

FILE NUMBER:

A-2024-0272

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) RAHUL ARORA

Address 7 Courtleigh SquareBrampton, ON L6Z 1J2

Phone # 2042900577

Email Arorarahul5300@gmail.com

Fax #

2. Name of Agent MANPREET KOHLI

Address 66 ENMOUNT DR, BRAMPTON, ON, ~~L6T 0G9~~ L6T 4C9

Phone # 437-984-5005

Email PANJABDESIGN@GMAIL.COM

Fax #

3. Nature and extent of relief applied for (variances requested):

Variance requested relates to permission to open Barber's Shop as Home Occupation in Semi Detached house whereas zoning bylaw does not allow home occupation in semi detached dwelling.

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

Property under consideration is semi detached dwelling in which Barber's Shop is being proposed.

5. Legal Description of the subject land:

Lot Number Lot 108

Plan Number/Concession Number PLAN M110

Municipal Address 7 Courtleigh SquareBrampton, ON L6Z 1J2

6. Dimension of subject land (in metric units)

Frontage 9.44 m

Depth 31.7 m

Area 299 . 25 sq m

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

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.)

Single Family Dwelling:
Ground Floor Area: 118 sq m
Gross Floor Area: 200 sq m
Number of Storeys: 2
Width: 8 m
Length: 18 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single Family Dwelling:
Ground Floor Area: 118 sq m
Gross Floor Area: 200 sq m
Number of Storeys: 2
Width: 8 m

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 7.9 m
Rear yard setback 5.7 m
Side yard setback 1.21 m
Side yard setback 0

PROPOSED

Front yard setback 7.9 m
Rear yard setback 5.7m
Side yard setback 1.21 m
Side yard setback 0

10. Date of Acquisition of subject land: 01 Aug 2005
11. Existing uses of subject property: Single Family Dwelling
12. Proposed uses of subject property: Single Family Dwelling with Home Occupation (Barber Shop)
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: Aug 2005
15. Length of time the existing uses of the subject property have been continued: 19 yrs

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 of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton,
THIS 12th 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, RAHUL ARORA, OF THE City OF Brampton,
MAHDEET KOTAK
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 12 DAY OF
JULY, 2024

A Commissioner etc.

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

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2A(2)

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

2024/05/29

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

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: 7 COURTLEIGH SQ, BRAMPTON, ON

I/We, RAHUL ARORA
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 16 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

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: 7 COURTLEIGH SQ, BRAMPTON, ON


I/We, RAHUL ARORA
please print/type the full name of the owner(s)

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

MANPREET KOHLI
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 16 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.

PLAN OF SURVEY OF
LOTS 107 AND 108, PLAN M-110
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1" = 20'
ANTON KIKAS O.L.S. 1978

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

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

DATE June 9, 1978

A. Kikas
ANTON KIKAS, ONTARIO LAND SURVEYOR

PLAN 43R-

RECEIVED AND DEPOSITED

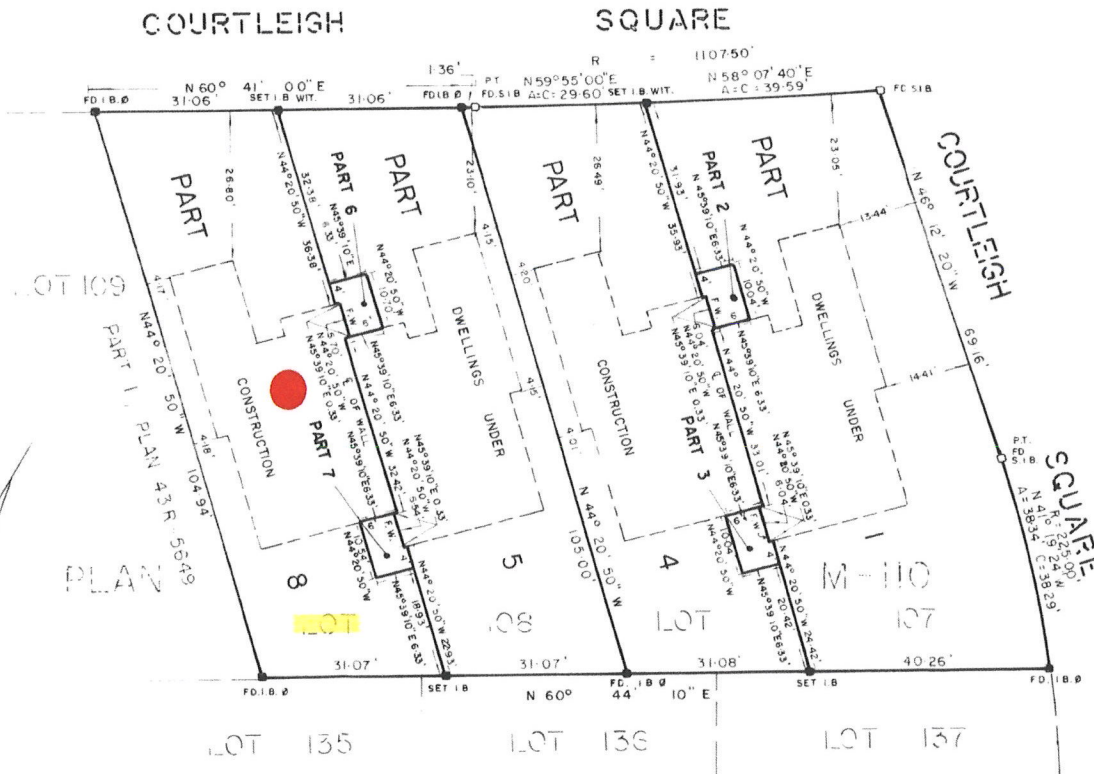
DATE: _____, 1978

LAND REGISTRAR FOR THE LAND
TITLES DIVISION OF PEEL
(N° 43)

APPROVED _____, 1978

ASST. EXAMINER OF SURVEYS

PARTS 1 TO 8, INCLUSIVE -
PART OF PARCEL PLAN -1, SECTION
M-110



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY
THAT THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE THEREUNDER,
2 THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE
THE SURVEY REPRESENTED BY THIS PLAN,
3 THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD
NOTES OF SURVEY,
4 THAT THE SURVEY WAS COMPLETED ON THE 6th DAY
OF June, 1978

DATE: June 9, 1978

A. Kikas
ANTON KIKAS
ONTARIO LAND SURVEYOR

NOTES

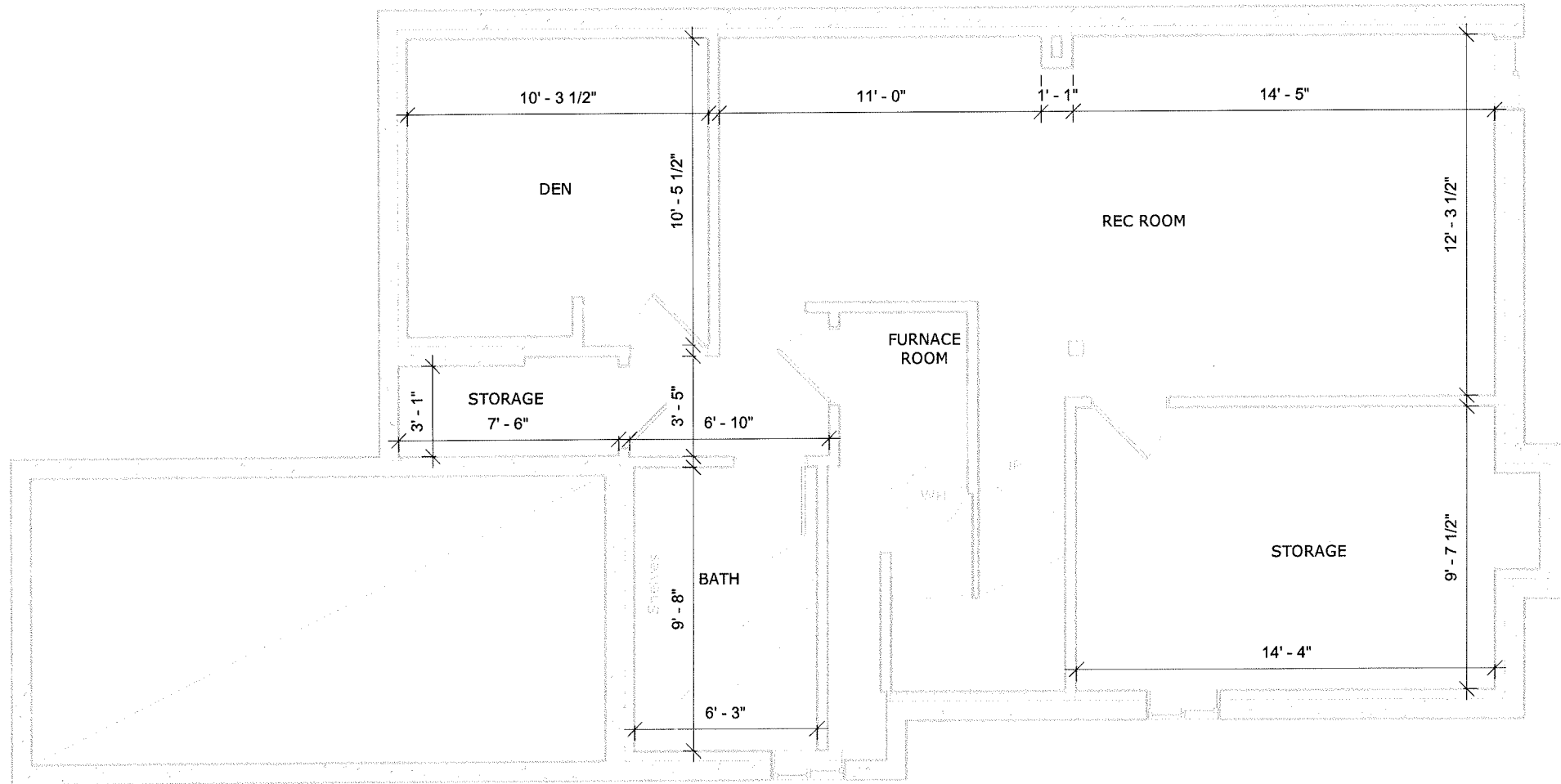
THE N60°41'00"E OF THE SOUTHEASTERLY LIMIT OF
COURTLEIGH SQUARE ASSUMED TO BE ASTRONOMIC
ACCORDING TO PLAN M-110, GOVERNS ALL BEARINGS SHOWN
HEREON.

- S.I.B. DENOTES STANDARD IRON BAR 1" SQ. X 48" LONG.
- I.B. DENOTES IRON BAR 5/8" SQ. X 24" LONG.
- I.B. Ø DENOTES IRON BAR 5/8" DIA. X 24" LONG.
- FD. DENOTES FOUND.
- F.W. DENOTES FACE OF WALL.
- TIES ARE TAKEN TO CONCRETE FOUNDATION.
- WIT DENOTES WITNESS.

AK Anton Kikas Limited
CONSULTING ENGINEERS
ONTARIO LAND SURVEYORS - PLANNERS
2028 AVENUE ROAD TORONTO M5M 4A4 489-1991

JOB NO. 77-111-10

A1
DRAWING NO



① Basement
1/4" = 1'-0"

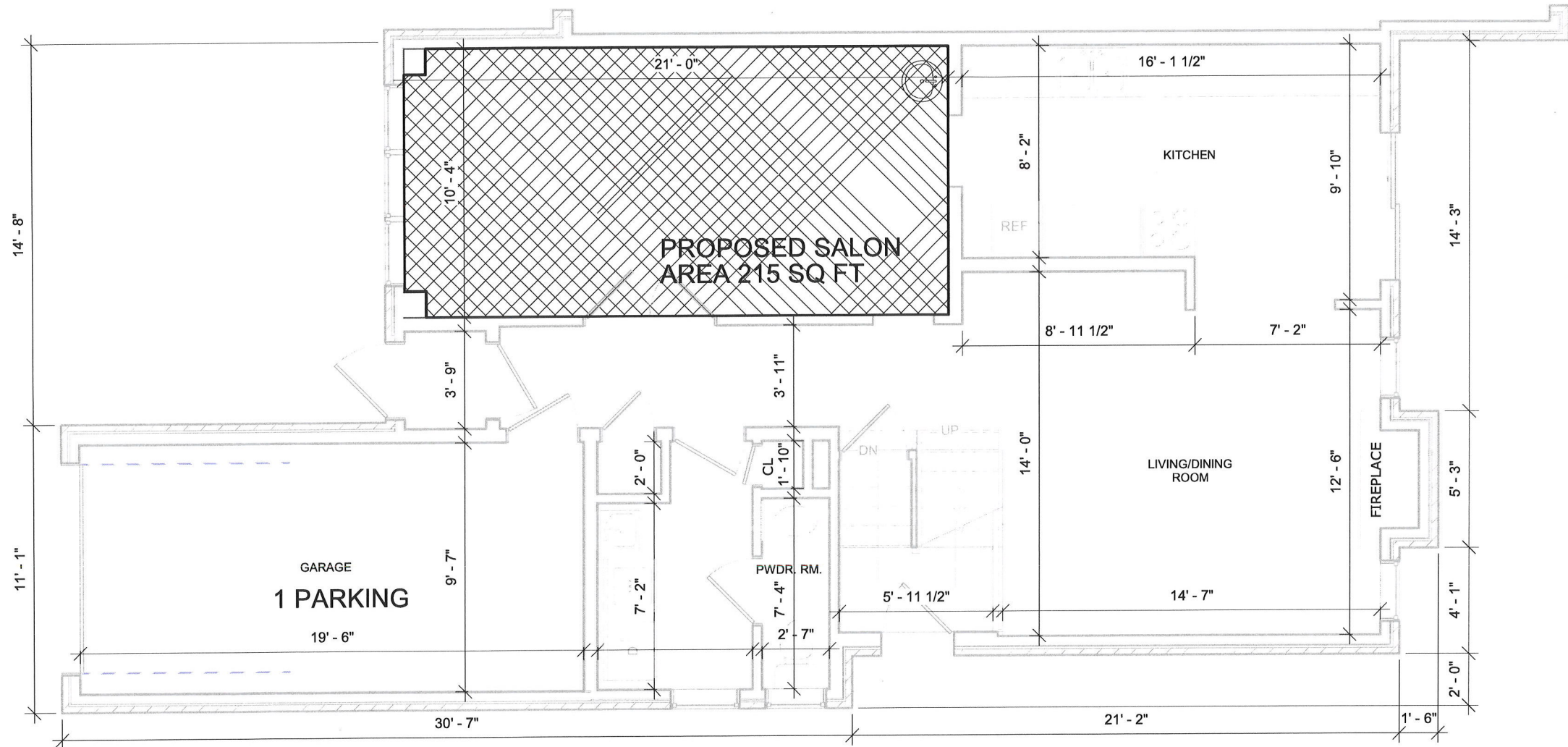
NOT PART OF THIS PERMIT

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 20565
Firm BCIN: 110812

MANPREET KOHLI



Manpreet Kohli



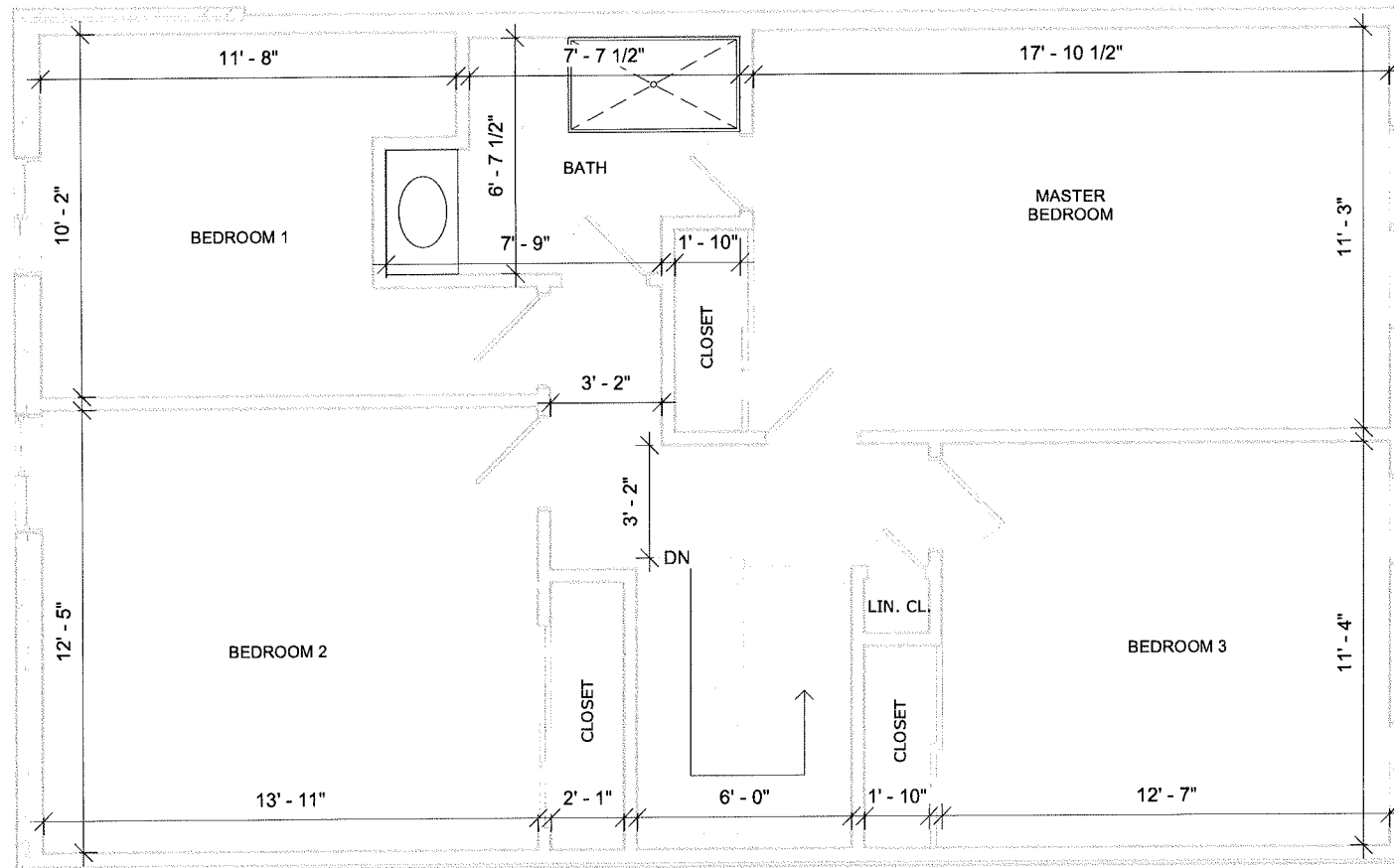
① Ground Floor
1/4" = 1'-0"

I view and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 20565
Firm BCIN: 110812

MANPREET KOHLI

Manpreet Kohli





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MANPREET KOHLI

Manpreet Kohli



Zoning Non-compliance Checklist

A-2024-0272

File No.
~~A-2024-0270~~

Applicant: Manpreet Kohli
Address: 7 Courtleigh Sq
Zoning: R2A(2)
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			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
HOME OCCUPATION	To permit a home occupation within a semi-detached dwelling,	whereas the by-law permits a home occupation only within a single detached dwelling.	6.12.1

Shiza Athar

Reviewed by Zoning

2024/05/29

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, RAHUL ARORA 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: 7 COURTLIGH SQ. BRAMPTON L6Z1J2

Make oath and say as follows: FILE # A-2024-0272

- 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:
 - Application number(s);
 - Date, time and location of the hearing;
 - The purpose and effect of the consent application and/or the minor variance(s).
- 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 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

12 day of JULY 2024

[Signature]
A Commissioner, etc.

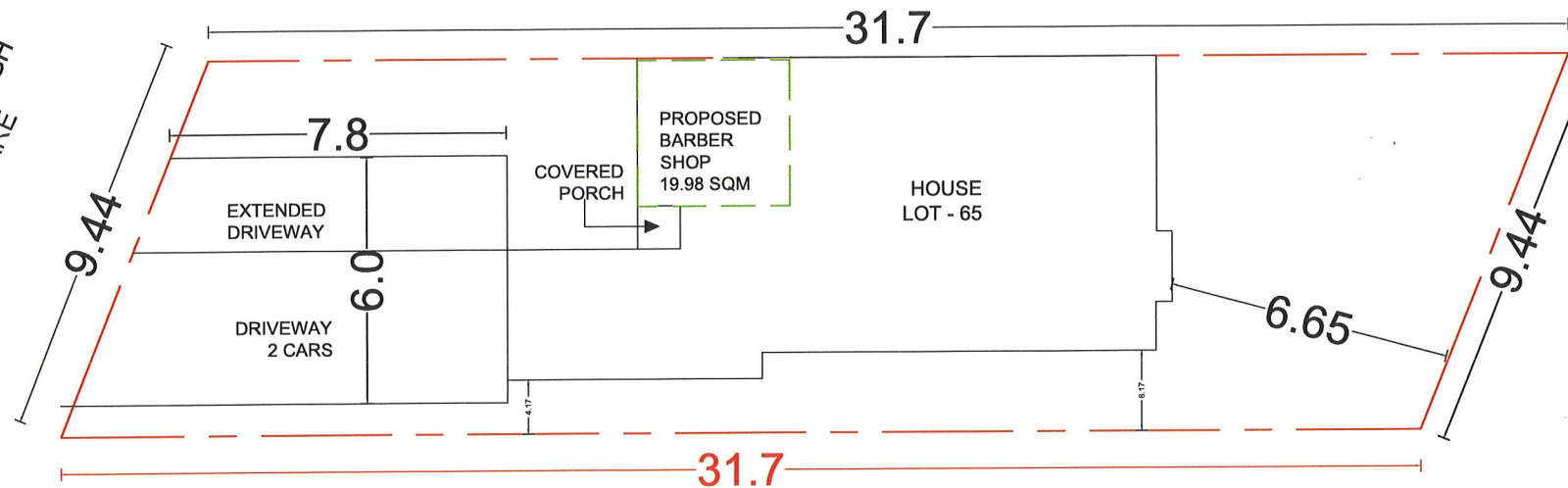
Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027.

[Signature]
Signature of Applicant/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.

COURTLEIGH
SQUARE



PLAN M110 PT LOT 108
GROSS FLOOR AREA - 164 sq.m
PROPOSED SALON AREA - 19.98 sq.m
Percentage of Salon Area to Gross Floor Area: 12.18 %

Total Parking: 3
Garage Parking: 1
Driveway Parking: 2

ALL DIMENTIONS IN METERS

GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI



NO.	REVISION/ ISSUE	DATE
1.	INITIAL ISSUE	

FIRM NAME & ADDRESS:

PUNJAB DESIGN &
CONSTRUCTIONS INC.
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

7 COURTLEIGH SQ

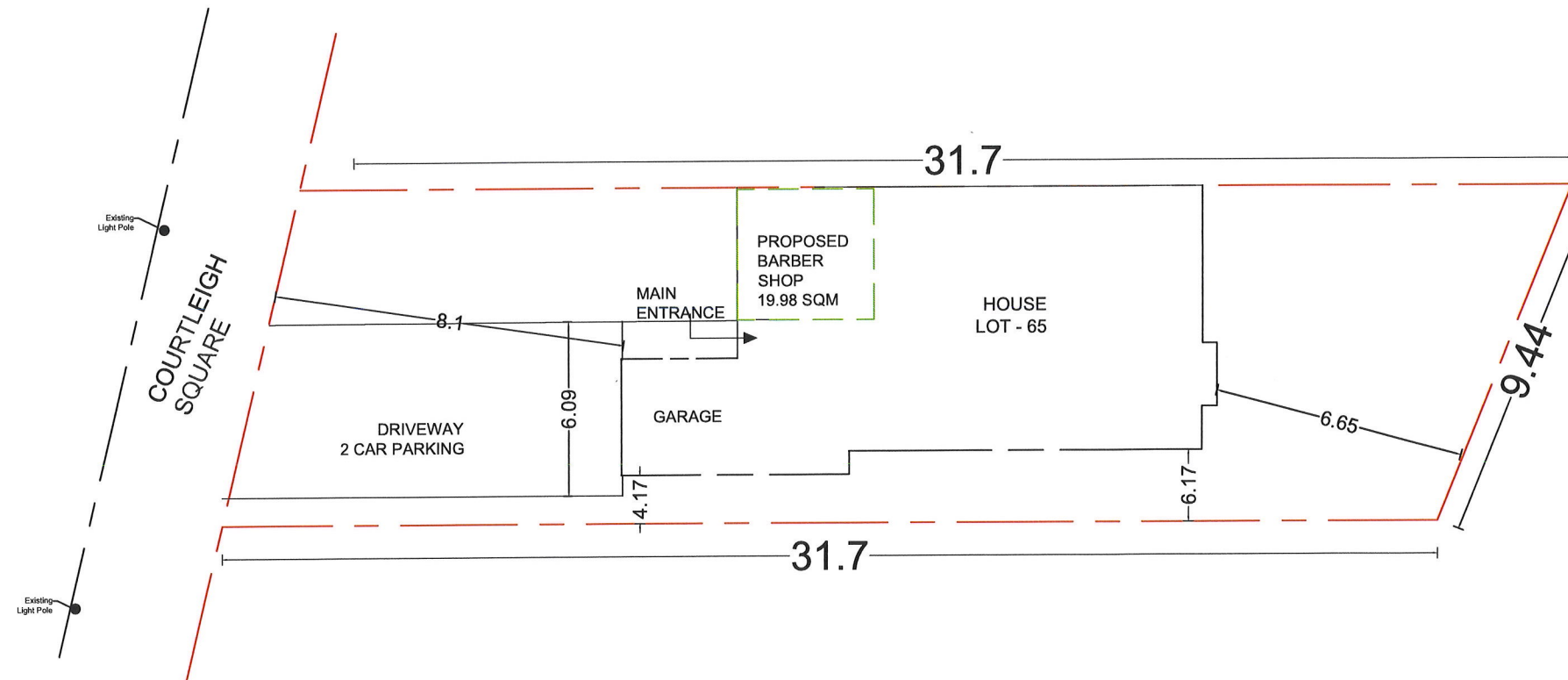
SHEET NAME:

SITE PLAN
DRAWING

DATE:

SCALE: 8 MM= 1 M

SHEET NO.: SP1



ALL DIMENTIONS IN METERS

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Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI



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**PUNJAB DESIGN &
CONSTRUCTIONS INC.**
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

7 COURTLEIGH SQ

SHEET NAME:

**SITE PLAN
DRAWING**

DATE:

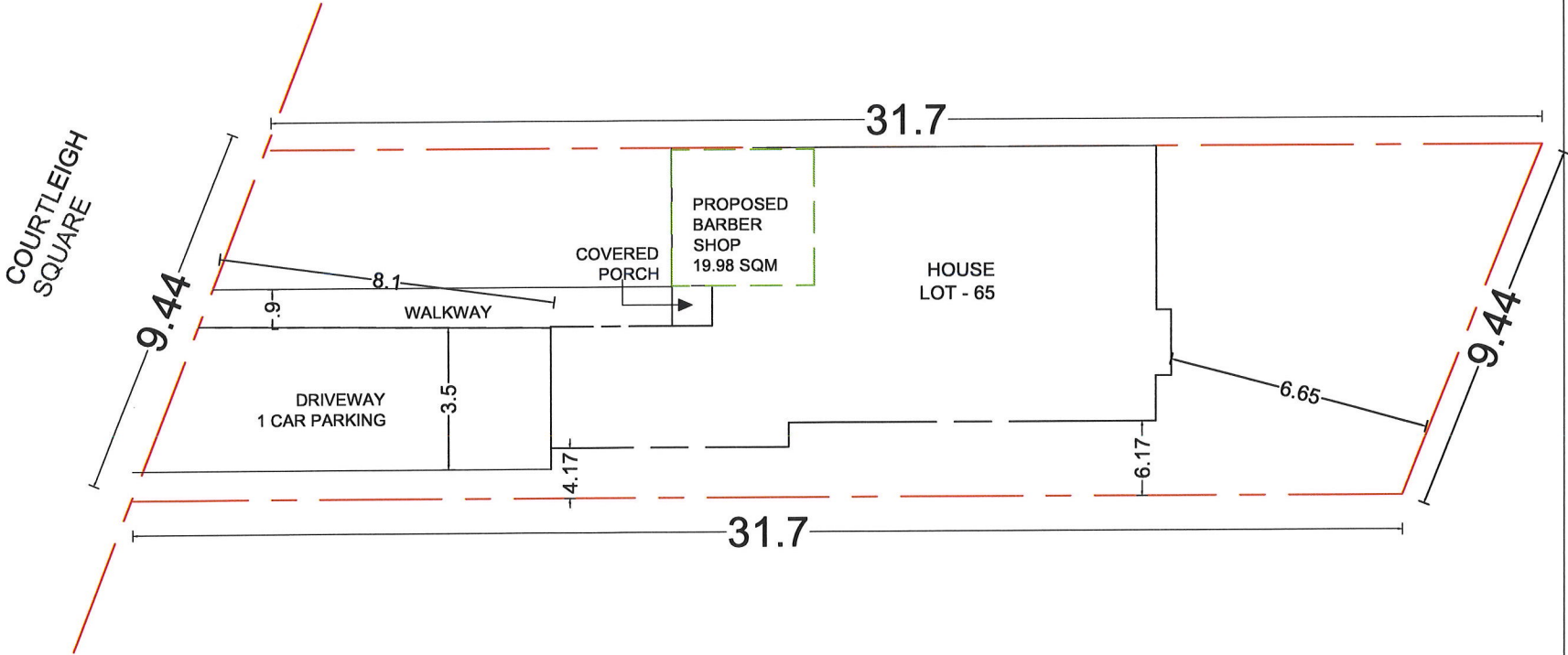
SCALE: **8 MM= 1 M**

SHEET NO.: **SP1**

Received / Revised

AUG 12 2024

Committee of Adjustment



ALL DIMENTIONS IN METERS

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SIGNATURE:

MANPREET KOHLI



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PUNJAB DESIGN & CONSTRUCTIONS INC.
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

7 COURTLEIGH SQ

SHEET NAME:

SITE PLAN
DRAWING

DATE:

SCALE: 8 MM= 1 M

SHEET NO.: SP1