



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

FILE NUMBER: A-2024-0361

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)** PARMINDER SINGH RAI, HARPREET PARMAR & JASKARAN SINGH DEOL
Address 42 DUXBURY RD BRAMPTON ON L6R 4E3

Phone # 905-783-0091 **Fax #** _____
Email PARMINDER.RAI91@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**
-TO PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD
-TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SET BACK OF 0.02m

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD
WHEREAS
THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m.

5. **Legal Description of the subject land:**
Lot Number BLK 97
Plan Number/Concession Number M2104
Municipal Address 42 DUXBURY RD BRAMPTON ON L6R 4E3

6. **Dimension of subject land (in metric units)**
Frontage 11.60
Depth 27.50
Area 319

7. **Access to the subject land is by:**

| | | | |
|------------------------------------|-------------------------------------|-------------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | Seasonal Road | <input type="checkbox"/> |
| Municipal Road Maintained All Year | <input checked="" type="checkbox"/> | Other Public Road | <input type="checkbox"/> |
| Private Right-of-Way | <input type="checkbox"/> | Water | <input type="checkbox"/> |

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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 | 4.54 |
| Rear yard setback | 8.11 |
| Side yard setback | 0.64 |
| Side yard setback | 1.22 |

PROPOSED

| | |
|--------------------|-----------|
| Front yard setback | NO CHANGE |
| Rear yard setback | NO CHANGE |
| Side yard setback | NO CHANGE |
| Side yard setback | 0.02 |

10. Date of Acquisition of subject land: _____

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: 06/07/2022

15. Length of time the existing uses of the subject property have been continued: 1 YEAR

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 _____

PKoue
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 04 DAY OF September, 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, Parnett Koue, 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
Region OF Peel
IN THE Province OF
Ontario THIS 4th DAY OF
Sep, 2024.

PKoue
Signature of Applicant or Authorized Agent

A Commissioner for ARORA
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 - 50 Sunny Meadow Blvd,
Brampton Ontario L6R 0Y7
Ph# 905-791-2500; Fax # 905-790-7757

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
Present Zoning By-law Classification: R1F-9-2368

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

JOHN C. CABRAL 2024-09-13
Zoning Officer Date

DATE RECEIVED Sept 13, 2024
Date Application Deemed _____
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: 42 DUXBURY RD BRAMPTON

IN/We. HARPREET Parmar and JASKARAN Singh Deol
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 13 day of SEPTEMBER, 2024

Harpreet Parmar Jaskaran Deol
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

HARPREET PARMAR and JASKARAN SINGH DEOL
(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: 42 DUXBURY RD BRAMPTON
IN/We: HARPREET PARMAR and JASKARAN SINGH DEOL
please print/type the full name of the owner(s)

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

_____ 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 13 day of SEPTEMBER, 2024

HARPREET PARMAR JASKARAN SINGH DEOL
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

HARPREET PARMAR & JASKARAN SINGH DEOL
(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.

VS.

DUXBURY ROAD

(DEDICATED BY REGISTERED PLAN 43M-2104)
PIN 14225-2629

BLOCK 97
PIN 14225-2596

BLOCK 123 (0.30 RESERVE)
PIN 14225-2622

BLOCK 273 (0.30 RESERVE)
PIN 14225-2485

BLOCK 95
PIN 14225-2594
(SUBJECT TO EASEMENT
AS IN INST. No.
PR1279464)
BLOCK 96
PIN 14225-2595
(SUBJECT TO EASEMENT
AS IN INST. No.
PR4027399)
D.U.C.

BLOCK 96
PIN 14225-2595
(SUBJECT TO EASEMENT
AS IN INST. No.
PR4027399)
D.U.C.

BLOCK 237
PIN 14225-2429
(SUBJECT TO EASEMENT
AS IN INST. No.
PR4027792)

BLOCK 238
PIN 14225-2430

BLOCK 239
PIN 14225-2431

LOT 24
PIN 14225-2216

BLOCK 93

BLOCK 94

LOT 25
PIN 14225-2217

LOT 26
PIN 14225-2218

LOT 27
PIN 14225-2219

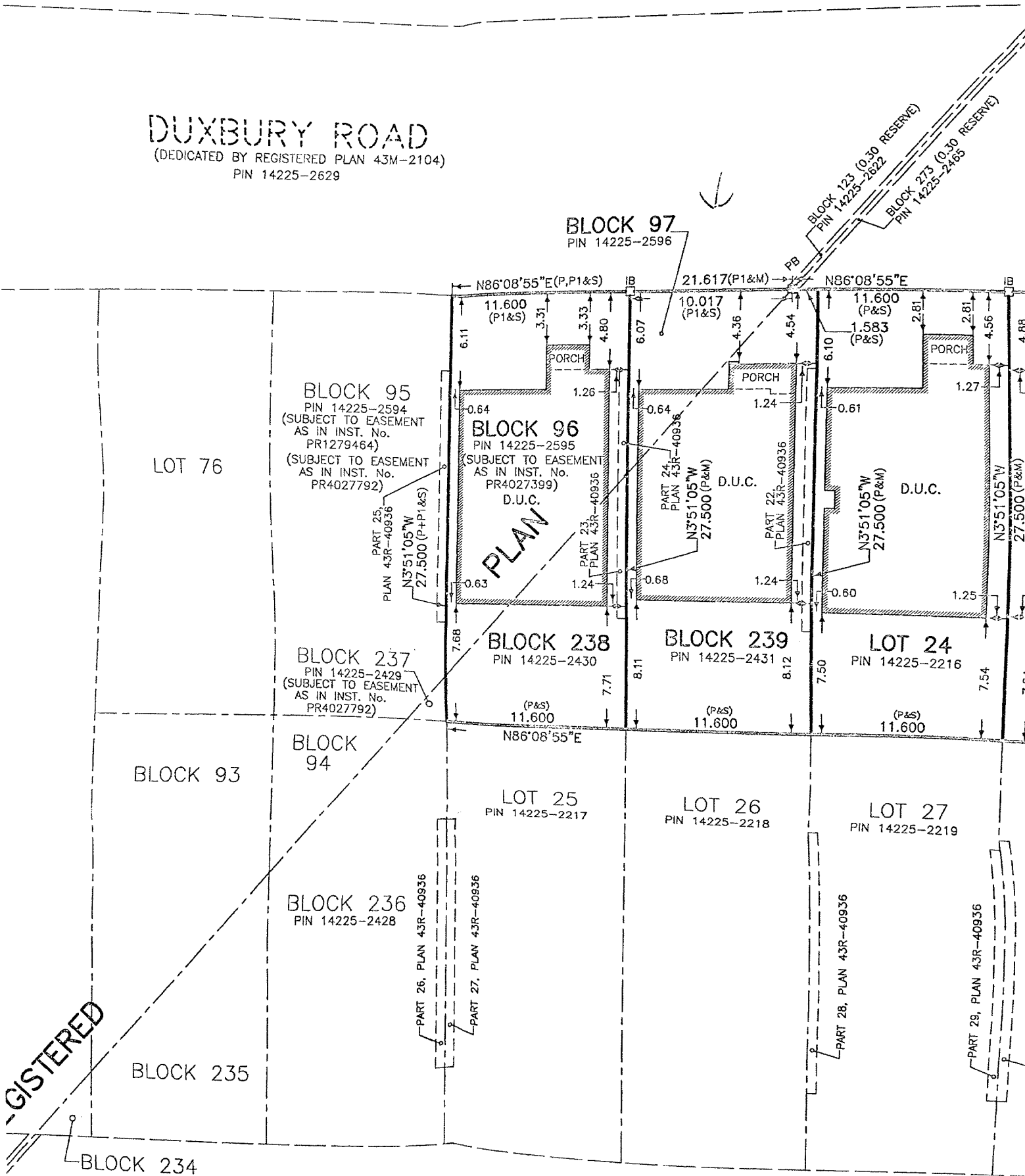
BLOCK 236
PIN 14225-2428

BLOCK 235

BLOCK 234

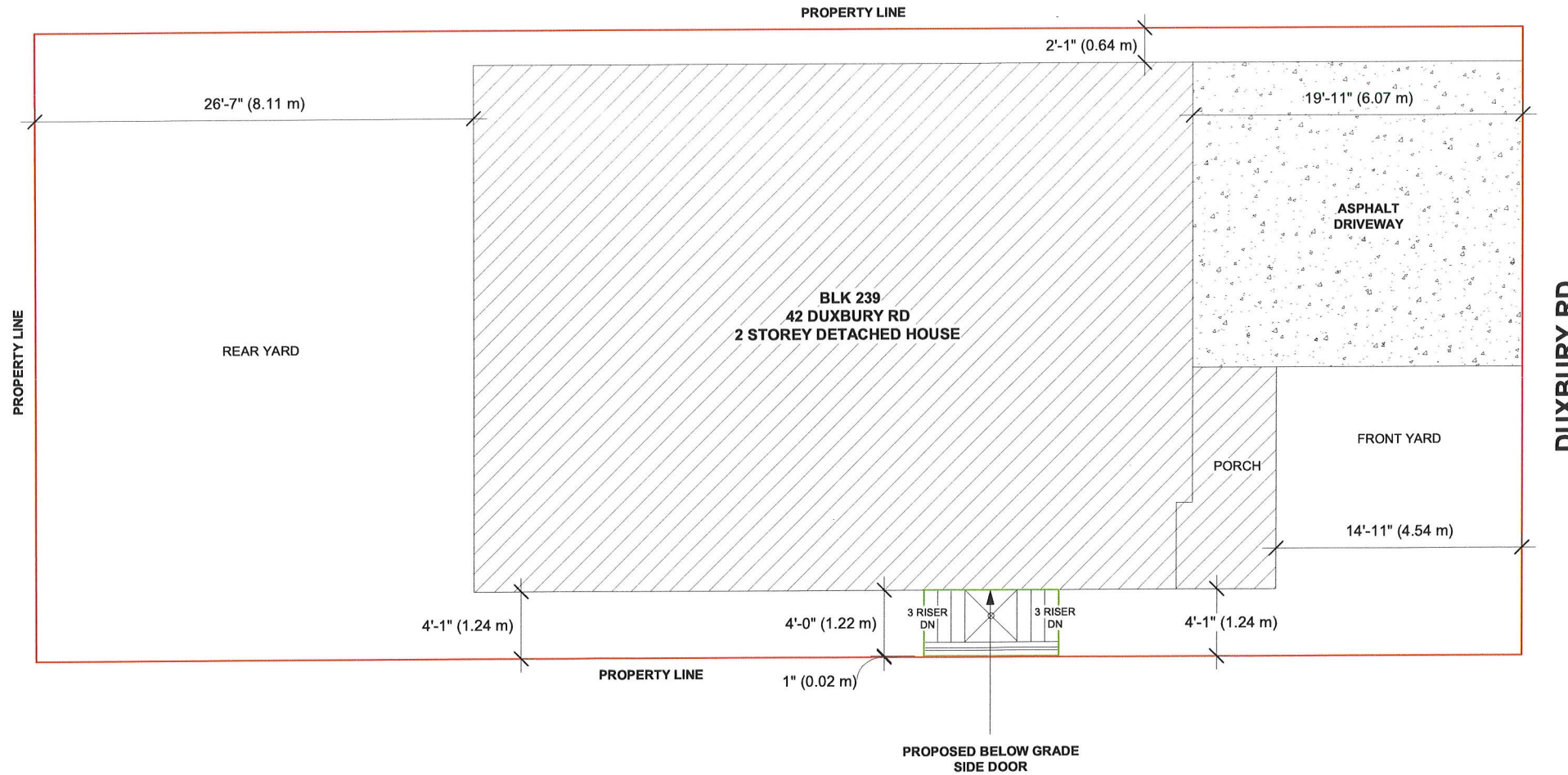
REGISTERED

PLAN



MINOR VARIANCE

- TO PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD, WHEREAS THE BY-LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE REQUIRED INTERIOR SIDE YARD;
- TO PERMIT A BELOW GRADE ENTRANCE IN THE INTERIOR SIDE YARD HAVING A SET BACK OF 0.02m WHEREAS THE BY-LAW REQUIRES A MINIMUM INTERIOR SIDE YARD SETBACK OF 1.2m.



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR VARIANCE SEP 04/24

ADDRESS:
42 DUXBURY RD,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR
PROJECT NUMBER: 24R-30731

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: SEP 04/24 DWG No: A-1
SCALE: 1 : 85

Zoning Non-compliance Checklist

File No.
A-2024-036A

Applicant: PARMINDER SINGH RAI

Address: 42 DUXBURY RD BRAMPTON ON L6R 4E3

Zoning: R1F-9-2368

By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|---|--|------------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BELOW GRADE ENTRANCE | To permit a proposed exterior stairway leading to a below grade entrance in a required side yard. | Whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard. | 10.23.1 |
| | To permit an interior side yard setback of 0.02m to a proposed exterior stairway leading to a below grade entrance. | Whereas the by-law requires a minimum interior side yard setback of 0.6m provided the combined total of the interior side yards on an interior lot is not less than 1.8m where the minimum interior lot width is less than 12.5m | 13.5.2.(f) |
| SETBACKS | | | |
| BUILDING HEIGHT | | | |
| OUTSIDE STORAGE | | | |
| LOT COVERAGE | | | |
| DRIVEWAY | | | |
| FENCE HEIGHT | | | |
| ACCESSORY STRUCTURE HEIGHT | | | |
| ACCESSORY STRUCTURE SETBACK | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPE OPEN SPACE | | | |
| GARAGE DOOR HEIGHT | | | |

John C. Cabral
Reviewed by Zoning

2024-09-13
Date