



JUN 25 2024

Committee of Adjustment

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

FILE NUMBER: A-2024-0207

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.

REVISED

**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)** HARPAL SINGH BEHAN, SUKHWINDER KAUR BEHAN  
**Address** 117 KINGKNOLL DR BRAMPTON, ON, L6Y 3X5

**Phone #** 647-284-3359 **Fax #** \_\_\_\_\_  
**Email** PALBEHAN@YAHOO.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 AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT  
-TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.61 M  
-TO PERMIT A DRIVEWAY WIDTH OF 7.67m (25.16 ft.)

4. **Why is it not possible to comply with the provisions of the by-law?**  
-WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE;  
-WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.00m (23 ft).

5. **Legal Description of the subject land:**  
**Lot Number** 21  
**Plan Number/Concession Number** M779  
**Municipal Address** 117 KINGKNOLL DR BRAMPTON, ON, L6Y 3X5

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.70  
**Depth** 33.50  
**Area** 327.76

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.)

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	6.16
Rear yard setback	7.64
Side yard setback	1.41
Side yard setback	0.61

**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: 17 April 2014

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: 1987

15. Length of time the existing uses of the subject property have been continued: 36 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 _____

Pawneet Kaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 03 DAY OF June, 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, Pawneet Kaur 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  
Region OF Peel  
IN THE Province OF \_\_\_\_\_  
ON THIS 03rd DAY OF  
June, 2024

Pawneet Kaur  
Signature of Applicant or Authorized Agent

A GRUINER OF ARORA  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadow Blvd,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

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 \_\_\_\_\_  
Date Application Deemed \_\_\_\_\_

**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: 117 KINGKNOLL DR, BRAMPTON, ON, L6Y 3X5

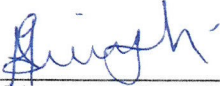

I/We, HARPAL SINGH BEHAN, SUKHWINDER KAUR BEHAN  
please print/type the full name of the owner(s)

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 30 day of APRIL, 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: 117 KINGKNOLL DR, BRAMPTON, ON, L6Y 3X5

I/We, HARPAL SINGH BEHAN, SUKHWINDER KAUR BEHAN  
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 30 day of APRIL, 2024.

 Sukhinder Kaur Behan  
(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**

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

**AFFIDAVIT**

I, Pavneet Kaur of the City of Brampton  
(your name) (Name of city, town, village)

being the  Applicant  Authorized agent  Agent's rep. having made application(s) to the  
(check appropriate box)

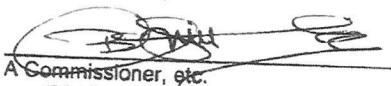
Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 117 Kingroll Dr

Make oath and say as follows:

1. I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
  - a. Application number(s);
  - b. Date, time and location of the hearing;
  - c. The purpose and effect of the consent application and/or the minor variance(s).
2. I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at [coa@brampton.ca](mailto:coa@brampton.ca) no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton in the Regional Municipality of Peel, this

30<sup>th</sup> day of May 2024

  
A Commissioner, etc.

BRJNEET SINGH ARORA  
Barrister Solicitor & Notary Public

309 - 50 Sunny Meadows Blvd  
Brampton Ontario L6R 0Y7

Ph# 905-791-2500; Fax # 905-790-7737

Pavneet Kaur  
Signature of Applicant/Authorized Agent

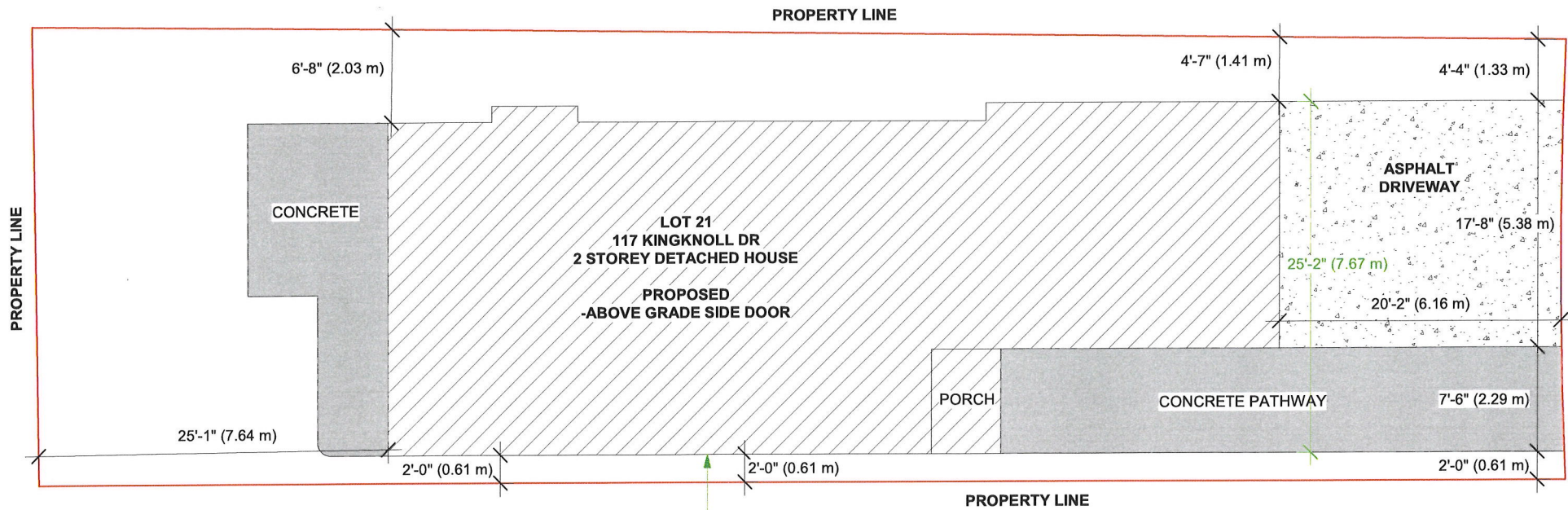
**Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.**

**Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.**



**MINOR VARIANCE**

- TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT;
- TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.61 M WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE;
- TO PERMIT A DRIVEWAY WIDTH OF 7.67m (25.16 ft.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.00m (23 ft).



**PROPOSED 4" ABOVE GRADE ENTRANCE**  
 (NOT TO BE USED AS PRIMARY ENTRY  
 AND EXIT FOR SECOND DWELLING UNIT)

**SITE PLAN**

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.

STAMP

Received / Revised

JUN 25 2024

Committee of Adjustment

01 ISSUED FOR VARIANCE MAY 03/24

ADDRESS:  
 117 KINGKNOLL DR,  
 BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
 PROJECT NUMBER: 24R-30001

**NOBLE PRIME SOLUTIONS LTD**  
 2131 WILLIAMS PARKWAY  
 UNIT 19,  
 BRAMPTON, ON  
 info@nobleltd.ca  
 (437) 888 1800

DATE: MAY 03/24 DWG No: A-1  
 SCALE: 1 : 100



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after application is deemed complete)

FILE NUMBER: A-2024-0207

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

WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE.

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6. **Dimension of subject land (in metric units)**  
**Frontage** 9.70  
**Depth** 33.50  
**Area** 327.76

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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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

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PROPOSED

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Municipal  Other (specify) \_\_\_\_\_  
 Well

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

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(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 \_\_\_\_\_

Pawneet Kaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 03 DAY OF June, 2024.

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Signature of Applicant or Authorized Agent

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Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadow Blvd,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

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 \_\_\_\_\_

Date Application Deemed \_\_\_\_\_

June 6, 2024

**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: 117 KINGKNOLL DR, BRAMPTON, ON, L6Y 3X5

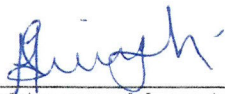

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please print/type the full name of the owner(s)

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Dated this 30 day of APRIL, 2024.

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

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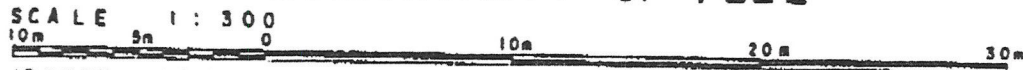
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**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

LOCATION SURVEY OF  
 LOTS 18, 19, 20 AND 21, PLAN 43M-779



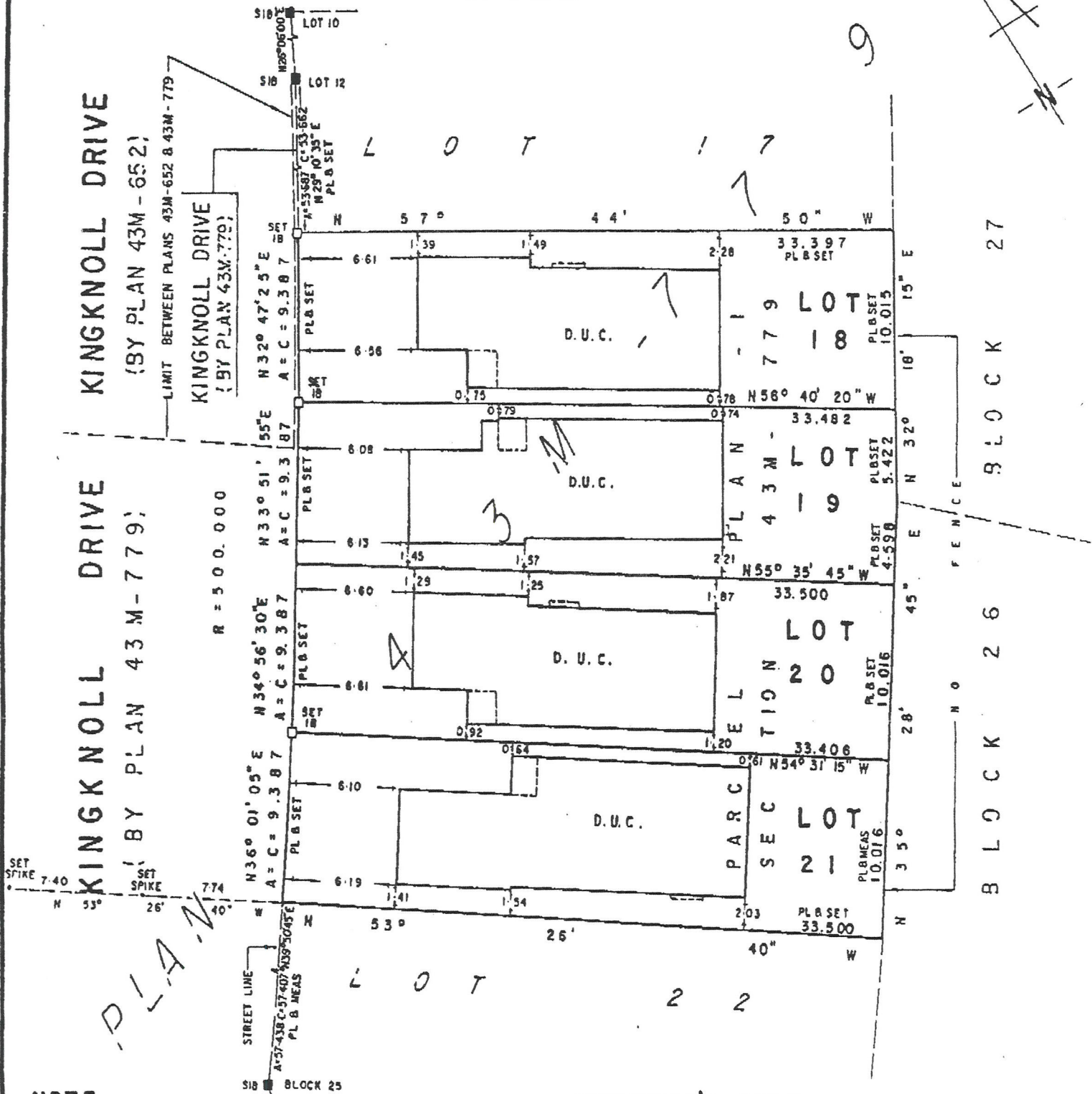
CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL



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



NOTE

- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DENOTES MONUMENT FOUND
- PL DENOTES PLAN 43M-779

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS  
 COMPLETED ON THE 11<sup>th</sup> DAY OF Nov., 1987.

DATE Nov. 25<sup>th</sup>, 1987

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

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

*C.P. Edward*  
 C. P. EDWARD  
 ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
 EASTERLY LIMIT OF KINGKNOLL DRIVE AS SHOWN ON PLAN 43M-779  
 HAVING A BEARING OF N 26° 06' 00" E

**fp** JOSEPH RADY-PENTEK LTD.  
 ONTARIO LAND SURVEYORS  
 678 SHEPPARD AVE., W. DOWNSVIEW ONT.  
 635-9886

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

DRAWN: Y. W. CHECKED: R.F. JOB No. 87-220

# Zoning Non-compliance Checklist

File No.

A-2024-0207

Applicant: HARPAL SINGH BEHAN, SUKHWINDER KAUR BEHAN

Address: 117 Kingknoll Dr, Brampton, ON L6Y 3X5

Zoning: R1D-2592

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
ABOVE GRADE ENTRANCE	To permit a proposed above grade entrance in an interior side yard having a minimum width of 0.61m extending from the front wall of the dwelling up to the door.	Whereas the by-law permits an above grade entrance when the interior side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24.1a)
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY	To permit a driveway width of 7.67m	whereas the by-law permits a maximum driveway width of 7.0m	10.9.1.1)c.
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2024-06-06

Date

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

**AFFIDAVIT**

I, Pavneet Kaur of the City of Brampton  
(your name) (Name of city, town, village)

being the  Applicant  Authorized agent  Agent's rep having made application(s) to the  
(check appropriate box)

Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 117 Kingmill Dr

Make oath and say as follows:

1. I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
  - a. Application number(s);
  - b. Date, time and location of the hearing;
  - c. The purpose and effect of the consent application and/or the minor variance(s).
2. I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at [coa@brampton.ca](mailto:coa@brampton.ca) no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton in the Regional Municipality of Peel, this

30<sup>th</sup> day of May 2024

  
A Commissioner, etc.

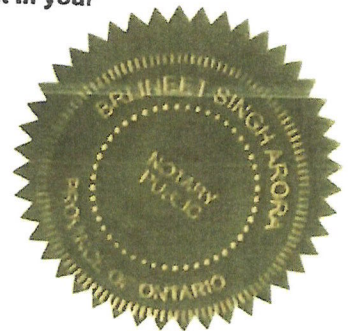
**BRIJNEET SINGH ARORA**  
Barrister Solicitor & Notary Public

300 - 50 Sunny Meadows Blvd  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7737

Pavneet Kaur  
Signature of Applicant/Authorized Agent

**Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.**

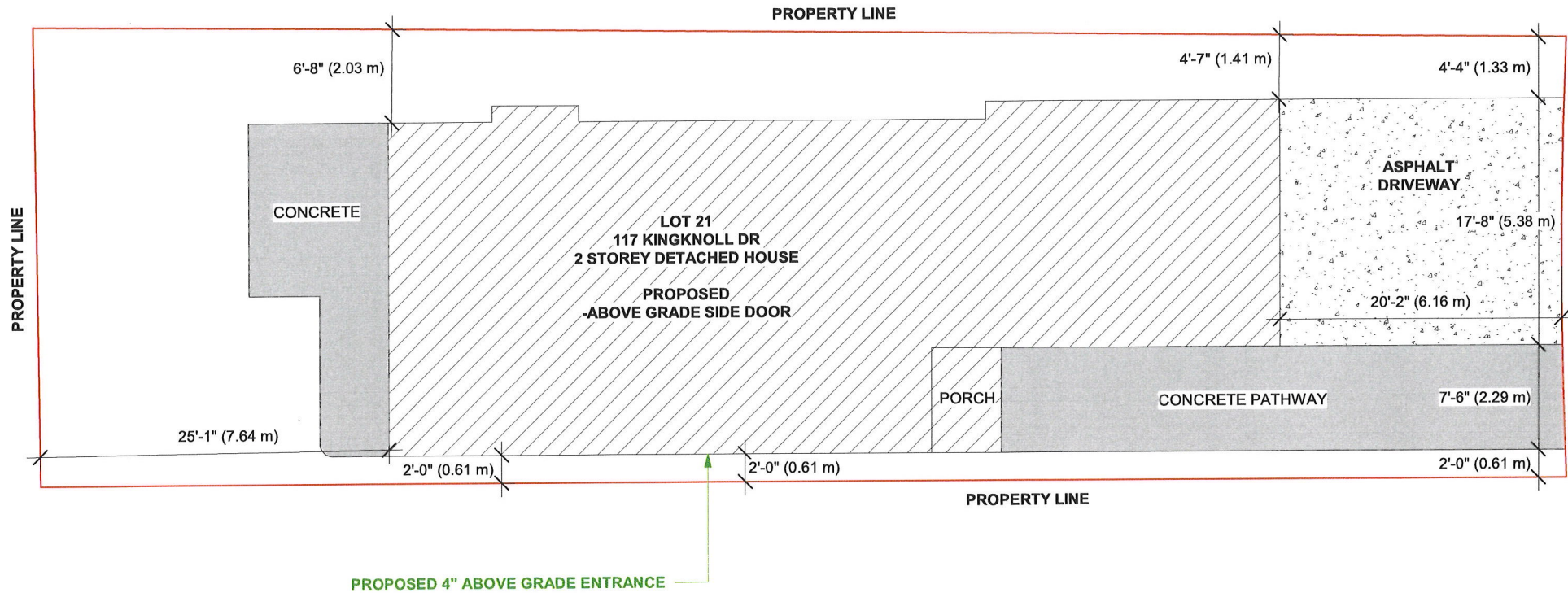
**Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.**



**MINOR VARIANCE**

-TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD  
WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT;

-TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.61 M  
WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M  
FROM INTERIOR SIDE LOT LINE.



**SITE PLAN**

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.

STAMP

01 ISSUED FOR VARIANCE MAY 03/24

ADDRESS:  
117 KINGKNOLL DR,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-30001

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: MAY 03/24 DWG No: A-1  
SCALE: 1 : 100