

Flower City



brampton.ca

FILE NUMBER: A-2024-0317

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. 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)Manjinder Kaler and Ranjodh kaler

Address26 Michelangelo Blvd, Brampton Ontario L6P 0H3

Phone #416-895-3261Fax #

EmailKsahota@afcoldstorage.com
2.

Name of AgentDilpreet Singh (RDA Designs)

Address2131 Williams Parkway, Unit 20, Brampton L6W 3W8

Phone #647-574-0220Fax #

EmailPermits@rdadesigns.ca
3.

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

1. To allow a garage door height of 3.05m

2. To allow a maximum building height of 13.65m

3. To allow for a minimum rear yard depth of 17.31m

4. To allow for a minimum landscaped open space of 69.31%
4.

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

1. Maximum allowed garage door height is 2.4m

2. Maximum allowed building height is 8.5m based off the mature neighborhood by-laws

3. Minimum rear yard depth required is 25% of the lot depth. In our case that would be 35.05m (Mature Neighbourhood)

4. Minimum landscaped open space required is 70%
5.

Legal Description of the subject land:

Lot Number14

Plan Number/Concession Number43M-990

Municipal Address26 Micheiangelo Blvd, Brampton Ontario
6.

Dimension of subject land (in metric units)

Frontage37.96m

Depth140.21m

Area8227.47sqm
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:

N/A Empty Lot

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Single Family Dwelling (990.16sqm)

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 N/A  
Rear yard setback N/A  
Side yard setback N/A  
Side yard setback N/A

PROPOSED

Front yard setback 32.72m  
Rear yard setback 17.31m  
Side yard setback 20.21m (Right Side)  
Side yard setback 16.95m (Left Side)

10. Date of Acquisition of subject land: December 2023

11. Existing uses of subject property: Residential (Empty Lot)

12. Proposed uses of subject property: Residential (Single Family Dwelling)

13. Existing uses of abutting properties: Residential (Single Family Dwelling)

14. Date of construction of all buildings & structures on subject land: N/A

15. Length of time the existing uses of the subject property have been continued: N/A

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 of an application for minor variance?

ever been the subject

Yes

☒ No

Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Dilpreet Singh  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 16<sup>th</sup> DAY OF August, 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, Dilpreet 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 16 DAY OF  
AUG 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.

Dilpreet Singh  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

RE2

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.

Philip Gaspar

Zoning Officer

Aug 15, 2024

Date

DATE RECEIVED

AUG 16, 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: 26 Michelangelo Blvd, Brampton Ontario L6P 0H3



I/We, Manjinder Kaler and Ranjodh Kaler  
please print/type the full name of the owner(s)

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

Dilpreet Singh (RDA Designs)  
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 8th day of August, 2024.

X  X   
(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.*



**PERMISSION TO ENTER**


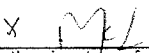
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 26 Michelangelo Blvd, Brampton Ontario L6P 0H3

I/We, Manjinder Kaler and Ranjodh Kaler  
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.

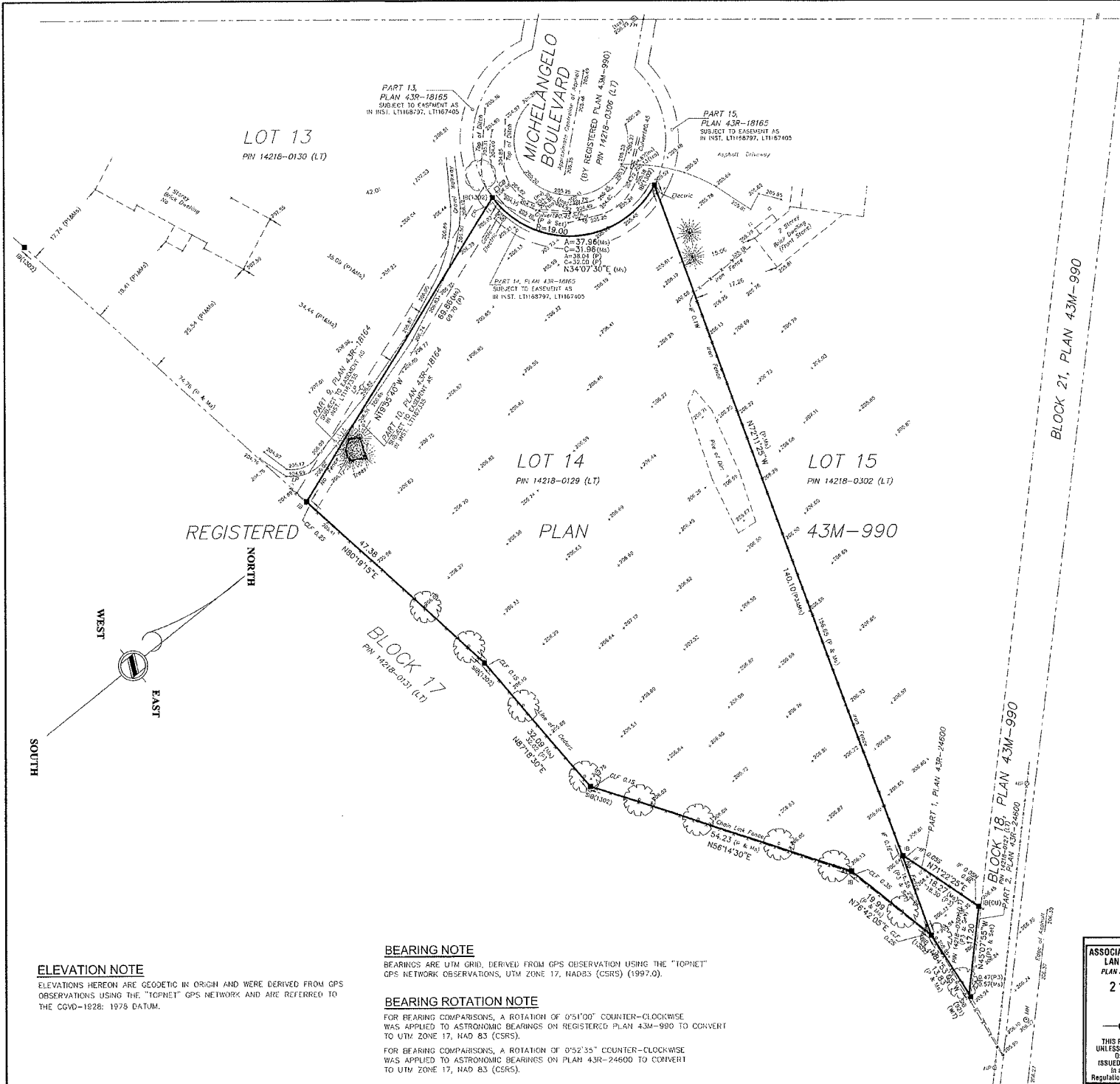
Dated this 8th day of August, 2024.

x  x   
(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**



SURVEYOR'S REAL PROPERTY REPORT (PART 1)  
SHOWING TOPOGRAPHIC FEATURES OF

**LOT 14 AND  
PART OF LOT 15  
REGISTERED PLAN 43M-990**  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:500

10 0 10 20 Metres

YOUNG & YOUNG SURVEYING INC.  
© 2019

**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN  
ARE IN METRES AND CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048.

PART 2
DESCRIPTION OF LAND
LOT 14, REGISTERED PLAN 43M-990
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
COMPLIANCE WITH MUNICIPAL ZONING
NOT CERTIFIED BY THIS REPORT
REGISTERED EASEMENTS
SEE PIN
ADDITIONAL REMARKS
NOTE THE LOCATION OF THE FENCES, TREES AND GRAVEL WALKWAY IN RELATION TO THE PROPERTY LIMITS.

**LEGEND**

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- Ms DENOTES MEASURED
- GL DENOTES ORIGIN UNKNOWN
- 921 DENOTES P. SALNA, OLS
- 1302 DENOTES A. SHRAMDA, OLS
- P DENOTES REGISTERED PLAN 43M-990
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A. SHRAMDA, OLS  
DATED JUNE 8, 1998
- P2 DENOTES PLAN M-413
- P3 DENOTES PLAN 43R-24600
- IF DENOTES IRON FENCE
- CLF DENOTES CHAIN LINK FENCE
- HV DENOTES HYDRO VAULT
- OH DENOTES FIRE HYDRANT
- Q MH DENOTES MANHOLE
- LP DENOTES LIGHT POLE
- CP DENOTES CONCRETE PAD
- CR DENOTES CATCH BASIN
- TS DENOTES TRAFFIC SIGN
- DS DENOTES DOOR SILL
- GS DENOTES GARAGE SILL
- CD DENOTES CEDARS
- DENOTES DECIDUOUS TREE WITH DIAMETER

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 6th DAY OF SEPTEMBER, 2019

Sept. 26/19  
DATE

G. Sundar  
GANESH SUNDAR, B.Eng.  
ONTARIO LAND SURVEYOR

**ELEVATION NOTE**

ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GPS OBSERVATIONS USING THE "TOPNET" GPS NETWORK AND ARE REFERRED TO THE CGVD-1928: 1975 DATUM.

**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM GPS OBSERVATION USING THE "TOPNET" GPS NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0).

**BEARING ROTATION NOTE**

FOR BEARING COMPARISONS, A ROTATION OF 0°51'00" COUNTER-CLOCKWISE WAS APPLIED TO ASTRONOMIC BEARINGS ON REGISTERED PLAN 43M-990 TO CONVERT TO UTM ZONE 17, NAD 83 (CSRS).

FOR BEARING COMPARISONS, A ROTATION OF 0°52'35" COUNTER-CLOCKWISE WAS APPLIED TO ASTRONOMIC BEARINGS ON PLAN 43R-24600 TO CONVERT TO UTM ZONE 17, NAD 83 (CSRS).

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2105720

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3)



**YOUNG & YOUNG  
SURVEYING INC.**  
A Subsidiary of Mauro Group Inc.

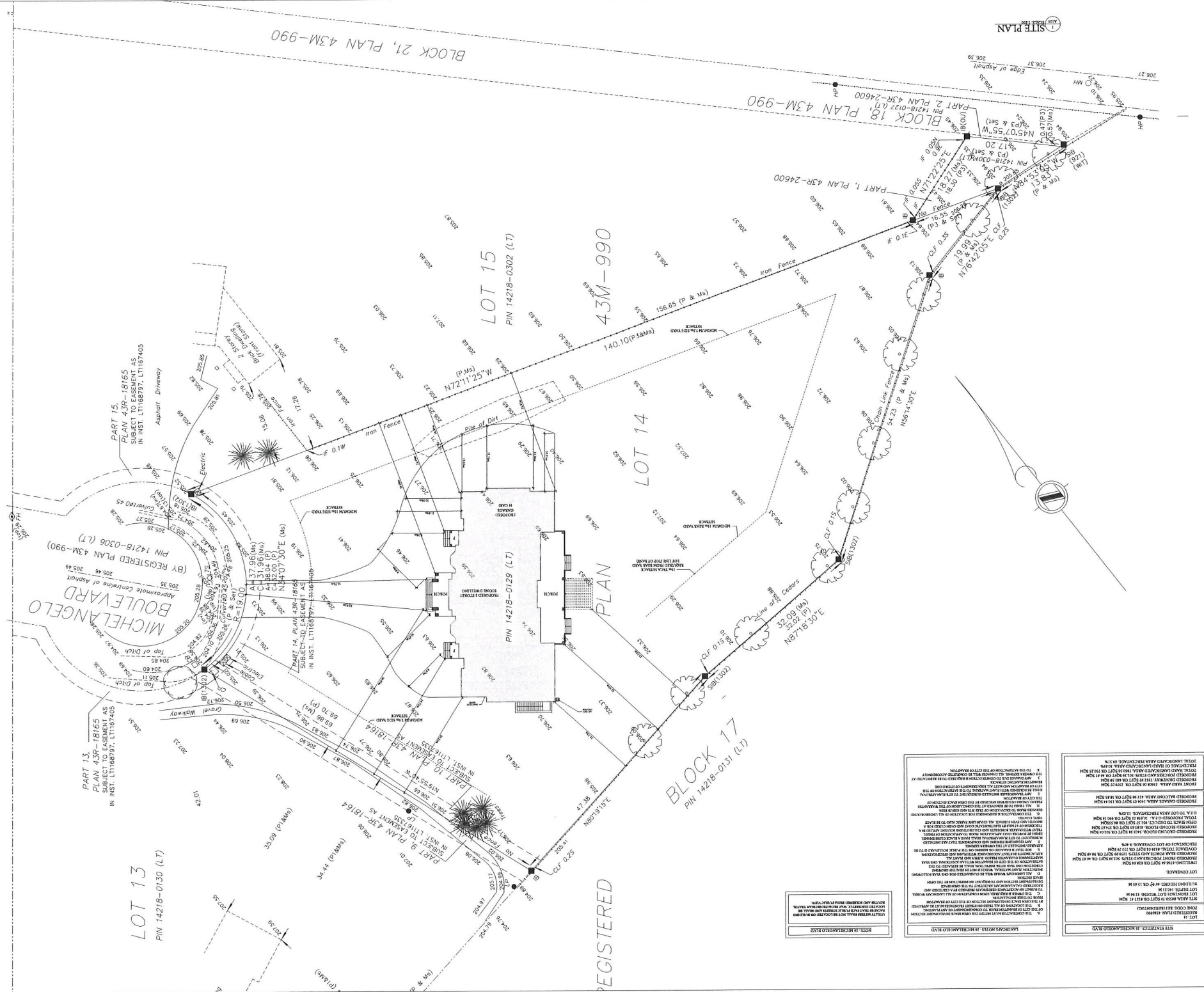
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1  
PHONE 905.951.6000 - FAX 905.857.4811  
www.youngandsurveying.ca info@youngandsurveying.ca

PARTY CHIEF: SU DRAWN BY: IG CHECKED BY: GS

CLIENT: SAGAR ARORA

PATH: C:\PROJ\2019\B7340\MSCAD\B7340\_SRRP\_T\_3.dwg

**PROJECT No. 19-B7340**



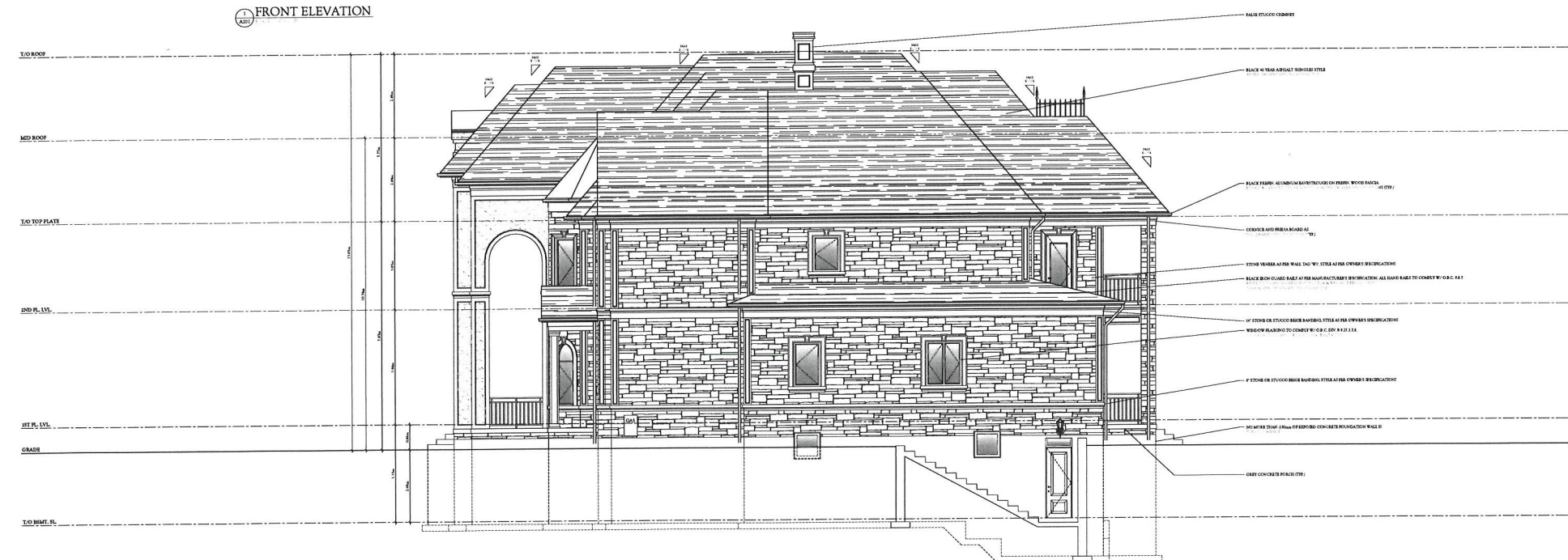


1/4" = 1'-0"	1/8" = 1'-0"
1/16" = 1'-0"	1/32" = 1'-0"

1/4" = 1'-0"	1/8" = 1'-0"
1/16" = 1'-0"	1/32" = 1'-0"



FRONT ELEVATION



RIGHT ELEVATION

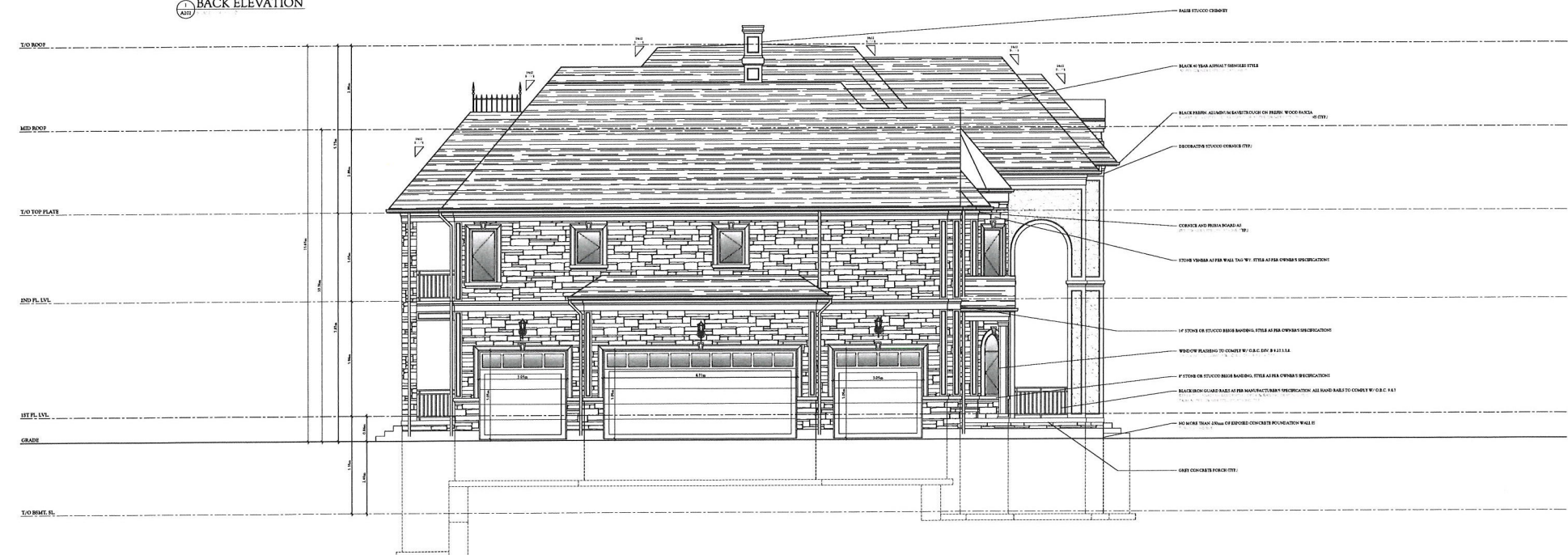
PROJECT	26 MICHELANGELO BLVD
CLIENT	THE DEVELOPER HAS SPONSORED THIS PROJECT
ARCHITECT	RDA DESIGNS
DATE	10/1/2018
PROJECT TITLE	26 MICHELANGELO BLVD
REVISIONS	1.00
DATE	10/1/2018
PROJECT NO.	1018-001
PROJECT TYPE	RESIDENTIAL



NOTES
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
2. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
3. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:



BACK ELEVATION



LEFT ELEVATION

PROJECT
THE FOUNDRY AND LUMBER CO.
1000 S. 10TH AVE.
CHICAGO, IL 60605
ARCHITECT
ADA DESIGN
1000 S. 10TH AVE.
CHICAGO, IL 60605
PROJECT TITLE
REVISIONS
NO.
DATE
BY
REVIEWED BY
DATE
APPROVED BY
DATE

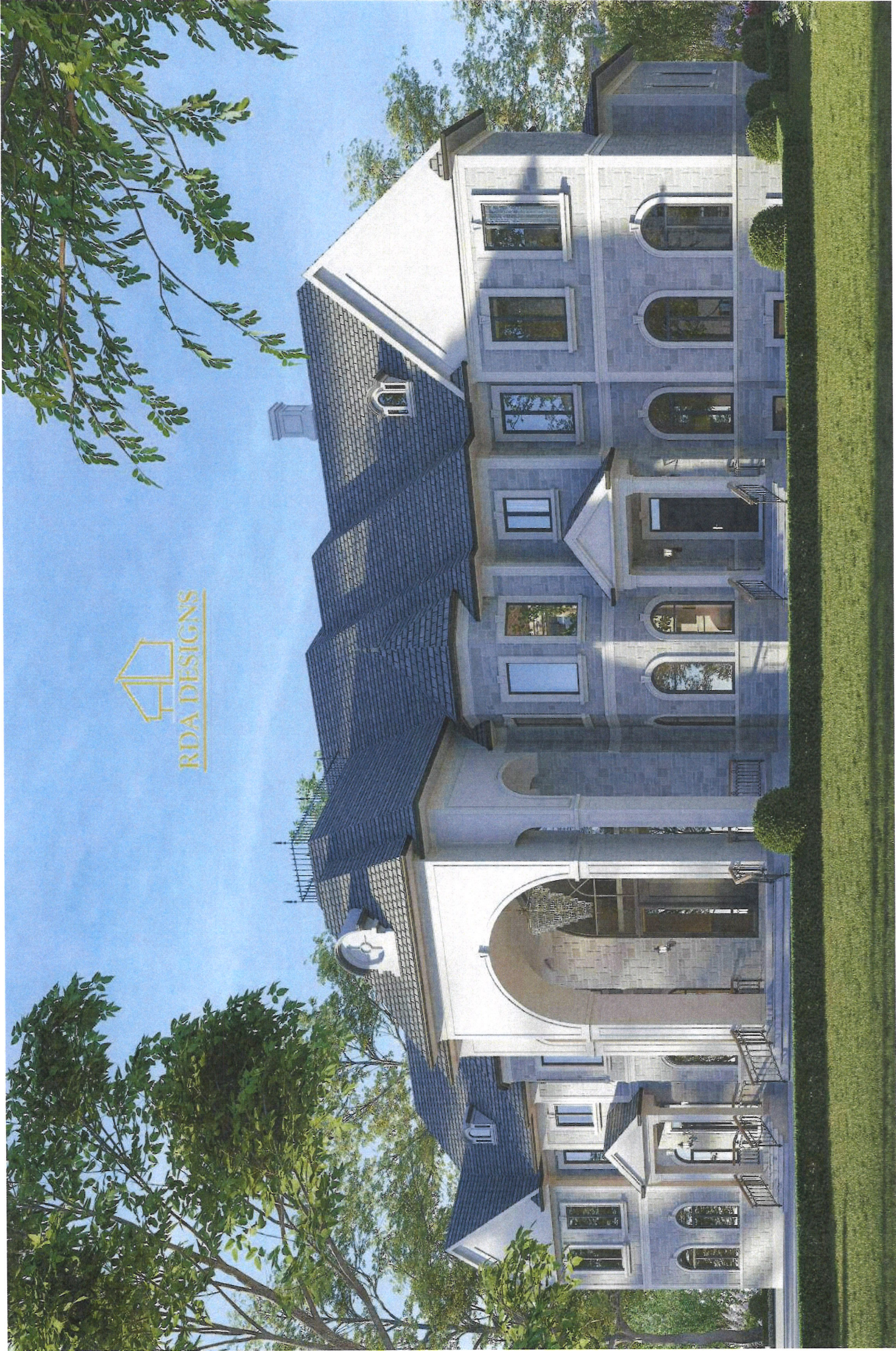












 RDA DESIGNS





RIDA DESIGNS







# Zoning Non-compliance Checklist

File No.  
A-2024-0317

Owner: RANJODH & MANJINDER KALER  
Address: 26 MICHELANGELO BLVD  
Zoning: RE2  
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	To permit a <i>single detached dwelling</i> having a building height of 13.65m,	whereas the by-law permits a maximum building height of 10.6 m.	11.2.2 (h)
GFA			
GARAGE	To permit a garage door height of 3.05m (10.01 ft),	whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.)	10.4.1 (j)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE	To permit a landscaped open space in the front yard of 69.31%,	whereas the by-law permits a minimum landscaped open space lot coverage of 70% of the front yard.	11.2.2 (j)
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar

Reviewed by Zoning

Aug 15, 2024

Date