



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

FILE NUMBER: A-2024-0312

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)** SULAKHAN JOHAL ~~JOHAL~~ RASHPAL KAUR JOHAL
Address 6050 DIXIE ROAD, MISSISSAUGA, ONTARIO L5T 1A6
Phone # 416-910-8318 **Fax #** _____
Email JNAIR@TRACKONEPM.COM

2. **Name of Agent** PETER VOZIKAS c/o EMPIRE DESIGN COMPANY
Address 5 NORTH RIDGE CRESCENT, GEORGETOWN, ONTARIO L7G 6E7
Phone # 416-506-8989 **Fax #** _____
Email VOZKASS@HOTMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**
 To permit a proposed fence in the required front yard having a maximum height of 2.4m.
 To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone having a gross floor area of 57.91m² (623.30ft²)
 To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone, having a maximum height of 3.66m in the case of a flat roof.
 To permit an accessory structure (proposed cabana) door height of 2.44m

4. **Why is it not possible to comply with the provisions of the by-law?**
 The current zoning bylaw allows for a total floor area of a single accessory structure to have a maximum floor area 23.0m with a maximum height of 3.50m with any door height of a maximum of 2.43m and a fence height of 1.0m in the front yard.

5. **Legal Description of the subject land:**
Lot Number PT OF 3
Plan Number/Concession Number 3 W.H.S.
Municipal Address 8406 CREDITVIEW ROAD

6. **Dimension of subject land (in metric units)**
Frontage 65.00M
Depth 96.39M
Area 0.28Ha

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.)

TWO STOREY SINGLE DETACHED DWELLING WITH ATTACHED 3-CAR GARAGE, 27.64Mx29.19

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NEW DETACHED ACCESSORY STRUCTURE 7.62x7.76x3.65 HT. IN REAR YARD

- 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 12.03M
 Rear yard setback 12.88M
 Side yard setback 7.54M
 Side yard setback 10.05M

PROPOSED

Front yard setback 49.00M
 Rear yard setback 21.13M
 Side yard setback 6.19M
 Side yard setback 4.00M

- 10. Date of Acquisition of subject land: January 2023
- 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: UNDER CONSTRUCTION
- 15. Length of time the existing uses of the subject property have been continued: 50 years

- 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 13th 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, Peter Vozikas, OF THE TOWN OF Halton Hills

IN THE REGION OF HALTON 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 13 DAY OF

AUG, 20 24

[Signature]
A Commissioner etc.

Valehe Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027.

Signature of Applicant or Authorized Agent

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 Aug 13, 2024

Date Application Deemed Complete by the Municipality VL

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 8406 CREDITVIEW ROAD

I/We, SULAKHAN JOHAL RASHPAL KAUR JOHAL
please print/type the full name of the owner(s)

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

PETER VOZIKAS
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 AUGUST, 2024.

R. Johal
(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.

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.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 8406 CREDITVIEW ROAD

I/We, SULAKHAN JOHAL RASHPAL KAUR JOHAL
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 AUGUST, 2024.

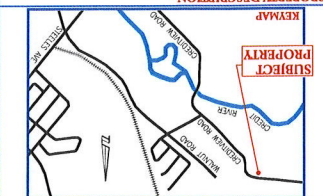
R. Johal

(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



PROPERTY DESCRIPTION:

- THE LOCATION OF SERVICES ON THE DRAWING ARE AS SHOWN AND BASED ON SURFACE ELEVATIONS LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.
 - **CALL BEFORE YOU DIG.**
- REMARKS:**
- 1. THE SUBJECT PROPERTY IS BOUNDARY ADJACENT TO THE WEST BY LOT 3, CONVESSION 3 WEST OF HURONAVIO STREET.
 - 2. THE SUBJECT PROPERTY IS BOUNDARY ADJACENT TO THE SOUTH BY HURONAVIO STREET.
 - 3. THE SUBJECT PROPERTY IS BOUNDARY ADJACENT TO THE EAST BY LOT 3, CONVESSION 3 WEST OF HURONAVIO STREET.
- ZONING (MUNICIPAL):** RES-1 (RESIDENTIAL SINGLE-DWELLING)
- ZONING (MUNICIPAL):** RES-1 (RESIDENTIAL SINGLE-DWELLING)
- PROPOSED DWELLING:**
- MINIMUM BUILDING HEIGHT = 2.5m
 - MINIMUM FRONT YARD = 12m
 - MINIMUM REAR YARD = 7.5m
 - MINIMUM SIDE YARD = 1.2m
 - MINIMUM LOT WIDTH = 4.5m
 - MINIMUM LOT AREA = 0.5ha
 - MINIMUM LOT COVER = 25%
 - MINIMUM OPEN SPACE = 7.9%
- REQUIRED (SECTION 46.12 (1) FOR A LOT WITH LESS THAN 5ha)**
- MINIMUM OPEN SPACE = 7.9%
 - MINIMUM FRONT YARD = 12m
 - MINIMUM REAR YARD = 7.5m
 - MINIMUM SIDE YARD = 1.2m
 - MINIMUM LOT WIDTH = 4.5m
 - MINIMUM LOT AREA = 0.5ha
 - MINIMUM LOT COVER = 25%

VAN HARTEN SURVEYING GENERAL NOTES:

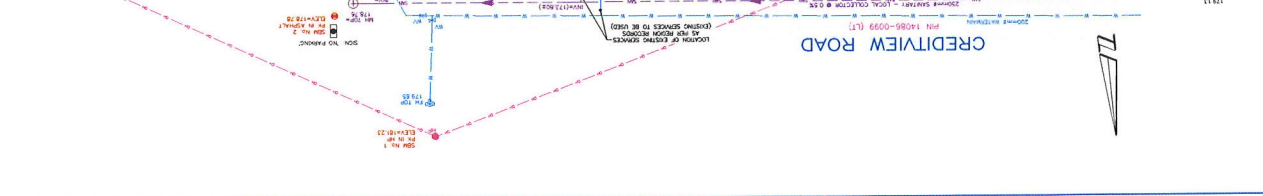
- THE DEVELOPER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR.
- THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE DATA PROVIDED TO THE SURVEYOR.
- THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR.
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SETBACK AND EROSION CONTROL NOTES:

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GENERAL NOTES:

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CITY OF BRANTFORD GENERAL NOTES:

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BEARING AND COORDINATE NOTES:

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BEARING COMPASSIONS:

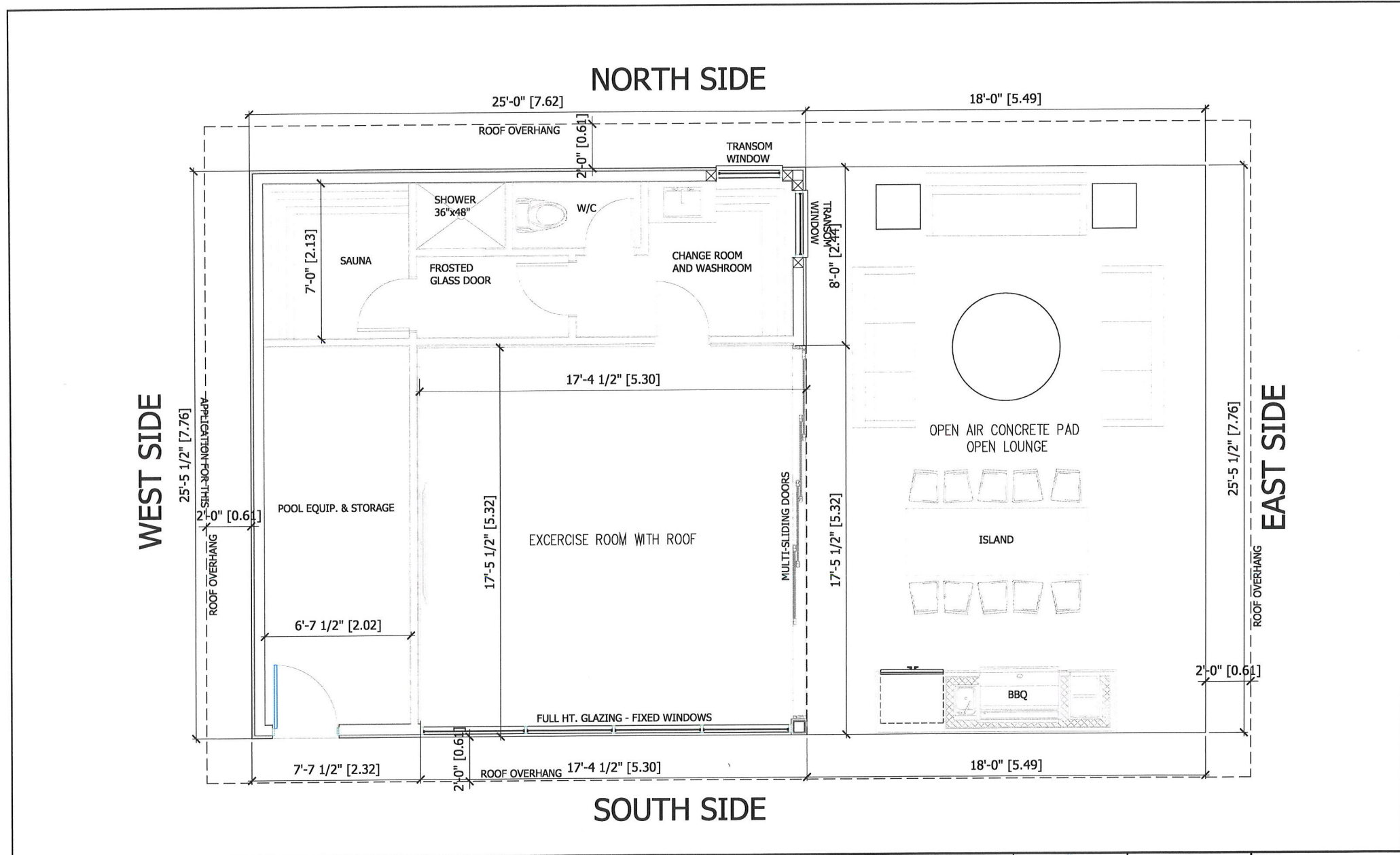
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REGION OF PEEL SERVISING NOTES:

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CREDITVIEW ROAD





Revision	01	PV	12/07/24
Revision	No.	By	DD/MM/YY

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED IN UNCERTAINTY. REVIEWED UNDER THE 2012 O.B.C. AS AMENDED

TRACK ONE
Construction Management

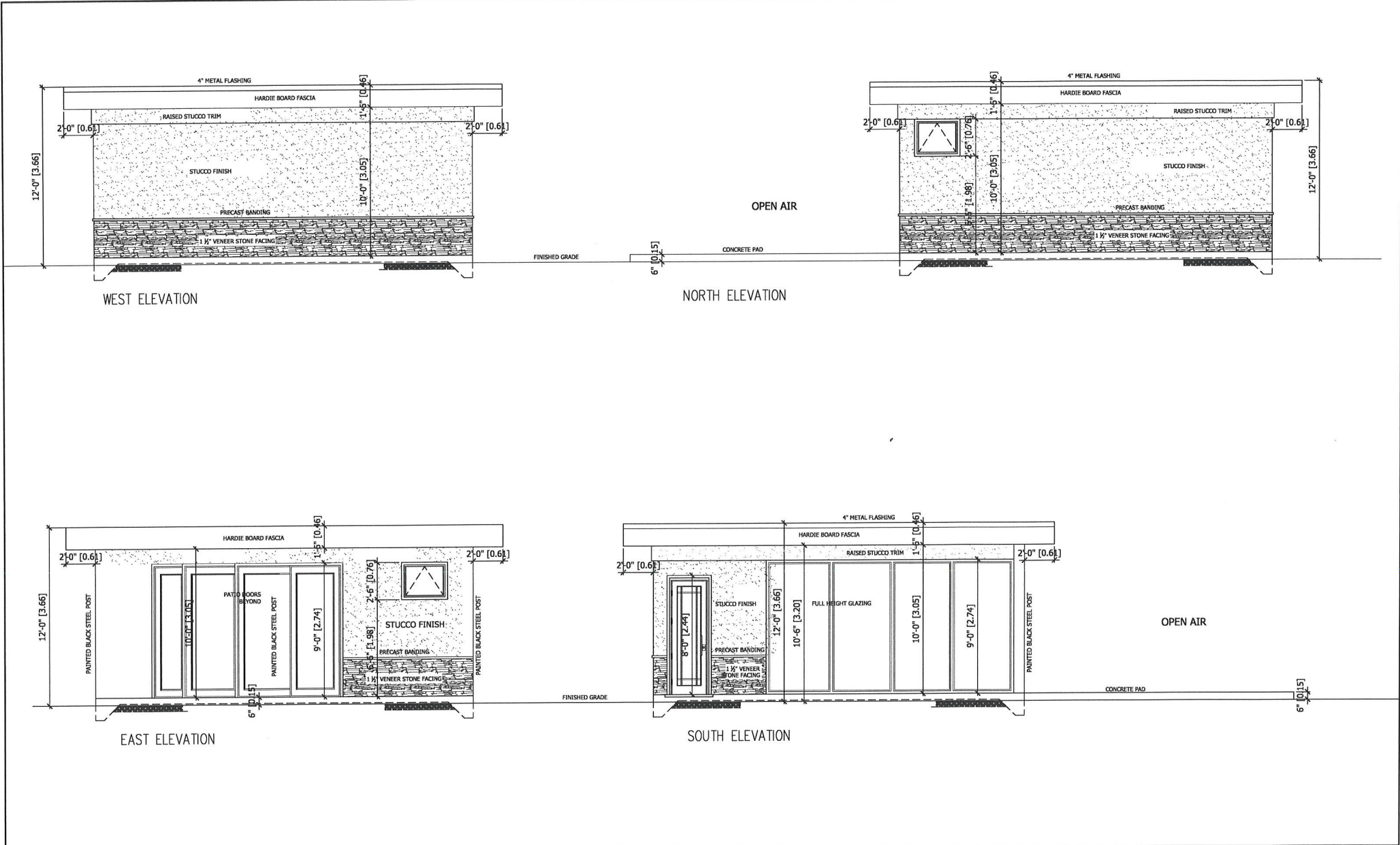
OWNER:
JOHAL Residence
6050 Dixie Road
Mississauga, ON L5T 1A6
416-910-8318
jnhair@trackonepm.com

BCN
The professional has accepted and taken responsibility for this design. It is to be understood that the professional will not be held liable for any errors or omissions on the part of the client or any third party. The professional shall not be held liable for any errors or omissions on the part of the client or any third party. The professional shall not be held liable for any errors or omissions on the part of the client or any third party.

Project No: 100805
Date: 03/24

EMPIRE COMPANY
REGISTERED PROFESSIONAL ENGINEER
416-503-9989

PROJECT:	PROPOSED CABANA
SHEET TITLE:	FLOOR PLAN
SCALE:	3/8"=1'-0"
DATE:	MAR/2024
DRAWN BY:	PV
CHECKED BY:	PV
PROJECT NO:	100805
SHEET NO:	A01



Revision	01	PV	12/07/24
Revision	No.	By	DD/MM/YY

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED IN UNCERTAINTY. REVIEWED UNDER THE 2012 O.B.C. AS AMENDED

TRACK ONE
Construction Management

OWNER:
JOHAL Residence
6050 Dixie Road
Mississauga, ON L5T 1A6
416-910-8318
jncr@trackonepm.com

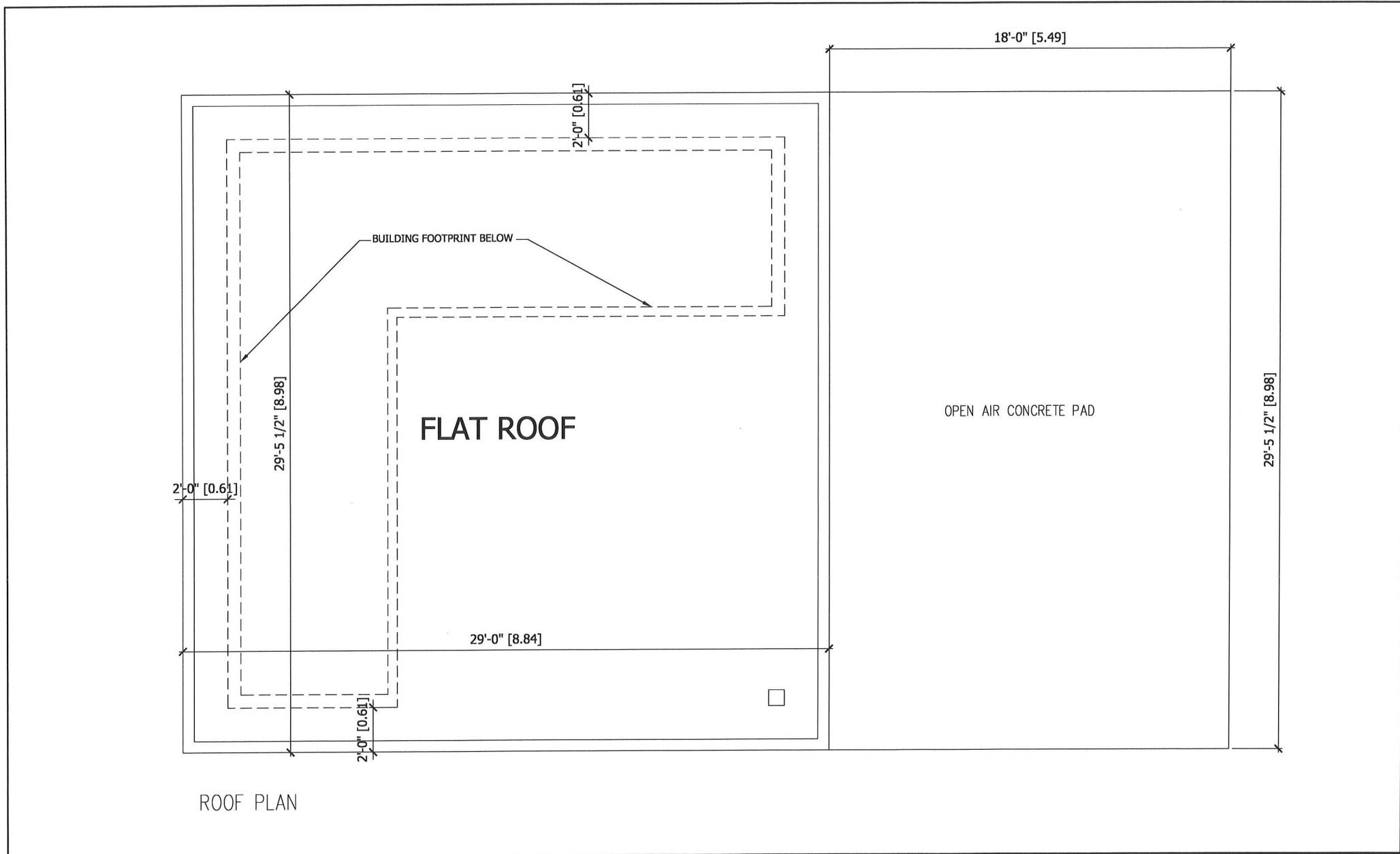
BCIN
The architect has advised and shall remain responsible for the design and for the construction of the proposed building. The design shall be in accordance with the Building Code Act, R.S.O. 1990, Chapter C.63, and the Building Code, R.R.O. 1997, Chapter 6.05.

Project name: JOHAL Residence
Project number: 24100001

Peter Vorhies 109905
Date: 03/08/2024

EMPIRE COMPANY
EST. 2008
www.empirecorp.com 416-500-8989

PROJECT:	PROPOSED CABANA
SHEET TITLE:	ELEVATIONS
SCALE:	1/4"=1'-0"
DATE:	MAR/2024
DRAWN BY:	PV
CHECKED BY:	PV
PROJECT NO:	
SHEET NO:	A02



Revision	01	PV	12/07/24
Revision	No.	By	DD/MM/YY

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS.
 ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED IN UNCERTAINTY.
 REVIEWED UNDER THE 2012 O.B.C. AS AMENDED

PROJECT: PROPOSED CABANA

SHEET TITLE: ROOF PLAN

SCALE: 3/8"=1'-0"

DATE: MAR/2024

DRAWN BY: PV

CHECKED BY: PV

PROJECT NO:

SHEET NO: **A03**

TRACK ONE
 Construction Management

OWNER:
 JOHAL Residence
 6050 Dixie Road
 Mississauga, ON L5T 1A6
 416-910-8318
 jnair@trackonepm.com

BCIN
 The undersigned has advised that their responsibility for the design and that the architect or other professional will accept the responsibility for the design during their term of office.

REGISTERED ARCHITECT
 Peter Vachek
 No. 108605
 Exp. 03/31/2025

EMPIRE
 COMPANY
 PETER VACHEK
 ARCHITECT
 vachek@empire.com 416-500-8999

PROJECT: PROPOSED CABANA

SHEET TITLE: ROOF PLAN

SCALE: 3/8"=1'-0"

DATE: MAR/2024

DRAWN BY: PV

CHECKED BY: PV

PROJECT NO:

SHEET NO: **A03**

Planning Justification Report

Committee of Adjustment Minor Variance for

Sulakhan Johal

8406 Creditview Road, Brampton Ontario

Attention: Committee of Adjustment

Date: August 8, 2024

INTRODUCTION

Empire Design Company has been retained by the owner of 8406 Creditview Road to provide a planning justification report for the proposal of a detached cabana on a parcel of land of which is currently occupied with a 2-storey home.

Our proposal for the new detached cabana requires variances for the following:

- Excessive height to peak of roof of 3.66m.
- Excessive floor area of an individual accessory structure of 57.91m².
- Excessive door height of 2.44m
- Excessive fence height of 2.40m

The requested variances are in comparison with the neighboring properties having similar structures. In consideration of the agricultural zoning bylaw, the lands within the surrounding area are with great frontages and depths. The distance from neighboring buildings are vast and visual impacts of our proposal are minimal in comparison to adjacent properties.

Certain features to the styling of this cabana have been introduced to reflect the characteristics of the City of Brampton with traditional features such as a flat roof line and stucco and stone facades.

Based on the four tests of the Planning Act s45, testing for a minor variance, we have evaluated the requested variances against these tests, as follows:

1. Is the variance minor in nature?

The proposed variances will not increase the massing on the property where it is considered as 'over-development' within the planning and zoning requirements. The accessory structure is far into the rear yard whereas it is not visible to the streetline. The proposed structure has similarities to other neighboring structures within the vicinity. The side yard meets the zoning bylaw requirements. All exterior material used will be complimentary to the neighborhood such as stone, and stucco.

Hence, we feel these variances can be considered minor in nature.

2. Does the variance maintain the intent and purpose of the Official Plan?

Our proposal will be compatible with respect to size, width and length and height when comparing to the existing home under construction and will not adversely affect the designation of the official plan. This proposal in scale, height, massing and architectural character will resemble the majority of other structures previously approved within the neighboring lands. We feel that our proposal does not impact the streetscape but blends into the character of the neighborhood and the design of the dwelling.

We are in the opinion that this variance meets the intent and purpose of the Official Plan.

3. Does the variance meet the intent and purpose of the Zoning Bylaw?

Having listed the requirements of the zoning bylaw requirements in comparison to our variance requests, the deficiencies described within the zoning comments provided to us through the zoning review are all closely met within minimal discrepancies.

Based on these facts, we feel that our proposal still maintains the general intent and purpose of the Zoning Bylaw which closely fits within the bylaw requirements.

4. Is the variance desirable for the appropriate development of the lands?

The proposed cabana will have similarities to both modern and traditional styles within the City of Brampton. The existing mature trees will be maintained in good health which adds to the enhancement of the cabana.

Therefore, we believe this variance is currently desirable for the appropriate development of the lands.

PROPERTY LOCATION

The subject lands are located in the north east quadrant of Steeles Ave. and Mississauga Rd.

SURROUNDING LAND USES

All the lands within this property district are all rural residential in agricultural zoning with single family residential homes or agricultural uses.

PROPOSAL

A new 1 story detached cabana.

TECHNICAL DATA

The subject property is zoned [A] and under bylaw 270-2004.

CONCLUSIONS

The proposal of this cabana is in keeping with the official plan with respect to the existing neighborhood and context. Therefore, we feel that we have met the four tests of the Planning Act RSO 1990.

PHOTOS

None

SUMMARY

We feel that all efforts have been taken into account to allow our proposal to proceed without adversely affecting the neighboring properties and also meeting similar characteristics within the neighborhood.

We are hoping the committee finds this application minor and favorable and grants permission for approval to proceed with this development.

Peter Vozikas
Empire Design Company
416-500-8989



(Agent for owner's)

Zoning Non-compliance Checklist

File No.

A-2024-0312

Applicant: Rashpal Kaur Johal

Address: 8406 Creditview Rd, Brampton, ON L6Y 0G3

Zoning: A, F

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
UNCOVERED SWIMMING POOLS			
DRIVEWAY			
FENCE HEIGHT	To permit a proposed fence in the required front yard having a maximum height of 2.4m	Whereas the by-law permits a maximum fence height of 1m in the required front yard	10.10(a)
ACCESSORY STRUCTURE	To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone having a gross floor area of 59.13m ² (636.47ft ²)	Whereas, the by-law permits a maximum gross floor area of 23m ² , for an individual accessory structure on a lot in an Agricultural Zone.	10.3.(e)(i)
	To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone, having a maximum height of 3.66m in the case of a flat roof.	Whereas, the by-law permits a maximum height of any accessory structure of 3.5m in the case of a flat roof on a lot in an Agricultural Zone.	10.3(h)
	To permit an accessory structure (proposed cabana) door height of a maximum of 2.74m.	Whereas, the by-law permits a maximum accessory structure door height of 2.4m.	10.3(l)

John C. Cabral

Reviewed by Zoning

2024-07-19

Date