

Flower City



brampton.ca

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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: ~~9057920038~~

A-2024-0269

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)** Devinder Mann / Narinder Mann
Address 25 Provost Trail, Brampton, ON, L6Y 0C3

Phone # 6479845683 **Fax #** _____
Email serenaskm@gmail.com

2. **Name of Agent** Technoarch Inc.
Address 214-2550 Matheson Blvd. E, Mississauga, ON L4W 4Z1

Phone # 9057920038 **Fax #** _____
Email jasdeep@technoarch.ca

3. **Nature and extent of relief applied for (variances requested):**
We would like to apply for the variance for the paved area in front of the porch which is also encroaching into the 0.6m permeable landscaping requirement for the interior side lot line. The driveway width used is as existing with 6.26m in width as the paved area in front of the porch is not being used as a driveway.

4. **Why is it not possible to comply with the provisions of the by-law?**
The interior side lot line setback of 0.6m permeable landscaping has been maintained with the interlocking tiles

5. **Legal Description of the subject land:**
Lot Number 81
Plan Number/Concession Number PLAN M2015
Municipal Address 25 Provost Trail, Brampton, ON, L6Y 0C3

6. **Dimension of subject land (in metric units)**
Frontage 11.40
Depth 30
Area 343.20 SQ.M

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.)

Existing use of Building : Residential
Existing Ground Floor Area : existing to remain as is.
Existing Gross Floor Area : existing to remain as is.
Existing Number of Storey above grade : 2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Existing to remain as is.

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 6.03m till garage & 3.08m till porch
Rear yard setback 7.54m
Side yard setback 1.29m front & 1.25m rear (right side)
Side yard setback 0.63m (left side)

PROPOSED

Front yard setback existing to remain as is
Rear yard setback existing to remain as is
Side yard setback existing to remain as is
Side yard setback existing to remain as is

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: 2017 _____

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

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 _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE city _____ OF Mississauga BRAMPTON

THIS 21st DAY OF July, 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, Harpreet Bhons OF THE CITY OF 21st May OF 2024 BRAMPTON

IN THE city REGION OF Mississauga 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 11 DAY OF

JULY, 2024

[Handwritten Signature]
A Commissioner etc.

Valerie Low
 a Commissioner, etc.,
 Province of Ontario,
 for the Corporation of the
 City of Brampton.

[Handwritten Signature]
 Expires June 21, 2027.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1F-10.4-2430 Residential

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

Angelo Barbato
Zoning Officer

June 4, 2024
Date

DATE RECEIVED July 11, 2024

Date Application Deemed Complete by the Municipality VL

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: 25 Provost Trail, Brampton, ON, L6Y 0C3

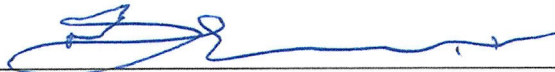
I/We, Devinder Mann / Narinder Mann
please print/type the full name of the owner(s)

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


Harpreet Bhons
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 21st 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.

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: 25 Provost Trail, Brampton, ON, L6Y 0C3

I/We, Devinder Mann / Narinder Mann
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 21st 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

LIST OF ARCHITECTURAL DRAWINGS

	COVER SHEET + LIST OF DRAWINGS
A00	SURVEY PLAN
A01	SITE PLAN

KEY PLAN

SCOPE OF WORK:
 MINOR VARIANCE APPLICATION FOR PAVED AREA
 IN FRONT OF PORCH & LANDSCAPING ADJACENT
 TO SIDE-LOT LINE FOR
25 PROVOST TRAIL, BRAMPTON, ON.



**MINOR VARIANCE APPLICATION FOR PAVED AREA IN FRONT OF PORCH & LANDSCAPING ADJACENT TO SIDE-LOT LINE FOR
 25 PROVOST TRAIL, BRAMPTON, ON.**

SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF SURVEY OF
LOTS 79, 80, 81, 82 AND 83
 REGISTERED PLAN 43M-2015
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

LOT 3

CONCESSION 5 WEST OF HURONTARIO STREET

PART 22
 PLAN 43R-35615

LOT 78
 PIN 14088-1171

SCALE 1 : 250



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NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF PROVOST TRAIL AS SHOWN ON PLAN 43M-2015, HAVING A BEARING OF N45°51'00"W.

ALL SURVEY MONUMENTS FOUND WERE SET BY TARASICK McMILLAN KUBICKI O.L.S., UNLESS OTHERWISE NOTED.

- DENOTES SURVEY MONUMENT FOUND
- IB DENOTES IRON BAR
- T.F.W. DENOTES TOP OF FOUNDATION WALL

PREPARED FOR:

THIS REPORT WAS PREPARED FOR KANEFF GROUP OF COMPANIES 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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 24, 2016

APRIL 19, 2017

DATE

BORYS KUBICKI
 ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

4181 SLAVEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
 TEL: (905) 569-8849 FAX: (905) 569-3160
 E-MAIL: office@tmksurveyors.com

DRAWN BY: M.M.

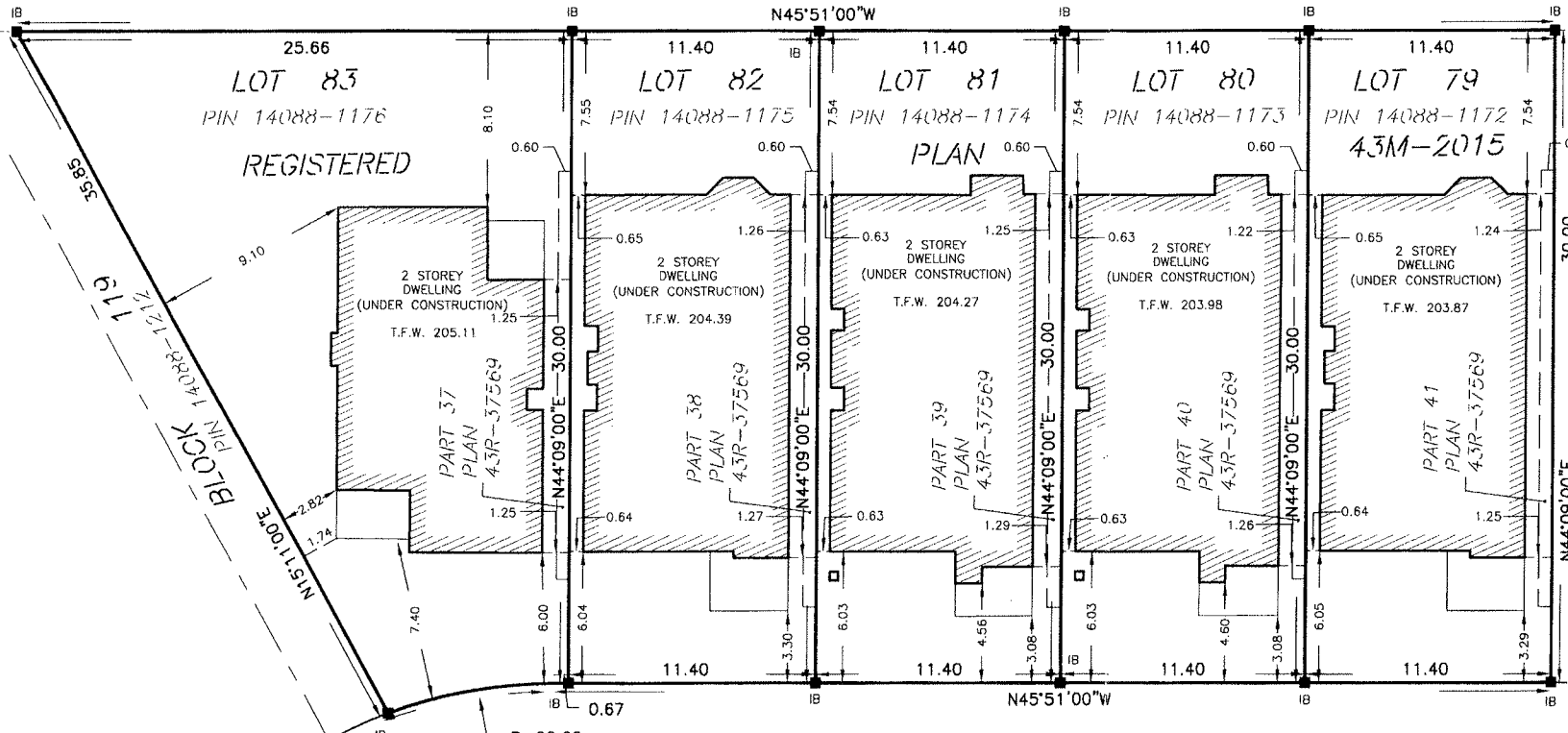
FILE No. 4534-HO

DWG. No. 79-83-BLS

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2015935



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 in accordance with
 Regulation 1026, Section 29(3)



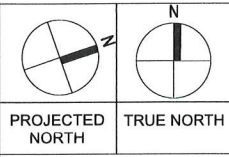
R=22.00
 A=7.79 C=7.75
 N55°59'50"W

PROVOST TRAIL

(BY REGISTERED PLAN 43M-2015)
 PIN 14088 - 1221

METRIC

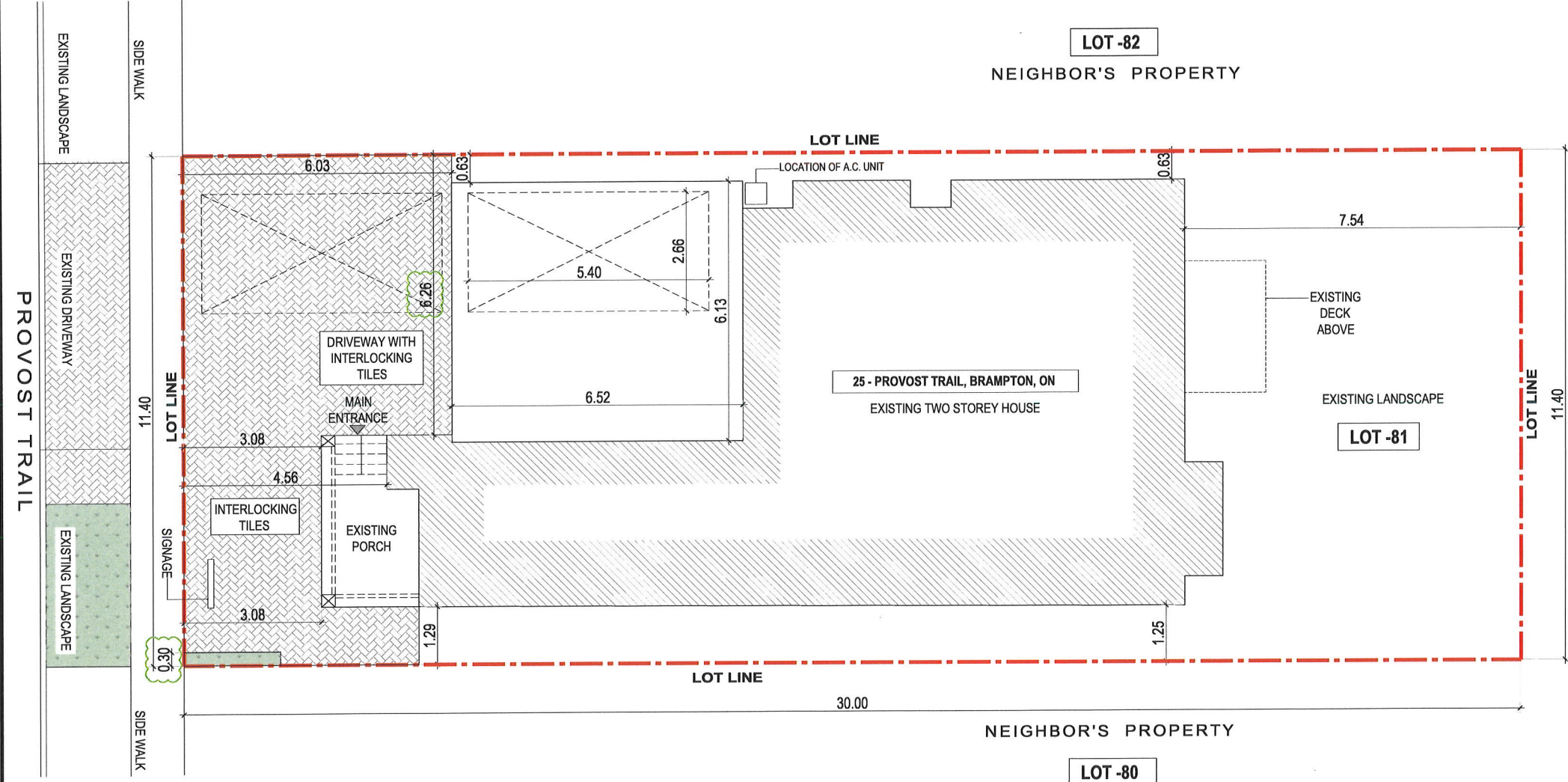
DISTANCES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED
 TO FEET BY DIVIDING BY 0.3048



PROJECTED NORTH TRUE NORTH

LOT -82
NEIGHBOR'S PROPERTY

LOT -80
NEIGHBOR'S PROPERTY



00 FOR C.O.A 2024-05-30

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS :
MINOR VARIANCE APPLICATION FOR
PAVED AREA IN FRONT OF PORCH &
LANDSCAPING ADJACENT TO
SIDE-LOT LINE FOR
25 PROVOST TRAIL, BRAMPTON, ON

LEAD CONSULTANT :

Technoarch
UNIT 214 - 2550 MATHESON BLVD EAST
MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
Tel: +1-905-792-0038
Cell: +1-905-238-0039
Email: technoarch@technoarch.ca
www.technoarch.ca

DRAWING TITLE :
SITE PLAN

DRAWN BY JK

CHECKED BY HB

SCALE N.T.S. SIZE A3

SHEET NO A01 STAGE FOR C.O.A

PHASE 00 REV R0

ISSUED DATE 2024-05-30

01 SITE PLAN
N.T.S.

May 30th, 2024,
Planning & Development Services - Building Division,
Flower City Community Campus - 8850 McLaughlin Road, Unit 1,
Brampton, Ontario L6Y 5T1

Subject: Minor variance application for paved area in front of porch & landscaping adjacent to side-lot line for 25 Provost Trail, Brampton, ON, L6Y 6E7.

Kindly accept this minor variance application for the paved area in front of porch & landscaping adjacent to side-lot line for 25 Provost Trail, Brampton, Ontario, L6Y 6E7. The Lot falls under Residential Zone R1F-10.4-2430.

The possible Variance applies to the paved area in front of porch and landscaping adjacent to side-lot line.

Possible Minor Variance	Permissible Setback	Provided Setback at site
1. Driveway width	Max. 6.71 Meter	6.26 Meter as the paved area in front of the porch is not being used as a driveway.
2. Landscape adjacent to side lot line	Min. 0.6 Meter	0.3 Meter

The Minor Variance Application submission includes,

1. Cover Letter
2. Minor Variance Application forms
3. Survey Plan
4. Architectural Site Plan highlighting Possible Variance in **Green**.

I request the City to kindly accept this application and if further information is required, please contact me at 905-792-0038.

Best Regards,



(Harpreet Bhons)

Unit-214_2550 Matheson Blvd. East,
Mississauga, Ontario L4W 4Z1
Cell: 416-729-9454



Zoning Non-compliance Checklist

File No.

A-2024-0269.

Applicant: Devinder Mann, Narinder Mann

Address: 25 Provost Trail

Zoning: R1F-10.4-2430 Residential

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			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit 0.3m of permeable landscaping abutting the side lot line (Porch side).	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot lines.	10.9.B.4(a)
	To permit 0m of permeable landscaping abutting the side lot line. (Garage Side)	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot lines.	10.9.B.4(a)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
Reviewed by Zoning

June 4, 2024
Date