

FILE NUMBER: A-2024-0344

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)** Jaswinder Singh Khosa, Jagdeep Kaur
Address 19 Leo Austin Rd., Brampton, ON L6P 4C4
Phone # 416-570-4546 **Fax #**
Email Jaswinderskhosa@gmail.com & Khosajagdeep7@gmail.com

2. **Name of Agent** NEETU SINGH
Address 5 SUMMERGATE CRT., CALEDON E. ON L7C 1P9
Phone # 647-533-0382 **Fax #**
Email nt.singh2000@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
- TO PERMIT DRIVEWAY WIDTH OF 8.3M , WHEREAS ZONING BYLAW REQUIRES A MAXIMUM DRIVEWAY WIDTH OF 7.32M
- TO PERMIT SOFT LANDSCAPE OF 0.15M , WHEREAS ZONING BYLAW REQUIRES MINIMUM 0.6M OF SOFT LANDSCAPE IN FRONT YARD OF A PROPERTY

4. **Why is it not possible to comply with the provisions of the by-law?**
THE DRIVEWAY WAS WIDENED TO ACCOMMODATE THE SPECIFIC NEEDS OF THE ELDERLY RESIDENTS(PARENTS OF THE OWNER) IN THE HOUSE SUCH AS THE EMERGENCY VEHICLES .
ALSO FOR BUSINESS RELATED VEHICLES WHERE A NARROWER DRIVEWAY WOULD NOT SUFFICE.

5. **Legal Description of the subject land:**
Lot Number 81
Plan Number/Concession Number 43M-1958
Municipal Address 19 Leo Austin Rd, Brampton, ON

6. **Dimension of subject land (in metric units)**
Frontage 15.249 M
Depth 35.1 M
Area 517.72 M2

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.)

- 2 STOREY DETACHED HOUSE WITH AN AREA OF 186.1 SQ M
- SHED WITH AN AREA OF 6.8 SQ M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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	8.79 M
Rear yard setback	11.1 M
Side yard setback	1.27 M
Side yard setback	1.27 M

PROPOSED

Front yard setback	8.79M
Rear yard setback	11.1 M
Side yard setback	1.27 M
Side yard setback	1.27 M

10. Date of Acquisition of subject land: 13 JULY 2018
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: 2016
15. Length of time the existing uses of the subject property have been continued: 8 YRS

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 21/10 DAY OF AUGUST Sep, 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, JASWINDER KHOSA _____, 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

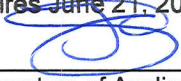
IN THE REGION OF _____

PEEL THIS 10 DAY OF

Sept, 2024


A Commissioner etc.

Valerie 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: _____

R1E-14.8-2387

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

Shiza Athar

Zoning Officer

2024/09/03

Date

DATE RECEIVED

Sept 10, 2024

Date Application Deemed
Complete by the Municipality

✓

Revised 2022/02/17

PERMISSION TO ENTER

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: 19 LEO AUSTIN RD., BRAMPTON

I/We, Jaswinder Singh Khosa, Jagdeep Kaur
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 21 day of AUGUST, 2024.



(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

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: 19 LEO AUSTIN RD., BRAMPTON

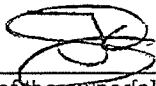
I/We, Jaswinder Singh Khosa, Jagdeep Kaur
please print/type the full name of the owner(s)

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

NEETU SINGH
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 21 day of AUGUST, 20²⁴.



(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.

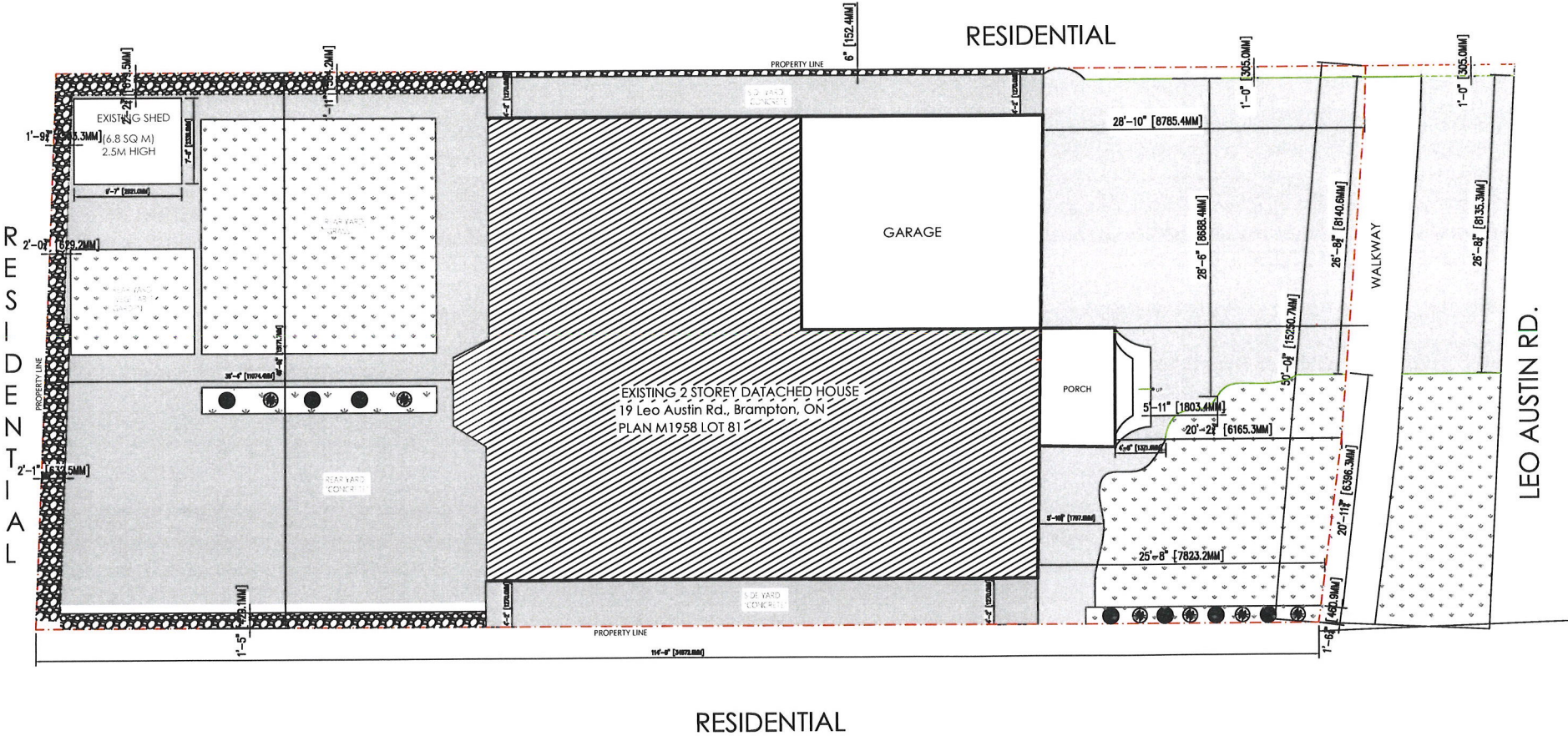
NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

MINOR VARIENCE:

- TO PERMIT DRIVEWAY WIDTH OF 8.1M , WHEREAS ZONING BYLAW REQUIRES A MAXIMUM DRIVEWAY WIDTH OF 7.32M
- TO PERMIT SOFT LANDSCAPE OF 0.30M , WHEREAS ZONING BYLAW REQUIRES MINIMUM 0.6M OF SOFT LANDSCAPE IN FRONT YARD OF A PROPERTY

LEGEND:

- RIVERSONE AREA
- GRASS AREA
- CONCRETE AREA
- PUBLIC WALKWAY AREA



1 Existing Site Plan
Scale: 3/32" = 1'-0"

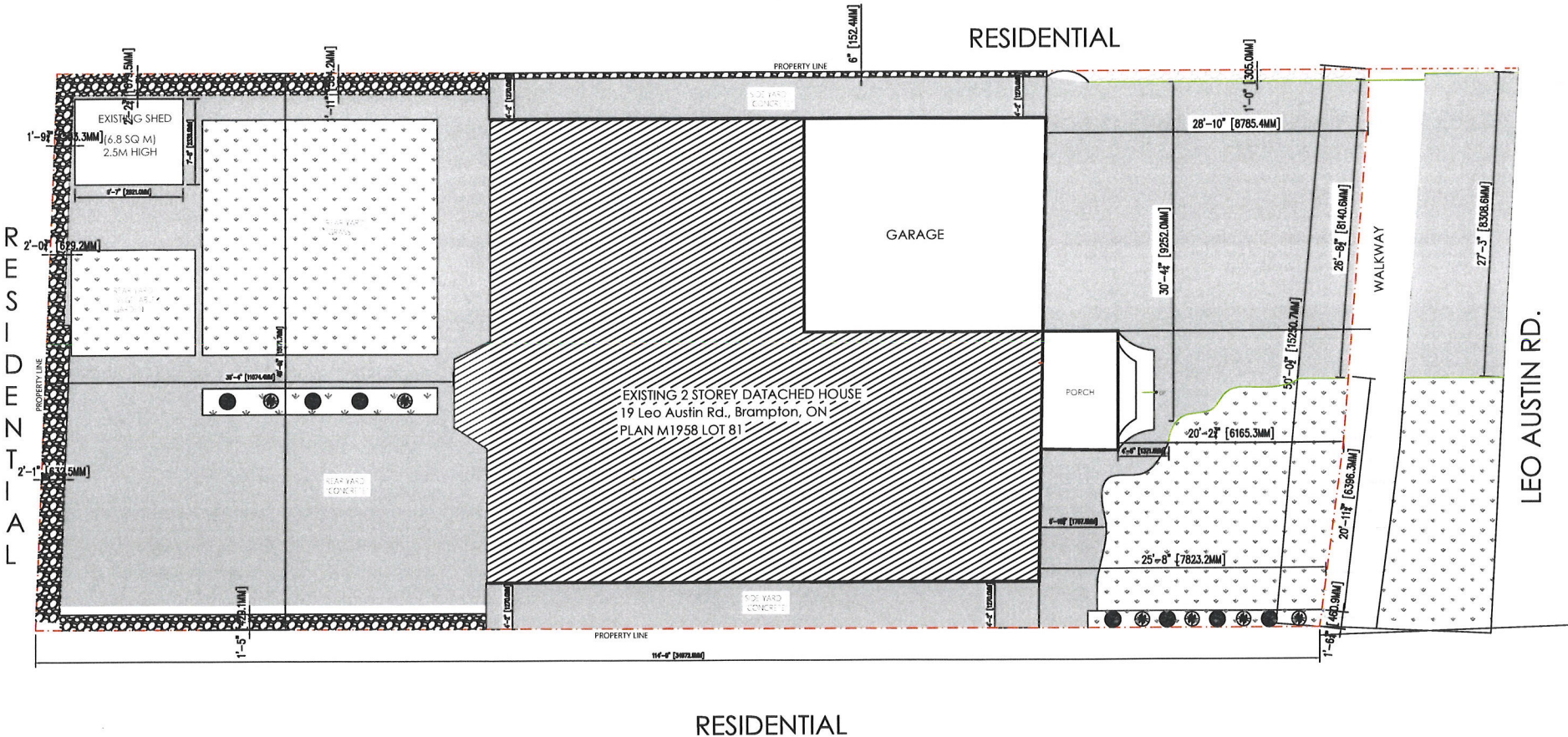
NOTE: Contractor to verify all dimensions on site and report any discrepancies, omission and errors to the Architect before the work begins. Work to dimensions only, do not scale drawings. Construction must conform to the Ontario Building Code, and requirements of Authorities having jurisdiction.		DESIGNER: THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. NEETU NEETU 107396 NAME SIGNATURE BCIN	NORTH: 	PROJECT DRIVEWAY MINOR VARIANCE ADDRESS: 19 LEO AUSTIN RD., BRAMPTON, ON, L6P 0A2	TITLE SITE PLAN	SCALE AS NOTED
					DATE AUGUST 15 ,2024	SHEET:
					DRAWN BY N.S	A1
	SUBMIT FOR PERMIT AUG 23,2024 DRAWN ON AUGUST 15, 2024					

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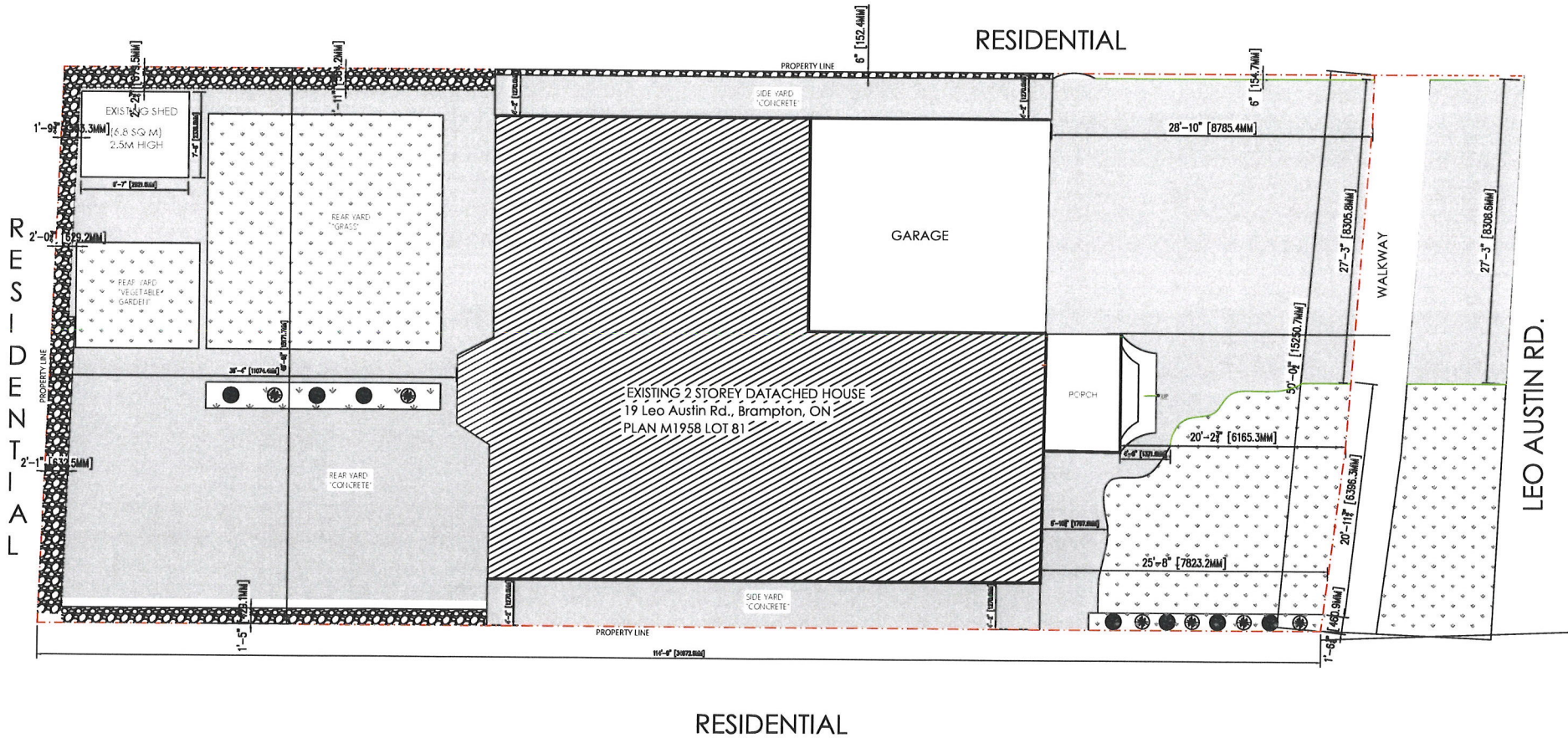
NOTE: Contractor to verify all dimensions on site and report any discrepancies, omission and errors to the Architect before the work begins. Work to dimensions only, do not scale drawings. Construction must conform to the Ontario Building Code, and requirements of Authorities having jurisdiction.	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div>SUBMIT FOR PERMIT AUG 23, 2024</div> <div>DRAWN ON AUGUST 15, 2024</div>	DESIGNER: THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. <div>NEETU NEETU107396</div> <div>NAMESIGNATUREBCIN</div>	NORTH: 	PROJECT DRIVEWAY MINOR VARIANCE ADDRESS: 19 LEO AUSTIN RD., BRAMPTON, ON, L6P 0A2	TITLE SITE PLAN	SCALE AS NOTED
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Scale: 3/32" = 1'-0"

NOTE:

Contractor to verify all dimensions on site and report any discrepancies, omission and errors to the Architect before the work begins. Work to dimensions only, do not scale drawings.

Construction must conform to the Ontario Building Code, and requirements of Authorities having jurisdiction.

DESIGNER:

THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.

NEETU NEETU
NAME SIGNATURE BCIN

NORTH:



PROJECT

DRIVEWAY MINOR VARIANCE

ADDRESS:

19 LEO AUSTIN RD., BRAMPTON, ON, L6P 0A2

TITLE

SITE PLAN

DATE

AUGUST 15 ,2024

DRAWN BY

N.S

SCALE

AS NOTED

SHEET:

A1

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 80, 81, 82, 83 AND 84
PLAN 43M-1958
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: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

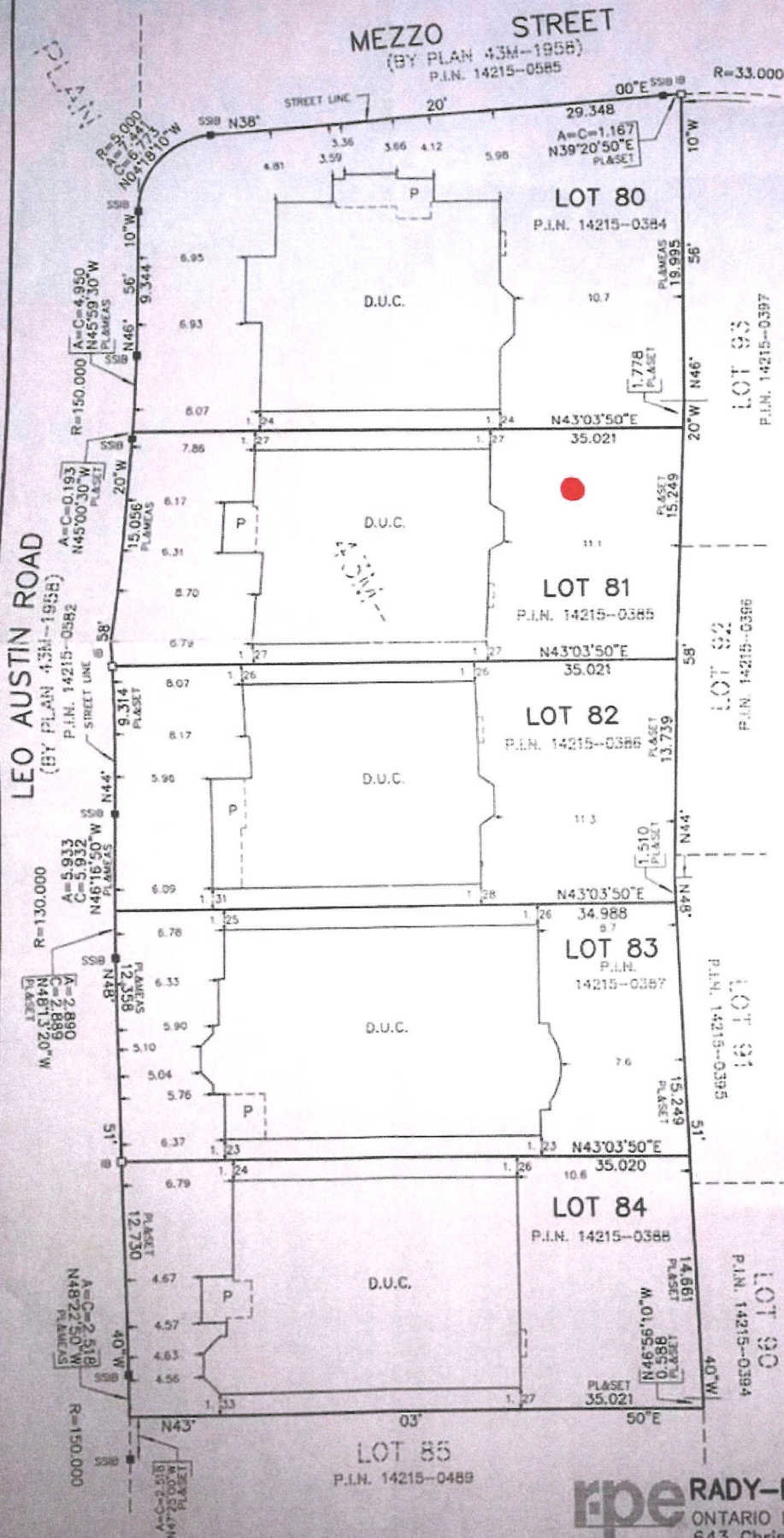
SURVEYOR'S CERTIFICATE

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 10 DAY OF MARCH, 2015.

DATE MARCH 19, 2015.

T. SINGH
ONTARIO LAND SURVEYOR



NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- ⊕ DENOTES IRON BAR
- ⊙ DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- PL DENOTES PLAN 43M-1958

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.
ALL TIES TO CONCRETE FOUNDATION
BEARINGS ARE GRID AND ARE REFERRED TO THE
NORTHEASTERLY LIMIT OF LEO AUSTIN ROAD AS SHOWN
ON PLAN 43M-1958 HAVING A BEARING OF N44°58'20"W.

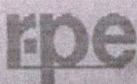
**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM**

1933595



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

THIS REPORT WAS PREPARED FOR
GREENPARK HOMES
AND THE UNDERSIGNED ACCEPTS NO



RADY-PENTEK & EDWARD SURVEYING LTD.

ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca



BRAMPTON
Flower City

Planning and Development
Services

Building Division

8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

REGISTERED MAIL

February 22, 2024

Jagdeep Kaur
Jaswinder Khosa
19 Leo Austin Rd
Brampton, ON L6P 4C4

Dear Sir/Madam,

RE: Driveway Width
19 Leo Austin Rd
PLAN M1958 LOT 81

The above noted property is zoned R1E-14.8-2387 and is subject to By-law 270-2004, as amended.

An inspection of the above noted property by our By-law Enforcement Department has revealed that you have widened your driveway in excess of the permitted 6.71 metres which is not permitted and contrary to Section 10.9 of the Zoning By-law.

You are hereby required to ensure a maximum driveway width of 6.71 metres at the above noted property, by not later than May 31, 2024.

- **Any questions about the Zoning By-law requirements for your property, or options that may be available to you, please contact:** John Cabral, Plans Examiner – Zoning, (905) 874-3791 or John.Cabral@brampton.ca.
- **Once you have made the required changes, please contact,** Artem Vernigorov, Property Standards Officer at (905) 874-3457 or Artem.Vernigorov@brampton.ca to arrange a re-inspection not later than the above noted date to confirm compliance with the Zoning By-law.

If this violation remains outstanding after the date specified above, legal action will be taken without further notice to you. A person who is convicted of a By-law offence may be liable for a fine of up to \$25,000 (\$50,000 for a corporation).

Your co-operation in this matter is appreciated and will make further action unnecessary.

John Cabral
Plans Examiner – Zoning
Tel: (905) 874-3791
Email: John.Cabral@brampton.ca

c. Artem Vernigorov, City of Brampton, Property Standards
Building File

Zoning Non-compliance Checklist

File No.
A - 2024 - 0344

Applicant: Neetu Singh
Address: 19 Leo Austin Rd
Zoning: R1E-14.8-2387
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			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
RESIDENTIAL DRIVEWAY	To permit a driveway width of 8.305m,	whereas the by-law permits a maximum driveway width of 7.32m.	10.9.1 (B)
RESIDENTIAL DRIVEWAY	To permit 0.15m of permeable landscaping abutting the side lot line,	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1 (B)
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/09/03

Date