

Flower City



brampton.ca

FILE NUMBER: A-2024-0350

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)** Rita Arora  
**Address** 268 Derry road W, Mississauga ON L5W0H6  
  
**Phone #** (416) 473-3733 **Fax #** \_\_\_\_\_  
**Email** arora@teamarora.com

2. **Name of Agent** Manpreet Kohli  
**Address** 66 Enmount dr, Brampton ON L6T4C9  
  
**Phone #** 437-984-5005 **Fax #** \_\_\_\_\_  
**Email** PANJABDESIGN@GMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**  
Applying for minor variance to increase the front yard driveway width. The by law permissible width is 7m and requesting 8.51m driveway width. We are requesting a relief of 1.51m for the driveway width.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
According to the by-law, the permissible width of the driveway is 7m. Whereas the requested driveway width is 8.51m. Hence there is a 1.51m difference.  
\_\_\_\_\_  
\_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** LOT # 79  
**Plan Number/Concession Number** 43M-2030  
**Municipal Address** 79 LONGEVITY ROAD

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.600M  
**Depth** 32M  
**Area** 148 SQ.M

7. **Access to the subject land is by:**  
Provincial Highway  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  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: List all structures (dwelling, shed, gazebo, etc.)  
 TWO STOREY HOUSE (RESIDENTIAL)

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**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

residential

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- 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 6.70m  
 Rear yard setback 10.9m  
 Side yard setback 1.25m  
 Side yard setback 0.65

**PROPOSED**

Front yard setback 6.70m  
 Rear yard setback 10.9m  
 Side yard setback 1.25m  
 Side yard setback 0.65m

- 10. Date of Acquisition of subject land: 01/20/2017
- 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: 01/20/2017
- 15. Length of time the existing uses of the subject property have been continued: 7 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 \_\_\_\_\_

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 08 DAY OF SEPT, 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, Manfred Kohli, 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 13 DAY OF  
September, 2024

Gagandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026

*[Handwritten Signature]*

Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1E-11.6-2505</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Philip Gaspar</u> Zoning Officer	<u>Sept 12, 2024</u> Date

DATE RECEIVED Sept. 13/24



**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: 79 Longevity Rd Brampton, ON L6X 0B4

I/We, Rita Arora  
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 5 day of SEPTEMBER, 2024.

DocuSigned by:  
Rita Arora  
(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**

DocuSign Envelope ID: 553B1FE3-7F88-4C13-965F-604F219F9384

Variance requested to as built existing 0.22m permeable landscaping from property line whereas zoning bylaw requires minimum 0.6m width of roof

DocuSign Envelope ID: 553B1FE3-7F88-4C13-965F-604F219F9384

DocuSign Envelope ID: 553B1FE3-7F88-4C13-965F-604F219F9384



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 78, 79, 80,**  
**81, 82, 83 AND 84**  
**PLAN 43M-2030**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300  
 10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD 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)**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 78 TO 84  
 (INCLUSIVE) ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR1279464  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



INSURED BY THE SURVEYOR  
 in accordance with  
 Regulation 1826, Section 25(2)

**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- ▣ DENOTES IRON BAR
- ▨ DENOTES STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.L.A. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2030
- P DENOTES PORCH

ALL FOUND MONUMENTS BY HOLDING JONES  
 VANDERVEEN INC., O.L.S.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
 NORTHEAST LIMIT OF LONGEVITY ROAD AS SHOWN ON  
 PLAN 43M-2030 HAVING A BEARING OF N62°08'30"W.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

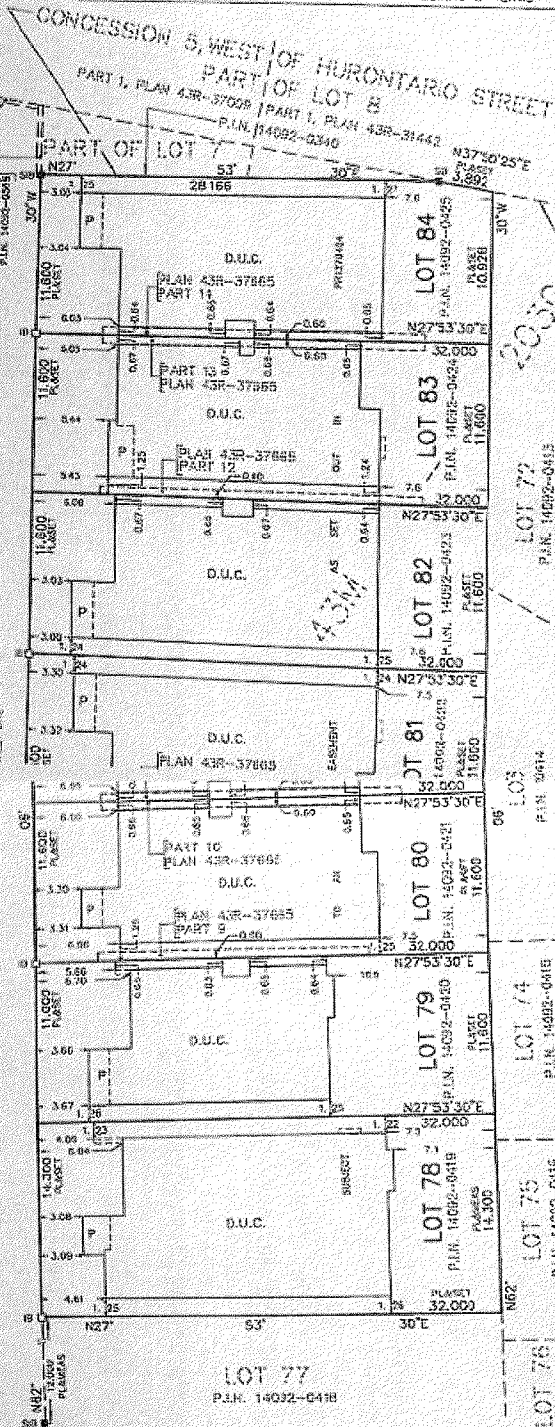
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND  
 TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16<sup>TH</sup> DAY OF JUNE, 2017.

DATE: JUNE 23, 2017

T. SINGH  
 ONTARIO LAND SURVEYOR

THIS REPORT WAS PREPARED FOR  
 REGAL CREST HOMES  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

© RADY-PENTEK & EDWARD SURVEYING LTD. O.L.S. 2217



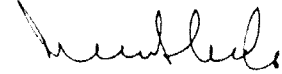
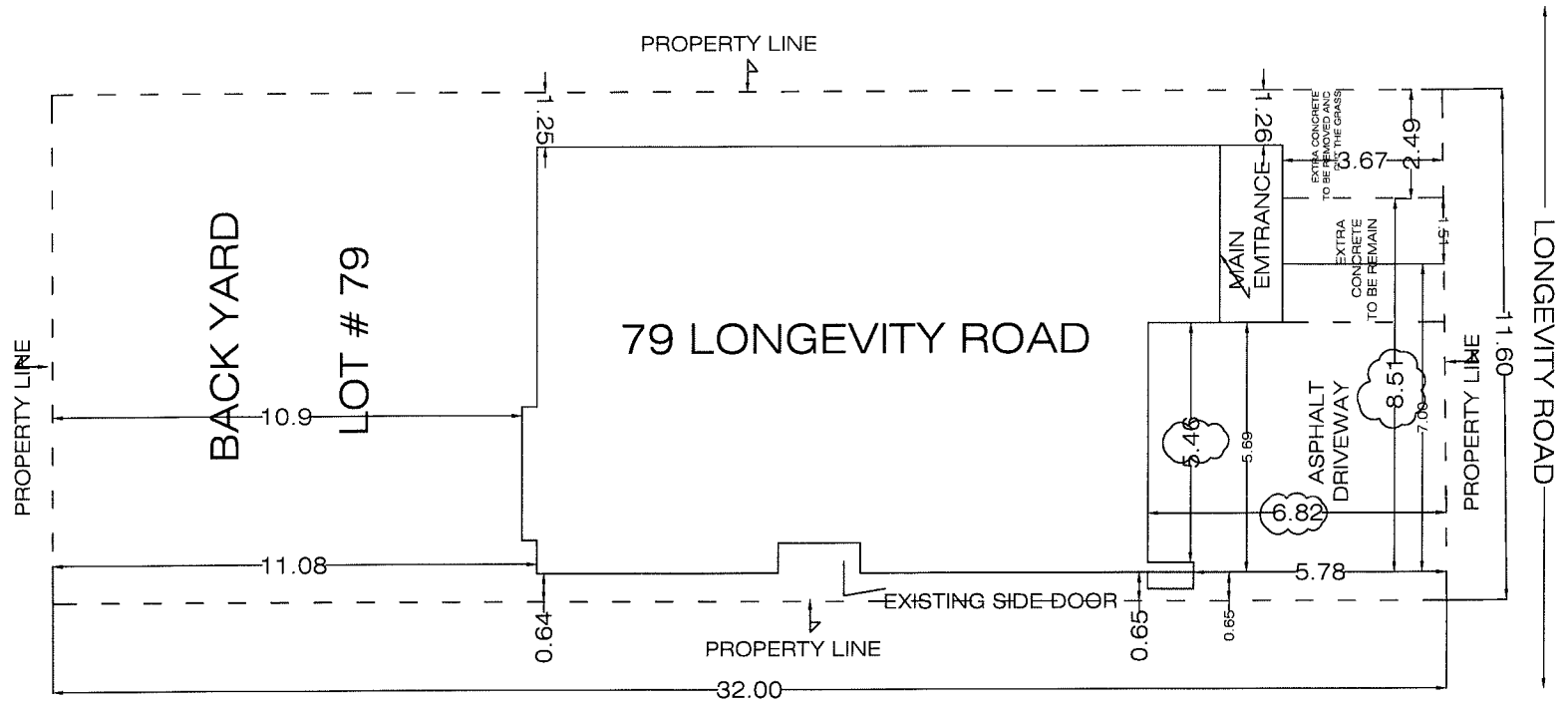
**RADY-PENTEK & EDWARD SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 643 Christie Road, Suite 7  
 Woodbridge, Ontario L4L 8A3  
 Tel. (416) 635-5000 Fax (416) 535-5001  
 Tel. (905) 264-0881 Fax (905) 264-2099  
 Website: www.r-pe.ca  
 DRAWN: V.K. CHECKED: G.Y./T.S.  
 CAD FILE No. 2030-78 JOB No. 17-033

\*17-033\* 43M-2030 L78-84\*



I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.  
 Individual BCIN: 20565  
 Firm BCIN: 110812

MANPREET KOHLI

RELEASED FOR BUILDING PERMIT  
 \* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.  
 \* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.  
 \* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.  
 \* DRAWINGS ARE NOT TO BE SCALED.

Descriptions	Rev No.	Date
REVISIONS OF DRAWING		

**Consultants :**  
**Shilanyash Design Inc.**  
 Phone - 647 - 529 - 2003  
 shilanyashdesign@gmail.com  
 12 DUTCH CRESCENT  
 Brampton, Ontario, L6Y 3V9

**Project :**  
 DRIVEWAY WIDENING

**Project Location :**  
 79 LONGEVITY ROAD  
 BRAMPTON

**Drawing Title :**  
 SITE PLAN

<b>Date :</b>	<b>Scale :</b> 3/16=1
<b>Drawn by :</b> N.A.	<b>Drawing No. :</b>
<b>Project No. :</b>	A-1

# Zoning Non-compliance Checklist

File No.

A-2024-0356

Owner: RITA ARORA

Address: 79 LONGEVITY RD

Zoning: R1E-11.6-2505

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			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.51m,	whereas the by-law permits a maximum driveway width of 7.00m	10.9.1 (B) (1) (c)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Philip Gaspar  
Reviewed by Zoning

September 12, 2024  
Date