



SEVERED

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

FILE NUMBER: A-2024-0283

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**.

(SKB)

1. **Name of Owner(s)** BAINS, HARINDER; BAINS, RUPINDER; BAINS, JASWINDER KAUR BAINS
Address 20 Evergreen Avenue, Brampton ON L6P0P9

Phone # 647-621-1313 **Fax #** _____
Email ravindersinghbains@hotmail.com

2. **Name of Agent** King Consultants Inc.
Address 31 Sherwood Crescent, Brampton ON L6X2C9

Phone # 905-965-1610 **Fax #** _____
Email Singhplan@outlook.com

3. **Nature and extent of relief applied for (variances requested):**
To seek a variance for the minimum lot area of 0.85 Ha in the RE2 Zone to 0.42 Ha to facilitate the transfer for one lot for a Consent Application.

4. **Why is it not possible to comply with the provisions of the by-law?**
The creation of one lot through a transfer will reduce the minimum lot area from 0.85 Ha to 0.42 Ha

5. **Legal Description of the subject land:**
Lot Number 41
Plan Number/Concession Number PCL41-1, M-322, PLAN 43R-7819
Municipal Address 20 Evergreen Avenue

6. **Dimension of subject land (in metric units)**
Frontage 130.63
Depth 63.44
Area 0.8562

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 stores, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

One Existing SFD, Accessory structures including a brick pool house and gazebo

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 23.34
 Rear yard setback 20.05
 Side yard setback interior 20.67
 Side yard setback exterior 91.28

PROPOSED

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

10. Date of Acquisition of subject land: June 28, 2010

11. Existing uses of subject property: Estate SFD

12. Proposed uses of subject property: Estate SFD

13. Existing uses of abutting properties: Estate Residential

14. Date of construction of all buildings & structures on subject land: 1984

15. Length of time the existing uses of the subject property have been continued: 1984

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 _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE ~~Region~~ CITY OF ~~Peel~~ BRAMPTON

THIS 29th DAY OF ~~June~~ 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, RAVINDER SINGH, 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 19 DAY OF

JULY, 2024

[Signature]
A Commissioner etc.

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027.

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: RE2

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

2024/07/19
Date

DATE RECEIVED JULY 19, 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: 20 Evergreen Avenue

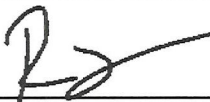
I/We, BAINS, HARINDER; BAINS, RUPINDER; BAINS, JASWINDER KAUR BAINS FKB
please print/type the full name of the owner(s)

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

King Consultants Inc.
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 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 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

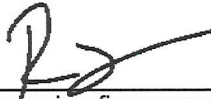
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 20 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 hereto.

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

32 GLENBROOK BLVD

17 EVERGREEN AVE

EVERGREEN AVENUE

DEDICATED BY REGISTERED PLAN M-322
PIN 14217- 0164 (LT)

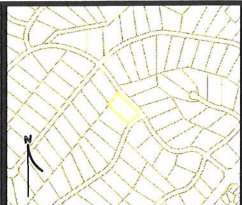
A= 30.70
C= 30.69
R=263.65
N36°30'40"W

A= 60.35
C= 60.25
R=301.75
N38°54'20"W

Reference Bearing
N33° 10'30"W

PART 51
Subject to Easement as in LT263374 AND LT263469

LOT
PIN 14217-0014 (LT) 0.85Ha



KEYMAP 1:10,000
20 EVERGREEN AVENUE

- Retained Lot
- Severed Lot
- Proposed Lot Standards

Existing Estate Home
288.84 SQM

Existing Brick Pool House
52.97 SQM

Existing driveway (hardscaping) represents 19% of the front yard and the landscaped open space is 81% of the front yard.

The retained lot will have a hardscaping of 623.16 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, 1980 by Ernest Blason OLS, and combined data from PLAN M322 & PLAN 43M440.

Paper scale 1" = 750
Measurements in Metres

King Consultant Inc.
Gurwaj 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

39 ESTATEVIEW CIRCLE
ESTATEVIEW CIRCLE (M-322&SET)
DEDICATED BY REGISTERED PLAN M-322

N88°52'10"E
6.11
SIB (865)
WIT
0.05
Northeast

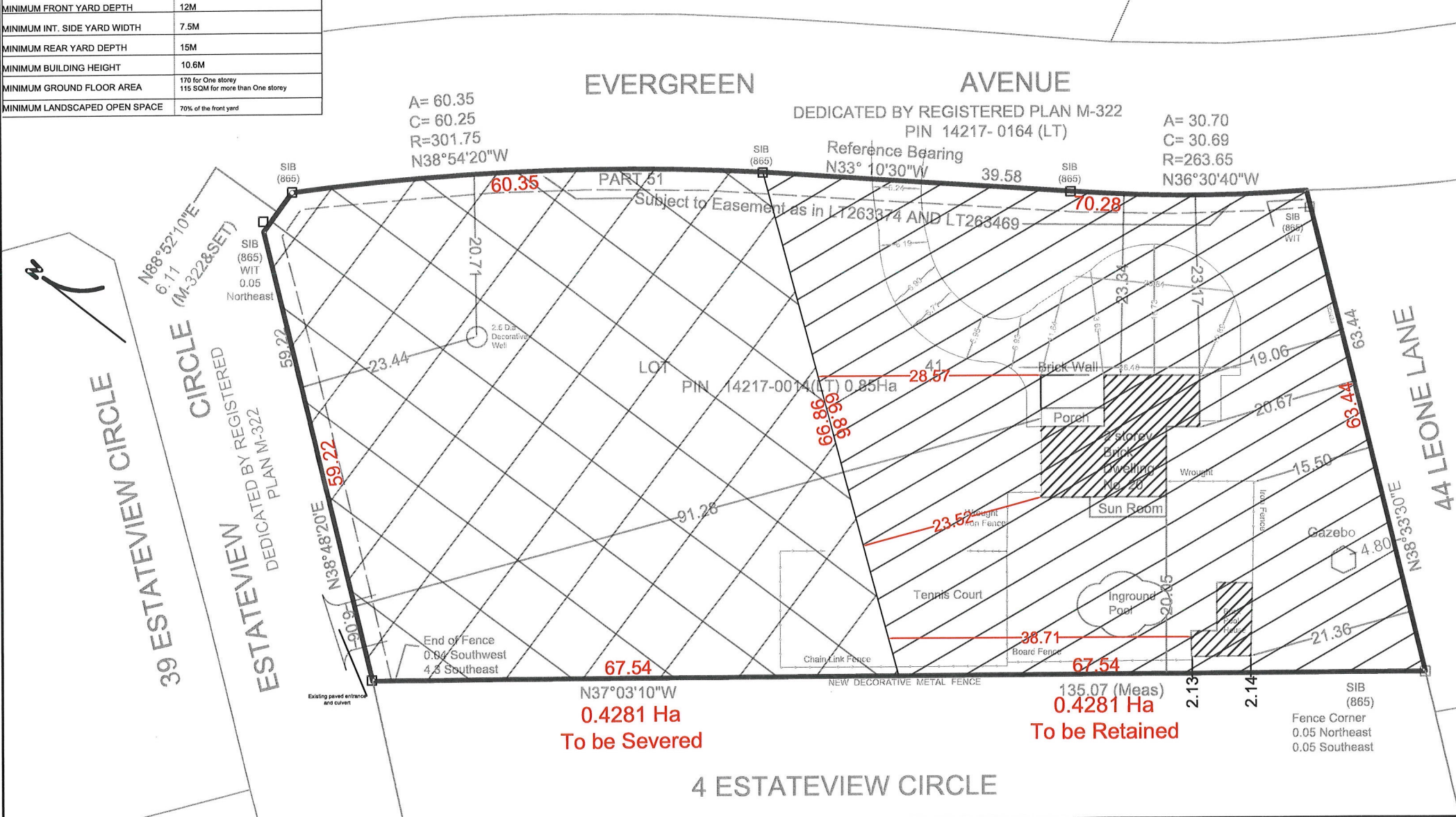
N38°48'20"E
16.00
SIB (865)
WIT
0.05
Northeast

44 LEONE LANE
N33°38'30"E

N37°03'10"W
0.4281 Ha
To be Severed

135.07 (Meas)
0.4281 Ha
To be Retained

4 ESTATEVIEW CIRCLE



Zoning Non-compliance Checklist

File No.

A-2024-0283

Applicant: King Consultants Inc.

Address: 20 Evergreen Ave, Severed Lot

Zoning: RE2

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA	To permit a lot area of 0.4281 hectares,	whereas the by-law requires a minimum lot area of 0.8 hectares.	11.2.2(a)
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/07/19

Date