



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

FILE NUMBER: A-2023-0312

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)** Sukhpreet Singh Bedi
Address 4 Cynthia Crescent, Brampton

Phone # 647-284-1400 **Fax #** _____
Email sukhpreet291710@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 3.05 metres; seeking a relief of 0.65 metres.

Zoning By-law Section 11.2.2 (h) - Maximum height of buildings other than used for agricultural purposes (10.6 metres)
The proposed building height is 13.99 metres; seeking a relief of 3.39 metres.

Zoning By-law Section 11.2.2 (e) - Minimum interior side yard depth is 7.5 metres.
The proposed interior side yard width is 2.21 (east property line); seeking a relief of 5.29 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 11.2.2 (h) - 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.

Section 11.2.2 (e) - The existing garage and driveway are to remain. As per the addition proposed (east portion of the existing dwelling) and the additional garage added, the proposed side wall of the garage has encroached into the side yard setback.

5. **Legal Description of the subject land:**
Lot Number Lot 38
Plan Number/Concession Number Registered Plan M-350
Municipal Address 4 Cynthia Crescent, Brampton, ON L6P 0T1

6. **Dimension of subject land (in metric units)**
Frontage 67.06 M
Depth 97.11 M
Area 8,687.96 SQ.M (0.8688 ha)

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"/>

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 = 202.89 sq.m, Gross Floor Area = 405.78 sq.m (approx.)
 Building Height = 10.00 m (estimated), Building Length & Width = 14.88 m & 24.92 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

• **Proposed two storey stone single family dwelling.**
 Ground Floor Area = 292.26 sq.m, Gross Floor Area = 678.73 sq.m
 Building Height = 13.99 m, Building Length & Width = 16.74 m & 40.70 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 = 23.45 M
 Rear yard setback Dwelling = 49.10 M
 Side yard setback Dwelling = 18.01 M (East)
 Side yard setback Dwelling = 32.12 M (West)

PROPOSED

Front yard setback Dwelling = 23.45 M
 Rear yard setback Dwelling = 46.99 M
 Side yard setback Dwelling = 2.21 M (East)
 Side yard setback Dwelling = 32.12 M (West)

10. Date of Acquisition of subject land: 2020 (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: 1986 (subdivision assumption)
15. Length of time the existing uses of the subject property have been continued: 37+ years

16. (a) What water supply is existing/proposed?
 Municipal
 Well Other (specify) _____
- (b) What sewage disposal is/will be provided?
 Municipal
 Septic Other (specify) _____
- (c) What storm drainage system is existing/proposed?
 Sewers
 Ditches Other (specify) _____
 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 5th DAY OF October, 2023.

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, 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 5th DAY OF

October, 2023
Clara Vani
A Commissioner etc.

Clara Vani
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

[Signature]
Signature of Applicant or Authorized Agent

Submit by Email

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RE2-1500

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

[Signature]
Zoning Officer

2023-09-28
Date

DATE RECEIVED Oct 5, 2023

Date Application Deemed Complete by the Municipality [Signature]

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 4 Cynthia Crescent, Brampton, ON L6P 0T1

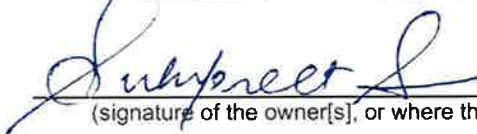
I/We, Sukhpreet Singh Bedi
please print/type the full name of the owner(s)

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 22 day of September, 2023.


(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

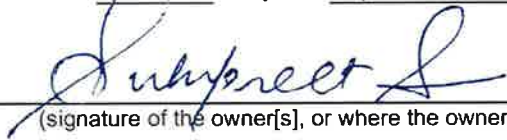
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 4 Cynthia Crescent, Brampton, ON L6P 0T1

I/We, Sukhpreet Singh Bedi
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 22 day of September, 2023.



(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.

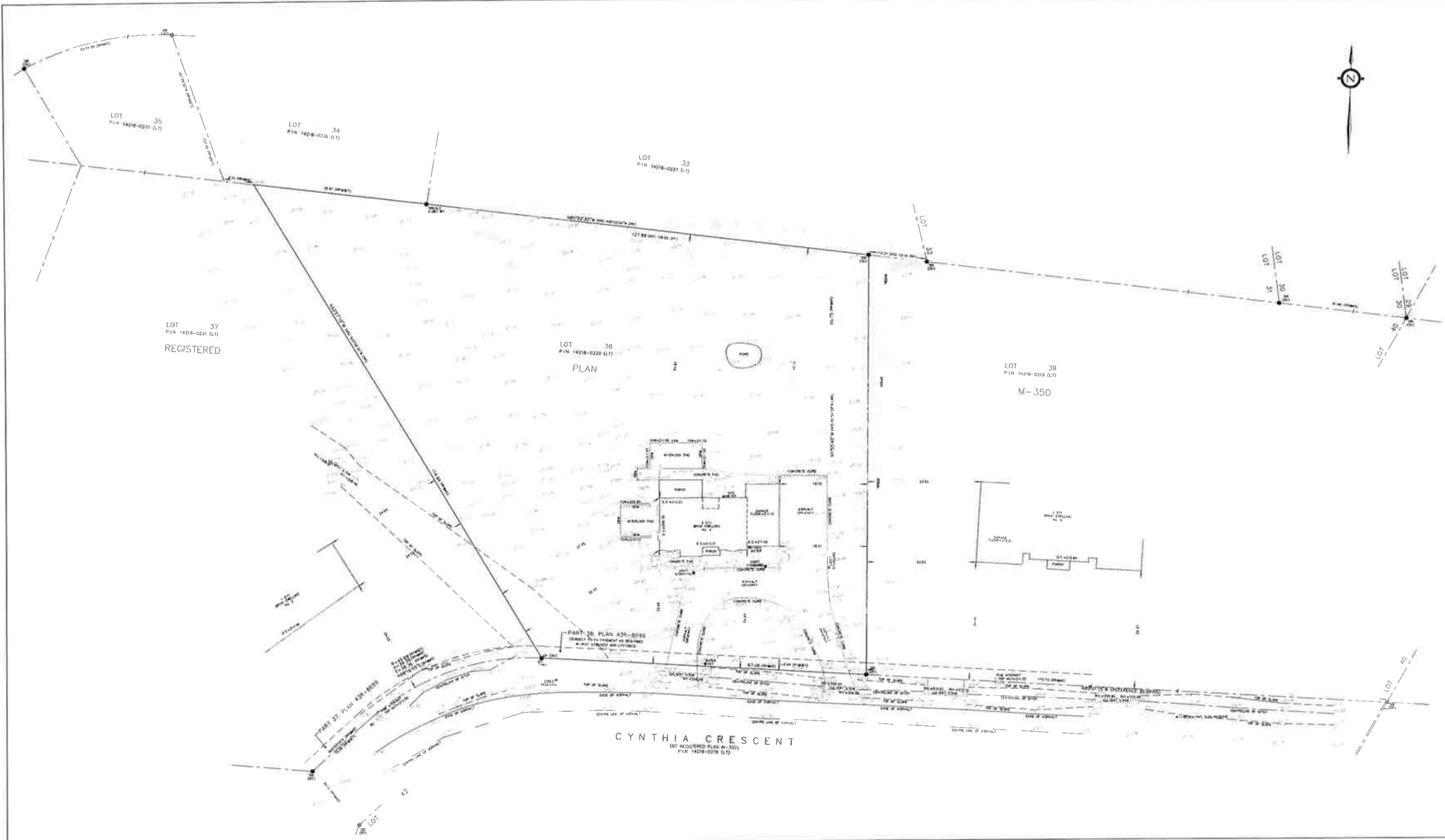
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



FRONT ELEVATION



LEFT ELEVATION



SURVEYOR'S REAL PROPERTY REPORT
 PART 1
 PLAN OF
LOT 38
REGISTERED PLAN M-350
 IN THE
CITY OF BRAMPTON
 (REGIONAL MUNICIPALITY OF PEEL)
 SCALE & NOTES
 Scale 1:200



ALTIMAP LAND SURVEYORS INC.
 © COPYRIGHT 2022
 METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048
 ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM
 (CGVD-1928, 1978) AND ARE DERIVED FROM CITY OF BRAMPTON BENCHMARK NO
 84909280, HAVING A PUBLIC DATED ELEVATION OF 207.965 METERS

BEARING NOTE
 BEARINGS ARE GEOMAGNETIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF
 CYNTHIA CRESCENT AS SHOWN ON REGISTERED PLAN M-350 HAVING A BEARING OF
 R49°01'54"

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
▣	DENOTES	IRON BAR
▤	DENOTES	STANDARD IRON BAR
▥	DENOTES	ROUND IRON BAR
⊥	DENOTES	IRON PIPE
⊕	DENOTES	CONCRETE PIN
⊖	DENOTES	ORION MARKDOWN
⊗	DENOTES	CUT CROSS
⊘	DENOTES	WHILE
⊙	DENOTES	MARKER
⊚	DENOTES	BEGINNING OF CURVE
⊛	DENOTES	END OF CURVE
⊜	DENOTES	RANGENT OF CURVE
⊝	DENOTES	POINT OF REVERSE CURVE
⊞	DENOTES	OVERHEAD UTILITY CABLES
⊟	DENOTES	DISCONTINUOUS TREE
⊠	DENOTES	CONFERIOUS TREE
⊡	DENOTES	LIGHT STANDARD
⊢	DENOTES	RIVER ELEVATION
⊣	DENOTES	FIRE HYDRANT
⊤	DENOTES	CONCRETE RETAINING WALL
⊥	DENOTES	STONE RETAINING WALL
⊦	DENOTES	WOOD RETAINING WALL
⊧	DENOTES	TOP OF WALL ELEVATION
⊨	DENOTES	HIT TO SCALE
⊩	DENOTES	MEASUREMENT
⊪	DENOTES	FOUNDATION
⊫	DENOTES	BRICK
⊬	DENOTES	STUCCO
⊭	DENOTES	SOBR
⊮	DENOTES	CHAIN LINK FENCE
⊯	DENOTES	METAL FENCE
⊰	DENOTES	DOOR SILL ELEVATION
⊱	DENOTES	METAL FENCE
⊲	DENOTES	FINISHED FLOOR ELEVATION
⊳	DENOTES	GARAGE FLOOR ELEVATION
⊴	DENOTES	REGISTERED PLAN M-350
⊵	DENOTES	PLAN #31-8699



PART 2
 EASEMENTS, RIGHTS-OF-WAY - SUBJECT TO AN EASEMENT
 AS DESCRIBED IN INSTRUMENT NO. 478-1831, L1372851
 ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL
 FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO
 BE CONCRETE UNLESS OTHERWISE NOTED

THIS PLAN WAS PREPARED FOR LAND AND BUILDING EXPERTS AND THE UNDERSIGNED
 ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY
 ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
 2. THE SURVEY WAS COMPLETED ON JULY 04, 2022

JULY 04, 2022

J. G. L...
 JOURNAL LAND SURVEYOR

ALTIMAP LAND SURVEYORS INC.
 880 HURON AVENUE, SUITE 201, BRAMPTON, ON L6Y 4R8
 TEL: 905.874.1111 FAX: 905.874.1112
 WWW.ALTIMAP.COM

DATE BY: JAL
 CHECK BY: GYC
 JOB NO: 22-2371

Zoning Non-compliance Checklist

File No. A2023-0312

Applicant: Shane Edwards, Kurtis Van Keulen
 Address: 4 Cynthia Crescent
 Zoning: RE2-1500
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 2.27m to a proposed two storey dwelling	whereas the by-law requires a minimum interior side yard setback of 7.50m.	10.2.2(e)
BUILDING SIZE			
BUILDING HEIGHT	To permit a proposed detached dwelling having a building height of 14.0m	whereas the by-law permits a maximum building height of 10.6m.	10.2.2(h)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit a garage door height of 3.05m	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			



Reviewed by Zoning

2023-09-28

Date