

Flower City



brampton.ca

FILE NUMBER: A-2024-0292

The Personal Information collected on this form is collected pursuant to section 46 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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) SURJIT SINGH / AMARJIT KAUR / AVTAR SINGH KSS
Address 38 BURLWOOD RD
BRAMPTON, ON
Phone # _____ Fax # _____
Email _____

2. Name of Agent AMRITPAL BANSAL / KHALSA DESIGN INC.
Address 3 FOREST HILL LANE, EAST GARAFRAXA ON L9W 7S4
Phone # 647-468-2940 Fax # _____
Email abansal@tkgeast.ca

3. Nature and extent of relief applied for (variances requested):
rear yard setback at certain points of the rear of the building of 4.29m whereas 7.5m is required.
Building height of 12.1m whereas 10.6m is required.

4. Why is it not possible to comply with the provisions of the by-law?
irregular shaped lots at the end of a dead-end circle. In order to maintain the streetscape of similar
size/style and scale of the existing homes the setback reliefs are requested. Due to the change in grade
from front to rear of the property, average grade is lowered naturally which results in a request of a
building height relief.

5. Legal Description of the subject land: ARB
Lot Number LOT 3 NEW FOREST TERRACE
Plan Number/Concession Number PLAN M-312
Municipal Address 29 NEW TERRACE, BRAMPTON ON ↓

6. Dimension of subject land (in metric units)
Frontage 25.85
Depth 49.51
Area 995.53

7. Access to the subject land is by:
Provincial Highway _____ Seasonal Road _____
Municipal Road Maintained All Year YES Other Public Road _____
Private Right-of-Way _____ Water _____

0. 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:

VACANT LANDS

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NEW PROPOSED 2 STOREY SINGLE FAMILY DWELLING

1. 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
Rear yard setback
Side yard setback
Side yard setback

PROPOSED

Front yard setback 4.06
Rear yard setback 4.29
Side yard setback 1.2
Side yard setback 1.2

0. Date of Acquisition of subject land: OCT 2023
1. Existing uses of subject property: VACANT LANDS
2. Proposed uses of subject property: RESIDENTIAL
3. Existing uses of abutting properties: RESIDENTIAL
4. Date of construction of all buildings & structures on subject land: N/A
5. Length of time the existing uses of the subject property have been continued: N/A

16. (a) What water supply is existing/proposed?

Municipal Well ☒ Other (specify)

(b) What sewage disposal is/will be provided?

Municipal Septic ☒ Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers Ditches Swales ☒ Other (specify)

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 _____

* Surjit Singh Amerjit Kaur
Signature of Applicant(s) or Authorized Agent

DATED AT THE city OF Mississauga
THIS 12 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, Surjit Singh, Amerjit Kaur, Abeer Singh OF THE city OF Brampton
IN THE Province OF Ontario, 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 Mississauga

IN THE Province OF

Ontario THIS 12 DAY OF

June, 2024

[Signature]

A Commissioner etc.
DALBIR SINGH KELLEY
Barrister, Solicitor & Notary Public

1200 Derry Road East, Unit #13
Mississauga, Ontario, Canada, L5T 0B3
Tel: 905-362-0755 Fax: 905-362-0754

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1E-20-2909

Present Zoning By-law Classification:

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

2024/07/17

Date

DATE RECEIVED

July 24, 2024

VL

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: 29 NEW TERRACE BRAMPTON ON (LOT 3 PLAN M-312) AB

I/We, SURJIT SINGH / AMARJIT KAUR / AVTAR SINGH
SINGH SURJIT, KAUR AMARJIT, AVTAR SINGH
please print/type the full name of the owner(s)

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

AMRITPAL BANSAL / KHALSA DESIGN 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 12 day of June, 2024

* Surjit Singh Amarjit Kaur
(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.

LAP

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: 29 NEW TERRACE BRAMPTON ON (LOT 3 PLAN M-312)

I/We, SINGH SURJIT, KAUR AMARJIT, AVTAR SINGH
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 12 day of June, 2024.

Singh Surjit Amarjit Kaur
(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



KHALSA DESIGN INC.
www.kgeast.ca
abansal@kgeast.ca 647.468.2940
www.kgeast.com

LOT 3 - NEW FOREST TERRACE, BRAMPTON, ON
SRAI RESIDENCE
6257 SF EXCLUDING OPEN SPACE & GARAGE
23044

BUILDER

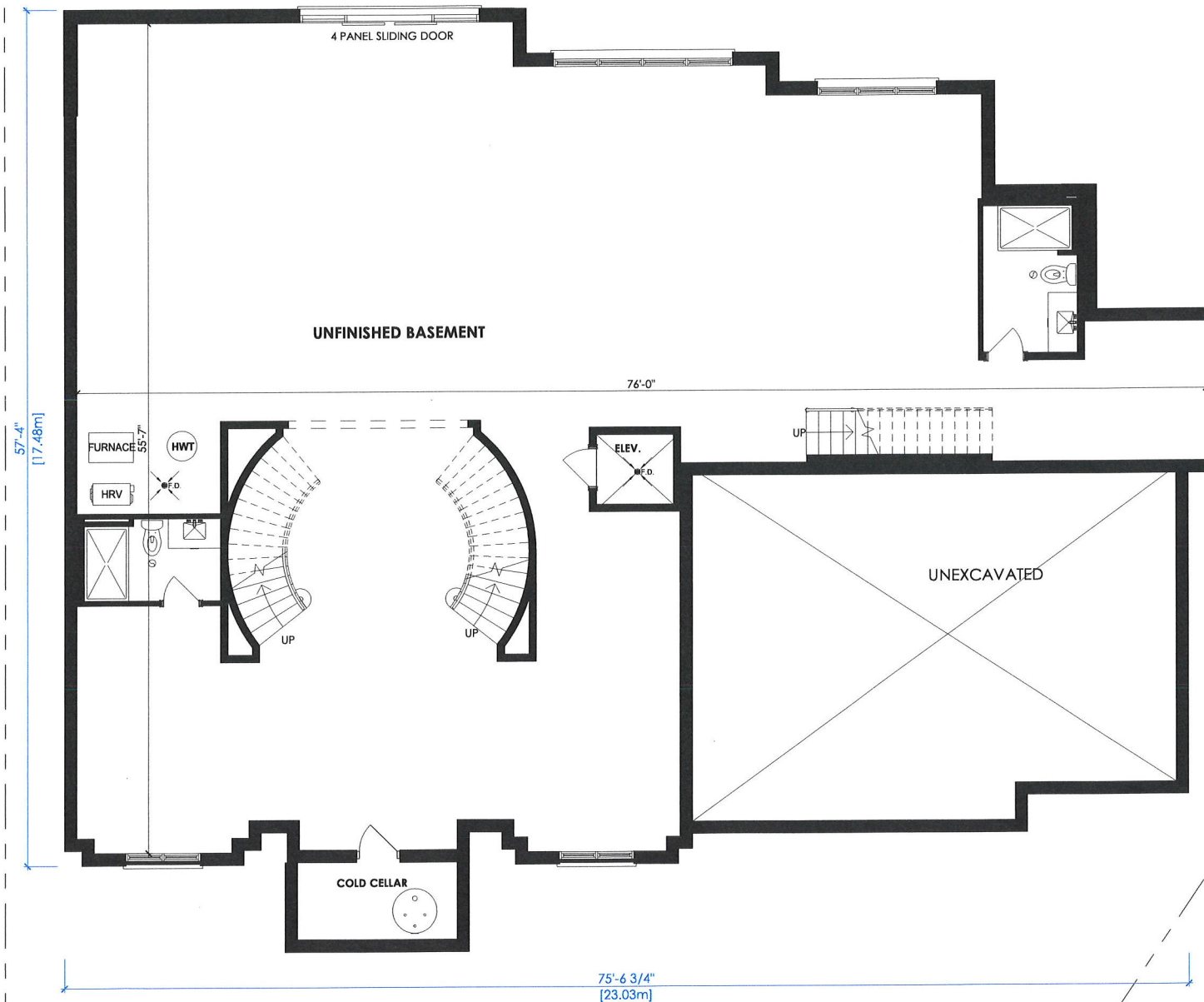
SCALE
1/8" = 1'-0"
DATE
03/20/2024
DRAWN BY
ASB

DRAWING TITLE

BASEMENT FLOOR

SHEET NO.

A0





KHALSA DESIGN INC.
www.lkgeast.ca
abansal@lkgeast.ca 647.468.2940

LOT 3 - NEW FOREST TERRACE, BRAMPTON, ON
SRAI RESIDENCE

23044
6257 SF EXCLUDING OPEN SPACE & GARAGE

BUILDER

SCALE
1/8" = 1'-0"
DATE
03/20/2024
DRAWN BY
ASB

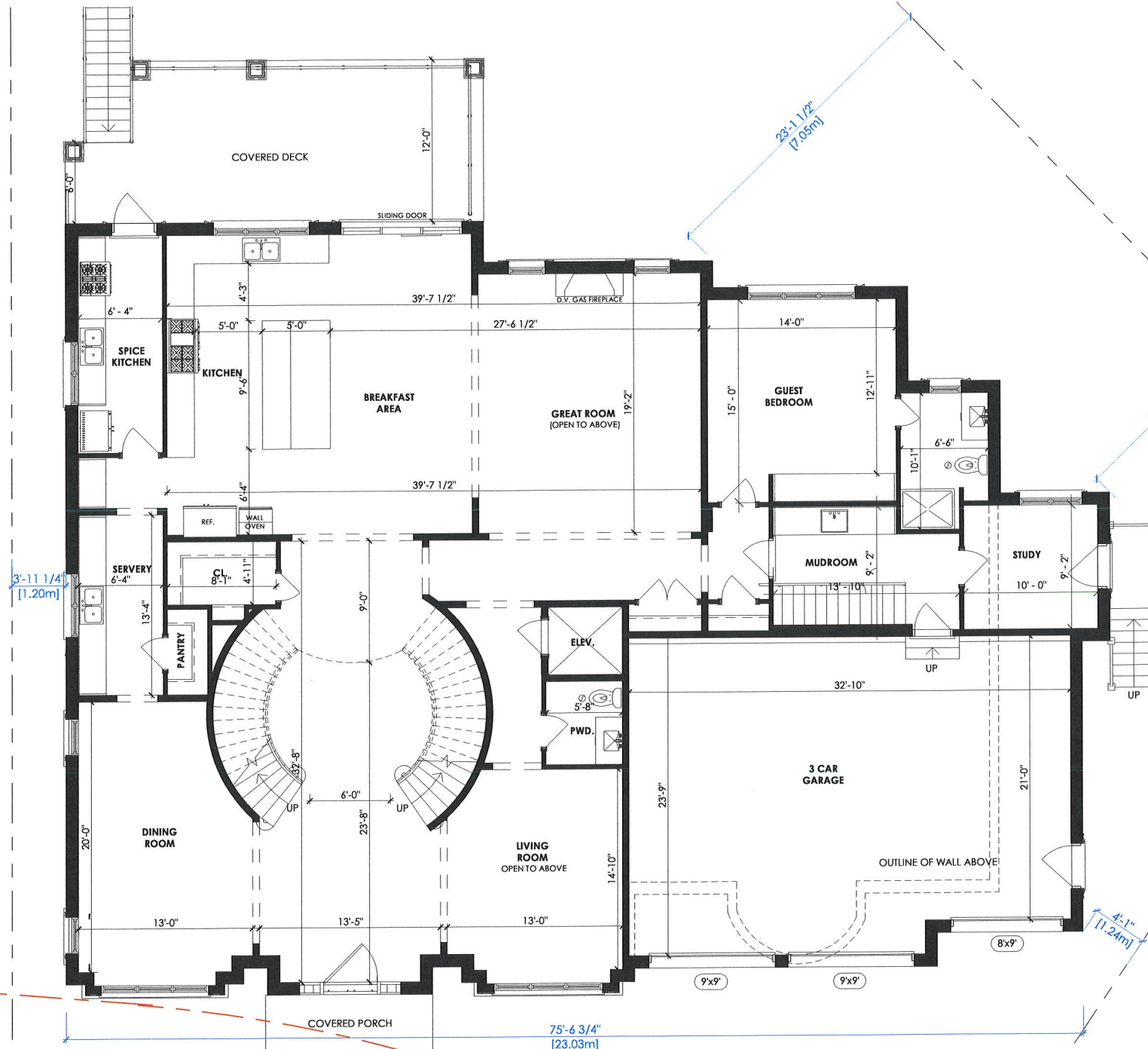
GROUND FLOOR

3213 sq ft
GROSS FLOOR AREA 3227 sq ft
DEDUCT OPEN AREAS 14 sq ft
COVERAGE W/O PORCH 4023 sq ft
COVERAGE W/ PORCH 4401 sq ft

GROUND FLOOR

SHEET NO

A1





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www.tkgeast.ca
www.tkgeast.com

abansal@tkgeast.ca

647.468.2940

LOT 3 - NEW FOREST TERRACE, BRAMPTON, ON

SRAI RESIDENCE

6257 SF EXCLUDING OPEN SPACE & GARAGE

23044

All drawings, specifications, related documents and design are the copyright property of Khalsa Design Inc. (KDI). Reproduction of this property in whole or in part is strictly prohibited without KDI's written permission.

BUILDING

SCALE
1/8" = 1'-0"
DATE
03/20/2024
DRAWN BY
ASB

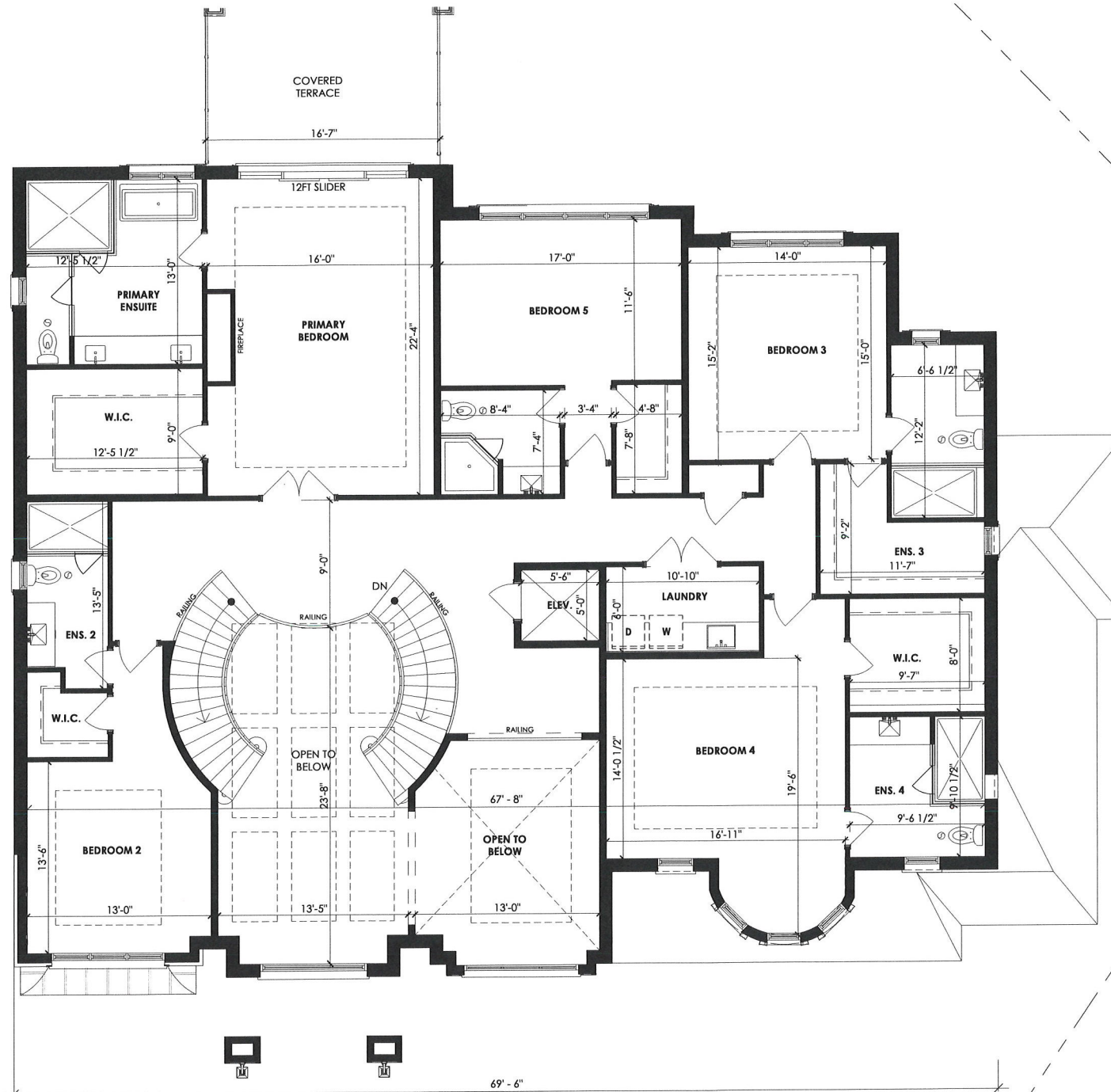
DRAWING TITLE

SECOND FLOOR

SHEET NO.

A2

57'-2"
[17.42m]



SECOND FLOOR

3044 sq ft
GROSS FLOOR AREA 3636 sq ft
DEDUCT OPEN AREAS 592 sq ft
NET AREA 3044 sq ft



KHALSA DESIGN INC.
www.lkgeast.ca abansal@lkgeast.ca 647.468.2940
www.lkgeast.com

LOT 3 - NEW FOREST TERRACE, BRAMPTON, ON
SRAI RESIDENCE

23044
6257 SF EXCLUDING OPEN SPACE & GARAGE

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BUILDER

SCALE
1/8" = 1'-0"
DATE
09/20/2024
DRAWN BY
ASB

DRAWING TITLE

FRONT ELEVATION

SHEET NO

A3.0





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www.lkgeast.ca abansal@lkgeast.ca 647.468.2940
www.lkgeast.com

LOT 3 - NEW FOREST TERRACE, BRAMPTON, ON **23044**
SRAI RESIDENCE **6257 SF EXCLUDING OPEN SPACE & GARAGE**

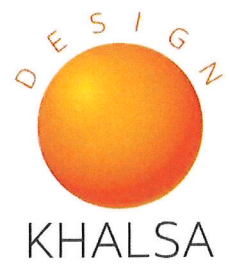
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BUILDER

SCALE:
1/8" = 1'-0"
DATE:
03/20/2024
DRAWN BY:
ASB

DRAWING TITLE
REAR ELEVATION

SHEET NO.
A3.1



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www.kgeast.ca abansal@kgeast.ca 647.468.2940
www.kgeast.com

LOT 3 - NEW FOREST TERRACE, BRAMPTON, ON **23044**
SRAI RESIDENCE **6257 SF EXCLUDING OPEN SPACE & GARAGE**

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BUILDER

SCALE: 1/8" = 1'-0"
DATE: 03/20/2024
DRAWN BY: ASB

DRAWING TITLE
RIGHT SIDE ELEVATION

SHEET NO.
A3.2



- TOP PLATE 434.46 m
- 2nd Floor 431.38 m
- 1st Floor 427.7 m
- MUDROOM 427.32 m
- Basement 424.63 m



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abansal@kgeast.ca 647.468.2940

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BUILDER

SCALE
1/8" = 1'-0"
DATE
03/20/2024
DRAWN BY
ASB

DRAWING TITLE
**LEFT SIDE
ELEVATION**

SHEET NO.

A3.3

Zoning Non-compliance Checklist

File No.
A-2024-0292

Applicant: Amritpal Bansal
Address: 29 New Forest Terr
Zoning: R1E-20-2909
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - REAR	To permit a rear yard setback of 4.29m to a proposed two-storey single detached dwelling,	whereas the by-law requires a minimum rear yard setback of 7.5m.	13.4.2(g)
BUILDING SIZE			
BUILDING HEIGHT	To permit a proposed two-storey single detached dwelling having a building height of 12.1m,	whereas the by-law permits a maximum building height of 10.6m.	13.4.2(h)
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

2024/07/17

Date