVED MAR 14, 2024
VL

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: 35 Bellini Avenue


I/We, Pardeep Singh
please print/type the full name of the owner(s)

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

Justin Sherry Design Studio
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 12 day of February, 2024.



(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: 35 Bellini Avenue

I/We, Pardeep Singh
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 12 day of February, 2024


(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

BLOCK 27
PIN 14218-0030

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF SURVEY OF
LOT 4
REGISTERED PLAN 43M-538
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 400
0 5 10 15 20 metres

T. STAUSKAS, OLS
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PART 2) SURVEY REPORT
- THE SUBJECT LANDS ARE SUBJECT TO A 2.50 METRE WIDE EASEMENT OVER PART 5 PLAN 43R-12203 AS DESCRIBED IN INSTRUMENT NO.'s L1567888 AND L1581609.
- MUNICIPAL SETBACK REQUIREMENTS ARE NOT CERTIFIED BY THIS REPORT.

THIS REPORT WAS PREPARED FOR PARDEEP SINGH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH-WESTERLY LIMIT OF LOT 4 AS SHOWN ON REGISTERED PLAN 43M-538 HAVING A BEARING OF N48°33'52"E.

BENCHMARK NOTE
ELEVATIONS ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK NO. 198 HAVING A PUBLISHED ELEVATION OF 217.244 METRES.

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

LEGEND

■	DENOTES	MONUMENT FOUND
SB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
MS	DENOTES	MEASURED
N, ETC.	DENOTES	NORTH, ETC.
936	DENOTES	R.B. LEE, OLS
1385	DENOTES	B.J. STASSON, OLS
P1	DENOTES	PLAN 43R-12203
P2	DENOTES	PLAN OF SURVEY BY B.J. STASSEN, OLS DATED OCTOBER 24, 1998.
BF	DENOTES	BOARD FENCE
BPED	DENOTES	BELL PEDESTAL BOX
CAIV	DENOTES	CABLE TELEVISION BOX
CSP	DENOTES	CORRUGATED STEEL PIPE
EC	DENOTES	EDGE OF CONCRETE
EP	DENOTES	EDGE OF PAVEMENT
FH	DENOTES	FIRE HYDRANT
FFE	DENOTES	FINISHED FLOOR ELEVATION
GM	DENOTES	GAS METER
ICV	DENOTES	IRRIGATION CONTROL VALVE
INV	DENOTES	INVERT
IPS	DENOTES	INTERLOCKING PAVING STONES
IRF	DENOTES	IRON RAIL FENCE
LS	DENOTES	LIGHT STANDARD
STC	DENOTES	SEPTIC TANK COVER
WV	DENOTES	WATER VALVE
∅	DENOTES	DIAMETER
○	DENOTES	DECIDUOUS TREE
★	DENOTES	CONIFEROUS TREE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 1st DAY OF AUGUST 2020.

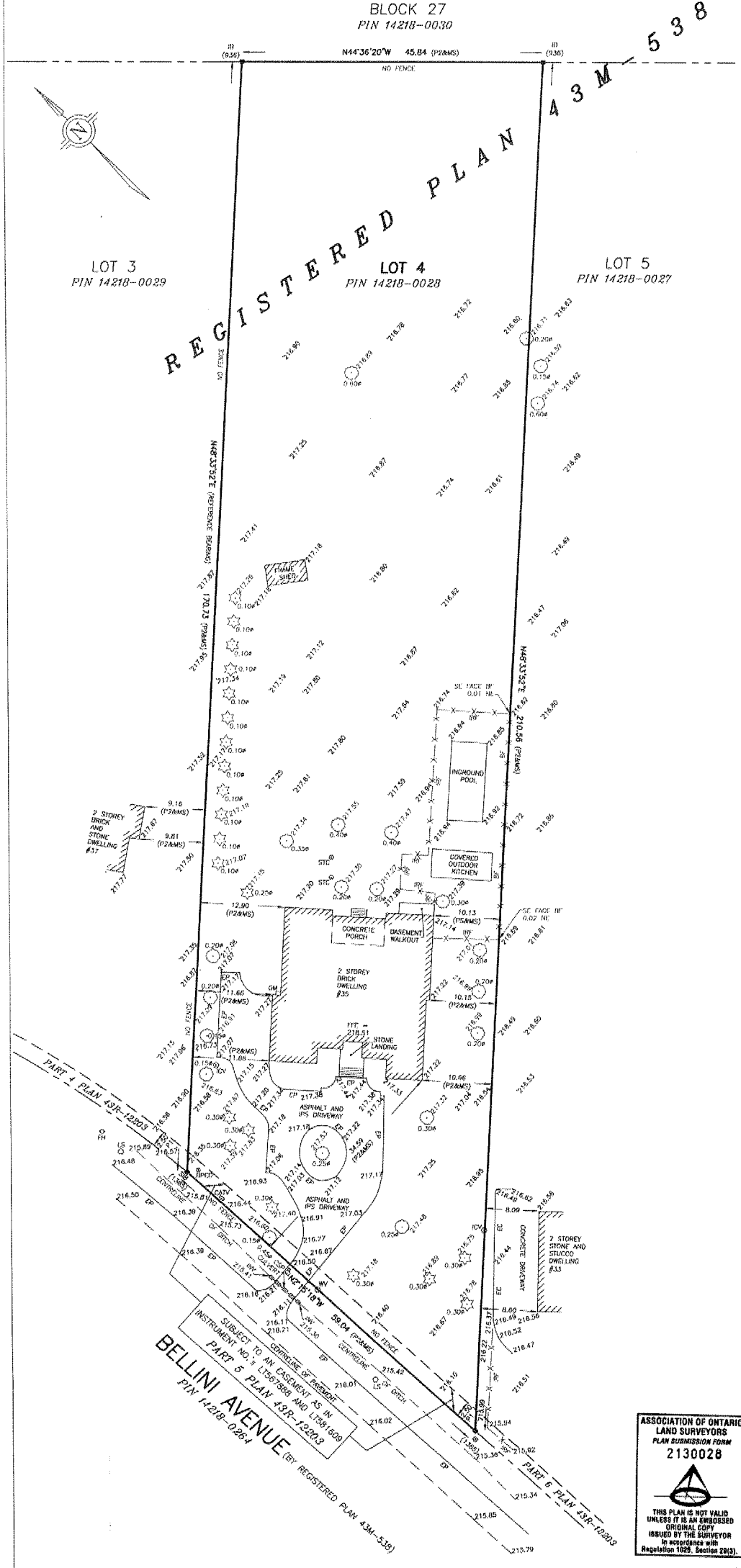
DATE: AUGUST 3, 2020. *A. Stauskas*
T. STAUSKAS
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2130028

THIS PLAN IS NOT VALID UNLESS IT IS AN UNDOUBLED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 20(3).

TONY STAUSKAS SURVEYING INC.
ONTARIO LAND SURVEYOR
442 BRISTOL ROAD WEST, MISSISSAUGA, ONTARIO
L6R 2J6
BUS/FAX (905) 890-9225 CELL (416) 879-0307

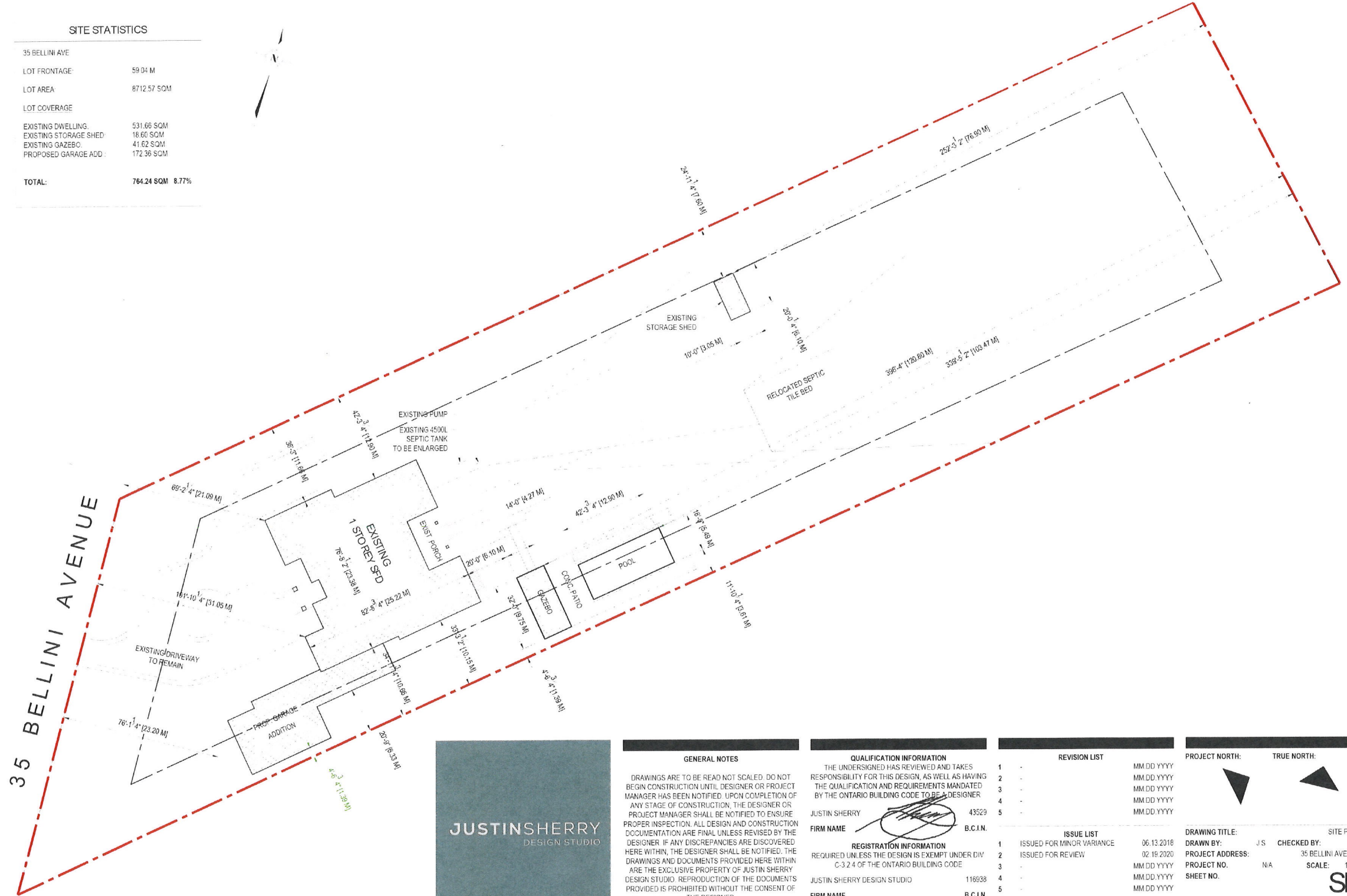
FILE No. 20-37 DRAWN: BB
CHECKED: TS



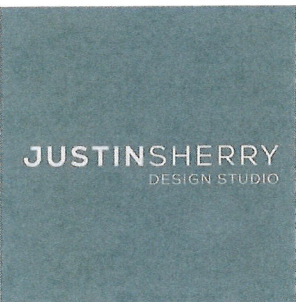
SUBJECT TO AN EASEMENT AS IN INSTRUMENT NO.'s L1567888 AND L1581609
OFFICER OF EASEMENT
PART 5 PLAN 43R-12203
BELLINI AVENUE (BY REGISTERED PLAN 43M-538)
PIN 14218-0024

SITE STATISTICS

35 BELLINI AVE	
LOT FRONTAGE:	59.04 M
LOT AREA:	8712.57 SQM
LOT COVERAGE	
EXISTING DWELLING:	531.66 SQM
EXISTING STORAGE SHED:	18.60 SQM
EXISTING GAZEBO:	41.62 SQM
PROPOSED GARAGE ADD:	172.36 SQM
TOTAL:	764.24 SQM 8.77%



35 BELLINI AVENUE




GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JUSTIN SHERRY 43529
 FIRM NAME  B.C.I.N.



REGISTRATION INFORMATION


REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV C-3.2.4 OF THE ONTARIO BUILDING CODE

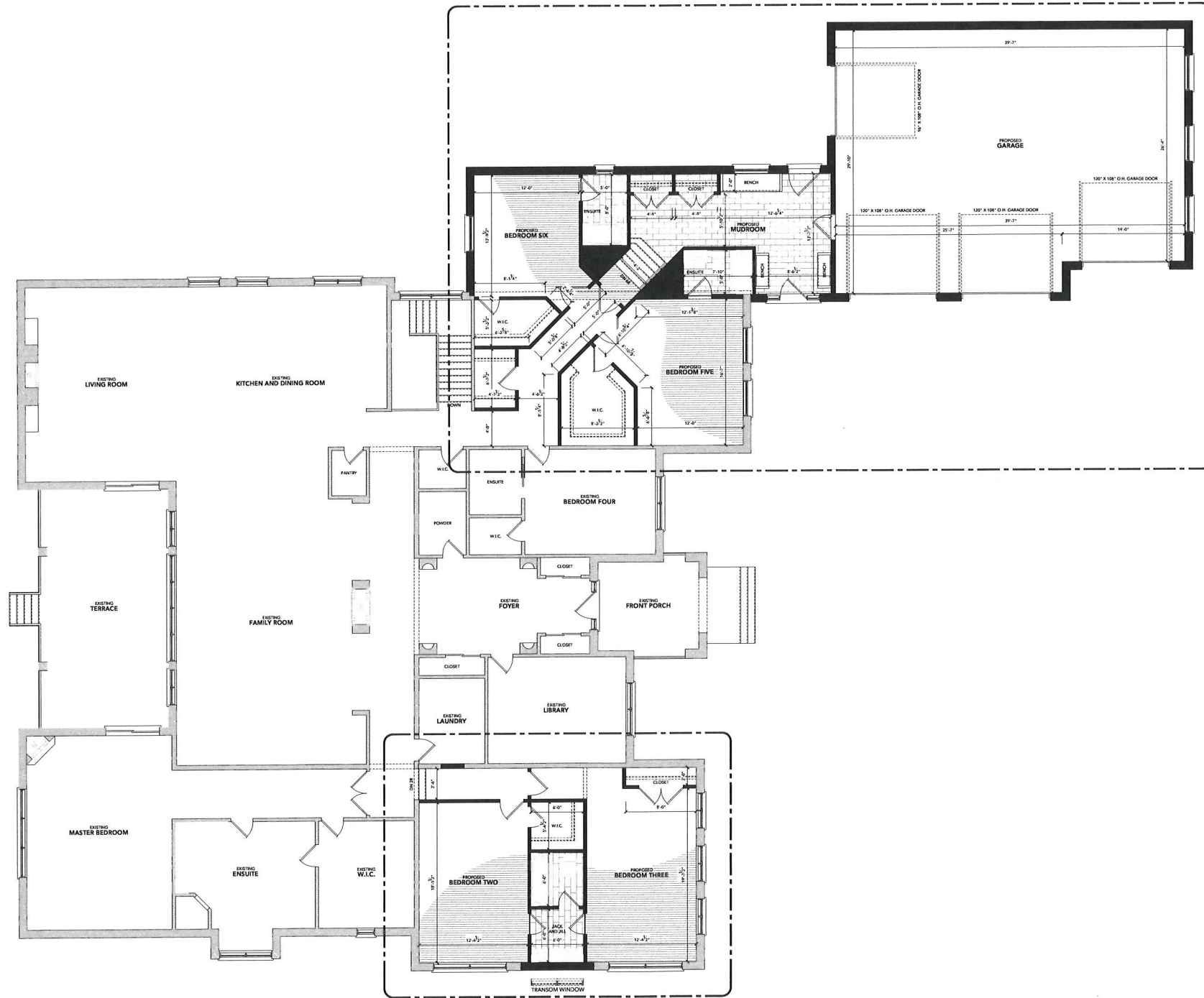
JUSTIN SHERRY DESIGN STUDIO 116938
 FIRM NAME B.C.I.N.

REVISION LIST	
1	-
2	-
3	-
4	-
5	-

ISSUE LIST	
1	ISSUED FOR MINOR VARIANCE 06.13.2018
2	ISSUED FOR REVIEW 02.19.2020
3	-
4	-
5	-

PROJECT NORTH:  TRUE NORTH: 

DRAWING TITLE: SITE PLAN
 DRAWN BY: J.S. CHECKED BY: J.S.
 PROJECT ADDRESS: 35 BELLINI AVENUE
 PROJECT NO. N/A SCALE: 1:100
 SHEET NO. 



DESIGNER INFORMATION
 JUSTIN SHERRY DESIGN STUDIO
 CUSTOM HOME DESIGN AND RENOVATIONS
 8 COW STREET, BARRIE, ONTARIO
 L4M 1G1 | 715.777.8485
 E: INFO@JUSTINSHERRY.CA
 JUSTINSHERRY.CA

GENERAL NOTES
 DRAWINGS ARE TO BE READ NOT SCALED.
 DO NOT BEGIN CONSTRUCTION UNTIL
 DESIGNER OR PROJECT MANAGER HAS
 BEEN NOTIFIED UPON COMPLETION OF
 ANY STAGE OF CONSTRUCTION. THE
 DESIGNER OR PROJECT MANAGER SHALL
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 THE DESIGNER.

DIGITAL PLANS
 A PDF VERSION OF THE PLAN IS
 AVAILABLE. PLEASE CONTACT 715.777.8485
 OR EMAIL THE REQUEST TO
 INFO@JUSTINSHERRY.CA

STRUCTURAL ENGINEER STAMP:

IF REQUIRED
 QUALIFICATION INFORMATION
 THE UNDERSIGNED HAS REVIEWED AND TAKES
 RESPONSIBILITY FOR THIS DESIGN AS WELL AS
 HAVING THE QUALIFICATION AND
 REQUIREMENTS MANDATED BY THE ONTARIO
 BUILDING CODE TO BE A DESIGNER.

NAME E.C.I.N.
REGISTRATION INFORMATION
 REQUIRED UNLESS THE DESIGNER IS EXEMPT
 UNDER DIV. C-2.2 OF THE ONTARIO BUILDING
 CODE

REVISION LIST	E.C.I.N.
1 -	MM DO YYYY
2 -	MM DO YYYY
3 -	MM DO YYYY
4 -	MM DO YYYY
5 -	MM DO YYYY

ISSUE LIST	E.C.I.N.
1 - ISSUED FOR REVIEW	05.12.2020
2 -	MM DO YYYY
3 -	MM DO YYYY
4 -	MM DO YYYY
5 -	MM DO YYYY

DRAWING INFORMATION:
 DRAWING TITLE: GROUND FLOOR PLAN
 DRAWN BY: J.S.
 CHECKED BY: J.S.
 ADDRESS: 33 BELLE AVENUE
 PROJECT NO: 2015-116
 SHEET:

Zoning Non-compliance Checklist

A-2024-0084

File No. A-2022-

Applicant: Pardeep Singh
 Address: 35 Bellini Avenue
 Zoning: RE2 Section 1508
 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			
SCHEDULE C	To permit the dwelling, an accessory structure and a swimming pool outside the Schedule C – Section1508 building area.	Whereas all structures including dwellings, accessory buildings, swimming pools may only be located within the building area as per Schedule C - Section1508	
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
 Reviewed by Zoning

March 11, 2024
 Date