

NOV 22 2024

Committee of Adjustment

REVISED

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

FILE NUMBER: A-2024-0419

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)** LILANI DE SILVA  
**Address** 91 DESERT SAND DR BRAMPTON, ON, L6R1V6

**Phone #** 416-262-4949 **Fax #** \_\_\_\_\_  
**Email** lilani.desilva1@yahoo.ca

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):**  
1. To permit a two-unit dwelling in a quattroplex  
2. To permit a below grade entrance in the rear yard  
3. To permit a below grade entrance in a quattroplex  
4. To permit a 0.92m wide pedestrian path of travel leading to the principal entrance of an additional residential unit

4. **Why is it not possible to comply with the provisions of the by-law?**  
-whereas the by-law does not permit the use;  
-whereas the by-law requires the entire rear yard to be landscaped open space.  
-whereas the by-law does not permit a below grade entrance in a quattroplex  
-whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.

5. **Legal Description of the subject land:**  
**Lot Number** 179  
**Plan Number/Concession Number** M1068  
**Municipal Address** 91 DESERT SAND DR BRAMPTON, ON, L6R1V6

6. **Dimension of subject land (in metric units)**  
**Frontage** 10.00  
**Depth** 43.38  
**Area** 241.73

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.)

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	8.55
Rear yard setback	0
Side yard setback	2.01
Side yard setback	0

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: RESIENTIAL

12. Proposed uses of subject property: RESIENTIAL

13. Existing uses of abutting properties: RESIENTIAL

14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

16. (a) What water supply is existing/proposed?

Municipal ☒  
Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒  
Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒  
Ditches ☐  
Swales ☐

Other (specify) \_\_\_\_\_

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 _____

P. Dan  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 31st DAY OF October, 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, Pavneet Kaur, 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 31st DAY OF  
Oct, 2024.

P. Dan  
Signature of Applicant or Authorized Agent

[Signature]  
A COMMISSIONER OF THE 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: \_\_\_\_\_

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 \_\_\_\_\_

Date Application Deemed \_\_\_\_\_

**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: 91 Derest sand Drive Brampton

I/We, Lilani De Silva  
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 23 day of Oct, 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

LOCATION OF THE SUBJECT LAND: 91 Desert Drive


I/We, Lilani De Silva  
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd  
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 23 day of Oct, 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.**

1. To permit a two-unit dwelling in a quattroplex , whereas the by-law does not permit the use;
2. To permit a below grade entrance in the rear yard, whereas the by-law requires the entire rear yard to be landscaped open space.
3. To permit a below grade entrance in a quattroplex, whereas the by-law does not permit a below grade entrance in a quattroplex.
4. To permit a 0.92m wide pedestrian path of travel leading to the principal entrance of an additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNENGINEER 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	OCT 29/24
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**ADDRESS:**  
91 DESERT SAND DR,  
BRAMPTON, ON.

<u>DRAWN BY:</u> NK	<u>CHECKED BY:</u> TR
<u>PROJECT NUMBER:</u> 24R-31021	

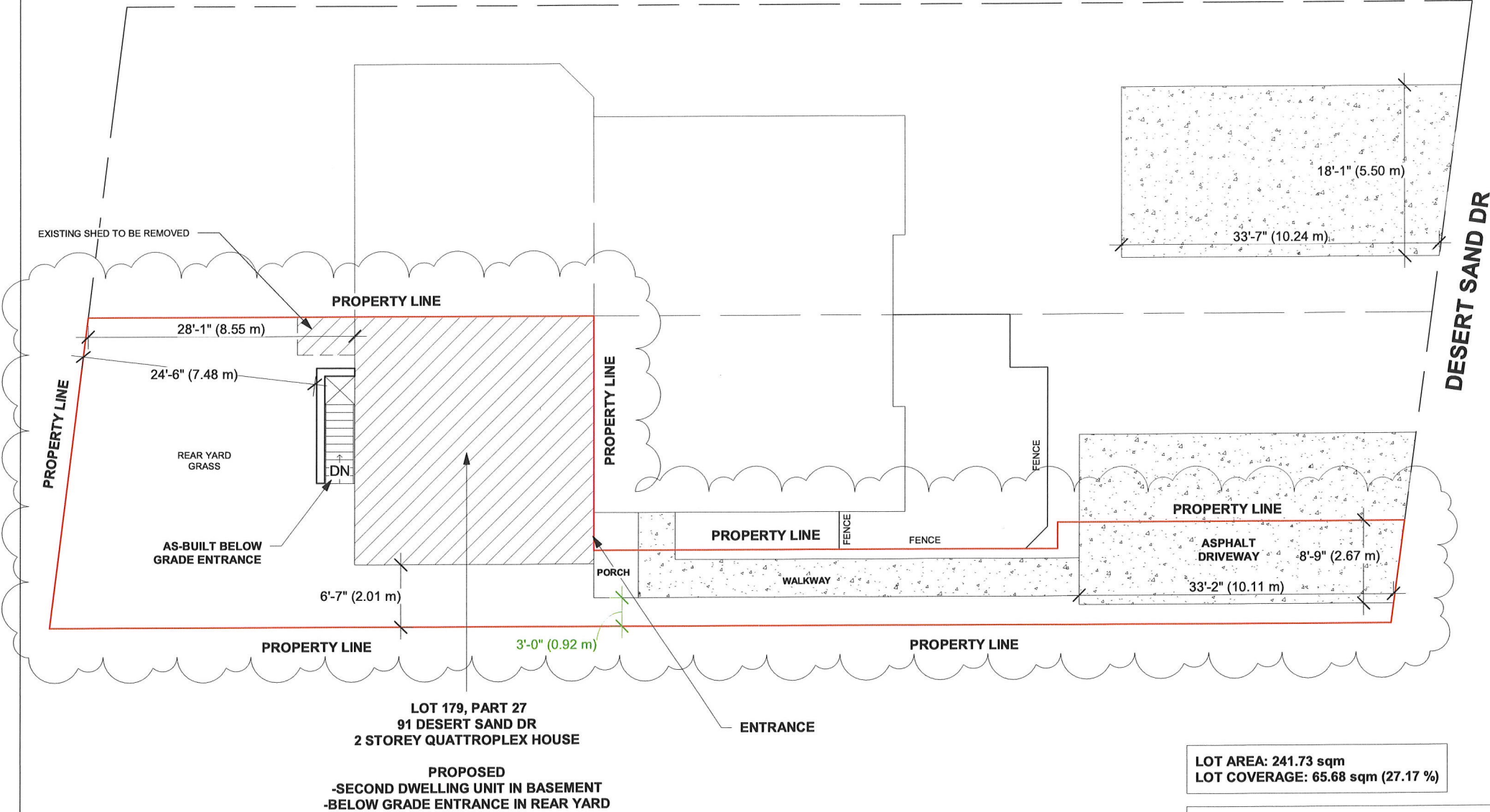
**NOBLE PRIME  
SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
[info@nobleltd.ca](mailto:info@nobleltd.ca)  
(437) 888 1800

DATE:	OCT 29/24
SCALE:	1 : 130

DWG No:  
A-1

**MINOR VARIANCE**

1. To permit a two-unit dwelling in a quattroplex , whereas the by-law does not permit the use;
2. To permit a below grade entrance in the rear yard, whereas the by-law requires the entire rear yard to be landscaped open space.
3. To permit a below grade entrance in a quattroplex, whereas the by-law does not permit a below grade entrance in a quattroplex.
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LOT 179, PART 27  
91 DESERT SAND DR  
2 STOREY QUATTROPLEX HOUSE

PROPOSED  
-SECOND DWELLING UNIT IN BASEMENT  
-BELOW GRADE ENTRANCE IN REAR YARD

LOT AREA: 241.73 sqm  
LOT COVERAGE: 65.68 sqm (27.17 %)

OUTDOOR AMENITY AREA: 908 sf (84.35 sqm)

**SITE PLAN**

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

STAMP

**REVISED  
RECEIVED**

01 ISSUED FOR VARIANCE OCT 29/24

ADDRESS:  
91 DESERT SAND DR,  
BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR

PROJECT NUMBER: 24R-31021

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

DATE: OCT 29/24 DWG No:

SCALE: 1 : 130 **A-1**



NOV 21 2024

Committee of Adjustment

Revised.

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**Phone #** 416-262-4949 **Fax #**  
**Email** lilani.desilva1@yahoo.ca

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 SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE  
-TO PERMIT A BELOW GRADE ENTRANCE IN A QUATTROPLEX  
-TO PERMIT A SECOND DWELLING UNIT WITH 0.92 M AS A MINIMUM PATH OF TRAVEL

4. **Why is it not possible to comply with the provisions of the by-law?**  
-WHEREAS ZONING BY LAW DOES NOT PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE  
-WHEREAS THE BY-LAW ONLY PERMITS A BELOW GRADE ENTRANCE IN A SINGLE DETACHED, SEMI-DETACHED TOWNHOUSE DWELLING OR A TWO UNIT DWELLING  
-WHEREAS ZONING BY LAW REQUIRES 1.2M AS MINIMUM PATH OF TRAVEL FOR A

5. **Legal Description of the subject land:**  
**Lot Number** 179  
**Plan Number/Concession Number** M1068  
**Municipal Address** 91 DESERT SAND DR BRAMPTON, ON, L6R1V6

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**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **Water** ☐



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**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

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

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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)

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**PROPOSED**

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10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: RESIENTIAL

12. Proposed uses of subject property: RESIENTIAL

13. Existing uses of abutting properties: RESIENTIAL

14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

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 _____

P. Day  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 31st DAY OF October, 2024.

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DECLARED BEFORE ME AT THE

Region OF Peel  
IN THE Province OF \_\_\_\_\_  
Entre THIS 31st DAY OF  
Oct, 2024.

P. Day  
Signature of Applicant or Authorized Agent

[Signature]  
A GRUNDSCHOEN AROKA  
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: \_\_\_\_\_

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 \_\_\_\_\_

Date Application Deemed \_\_\_\_\_

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

LOCATION OF THE SUBJECT LAND: 91 Dearest sand Drive Brampton

I/We, Lilani De Silva  
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 23 day of Oct, 2024

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

\_\_\_\_\_  
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**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: 91 Desert Drive


I/We, Lilani De Silva  
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd  
please print/type the full name of the agent(s)

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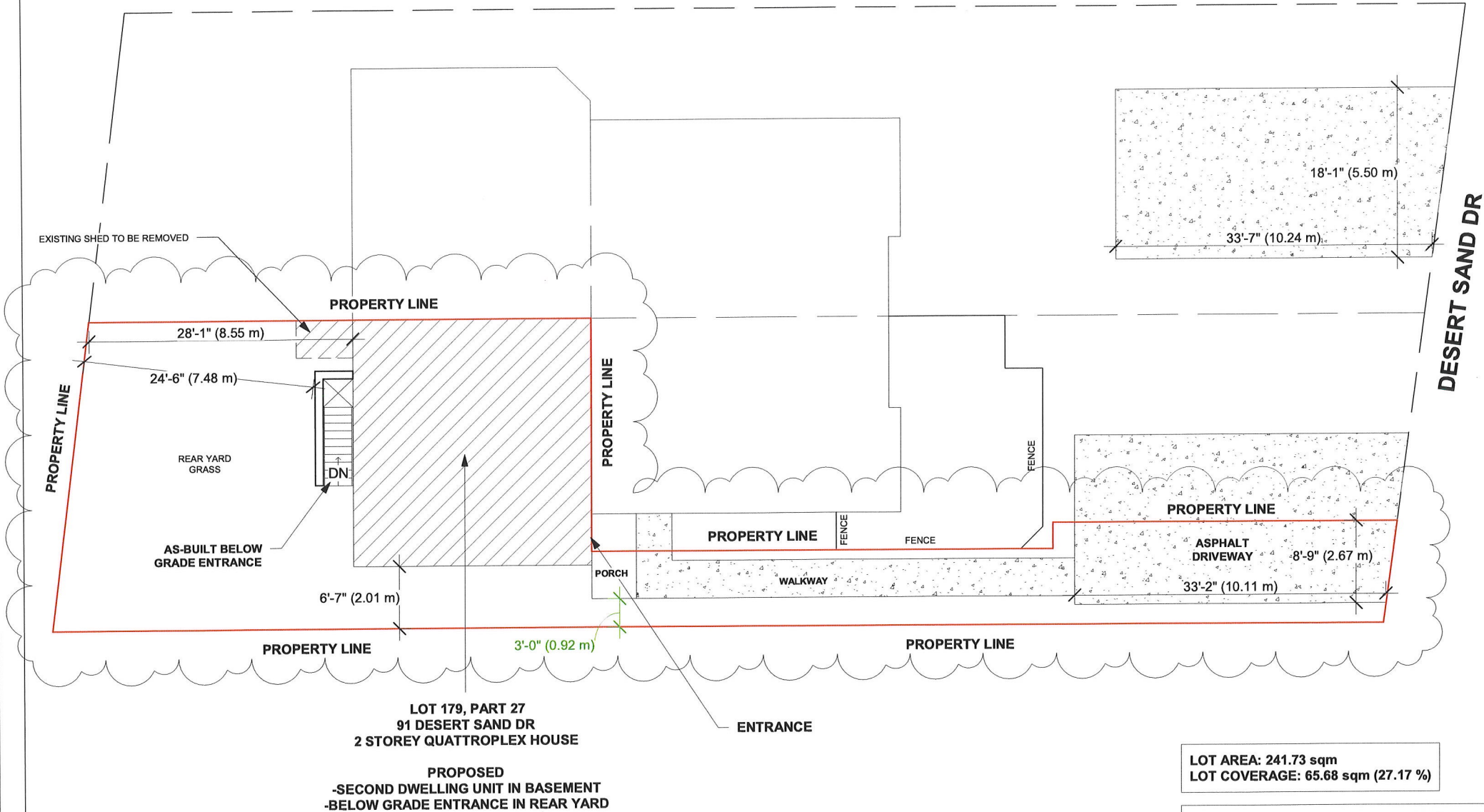
Received / Revised

NOV 21 2024

Committee of Adjustment

MINOR VARIANCE

- TO PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE, WHEREAS ZONING BY LAW DOES NOT PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE;
- TO PERMIT A BELOW GRADE ENTRANCE IN A QUATTROPLEX, WHEREAS THE BY-LAW ONLY PERMITS A BELOW GRADE ENTRANCE IN A SINGLE DETACHED, SEMI-DETACHED TOWNHOUSE DWELLING OR A TWO UNIT DWELLING;
- TO PERMIT A SECOND DWELLING UNIT WITH 0.92 M AS A MINIMUM PATH OF TRAVEL, WHEREAS ZONING BY LAW REQUIRES 1.2M AS MINIMUM PATH OF TRAVEL FOR A SECOND DWELLING UNIT.



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 OCT 29/24

ADDRESS:  
91 DESERT SAND DR,  
BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-31021

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

DATE: OCT 29/24  
SCALE: 1:130

DWG No:  
A-1

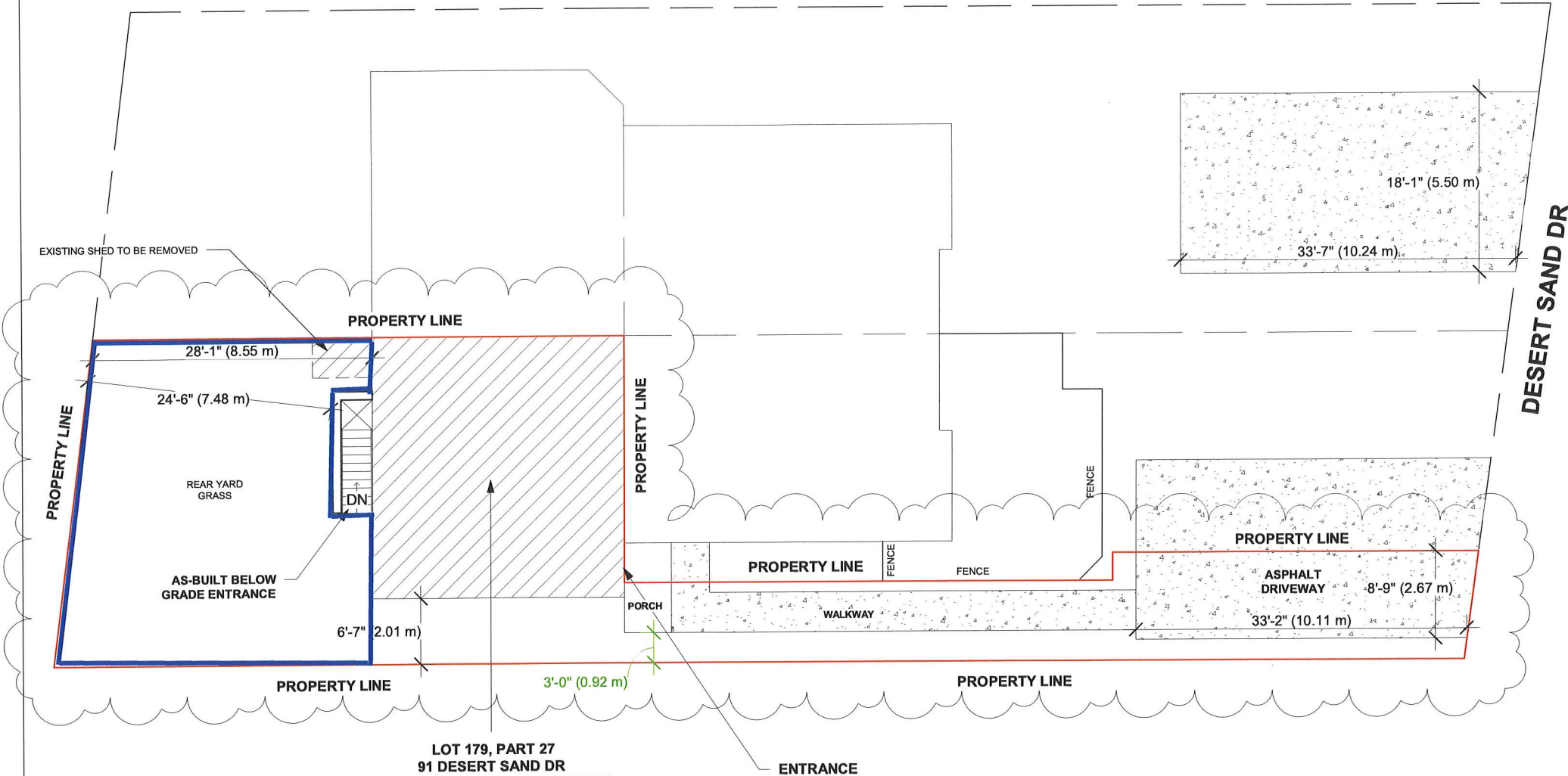
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Committee of Adjustment

MINOR VARIANCE

- TO PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE, WHEREAS ZONING BY LAW DOES NOT PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE;
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LOT 179, PART 27  
91 DESERT SAND DR  
2 STOREY QUATTROPLEX HOUSE

PROPOSED  
-SECOND DWELLING UNIT IN BASEMENT  
-BELOW GRADE ENTRANCE IN REAR YARD

LOT AREA: 241.73 sqm  
LOT COVERAGE: 65.68 sqm (27.17 %)

OUTDOOR AMENITY AREA: 908 sf (84.35 sqm)

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ADDRESS:  
91 DESERT SAND DR,  
BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-31021

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

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FILE NUMBER:

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APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

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1.

Name of Owner(s)

LILANI DE SILVA

Address

91 DESERT SAND DR BRAMPTON, ON, L6R1V6

Phone #

416-262-4949

Fax #

Email

lilani.desilva1@yahoo.ca

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 SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE,

-TO PERMIT A BELOW GRADE ENTRANCE IN A QUATROPLEX,

4.

Why is it not possible to comply with the provisions of the by-law?

1)WHEREAS ZONING BY LAW DOES NOT PERMIT A SECOND DWELLING UNIT

IN A QUATTROPLEX HOUSE 2)WHEREAS THE BY-LAW ONLY PERMITS A BELOW

GRADE ENTRANCE IN A SINGLE DETACHED, SEMI-DETACHED TOWNHOUSE

DWELLING OR A TWO UNIT DWELLING.

5.

Legal Description of the subject land:

Lot Number

179

Plan Number/Concession Number

M1068

Municipal Address

91 DESERT SAND DR BRAMPTON, ON, L6R1V6

6.

Dimension of subject land (in metric units)

Frontage

20.01

Depth

43.38

Area

866.06

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.)

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	8.55
Rear yard setback	0
Side yard setback	2.01
Side yard setback	0

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: RESIENTIAL

12. Proposed uses of subject property: RESIENTIAL

13. Existing uses of abutting properties: RESIENTIAL

14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

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 _____

P. Dan  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 31st DAY OF October, 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, Pavneet Kaur, 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 \_\_\_\_\_  
On THIS 31st DAY OF  
Oct, 2024.

P. Dan  
Signature of Applicant or Authorized Agent

[Signature]  
A COMMISSIONER OF  
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: \_\_\_\_\_

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

Nov 6, 2024

Date Application Deemed

✓

**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: 91 Derest sand Drive Brampton

I/We, Lilani De Silva  
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 23 day of Oct, 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

LOCATION OF THE SUBJECT LAND: 91 Desert Drive  
I/We, Lilani De Silva  
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd  
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 23 day of Oct, 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.**





**SURVEYOR'S COPY**

I REQUIRE THIS PLAN  
TO BE DEPOSITED UNDER  
THE LAND TITLES ACT

DATE *DECEMBER 8, 1995*

*David A. Black*

DAVID A. BLACK  
ONTARIO LAND SURVEYOR

**PLAN 43R-21345**

RECEIVED AND DEPOSITED

DATE *December 8, 1995*

*J. M. Addison*

~~ASSISTED~~ LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
PEEL ( No 43 )

PARTS 1,2,3,4,5 AND 6 - ALL OF PARCEL 179-1 SECTION 43M-1068  
PARTS 7,8,9,10,11 AND 12 - PART OF PARCEL 186-1 SECTION 43M-1068

PLAN OF SURVEY OF  
**LOT 179 AND PART OF LOT 186**  
**REGISTERED PLAN 43M-1068**  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

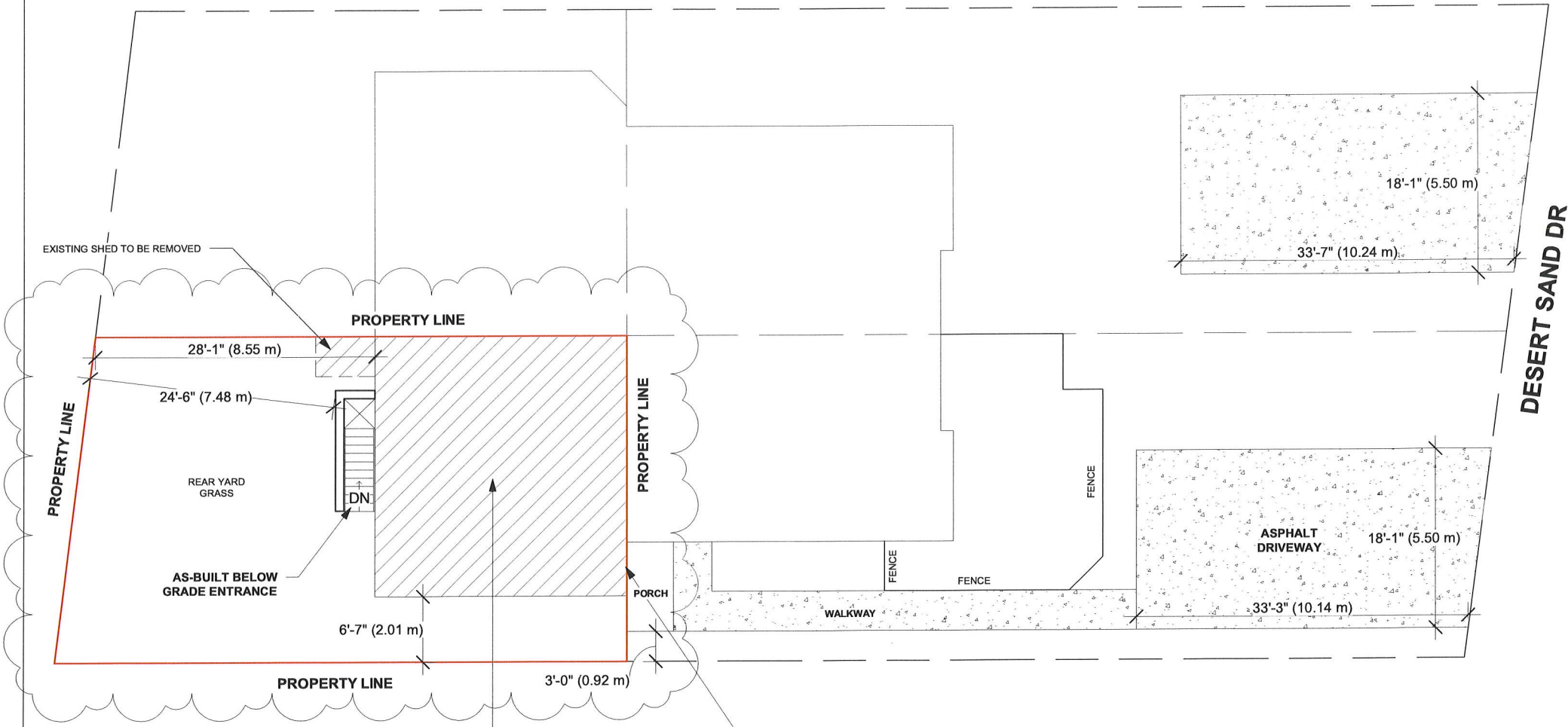


J. D. BARNES LIMITED  
1995

MINOR VARIANCE

-TO PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE, WHEREAS ZONING BY LAW DOES NOT PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE;

-TO PERMIT A BELOW GRADE ENTRANCE IN A QUATTROPLEX, WHEREAS THE BY-LAW ONLY PERMITS A BELOW GRADE ENTRANCE IN A SINGLE DETACHED, SEMI-DETACHED TOWNHOUSE DWELLING OR A TWO UNIT DWELLING.



LOT 179, PART 27  
91 DESERT SAND DR  
2 STOREY QUATTROPLEX HOUSE

PROPOSED  
-SECOND DWELLING UNIT IN BASEMENT  
-BELOW GRADE ENTRANCE IN REAR YARD

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	OCT 29/24

ADDRESS:  
91 DESERT SAND DR,  
BRAMPTON, ON.

DRAWN BY:	NK	CHECKED BY:	TR
PROJECT NUMBER:	24R-31021		

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

DATE:	OCT 29/24	DWG No:	A-1
SCALE:	1 : 130		

# Zoning Non-compliance Checklist

File No.  
A-2024- 0419

Applicant: Lilani Desilva  
Address: 91 desert sand  
Zoning: R2B - 523  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a two-unit dwelling in a quattroplex	Whereas the by-law does not permit the use	523.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BELOW GRADE ENTRANCE	To permit a below grade entrance in the rear yard	Whereas the by-law requires the entire rear yard to be landscaped open space	523.2(10)
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto  
Reviewed by Zoning  
  
November 1, 2024  
Date