

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2024-0279  
**Property Address:** 20 Merlin Drive  
**Legal Description:** Plan M1429 Lot 10, Ward 10  
**Agent:** King Consultants Inc. c/o Gursewak Singh  
**Owner(s):** Gurpreet Samra, Rameeta Samra  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, September 17, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a driveway width of 12.3 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.22 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, September 12, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, September 12, 2024**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of September 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

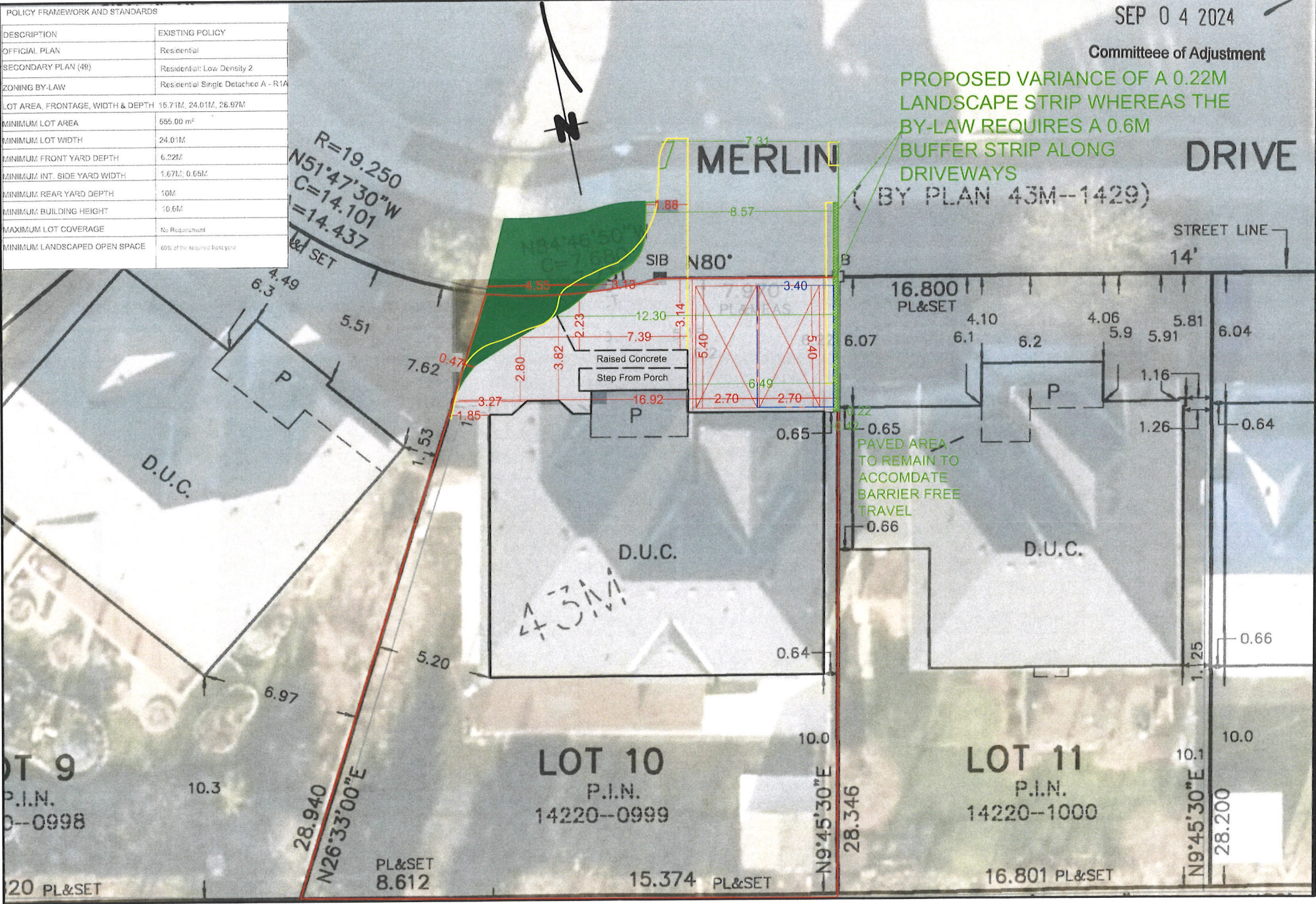


SEP 04 2024

Committee of Adjustment

PROPOSED VARIANCE OF A 0.22M LANDSCAPE STRIP WHEREAS THE BY-LAW REQUIRES A 0.6M BUFFER STRIP ALONG DRIVEWAYS

POLICY FRAMEWORK AND STANDARDS	
DESCRIPTION	EXISTING POLICY
OFFICIAL PLAN	Residential
SECONDARY PLAN (49)	Residential: Low Density 2
ZONING BY-LAW	Residential Single Detached A - R1A
LOT AREA, FRONTAGE, WIDTH & DEPTH	15.71M, 24.01M, 26.97M
MINIMUM LOT AREA	555.00 m <sup>2</sup>
MINIMUM LOT WIDTH	24.01M
MINIMUM FRONT YARD DEPTH	6.22M
MINIMUM INT. SIDE YARD WIDTH	1.67M; 0.65M
MINIMUM REAR YARD DEPTH	10M
MINIMUM BUILDING HEIGHT	10.6M
MAXIMUM LOT COVERAGE	No Requirement
MINIMUM LANDSCAPED OPEN SPACE	60% of the required front yard



KEYMAP 1:10,000

20 MERLIN DRIVE

- Previous Owner's Driveway
- Property Boundary
- Variance
- Hardscaping in the front yard 79.51 SQM in area

Sketched sourced from Surveyor's Real Property Report Part 1 Plan of Lots 9, 10, 11 and 12: PLAN 43-1429, CITY OF BRAMPTON from the original Plan of Subdivision prepared for Mattamy Homes, prepared by Rady-Pentak & Edward Surveying Ltd. O.L.S., 2001; acquired from the LRO office.

Additional information extracted from City of Brampton Building Permit #2022 202868 P01 00 RS and aerial photos from the City's PlanningViewer GIS.

Smallest width of the driveway is 7.31M and the largest width of the driveway is 12.30M across the designated driveway and paved up to the raised concrete and step-up to the porch. The revised proposal seeks to establish a 0.22M permeable strip instead of the previously proposed, to further increase the drainage on-site and accommodate a Type A Accessibility Van and Mobility Device.

Paper scale 1" = 250'  
Measurements in Metres  
King Consultant Inc.  
Gurpreet Singh  
31 Shawwood Crescent,  
Brampton, ON  
905-955-1810  
singhplan@outlook.com



No.	Description	Date
01	Drafted for submission	06/08/2024
02	Revisions	07/11/2024
03	Revisions	08/20/2024
04	Revisions	08/03/2024

EXISTING SITE CONDITIONS FOR 20 MERLIN DRIVE

CONCEPT SITE PLAN

Project number 0046  
Date 09/03/2024  
Drawn by RK  
Checked by GS

A01

Scale 1:250