

Flower City



brampton.ca

FILE NUMBER:

A-2024-0182

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) BINEET PAHWA, GURLEEN KAUR
Address 23 CORONATION CIR BRAMPTON L6Z 4A8

Phone # 6476757824 Fax # _____
Email bineetsingh23@gmail.com

2. Name of Agent MANPREET KOHLI
Address 66 ENMOUNT DR. BRAMPTON, ON

Phone # 437 984 5005 Fax # _____
Email PANJABDESIGN@GMAIL.COM

3. Nature and extent of relief applied for (variances requested):
Variance requested relates to as built existing driveway width of 8.89 m whereas zoning bylaw permits 7.5 m width of driveway.
Variance requested relates to as built existing 0.0 m permeable landscaping from property line whereas zoning bylaw requires minimum .6m width of permeable landscaping from left side propertyline..

4. Why is it not possible to comply with the provisions of the by-law?
Driveway width and permeable landscaping are existing as built.
Senior resident has mobility medical issues and needs wider space to move out and in from vehicle and house.

5. Legal Description of the subject land:
Lot Number LOT 65
Plan Number/Concession Number PLAN M753
Municipal Address 23 CORONATION CIR, BRAMPTON

6. Dimension of subject land (in metric units)
Frontage 13.75 M
Depth 30.50 M
Area 419.37 SQ M

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 _____

0. 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:

Single Family Dwelling.
Ground floor area : 216 sq m, Gross Floor Area: 416 sq m, Number of Storeys: 2
Width: 12.46 m Length: 17.94 m Height: 8m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single Family Dwelling.
Ground floor area : 216 sq m, Gross Floor Area: 416 sq m, Number of Storeys: 2
Width: 12.46 m Length: 17.94 m Height: 8m

1. 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 6.67 M
Rear yard setback 7.5 M
Side yard setback 1.22 M
Side yard setback 1.27 M

PROPOSED

Front yard setback 6.67 M
Rear yard setback 7.5 M
Side yard setback 1.22M
Side yard setback 1.27 M

- 0. Date of Acquisition of subject land: 15 June 1998
1. Existing uses of subject property: Single Family Dwelling.
2. Proposed uses of subject property: Single Family Dwelling.
3. Existing uses of abutting properties: Residential
4. Date of construction of all buildings & structures on subject land: June 1998
5. Length of time the existing uses of the subject property have been continued: 26Yrs

16. (a) What water supply is existing/proposed?

Municipal [X] Other (specify)
Well []

(b) What sewage disposal is/will be provided?

Municipal [X] Other (specify)
Septic []

(c) What storm drainage system is existing/proposed?

Sewers [X] 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 of an application for minor variance? ever been the subject

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 BRAMPTON
THIS 16 DAY OF May, 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, Manpreet S. Kohli 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 17 DAY OF May, 2024

[Signature]
Signature of Applicant or Authorized Agent

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

Expires September 20, 2026	
Present Official Plan Designation:	R1C-310
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.	
Dhwani Shah	17 May 2024
Zoning Officer	Date

May 17, 2024
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: 23 Coronation Cir, Brampton, ON L6Z4A8

We, BINEET SINGH PAHWA AND GURLEEN KAUR
please print/type the full name of the owner(s)

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

MANPREET KOHLI

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 09th day of MAY, 2024

Bineet Gurleen Kaur
(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.

PERMISSION TO ENTER

Committee of Adjustment
City of Brampton

Brampton, Ontario
L6Y 4R2

LOCATION: 23 CORONATION CIR, BRAMPTON, ON, L6Z 4A8

We, BINEET SINGH PAHWA and GURLEEN KAUR
(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 09th day of MAY, 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



Planning and Development Services
Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

REVISED LETTER

REGISTERED MAIL

March 26, 2024

Bineet Pahwa
Gurleen Kaur
23 Coronation Cir
Brampton, ON L6Z 4A8

Dear Sir/Madam,

RE: Driveway Width and Landscaping adjacent to Side Lot Line
23 Coronation Cir
PLAN M753 LOT 65

The above noted property is zoned R1C section 310 and is subject to By-law 270-2004, as amended.

An inspection of the above noted property by our By-law Enforcement Department has revealed that you have widened your driveway in excess of the permitted 7.5 metres, and have widened your driveway into the required minimum 0.6 metres permeable landscaping adjacent to the interior side lot line which is not permitted and contrary to Section 10.9 of the Zoning By-law.

You are hereby required to ensure a maximum driveway width of 7.5 metres, and ensure a minimum 0.6 metres permeable landscaping adjacent to the interior side lot line at the above noted property, by not later than May 31, 2024.

- **Any questions about the Zoning By-law requirements for your property, or options that may be available to you, please contact: Rose Bruno, Plans Examiner – Zoning, rose.bruno@brampton.ca.**
- **Once you have made the required changes, please contact, Bradley Roman, Property Standards Officer at (905) 874-3424 or bradley.roman@brampton.ca to arrange a re-inspection not later than the above noted date to confirm compliance with the Zoning By-law.**

If this violation remains outstanding after the date specified above, legal action will be taken without further notice to you. A person who is convicted of a By-law offence may be liable for a fine of up to \$25,000 (\$50,000 for a corporation).

Your co-operation in this matter is appreciated and will make further action unnecessary.

Rose Bruno
Plans Examiner – Zoning
Email: rose.bruno@brampton.ca

c. Bradley Roman, City of Brampton, Property Standards
Building File

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

14th MAY 2024

Sub : Request permission to keep the extended driveway : 23 Coronation Cir
Brampton

Dear Sir/Madam

I am writing to request permission to keep the extended driveway on my property located at 23 Coronation Cir Brampton Ontario L6Z4A8.

Recently, I made improvements to my property by extending the driveway to accommodate an additional parking space for vehicles as my extended family lives with me in the same house and also for safe passage of my elderly mother who needs proper space and assistance while getting in and out of the house. However, I understand that such alterations require approval from the City of Brampton.

The extension of the driveway has been done in a way that it does not infringe upon any public property or right of way. It is solely within the boundaries of my property and does not pose any safety hazards to pedestrians or vehicles in the vicinity.

I believe that the extended driveway enhances the functionality of my property and contributes to the overall aesthetic appeal of the neighborhood. It also helps in alleviating parking congestion, especially during peak hours.

Furthermore, I have obtained consent from my neighbors for the extension, and they have expressed no objections to it. In fact, they acknowledge its potential benefits in alleviating parking congestion in our neighborhood. (Letter Signed by neighbours attached alongwith)

I am committed to maintaining the extended driveway in good condition and ensuring that it complies with all relevant regulations. I am also open to any suggestions or requirements from the city of Brampton to ensure continued compliance.

By Gk

Thank You for your time and attention to this matter. I kindly request your approval for the retention of the extended driveway on my property. Your favorable consideration of this request would be greatly appreciated.

Sincerely,

Bineet Pahwa & Gurleen Kaur
23 Coronation Cir
Brampton Ontario L6Z4A8
647-675-7824

Sign : 



This is to Confirm that we have no Objections with the currently extended driveway of our Neighbours residing at 23 Coronation Cir Brampton Ontario L6Z4A8.

1. 21 Coronation Cir, Brampton

Name Mike Casuana


Phone Number 905-840-0439


Sign 
14th MAY 2024

2. 25 Coronation Cir, Brampton

Name Rosanne Kernerman Doron Kernerman

Phone Number 416 662 1123 416 569 3391

Sign 
14th May 2024


14th May 2024

**BUILDING LOCATION SURVEY OF
LOTS 63, 64, 65 AND 66, PLAN 43M-753
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

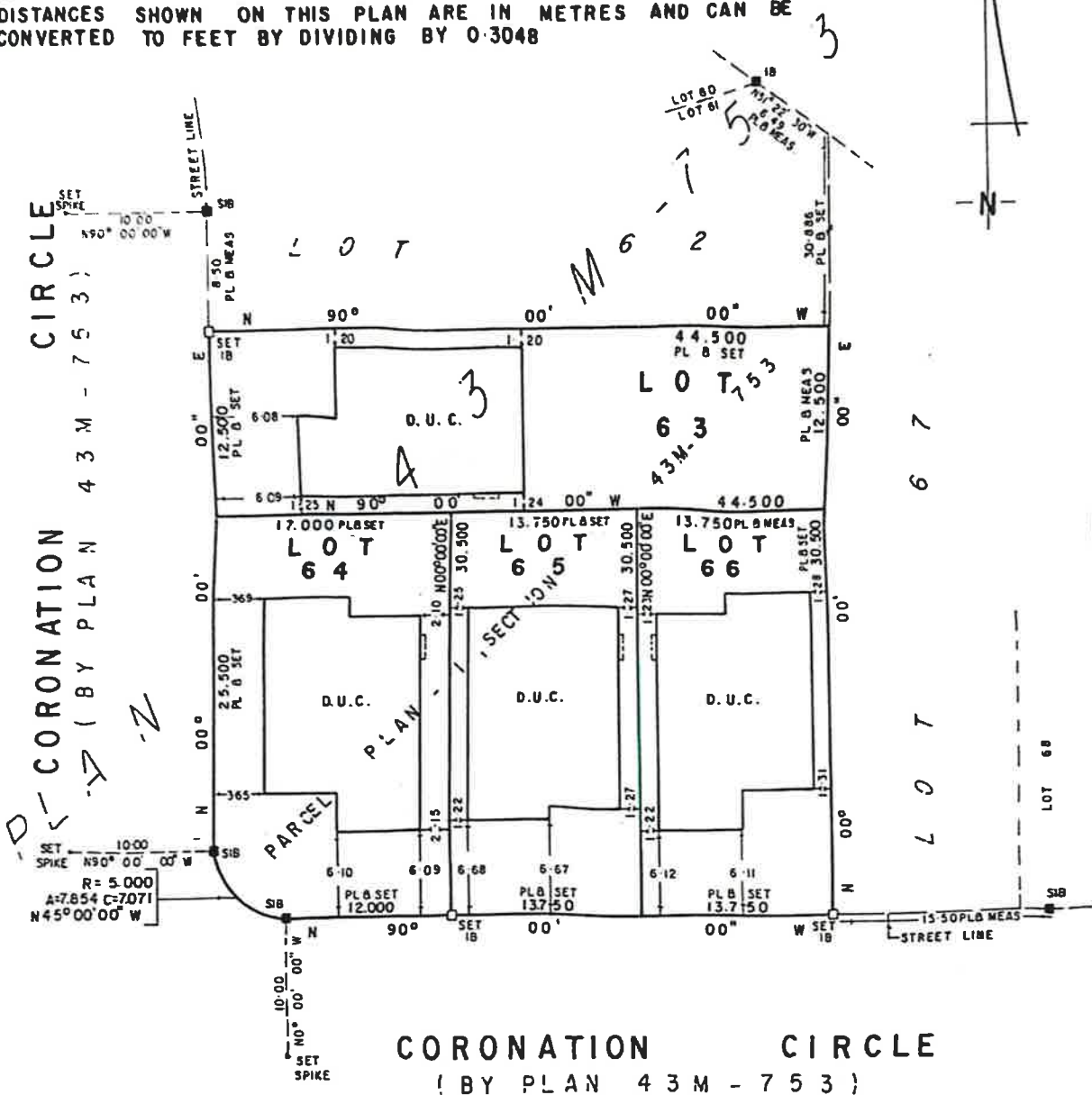


SCALE 1:400
0m 5m 10m 20m 30m 40m

JOSEPH RADY-PENTEK LTD., O.L.S. 1987

METRIC

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



**CORONATION CIRCLE
(BY PLAN 43M-753)**

NOTE

- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DENOTES MONUMENT FOUND
- PL DENOTES PLAN 43M-753

ALL FOUND MONUMENTS BY SCHAEFFER & REINTHALER
LTD., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 2ND DAY OF JUNE, 1987.

DATE: JUNE 23, 1987

G. K. Jenkins
G. K. JENKINS
ONTARIO LAND SURVEYOR

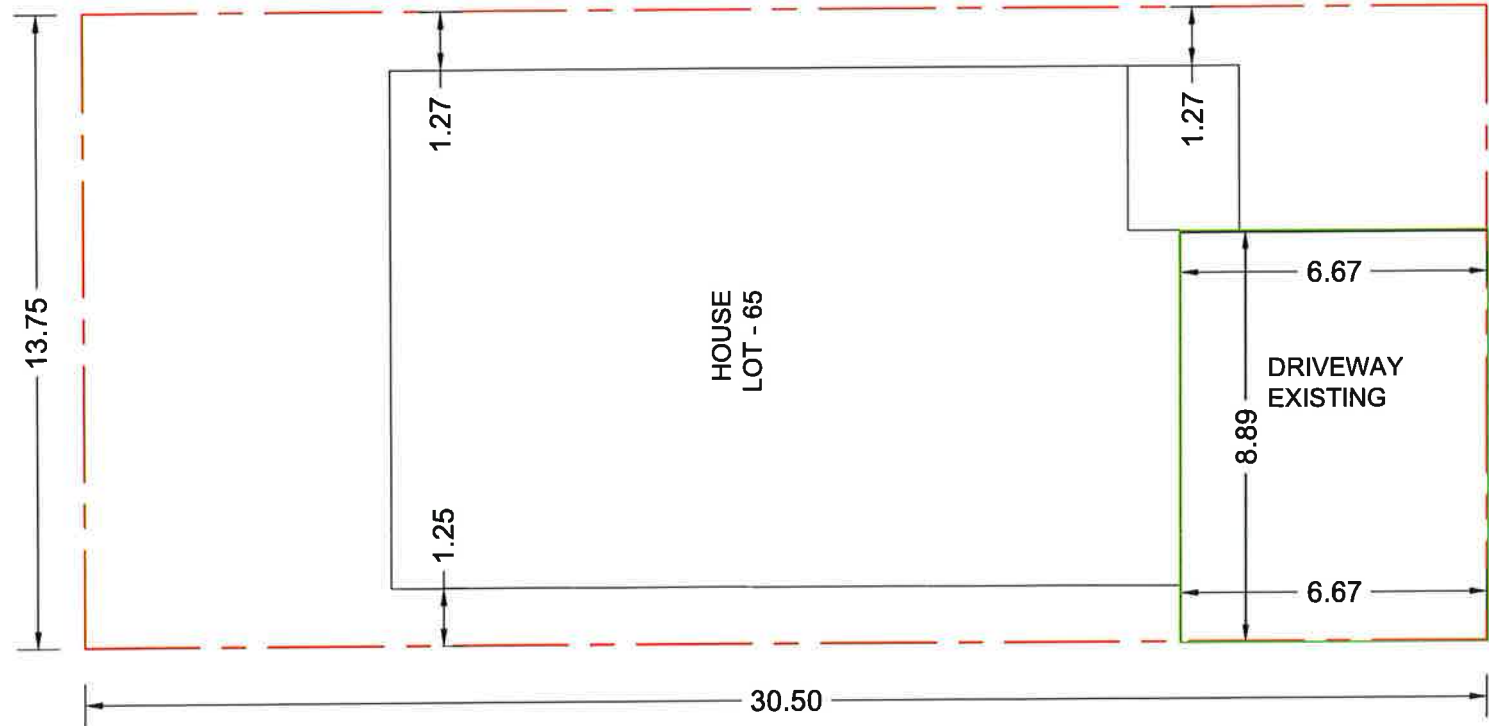
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
EAST LIMIT OF CORONATION CIRCLE AS SHOWN ON PLAN 43M-753
HAVING A BEARING OF N 00° 00' 00" E

© JOSEPH RADY-PENTEK LTD., O.L.S. 1987



JOSEPH RADY-PENTEK LTD.
ONTARIO LAND SURVEYORS
678 SHEPPARD AVE., W. DOWNSVIEW ONT.
635-5886

DRAWN: Y.W. CHECKED: G.K.J. JOB No. 87-60



ALL DIMENTIONS IN METERS

CORONATION CIR

GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI
16 05 24



NO. REVISION/ISSUE DATE

1. INITIAL ISSUE

FIRM NAME & ADDRESS:

PUNJAB DESIGN &
CONSTRUCTIONS INC.
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

23 CORONATION CIR

SHEET NAME:

SITE PLAN
DRAWING

DATE:

SCALE: 8 MM= 1 M

SHEET NO.: SP1

Zoning Non-compliance Checklist

File No. A-2024-0182

Applicant: Bineet Pahwa, Gurleen Kaur

Address: 23 Coronation Cir

Zoning: R1C-310

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			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.89m	Whereas a legal noncomplying width of 7.5m is permitted.	6.2
LANDSCAPED OPEN SPACE	To permit 0.0m of permeable landscaping abutting the side lot line.	Whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1(4)(a)
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

17 May 2024

Date: