



The personal information collected on this form is collected pursuant to subsection 53(2) 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**  
**Consent**  
(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Harinder Bains; Rupinder Bains & Jaswinder Bains  
(print given and family names in full)

Address 20 Evergreen Avenue, Brampton, ON L6P0P9

Phone # 647-621-1313 Fax # \_\_\_\_\_

Email ravindersinghbains@hotmail.com

(b) Name of Authorized Agent King Consultants Inc.

Address 31 Sherwood Crescent, Brampton ON L6X2C9

Phone # 905-965-1610 Fax # \_\_\_\_\_

Email Singhplan@outlook.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Transfer for the creation of a new lot on the north easterly side of the existing lot.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street Evergreen Avenue Number 20

b) Concession No. PCL 41-1 Lot(s) \_\_\_\_\_

c) Registered Plan No. M-322 Lot(s) 41

d) Reference Plan No. PLAN 43R-7819 Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-12-0-003-27300-0000 Geographic or Former Township BRAMPTON

5. Are there any easements or restrictive covenants affecting the subject land?

Yes  No

Specify: Subject to Easement as in LT263374 AND LT263469 (PART 51 PLAN 43R-7819) in favour of the City of Brampton for future road widening under By-law 358-85

6. Description of severed land: (in metric units)

a) Frontage 59.22 Depth 67.54 Area 0.4281 Ha

b) Existing Use Estate Residential Proposed Use Estate Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) Vacant  
(proposed) SFD

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?  
\_\_\_\_\_

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units)

a) Frontage 70.28 Depth 66.86 Area 0.4281 Ha

b) Existing Use Estate Residential Proposed Use Estate Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) One SFD, One accessory structure (Brick Pool House), and a gazebo  
(proposed) None

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

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f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>RE2</u>	<u>RE2</u>
Official Plans		
City of Brampton	<u>Estate Residential</u>	<u>Estate Residential</u>
Region of Peel	<u>Built-Up Area &amp; Urban System</u>	<u>Built-Up Area &amp; Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes  No

File # \_\_\_\_\_ Status/Decision \_\_\_\_\_

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes  No

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	N/A	
Zoning By-law Amendment	N/A	
Minister's Zoning Order	N/A	
Minor Variance	Concurrent to this file	
Validation of the Title	N/A	
Approval of Power and Sale	N/A	
Plan of Subdivision	N/A	

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the Planning Act?  
Yes  No

13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes  No

14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes  No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the Region of Peel  
this 29 day of June, 2024.


  
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:  
 I have the authority to bind the Corporation

DECLARATION

I, RAVINDER SINGH of the CITY of BRAMPTON  
in the County/District/Regional Municipality of PEEL solemnly declare that all the statements contained in t

application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".  
Declared before me at the CITY of BRAMPTON  
in the REGION of PEEL  
this 19<sup>th</sup> day of JULY, 2024

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
  
Expires June 21, 2027.  
Signature of applicant/solicitor/authorized agent, etc.

  
Signature of a Commissioner, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
<u>Shiza Athar</u> Zoning Officer	<u>2024/07/19</u> Date

DATE RECEIVED JULY 19, 2024  
Date Application Deemed Complete by the Municipality VL

**NOTES:**

1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
2. Each copy of the application must be accompanied by a sketch **and a key map** showing the location of the subject land
3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
5. The sketch shall show
  - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
  - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
  - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ///);
  - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
  - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
  - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
  - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
  - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
  - i) the location and nature of any easement affecting the subject land; a
  - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
6. It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

**APPOINTMENT AND AUTHORIZATION OF AGENT(S)**

To: The Committee of Adjustment, City of Brampton,

I, BAINS, HARINDER; BAINS, RUPINDER; BAINS, JASWINDER KAUR BAINS,  
(Please print or type full name of the owner)

(JKB)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;

1. King Consultants Inc. ;  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

2. Representing the undersigned before the Committee of Adjustment,

2. King Consultants Inc. ;  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. King Consultants Inc. ;  
(Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

**AND**, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

**AND**, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this 29 day of June, 2024.



(Signature of the owner, or where the owner is a firm or corporation, the signing officer of the owner.)

(Where the owner is a firm or corporation, please type or print the full name of the person signing.)

**NOTES:**

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If there is more than one owner, **all owners** shall complete and sign **individual** appointment and authorization forms.
3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

**PERMISSION TO ENTER**

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

LOCATION OF THE SUBJECT LAND: 20 Evergreen Avenue

I/We, BAINS, HARINDER; BAINS, RUPINDER; BAINS, JASWINDER KAUR BAINS (SKB)  
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 29 day of June, 2024.



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

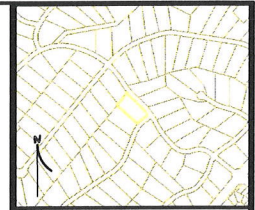
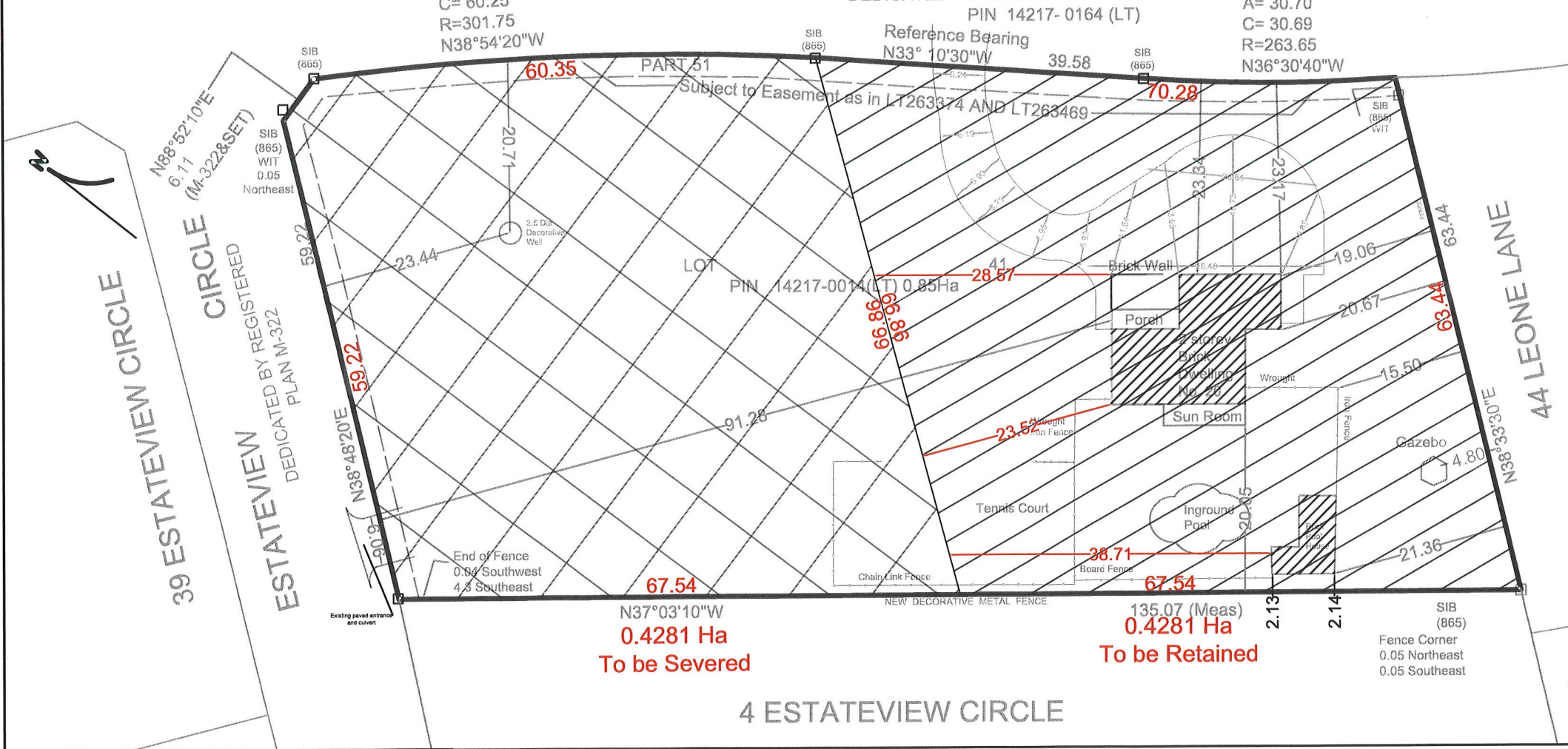
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed heret**

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

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	EXISTING POLICY
BRAMPTON PLAN 2023 Sche. 1A & 2	Communities & Neighbourhood
OFFICIAL PLAN, 2020 Office Cons.	Estate Residential
SECONDARY PLAN (26)	Estate Residential
ZONING BY-LAW	RE2
LOT AREA, FRONTAGE, WIDTH & DEPTH 0.85Ha, 130.63M, 135.07M, 63.44M	
MINIMUM LOT AREA	0.8 Ha
MINIMUM LOT WIDTH	45M
MINIMUM FRONT YARD DEPTH	12M
MINIMUM INT. SIDE YARD WIDTH	7.5M
MINIMUM REAR YARD DEPTH	15M
MINIMUM BUILDING HEIGHT	10.6M
MINIMUM GROUND FLOOR AREA	170 for One storey 115 SQM for more than One storey
MINIMUM LANDSCAPED OPEN SPACE	70% of the front yard



KEYMAP 1:10,000  
20 EVERGREEN AVENUE

Retained Lot

Severed Lot

Proposed Lot Standards

Existing Estate Home  
268.84 SQM

Existing Brick Pool House  
52.97 SQM

Existing driveway (hardscaping) represents 18% of the front yard and the landscaped open space is 81% of the front yard.

The retained lot will have a hardscaping of 623.18 SQM representing 25.4% of the front yard and a landscaped open space of 2452.32 SQM representing 74.6% of the front yard.

Parcel information, monuments and boundary information derived from Young & Young Surveying Inc. 2000 Surveyor's Real Property Report (Part 1), PLAN 43R-7819 dated March 25, 1993 by Ernest Blasen O.S.S. and combined data from PLAN M322 & PLAN 43M440.

Paper scale 1" = 750  
Measurements in Metres

King Consultant Inc.  
Gurwinder Singh  
31 Sherwood Crescent,  
Brampton, ON  
905-965-1610  
singhplan@outlook.com

No.	Description	Date
01	Drafted for submission	06/17/2024
02	Revisions	07/19/2024

CONCEPTUAL OVERLAY OF  
RETAINED AND SEVERED  
LOTS

CONCEPTUAL SEVERANCE  
PLAN

Project number 0050  
Date 07/19/2024  
Drawn by RK  
Checked by GS

**A01**

Scale 1:750