

Flower City



brampton.ca

FILE NUMBER: A-2025-0046

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) TAMANJAR SINGH KHERA, SIMRANJEET KAUR GILL
Address 10 SETTLERS FIELD ROAD
BRAMPTON ON L6X 5P2
Phone # 416-799-9349 647-999-1949 Fax #
Email SIMRANKORGILL@GMAIL.COM

2. Name of Agent RAVINDER SINGH
Address 965 BOVAIRD DRIVE WEST, SUITE 201
BRAMPTON ON L6X 0G73
Phone # 416-460-7812 Fax #
Email URBANBUILDINGDESIGNS@GMAIL.COM

3. Nature and extent of relief applied for (variances requested):
- TO PERMIT THE DRIVEWAY WIDTH OF 10M
WHEREAS THE BY-LAW PERMITS A
MAXIMUM OF DRIVEWAY WIDTH 7.32M
- TO PERMIT 0.10M OF PERMEABLE LANDSCAPING
ABUTTING THE PROPERTY LINE WHEREAS THE
BY-LAWS REQUIRE A MINIMUM 0.6M OF
PERMEABLE LANDSCAPING ABUTTING THE
PROPERTY LINE

CHANGED AS PER REVISED
DRAWINGS PROVIDED

4. Why is it not possible to comply with the provisions of the by-law?
- THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.32M, WHEREAS A
DRIVEWAY WIDTH OF 10M IS PROPOSED.
- THE BY-LAW REQUIRES A MINIMUM 0.6M OF PERMEABLE LANDSCAPING ABUTTING
THE PROPERTY LINE WHEREAS 0.10M OF PERMEABLE LANDSCAPING ABUTTING
THE PROPERTY LINE PROPOSED.

5. Legal Description of the subject land:
Lot Number 21
Plan Number/Concession Number M2030
Municipal Address 10 SETTLERS FIELD ROAD, BRAMPTON ON L6X5P2

6. Dimension of subject land (in metric units)
Frontage 14.352 m
Depth 28.616 m
Area 410.70 SQM

7. Access to the subject land is by:
Provincial Highway
Municipal Road Maintained All Year ☒
Private Right-of-Way
Seasonal Road
Other Public Road
Water

0. 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:

TWO STOREY DETACHED DWELLING WITH AN AREA OF 277.41 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED DRIVEWAY EXTENSION

1. 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 6.79 m / 6.05 m

Rear yard setback 9.70 m

Side yard setback 1.29 m

Side yard setback 1.22 m

PROPOSED

Front yard setback 6.79 m / 6.05 m (NO CHANGE)

Rear yard setback 8.70 m (NO CHANGE)

Side yard setback 1.29 m (NO CHANGE)

Side yard setback 1.22 m (NO CHANGE)

0. Date of Acquisition of subject land: 30 NOVEMBER 2018
1. Existing uses of subject property: RESIDENTIAL
2. Proposed uses of subject property: RESIDENTIAL
3. Existing uses of abutting properties: RESIDENTIAL
4. Date of construction of all buildings & structures on subject land: 2018
5. Length of time the existing uses of the subject property have been continued: 6 YEARS

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?

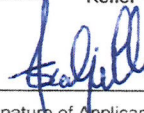
Yes No ☒

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 _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 29th DAY OF DECEMBER, 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, SIMRAN GILL, 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.

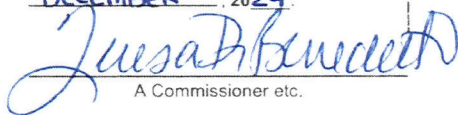
DECLARED BEFORE ME AT THE

REGION OF PEEL

IN THE PROVINCE OF

ONTARIO THIS 29th DAY OF

DECEMBER, 2024.


A Commissioner etc.



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

30th December 2024

Revised 2023/01/12

April 24, 2025

Merceyn

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: 10 SETTLERS FIELD ROAD, BRAMPTON ON L6X5P2



I/We, TAMANGIR SINGH KHERA & SIMRANJEET KAUR GILL
please print/type the full name of the owner(s)

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

RAVINDER 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 04th day of JUNE, 2025.

 
(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

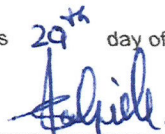

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 10 SETTLERS FIELD ROAD, BRAMPTON ON L6X 5P2

I/We, TAMANBIR SINGH KHERA, SIMRANJEET KAUR GILL
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 29th day of DECEMBER, 2024.

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

SIMRANJEET KAUR GILL, TAMANBIR SINGH KHERA
(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

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 17, 18, 19, 20,
21, 22 AND 23
PLAN 43M-2030
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
 10m 5m 0 10m 20metres
 RADY-PENITEK & 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.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2030492



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

NOTES

□ DENOTES MONUMENT SET
 ■ DENOTES MONUMENT FOUND
 ■ DENOTES IRON BAR
 SIB DENOTES STANDARD IRON BAR
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
 P.I.N. 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
 NORTHWEST LIMIT OF SETTLERS FIELD ROAD AS SHOWN ON
 PLAN 43M-2030 HAVING A BEARING OF N38°15'05"E.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 17 TO 23
 (INCLUSIVE) ARE SUBJECT TO AN EASEMENT AS SET OUT IN PR1279464
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

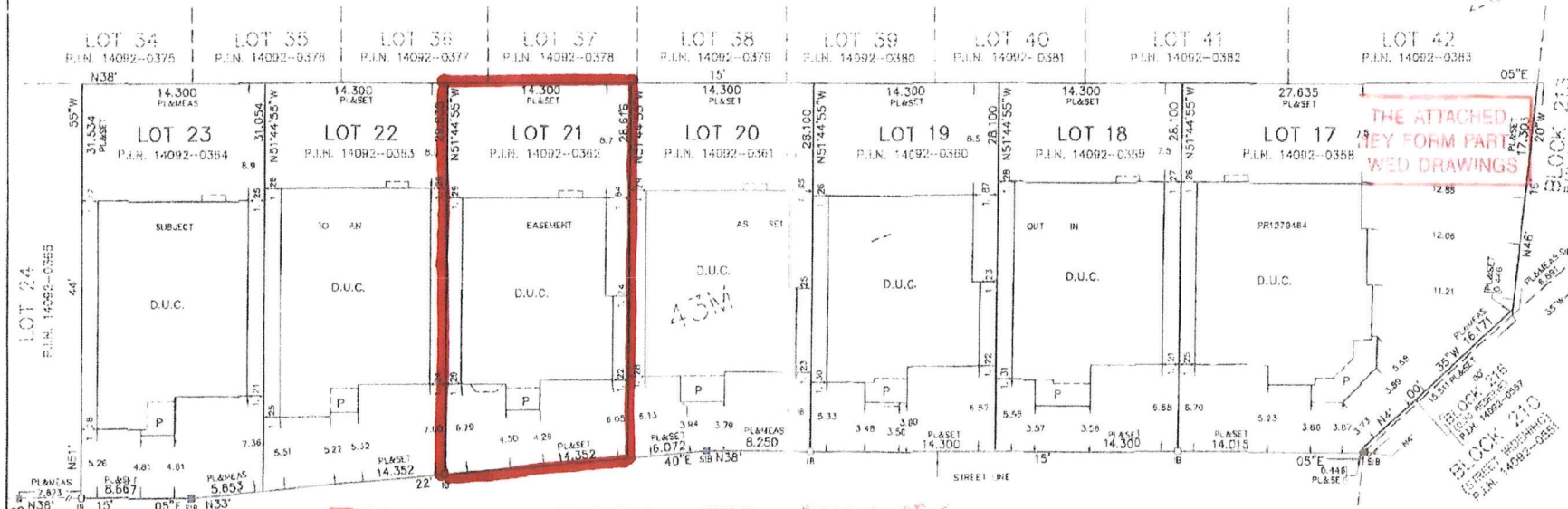
SURVEYOR'S CERTIFICATE

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 12th DAY OF AUGUST, 2017

DATE: Oct. 9, 2017.

T. SINGH
 ONTARIO LAND SURVEYOR
 DRAWING NO. 2030



PLAN

FILE COPY

SETTLERS FIELD ROAD

(BY PLAN 43M-2030)
 P.I.N. 14082-0577

DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE
 MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS

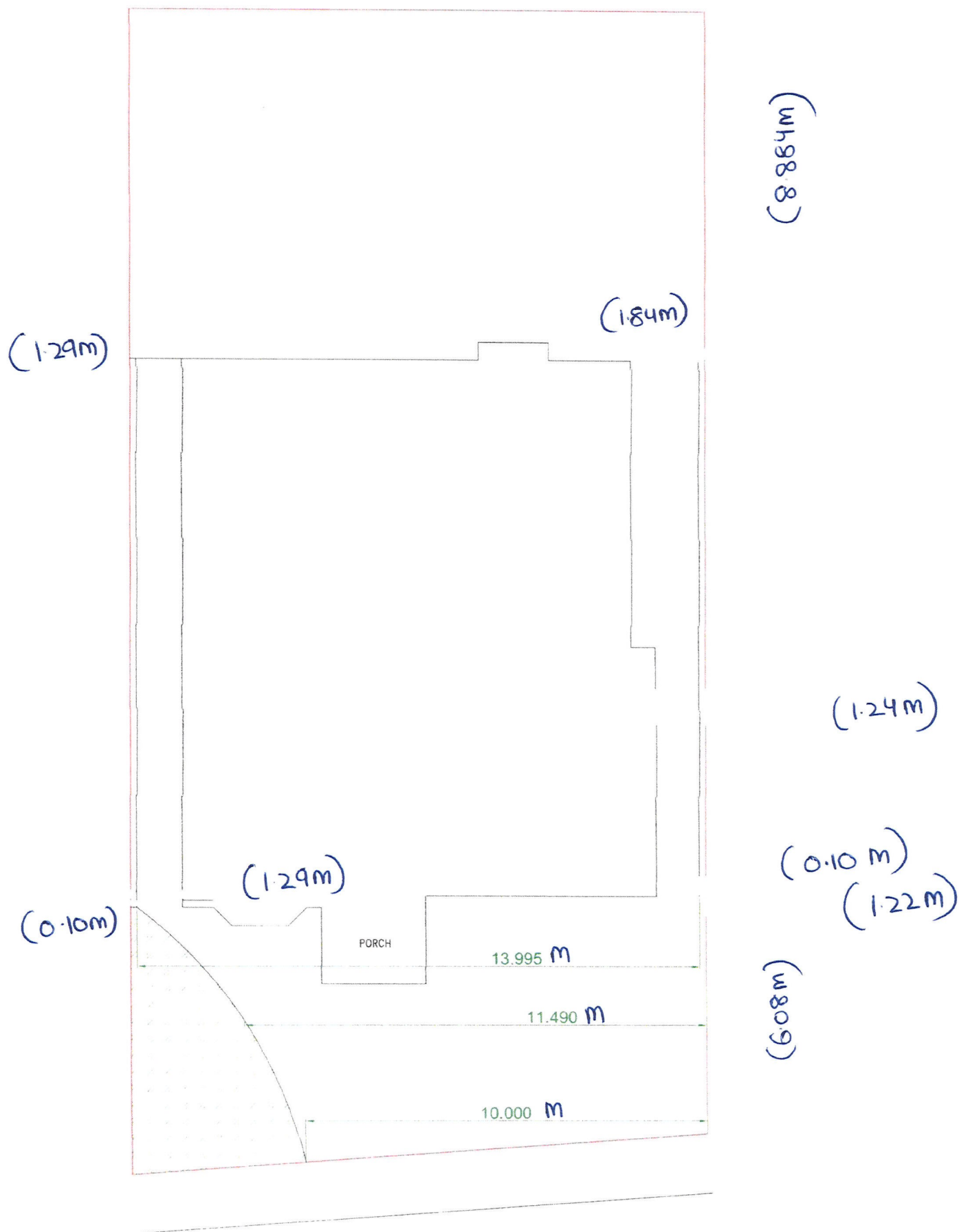
THIS REPORT WAS PREPARED FOR
 COUNTRYWIDE HOMES
 AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.
 © RADY-PENITEK & EDWARD SURVEYING LTD., O.L.S. 2017.

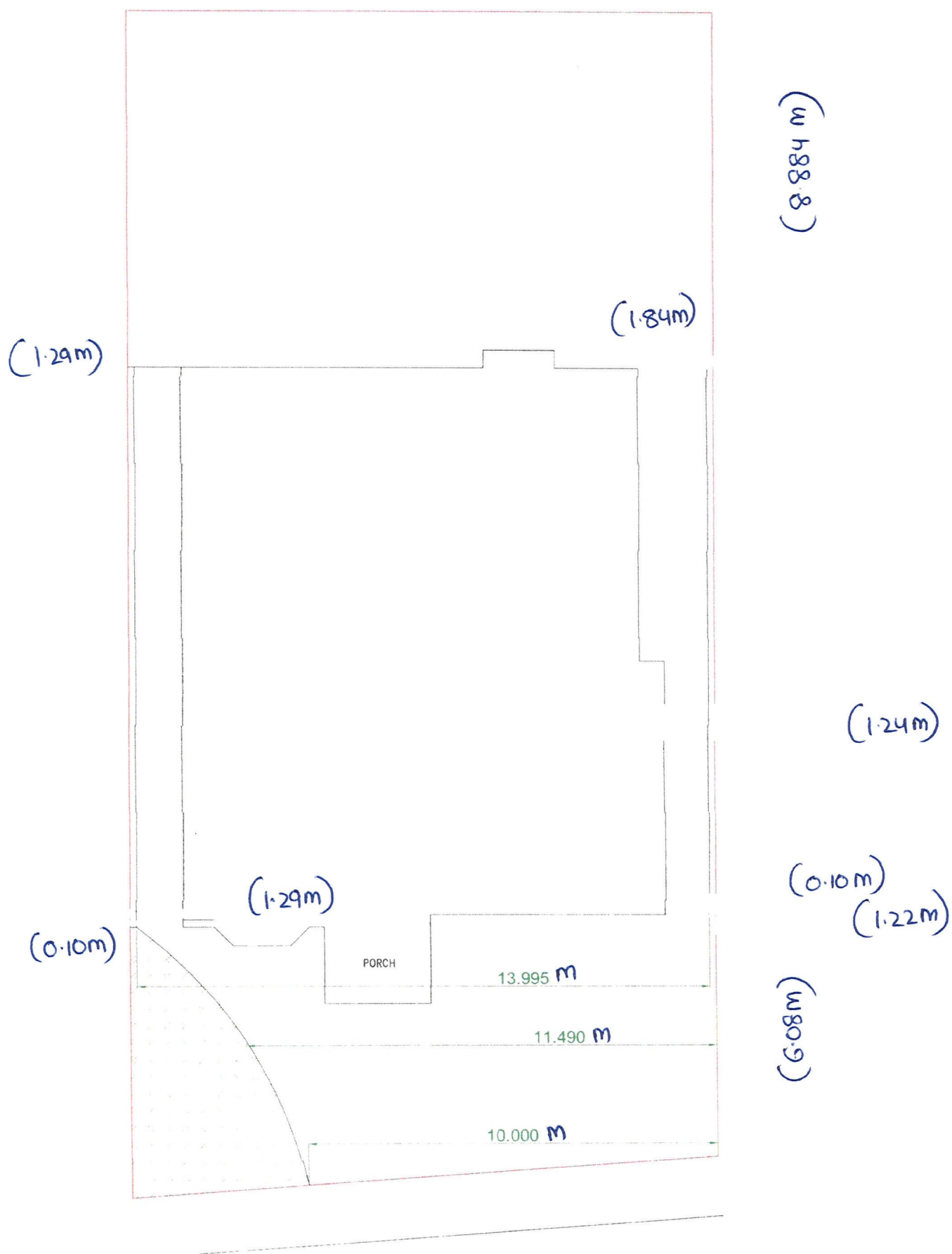


RADY-PENITEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Chrislea Road, Suite 7
 Woodbridge, Ontario L4L 8A3
 Tel: (416) 635-5000 Fax: (416) 635-5001
 Tel: (905) 264-0881 Fax: (905) 264-2099
 Website: www.r-pe.co
 DRAWN: V.K. CHECKED: G.Y./T.S.
 CAD FILE No. 2030-17 JOB No. 17-031

17-031 *43M-2030 L17-23*







December 29th, 2024

TO:

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton ON L6Y 4R2

FROM:

Simranjeet Kaur Gill
Tamanbir Singh Khera
10 Settlers Field Road
Brampton ON L6X 5P2

RE: LOT 21 PLAN M2030 - Minor Variance (Driveway Widening)

I am writing in response to your letter regarding the width of our driveway dated December 18th, 2024.

I would like to bring to your attention several important points concerning our driveway's construction and usage. Firstly, the interlocking stone we installed is from the Nueva permeable paver system designed to allow water drainage through its cracks and into the soil. The base material used in the installation consists of clear angular stone without sand fines, further enhancing its permeability. For your reference, I have attached the original receipt for the material purchase.

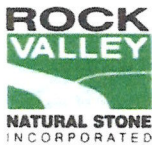
Furthermore, I would like to emphasize that we utilize the additional space primarily for landscaping purposes. During the summer months, we place planters and benches in this area, enhancing the aesthetic appeal of our property. As a family of three with only two vehicles, which are typically parked in our garage, we do not use the extended width of our driveway space for any type of parking. *You are welcome to inspect our driveway at any time to verify this usage pattern.*

Given these considerations, I kindly request that you review this information and provide your guidance accordingly.

Thank you for your attention to this matter. I look forward to your response.

Best regards,

Simran Gill
Taman Khera



"YOUR SOURCE FOR NATURAL STONE"

9450 Highway 27, Woodbridge, Ontario L4H 4Y6
TEL: 905-893-2222 — FAX: 905-893-3331
www.rockvalleynaturalstone.com
H.S.T. No. 817442536 RT0001

NO.	22-207367
DATE	2022-10-20
DUE DATE	2022-10-20

DRIVER: _____
CHECKED BY: _____
SKID: _____

B
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Simran Gill
416-799-9349

S
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pick up week of Oct 24th
10 Settlers Field Rd
Miss Rd & Williams Pkwy

C.O.D.

LK

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
19	bundle	Nueva Random 80mm -77 52ft²/bun GREYFIELD	425 92	8,092 48
19	Units	Skid Deposit - OAKS	25 00	475 00
2	bundle	Blu Smooth 6x13 80mm-84.4ft²/bun ONYX BLACK	580 04	1 160 08
2	Layer	Blu Smooth 6x13 80mm-10 55ft²/layer ONYX BLACK	72 51	145 02
2	Units	Skid Deposit - TECO BLOC *Feb 3/22	35 00	70 00
		Deposit Made June 7 \$1000 00		
		HST (ON) on sales	13 00%	1 292 54

The above describes your valued order. Please check that this complies with your request for goods and report discrepancies within 24 hours.
DELIVERED means "DELIVERED TO CURB". Any deliveries past the curb line are the complete and sole responsibility and risk of the purchaser.
I, THE UNDERSIGNED, HAVE READ AND AGREE TO ALL THE TERMS AND CONDITIONS ON THE REVERSE OF THIS DOCUMENT.

SIGNATURE: _____

CUSTOMER COPY

TOTAL	\$11,235.12
BALANCE DUE	\$10,235.12

CREDIT CARD INFORMATION

NAME: **SIMRANJEET KAUR GILL**

CREDIT CARD NUMBER: **4520 8830 3872 7303**

EXPIRY DATE: **09/26**

SECURITY CODE: **451**

Please give me a call if you find any error at 416-799-9349

Zoning Non-compliance Checklist

File No.

A-2025-0016

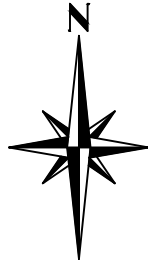
Owner: Tamanbir Singh Khere and Simranjeet Kaur Gill
Address: 10 Settlers Field Road
Zoning: Residential R1F-14-2504
By-law 270-2004, as amended

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			
DRIVEWAY WIDTH	To permit a driveway width of 10.0 m	whereas the by-law permits a maximum driveway width of 7.0 m	10.9.1 (B)(1)(c)
LANDSCAPED OPEN SPACE	To permit 0.10 m 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) (4)
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Aman Hansra
Reviewed by Zoning

Jan 15, 2025
Date

SITE DATA	
ZONING	R1F-14-2504
PLAN NUMBER	43M-2030
LOT AREA	417.92 m ²
DEPTH	29.83 m
FRONTAGE	14.35 m

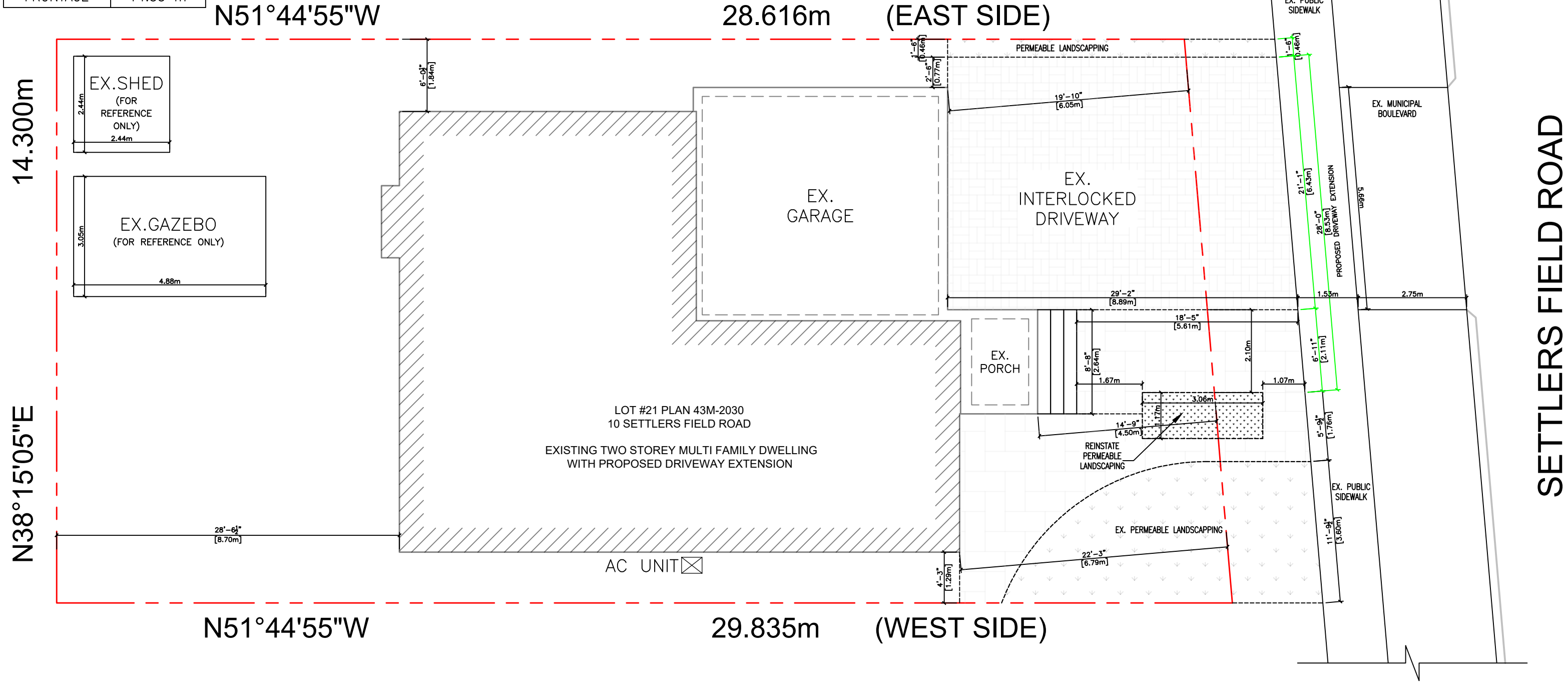


A101: SITE PLAN


1/8" = 1'-0"

MINOR VARIANCE APPLICATION-

- TO PERMIT A DRIVEWAY OF 8.53M WHEREAS BY-LAW ONLY PERMITS A MAXIMUM OF 7.32M DRIVEWAY WIDTH.
- TO PERMIT 0.46M OF PERMEABLE LANDSCAPING ABUTTING THE WEST SIDE PROPERTY LINE WHEREAS BY-LAW REQUIRES A MINIMUM OF 0.6M OF PERMEABLE LANDSCAPING ABUTTING THE PROPERTY LINE.



No.	REVISION	No.	Project Address/Name:	Qualification:	Sheet Title:		Coordinated by:				
1			10 Settlers Field Rd	The undersigned has reviewed and takes responsibility of this design, as well as having the qualifications & requirements mandated by O.B.C. to be a designer.	A101: SITE PLAN		RAVINDER SINGH				
2			Brampton, ON								
3			L6X 5P2								
4			Client Name & Address:				Contact:				
5			-	Ravinder Singh 120573			(416) 400 - 7812				
6			10 Settlers Field Rd	Name 09 June 2025 B.C.I.N.			urbanbuildingdesigns@gmail.com				
7			Brampton, ON				www.urbanbuildingdesigns.com				
DEFAULT SHEET SIZE : 17x11			Project Discription:	Urban Developers Inc. 202392	Date:	Scale:	Drawn by:	Checked by:	Quotation No.	Project No.	Drawing No.
			COMMITTEE OF ADJUSTMENTS	Name B.C.I.N.	31 MAY 2025	SCALE : 3/16" = 1'-0"	RS	-	UBD2025-49	UBD202505A283	A101





SITE DATA	
ZONING	R1F-14-2504
PLAN NUMBER	43M-2030
LOT AREA	417.92 m ²
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FRONTAGE	14.35 m

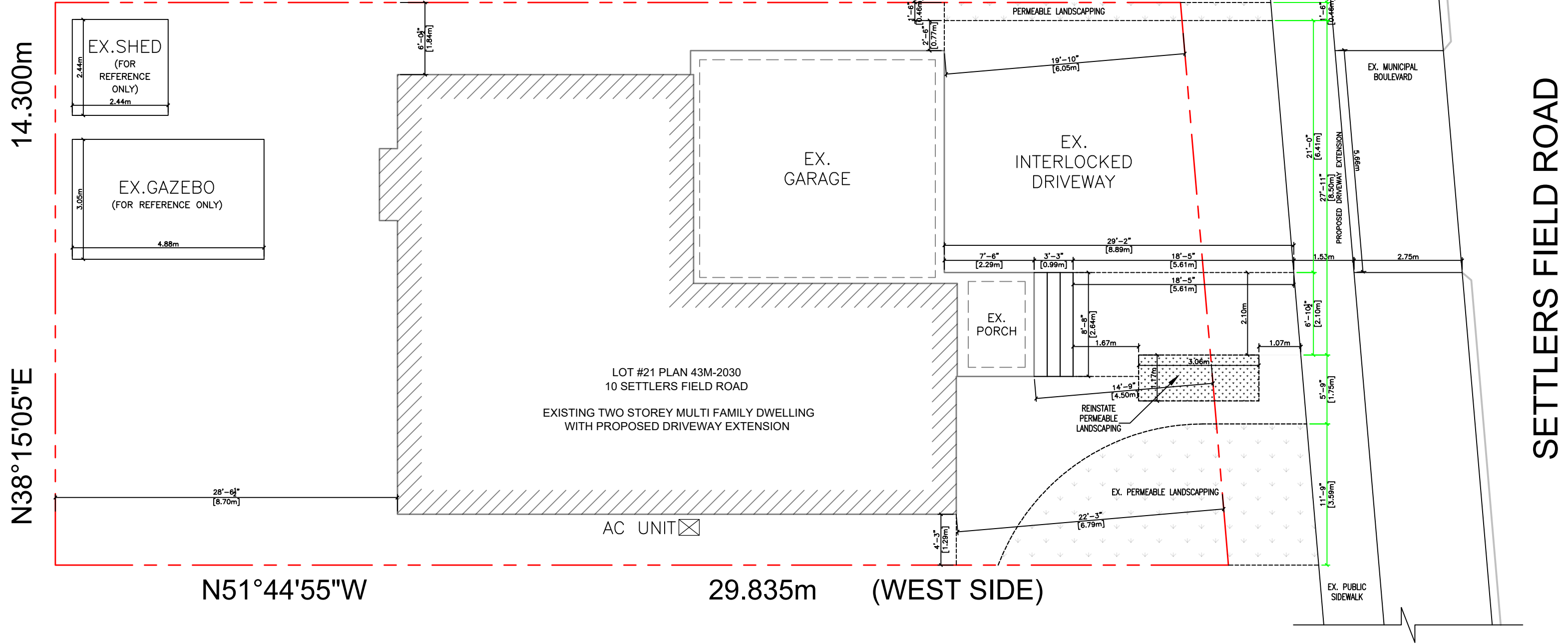


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2			Brampton, ON					
3			L6X 5P2					
4			Client Name & Address:					
5			-					
6			10 Settlers Field Rd	Ravinder Singh 120573				
7			Brampton, ON	Name 09 June 2025 B.C.I.N.				
DEFAULT SHEET SIZE : 17x11			Project Discription:	Urban Developers Inc. 202392	Date:	Scale:	Drawn by:	Checked by:
CONFORM TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. OWNER, BUILDER/CONTRACTOR SHALL FOLLOW ALL PLANS, SECTIONS & DETAILS AS PER INDICATED. COORDINATOR SHALL TAKE NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE COORDINATOR TO RELATE TO ENGINEER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK. THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE COORDINATOR. AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE COORDINATOR WRITTEN AUTHORITY.			COMMITTEE OF ADJUSTMENTS	Name B.C.I.N.	31 MAY 2025	SCALE : 3/16" = 1'-0"	RS	-
							Quotation No.	Project No.
							UBD2025-49	UBD202505A283
								Drawing No.
								A101

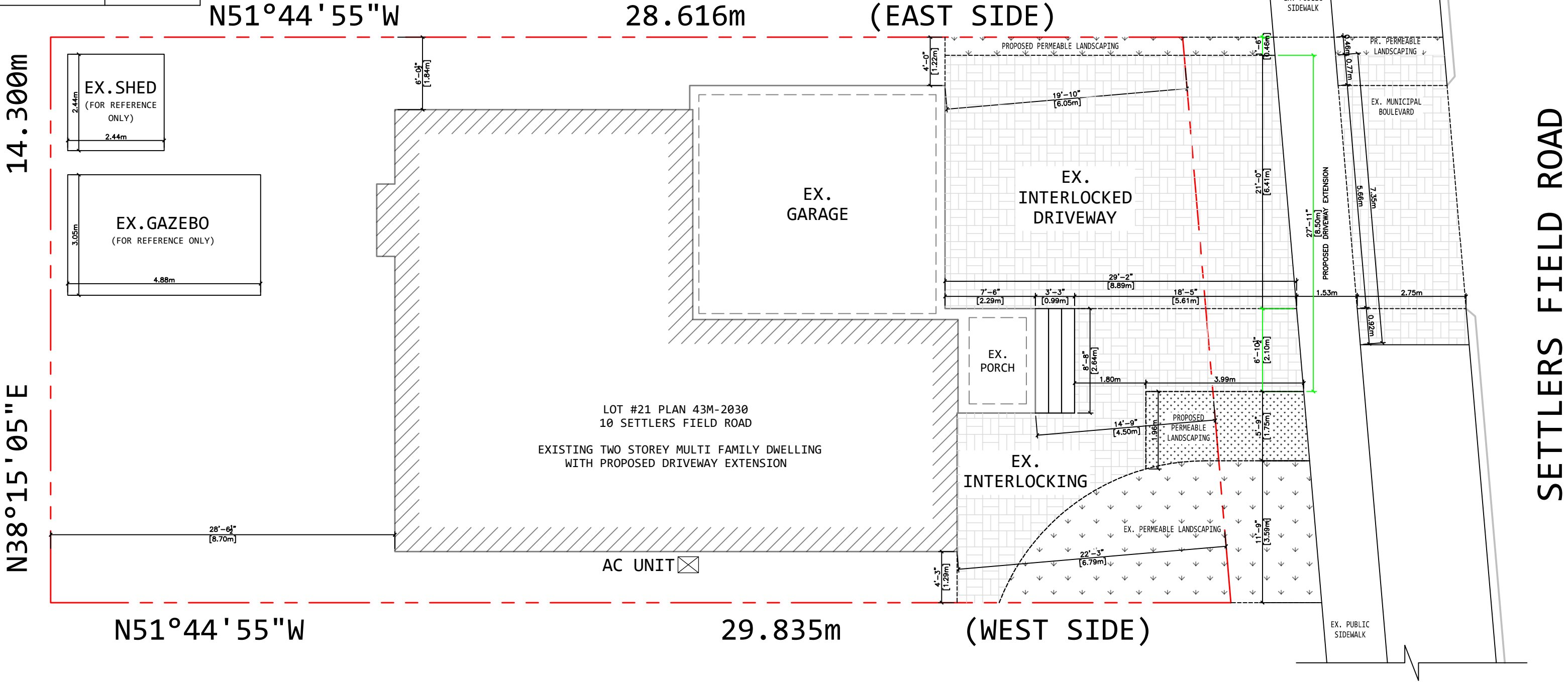


SITE DATA	
ZONING	R1F-14-2504
PLAN NUMBER	43M-2030
LOT AREA	417.92 m ²
DEPTH	29.83 m
FRONTAGE	14.35 m



MINOR VARIANCE APPLICATION-

- TO PERMIT A DRIVEWAY OF 8.50M WHEREAS BY-LAW ONLY PERMITS A MAXIMUM OF 7.32M DRIVEWAY WIDTH.
- TO PERMIT 0.46M OF PERMEABLE LANDSCAPING ABUTTING THE EAST SIDE PROPERTY LINE WHEREAS BY-LAW REQUIRES A MINIMUM OF 0.6M OF PERMEABLE LANDSCAPING ABUTTING THE PROPERTY LINE.



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1			10 Settlers Field Rd	The undersigned has reviewed and takes responsibility of this design, as well as having the qualifications & requirements mandated by O.B.C. to be a designer.	A101: SITE PLAN	RAVINDER SINGH
2			Brampton, ON			
3			L6X 5P2			
4			Client Name & Address:			Contact:
5			-	Ravinder Singh 120573		(416) 400 - 7812
6			10 Settlers Field Rd	Name 09 June 2025 B.C.I.N.		urbanbuildingdesigns@gmail.com
7			Brampton, ON			www.urbanbuildingdesigns.com
DEFAULT SHEET SIZE : 17x11			Project Discription:	Urban Developers Inc. 202392	Date:	Drawn by:
			COMMITTEE OF ADJUSTMENTS	Name B.C.I.N.	31 MAY 2025	RS
					Scale:	Checked by:
					SCALE : 3/16" = 1'-0"	-
						Quotation No.
						UBD2025-49
						Project No.
						UBD202505A283
						Drawing No.
						A101

