

Flower City



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after application is deemed complete)

FILE NUMBER: A - 2024 - 0279

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)** Gurpreet Samra; Rameeta Samra
Address 20 Merlin Drive, Brampton ON. L6P 1E9

Phone # 905-413-2840 **Fax #** _____
Email brampton123@yahoo.com

2. **Name of Agent** Gursewak Singh - King Consultants Inc.
Address 31 Sherwood Crescent, Brampton ON. L6X 2C9

Phone # 905-865-1610 **Fax #** _____
Email singhplan@outlook.com

3. **Nature and extent of relief applied for (variances requested):**
- To permit 0.0M landscape strip on the existing driveway (between 20 Merlin Drive and 22 Merlin Drive) whereas the By-law requires a 0.6M landscaping strip between a driveway and the property line for drainage purposes.

The owners have reduced the driveway and included more landscaping on the otherside of the driveway. The difference in area m2 lost in landscaping lost is 4.851m2 and paved area removed from existing driveway is 4.596m2 representing a difference of 0.1109m2. The material used in the construction is permeable concrete and exposed aggregate.

4. **Why is it not possible to comply with the provisions of the by-law?**
The landscape strip was removed and a paver was installed by both neighbors (20 Merlin Drive and 22 Merlin Drive) in 2018; changes to the By-law and subsequent enforcement now requires 0.6M landscaping strips for drainage purposes.

5. **Legal Description of the subject land:**
Lot Number 10
Plan Number/Concession Number Plan 43M1429
Municipal Address 20 Merlin Drive, Brampton

6. **Dimension of subject land (in metric units)**
Frontage 15.70M
Depth 28.940M
Area 555.00 SQM

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.)

A Single Family Dwelling having a 295.52 SQM GFA with an approved second dwelling unit in the basement having a GFA of 113.18 SQM

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 4.50M
 Rear yard setback 10.0M
 Side yard setback 1.67M
 Side yard setback 0.64M

PROPOSED

Front yard setback _____
 Rear yard setback _____
 Side yard setback _____
 Side yard setback _____

- 10. Date of Acquisition of subject land: January 17, 2017
- 11. Existing uses of subject property: 2000
- 12. Proposed uses of subject property: n/a
- 13. Existing uses of abutting properties: Residential - SFD
- 14. Date of construction of all buildings & structures on subject land: 2000
- 15. Length of time the existing uses of the subject property have been continued: 2000

- 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 Brampton _____

THIS 27 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, Gursewak Singh - King Consultants inc., 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 CITY _____ OF _____

BRAMPTON THIS 04 DAY OF _____

JULY, 2024.

[Handwritten Signature]

A Commissioner etc.

[Handwritten Signature]

Signature of Applicant or Authorized Agent

KARANJIT SINGH BHATHAL
Licensed Paralegal, Notary Public,
& Commissioner For Taking Affidavits
GS Brar Law Professional Corporation
LSO # P16729



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1A-1714

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

Shiza Athar
Zoning Officer

2024/07/15
Date

DATE RECEIVED July 19, 2024

Date Application Deemed Complete by the Municipality ✓

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: 20 Merlin Drive, Brampton

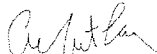
I/We, Gurpreet Samra; Rameeta Samra
please print/type the full name of the owner(s)

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

Gursewak Singh
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 27 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 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

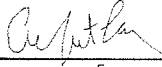
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 20 Merlin Drive, Brampton

I/We, Gurpreet Samra; Rameeta Samra
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 27 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.)

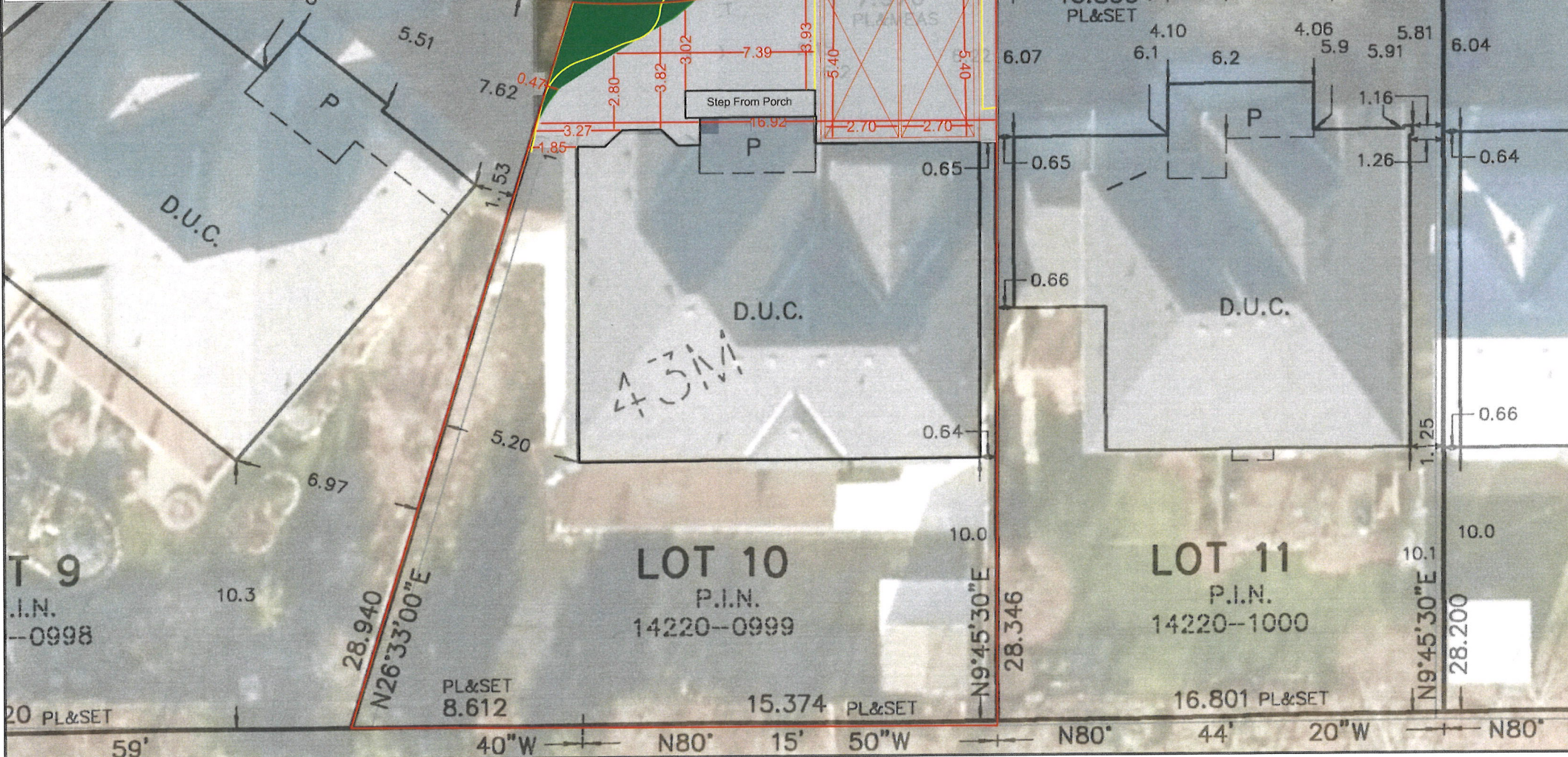
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

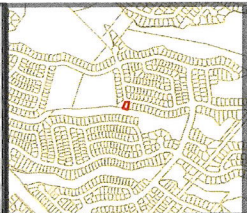
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	EXISTING POLICY
OFFICIAL PLAN	Residential
SECONDARY PLAN (49)	Residential: Low Density 2
ZONING BY-LAW	Residential Single Detached A - R1A
LOT AREA, FRONTAGE, WIDTH & DEPTH	15.71M, 24.01M, 28.97M
MINIMUM LOT AREA	555.00 m ²
MINIMUM LOT WIDTH	24.01M
MINIMUM FRONT YARD DEPTH	6.22M
MINIMUM INT. SIDE YARD WIDTH	1.67M, 0.65M
MINIMUM REAR YARD DEPTH	10M
MINIMUM BUILDING HEIGHT	10.6M
MAXIMUM LOT COVERAGE	No Requirement
MINIMUM LANDSCAPED OPEN SPACE	65% of the required front yard



PROPOSED VARIANCE WHEREAS
THE BY-LAW REQUIRES A 0.6M
BUFFER STRIP ALONG DRIVEWAYS



- KEYMAP 1:10,000
20 MERLIN DRIVE
- Previous Owner's Driveway
 - Property Boundary
 - Variance
 - Hardscaping in the front yard 79.51 SQM in area

Siteplan source from Surveyor's Real Property Report Part 1 Plan of Lots 8, 9, 10, 11 and 12; PLAN 43-1425, CITY OF BRAMPTON from the original Plan of Subdivision prepared for Malabar Homes, prepared by Barry Fellers & Edward Surveying Ltd. O.L.S., 2001; acquired from the LINC office.

Additional information extracted from City of Brampton Building Permits #2022008 PDI 00 R6 and aerial photos from the City's PlanningViewer GIS.

Smallest width of the driveway is 5.33M and the largest width of the driveway is 16.92M across the designated driveway, paved areas across the porch to the driveway to the interior use yard and backyard.

Paper scale 1 = 250
Measurements in Meters
King Consultant Inc.
Geometric Engineer
27 Sherwood Crescent,
Brampton, ON
N5S 5S5 1B1C
eng@king.ca, kci@king.ca



No.	Description	Date
01	Drawn for submission	06/08/2024
02	Re-submission	07/11/2024

EXISTING SITE CONDITIONS FOR 20 MERLIN DRIVE

CONCEPT SITE PLAN

Project number: 0045
Date: 06/08/2024
Drawn by: RK
Checked by: GS

A01

Scale: 1:250

Zoning Non-compliance Checklist

File No.
A - 2024-0279

Applicant: Gursewak Singh
 Address: 20 Merlin Dr
 Zoning: R1A-1714
 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			
RESIDENTIAL DRIVEWAY	To permit 0.00m 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
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/07/15

Date