



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

FILE NUMBER: A-2024-0313

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) Pardeep Singh, Pawanjot Dhanoa
Address 40 Bellini Avenue, Brampton, Ontario L6P 0E2

Phone # 416-554-5343 Fax# _____
Email psingh@gappexpress.com

2. Name of Agent Justin Sherry Design Studio
Address 17 poyntz Street, Barrie, Ontario L4M3N6

Phone # 705-300-2341 Fax# _____
Email info@justinsherry.ca

3. Nature and extent of relief applied for (variances requested):
- To permit a side yard setback for a single family dwelling unit and attached garage of 7.20m, where 7.50m is required.

4. Why is it not possible to comply with the provisions of the by-law?
A previous variance and building permit were issued for a detached garage, which complied with the required setbacks for detached structures. After the foundation was poured, the owners saw the possibility of connecting it to the house, changing it into an attached garage. Therefore, the proposal would now fall under the 7.50m setback requirement for dwellings and attached structures. This removes the need for the other variances granted for the detached structure previously applied for.

5. Legal Description of the subject land:
Lot Number Lot 40
Plan Number/Concession Number 43M-538
Municipal Address 40 Bellini Avenue, Brampton, Ontario

6. Dimension of subject land (in metric units)
Frontage 63.2m
Depth 157.29m
Area 8159.63

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

B 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.)

2 Storey Stone Dwelling and Garage (refer to site plan)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2 Storey rear addition and attached garage/sport court (refer to site plan)

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	31.22m
Rear yard setback	82.00m
Side yard setback	12.13m
Side yard setback	12.94m

PROPOSED

Front yard setback	31.22m
Rear yard setback	72.81
Side yard setback	10.91
Side yard setback	7.20

10. Date of Acquisition of subject land: June 10th 2022

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

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

15. Length of time the existing uses of the subject property have been continued: 19 years

16. (a) What water supply is existing/proposed?
Municipal NI Other (specify) _____
Well D

(b) What sewage disposal is/will be provided?
Municipal NI Other (specify) _____
Septic D

(c) What storm drainage system is existing/proposed?
Sewers O Other (specify) _____
Ditches D
Swales D

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 # A-2022-0383 Decision Approved
File # A-2024-0094 Decision Approved
File # _____ Decision _____

Relief
Relief
Relief
1. To permit a detached garage where there is an existing attached garage on the lot;
2. To permit a detached garage with an area of 216.02 sq. m (2325.22 sq. ft.);
3. To permit a detached garage having a height of 7.26m (23.82 ft.);
4. To permit a maximum height of 11.12m (36.48 ft.) for the main dwelling.

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Barrie
THIS 9th DAY OF February, 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, Katrina McKnight, OF THE Company OF Justin Sherry Design Studio
IN THE City OF Barrie 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 Barrie
IN THE County OF _____ OF
Barrie THIS 9 DAY OF
February, 2024
A Commissioner etc.

Signature of Applicant or Authorized Agent

Submit by Email



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

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.

Zoning Officer

Date

DATE RECEIVED Ava 14, 2024

VL

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: 40 Bellini Ave Brampton ON L6P 0E2

I/We, Pardeep Singh and Pawanjot Phaula
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 14 day of August, 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: 40 Bellini Avenue, Brampton, Ontario

I/We, _____

Pooja Singh / Pooja Singh / Pooja Singh
please print/type the full name of the owner(s)

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

Justin Sherry Design Studio

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 23 day of August, 2022.

[Signature]

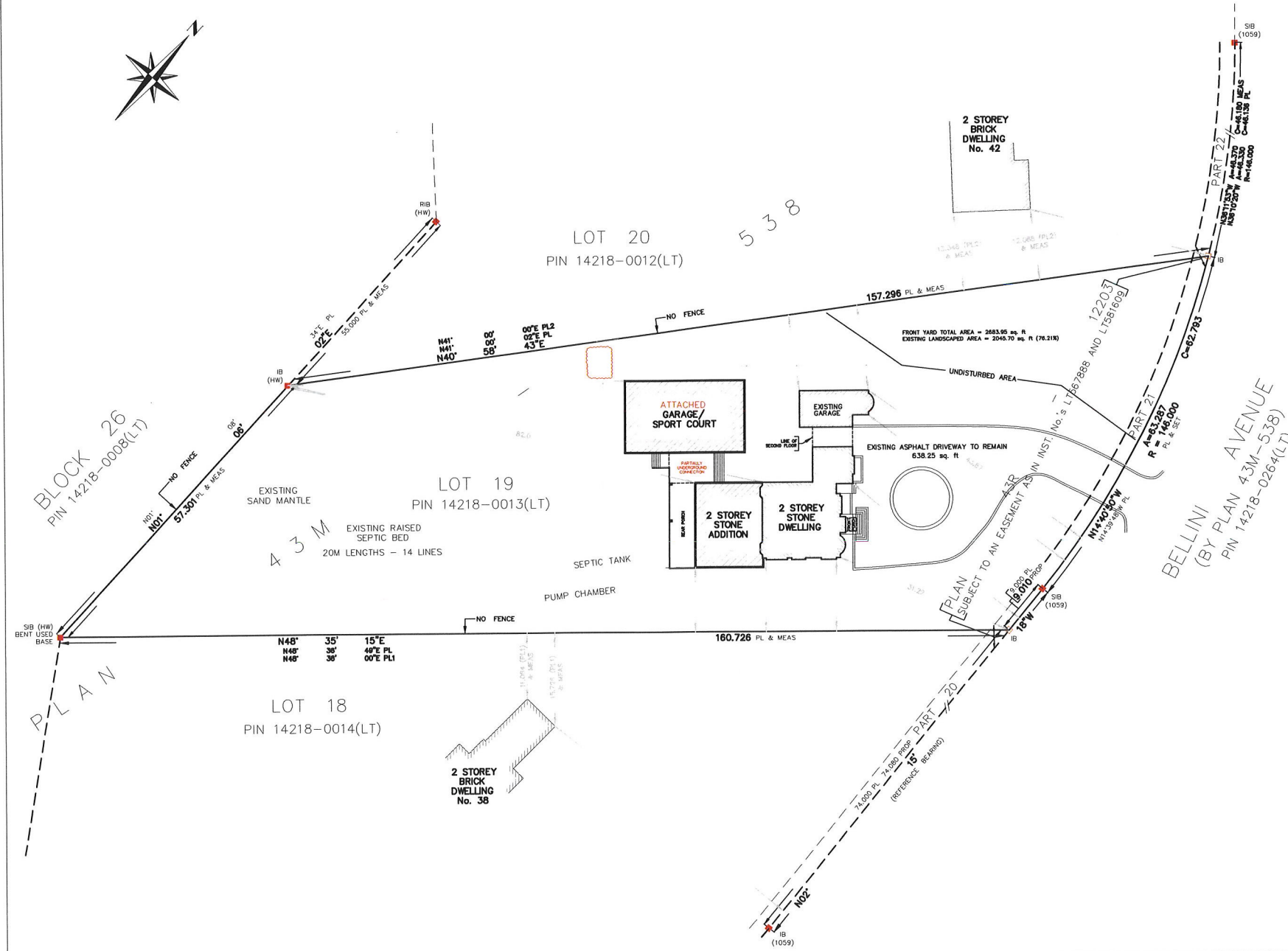
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Pooja Singh

(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.



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF
LOT 19
PLAN 43M-538
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

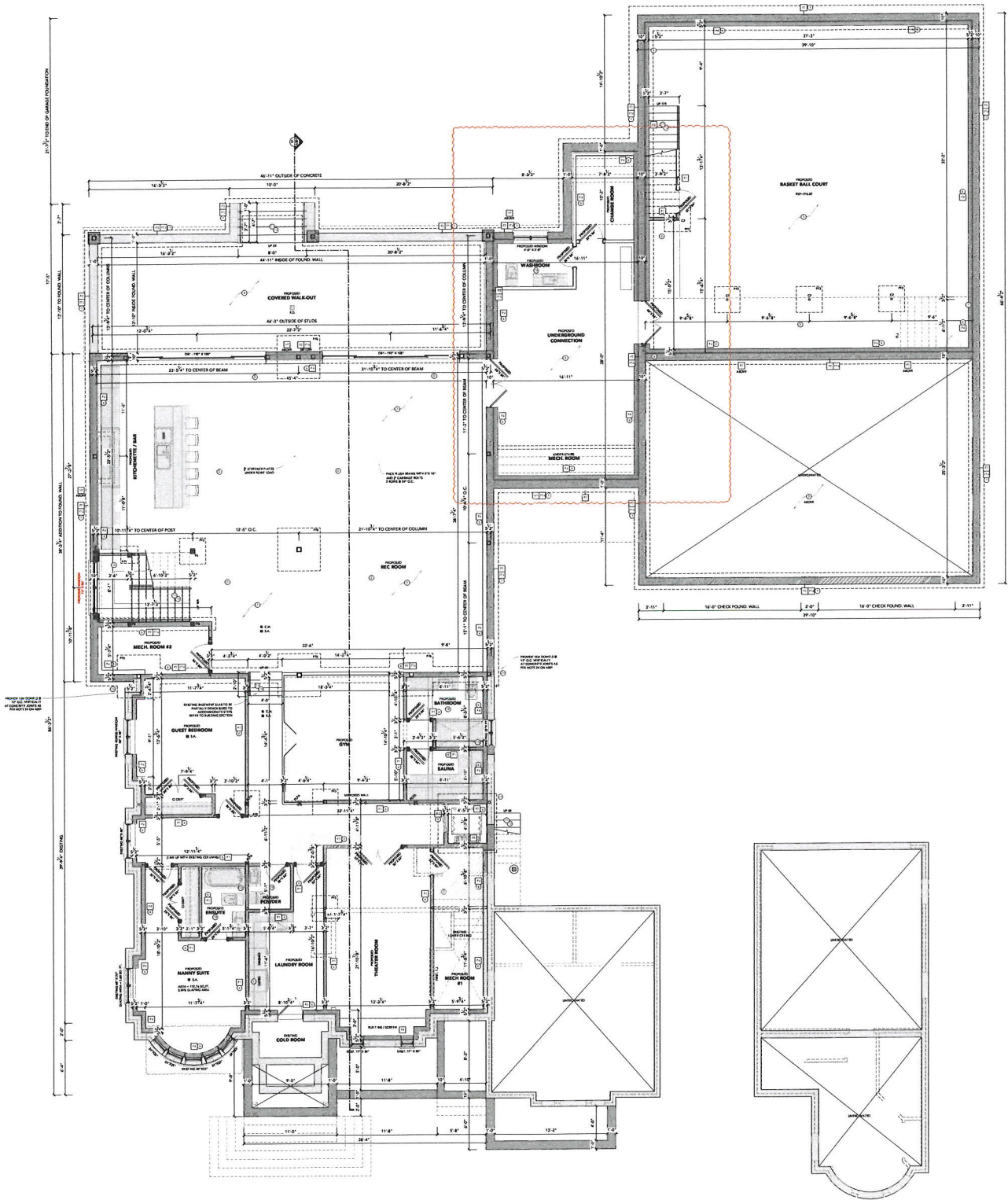
SCALE 1:500
0 10 20 30 40 50 METRES
THAM SHANMUGARAJAH SURVEYING LTD., O.L.S. ©
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2 (SURVEY REPORT)
1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: PART OF LOT 19,
PLAN 43M-538, DESIGNATED AS PART 21, PLAN 43R-12203, IS SUBJECT
TO AN EASEMENT AS IN INST. No.s LT567888 AND LT581609.
2. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR MARINO KULAS
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

- LEGEND
- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - RSIB DENOTES ROUND STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PL DENOTES PLAN 43M-538
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - (HW) DENOTES HAROLD WHEELER & ASSOCIATES, O.L.S.
 - (1059) DENOTES W. M. FENTON LIMITED, O.L.S.
 - PROP DENOTES PROPORTIONED
 - (PL1) DENOTES BUILDING LOCATION SURVEY BY W. M. FENTON LIMITED, O.L.S.
DATED MARCH 31, 1990
 - (PL2) DENOTES BUILDING LOCATION SURVEY BY W. M. FENTON LIMITED, O.L.S.
DATED DECEMBER 20, 1989
 - P DENOTES PORCH
- BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO
THE WESTERLY LIMIT OF BELLINI AVENUE, AS SHOWN ON PLAN 43M-538,
HAVING A BEARING OF N02° 15' 18"W.
- ALL TIES TO CONCRETE FOUNDATION

JUST[IN]
justin sherry design studio



SHOWN FOR BY APPLICATION: SEE PLAN
1. ALL MEASUREMENTS ARE TO FACE UNLESS NOTED OTHERWISE.

- REVISIONS:
1. REVISED FOR PERMITS
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ENGINEER'S SEAL

DATE: 01/15/2024

PROJECT: 40 BELLINI AVENUE

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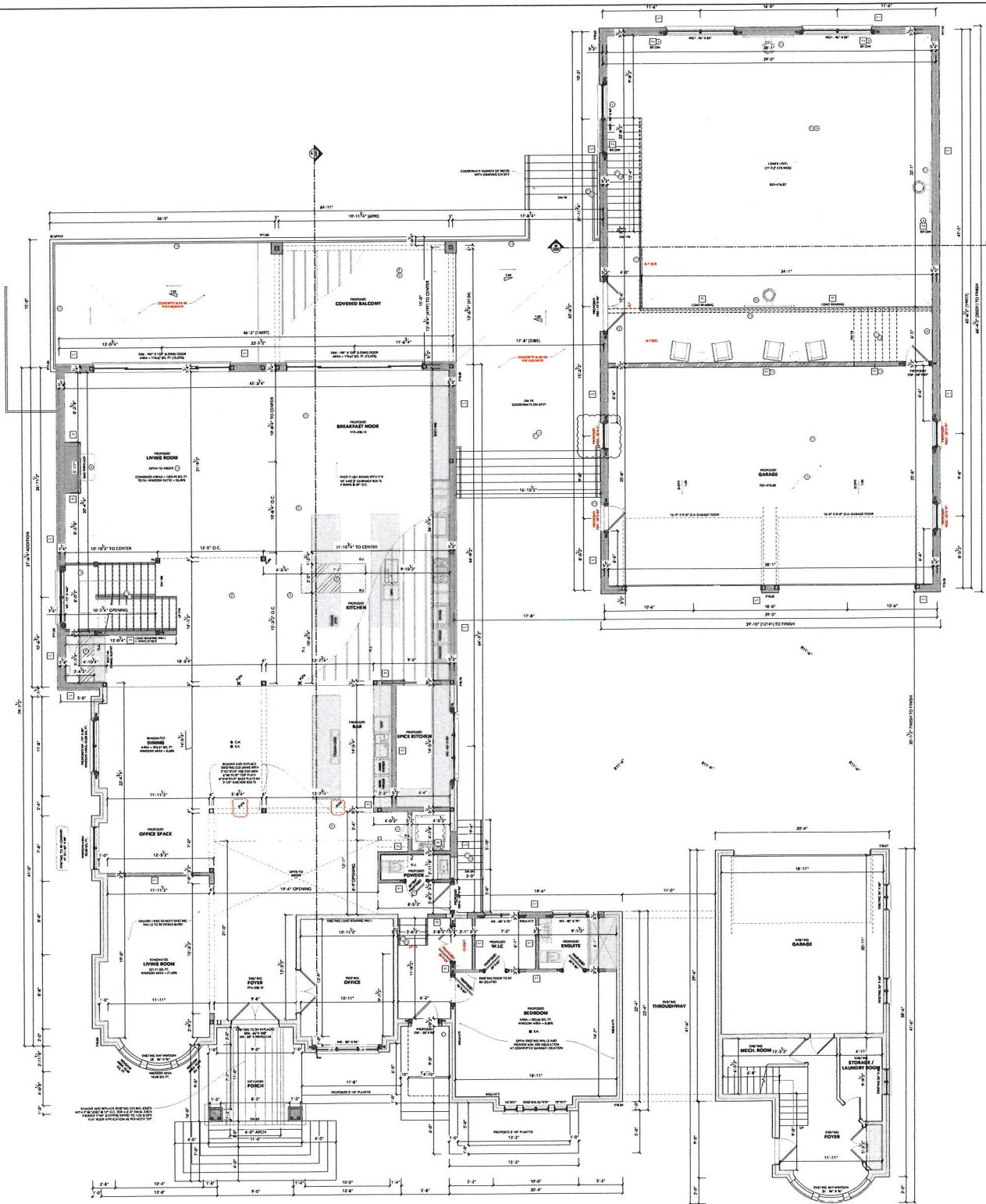
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PROJECT: 40 BELLINI AVENUE

PROJECT: 40 BELLINI AVENUE



UNLESS NOTED BY ARCHITECT, ALL DIMENSIONS ARE TO FACE

- REVISIONS:
- 1. 100% DEVELOPMENTAL DRAWING
 - 2. 100% DEVELOPMENTAL DRAWING
 - 3. 100% DEVELOPMENTAL DRAWING
 - 4. 100% DEVELOPMENTAL DRAWING
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 - 6. 100% DEVELOPMENTAL DRAWING
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 - 10. 100% DEVELOPMENTAL DRAWING

END OF SHEET

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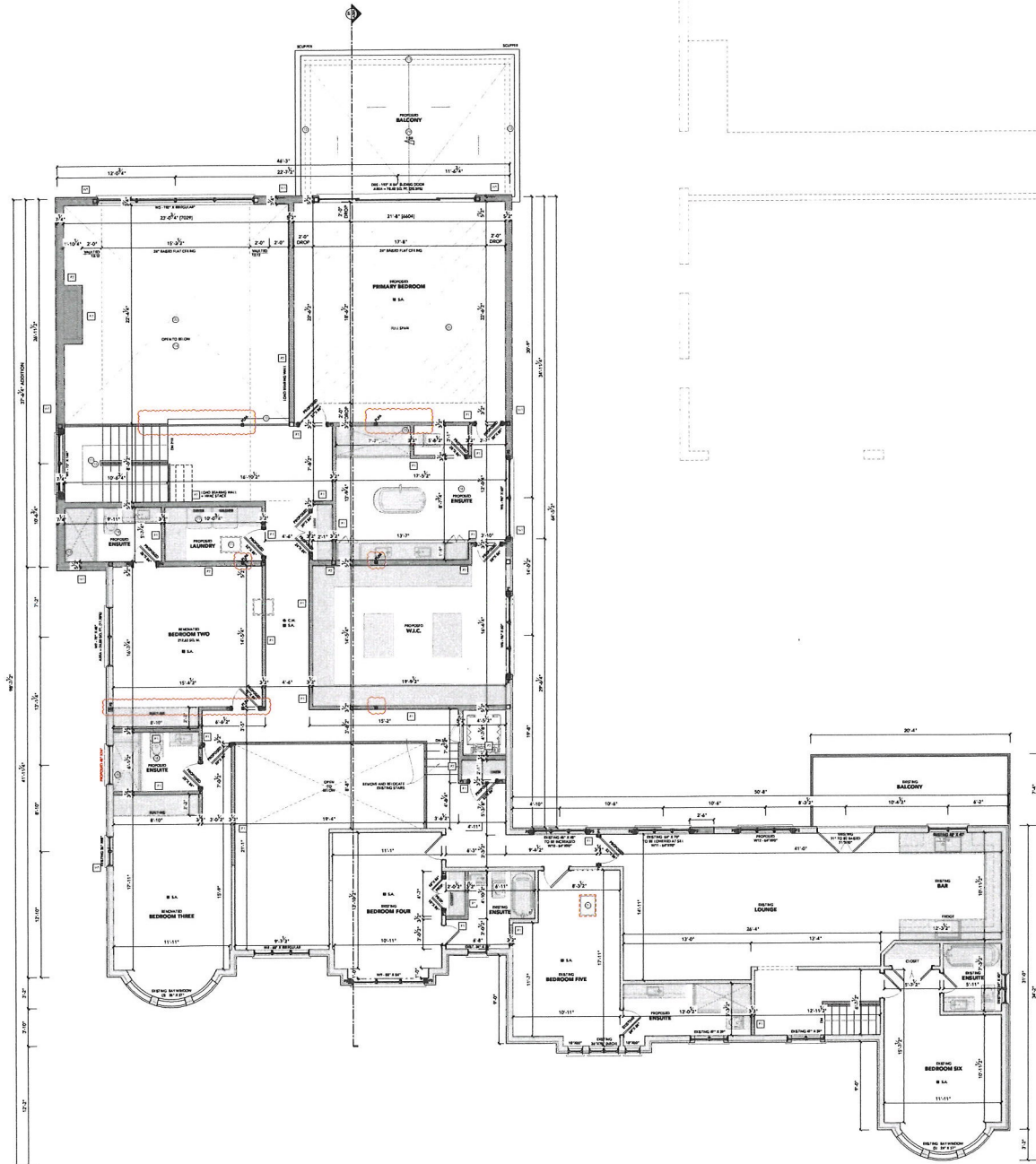
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FOR THE ARCHITECT'S INFORMATION



SECOND FLOOR PLAN
1100 UNIVERSITY AVENUE, SUITE 200
ANN ARBOR, MI 48106

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL ROOMS SHALL BE FINISHED TO THE TOP OF THE CEILING.
3. ALL WALLS SHALL BE FINISHED TO THE TOP OF THE CEILING.
4. ALL FLOORS SHALL BE FINISHED TO THE TOP OF THE CEILING.
5. ALL CEILINGS SHALL BE FINISHED TO THE TOP OF THE CEILING.
6. ALL LIGHTS SHALL BE FINISHED TO THE TOP OF THE CEILING.
7. ALL SINKS SHALL BE FINISHED TO THE TOP OF THE CEILING.
8. ALL TUBS SHALL BE FINISHED TO THE TOP OF THE CEILING.
9. ALL SHOWERS SHALL BE FINISHED TO THE TOP OF THE CEILING.
10. ALL TOILETS SHALL BE FINISHED TO THE TOP OF THE CEILING.

ROOM SCHEDULE	
ROOM	AREA
1100 UNIVERSITY AVENUE, SUITE 200	1100 UNIVERSITY AVENUE, SUITE 200
1100 UNIVERSITY AVENUE, SUITE 200	1100 UNIVERSITY AVENUE, SUITE 200
1100 UNIVERSITY AVENUE, SUITE 200	1100 UNIVERSITY AVENUE, SUITE 200
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SECOND FLOOR PLAN
1100 UNIVERSITY AVENUE, SUITE 200
ANN ARBOR, MI 48106

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES.

- NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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DATE: 10/10/2020

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SCALE: 1/4" = 1'-0"
ACCESSORY - FRONT ELEVATION

SCALE: 1/4" = 1'-0"
FRONT ELEVATION



SCALE: 1/4" = 1'-0"
RIGHT ELEVATION

TABLE OF DIMENSIONS	
1. OVERALL HEIGHT	12.00
2. OVERALL WIDTH	12.00
3. OVERALL DEPTH	12.00
4. OVERALL AREA	144.00
5. OVERALL VOLUME	1728.00
6. OVERALL MASS	1728.00
7. OVERALL WEIGHT	1728.00
8. OVERALL DENSITY	1.00
9. OVERALL STRENGTH	1.00
10. OVERALL DURABILITY	1.00
11. OVERALL SAFETY	1.00
12. OVERALL COMFORT	1.00
13. OVERALL HEALTH	1.00
14. OVERALL WELLNESS	1.00
15. OVERALL HAPPINESS	1.00
16. OVERALL SUCCESS	1.00
17. OVERALL FULFILLMENT	1.00
18. OVERALL MEANING	1.00
19. OVERALL PURPOSE	1.00
20. OVERALL IMPACT	1.00

[illegible]

Zoning Non-compliance Checklist

A-2024-0313

File No.
~~A-2024-0313~~

Applicant: Justin Sherry Design Studio
Address: 40 Bellini Ave
Zoning: RE2
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 7.2m to a proposed attached garage,	whereas the by-law requires a minimum interior side yard setback of 7.5m.	11.2.2 (e)
BUILDING SIZE			
BUILDING HEIGHT	To permit an addition to an existing single detached dwelling having a building height of 10.9m,	whereas the by-law permits a maximum building height of 10.6m.	11.2.2 (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
2024/08/13

Date