



FILE NUMBER: A-2075-0016

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) Mrs. KULWINDER BHATTI
Address 39 NUFFIELD ST.
BRAMPTON, ONTARIO L6S 4X6
- Phone # _____ # N/A
Email _____
2. Name of Agent _____
Address N/A
- Phone # _____ Fax # _____
Email _____
3. Nature and extent of relief applied for (variances requested):
- FOR AN ADDITIONAL 1.5 METERS TO ALLOW FOR TENANTS
TO CARRY GROCERIES AND WHEELCHAIR ACCESS FOR
ELDERLY MOTHER
4. Why is it not possible to comply with the provisions of the by-law?
- ALLOWABLE IS 7 METERS. I WOULD NEED
YOUR PERMISSION FOR 8.5 METERS.
5. Legal Description of the subject land:
Lot Number #26
Plan Number/Concession Number 43M-828 (SURVEY IS ATTACHED)
Municipal Address _____
6. Dimension of subject land (in metric units)
Frontage 13.716 METERS OR 45 FEET
Depth 46.2534 METERS OR 151.75 FEET
Area 634.4112 METERS
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:

RESIDENTIAL

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

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land:

May 29, 2024.

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:

1986.

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

1986.

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 of an application for minor variance?

ever been the subject

Yes

No

Unknown

If answer is yes, provide details:

File #

Decision

Relief

File #

Decision

Relief

File #

Decision

Relief

KULWINDER BHATTI

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 21st 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, KULWINDER BHATTI, 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 28 DAY OF

January 2025
Mercelyn Osayomen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 28, 2025.

Kulwinder Bhatti

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1B(1)-320 & Mature Neighbourhood

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.

Philip Gaspar

Zoning Officer

Dec 10, 2024

Date

Received January 28, 2025 - Mercelyn

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: _____

I/We, _____
please print/type the full name of the owner(s)

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

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 _____ day of _____, 20____.

N/A

(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.

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: 39 NUFFIELD ST. BRAMPTON

I/We, Mrs. KULWINDER BHATTI
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.

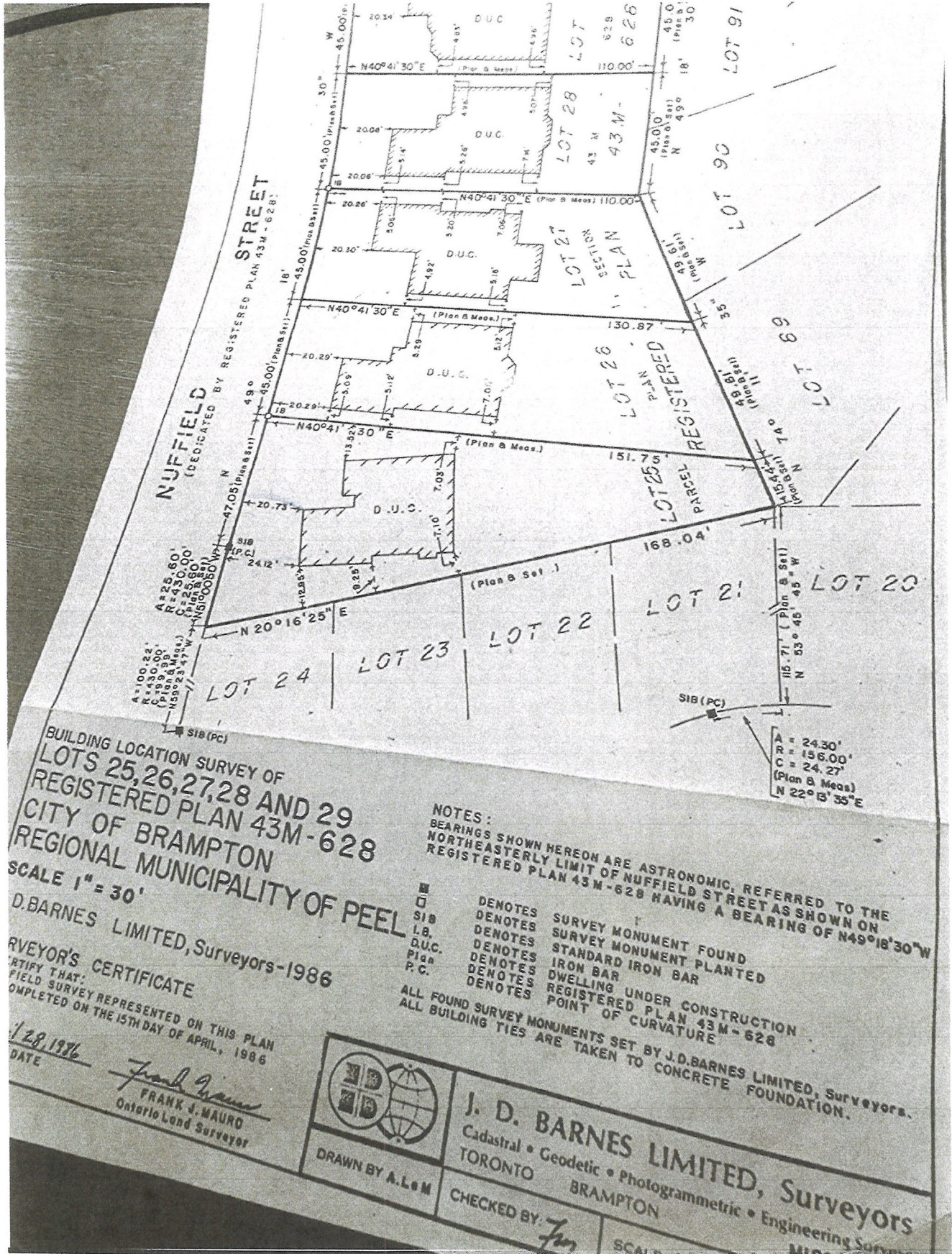
Dated this 21st day of OCTOBER, 2024

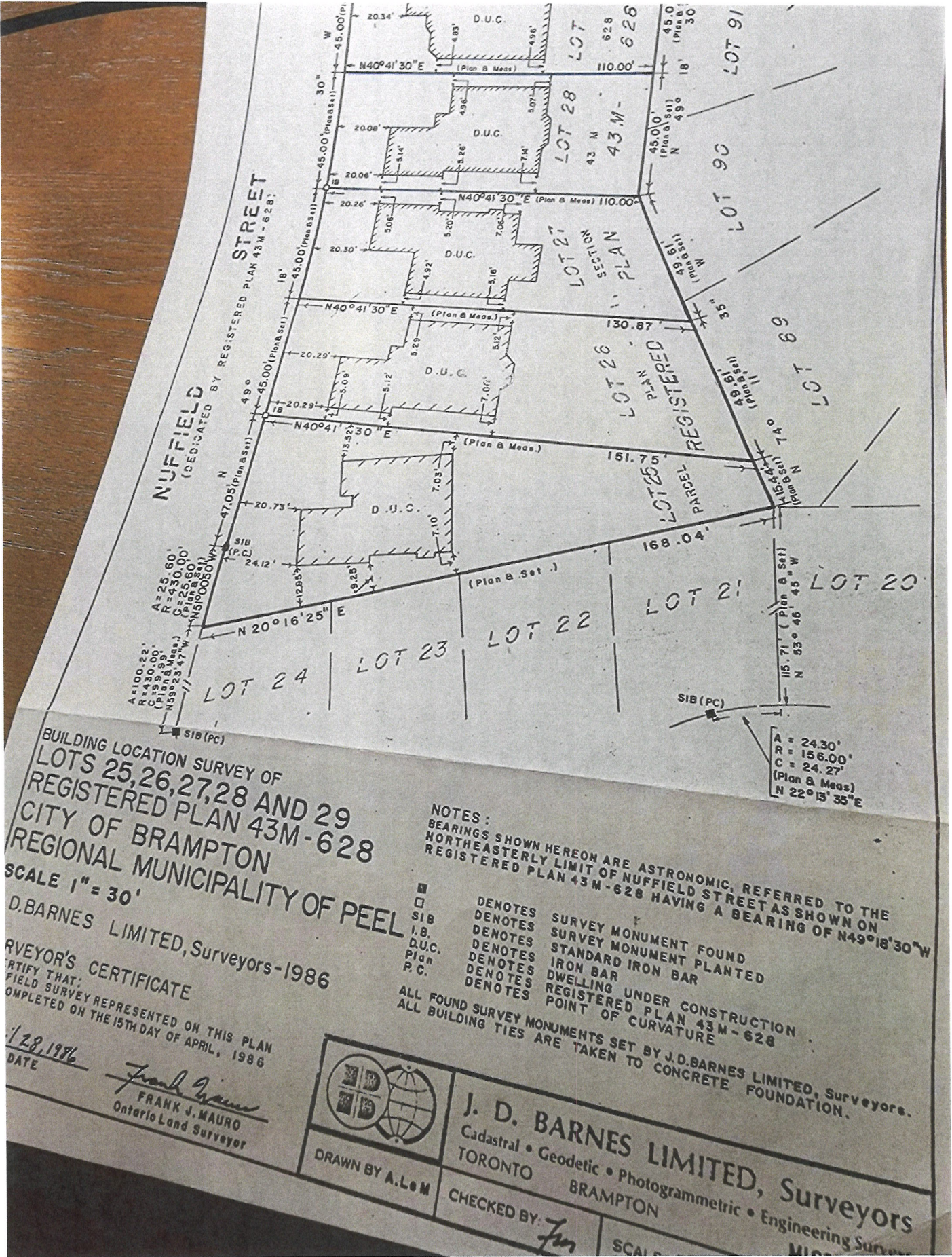
KULWINDER BHATTI 
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

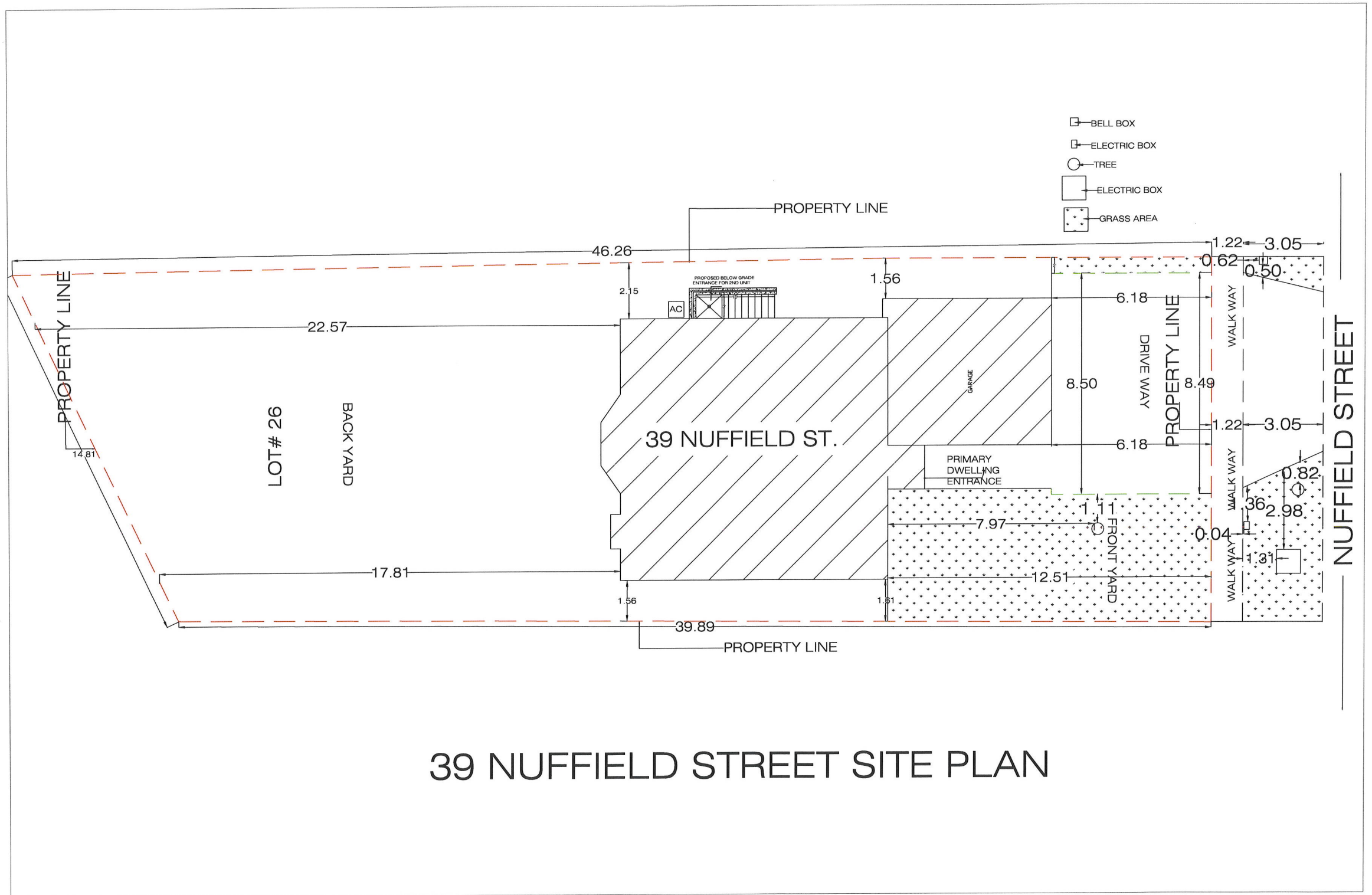
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

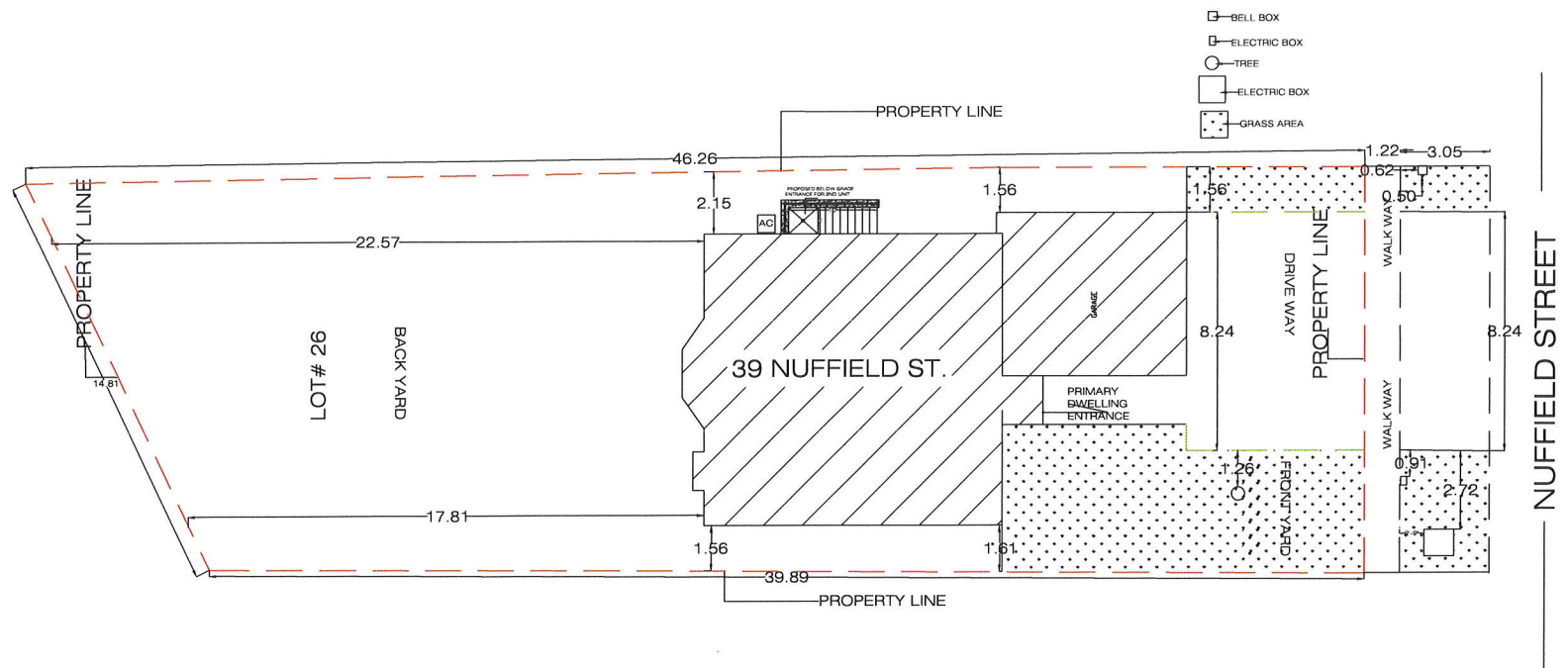
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION









39 NUFFIELD STREET SITE PLAN

Received / Revised

JUN 04 2025

Committee of Adjustment

Received / Revised
JUN 04 2025
Committee of Adjustment





Received / Revised
JUN 04 2025
Committee of Adjustment

Zoning Non-compliance Checklist

File No.
A-2025-0016

Owner: KULWINDER BHATTI
Address: 39 NUFFIELD ST
Zoning: R1B(1)-320 & Mature Neighbourhood
By-law 270-2004, as amended

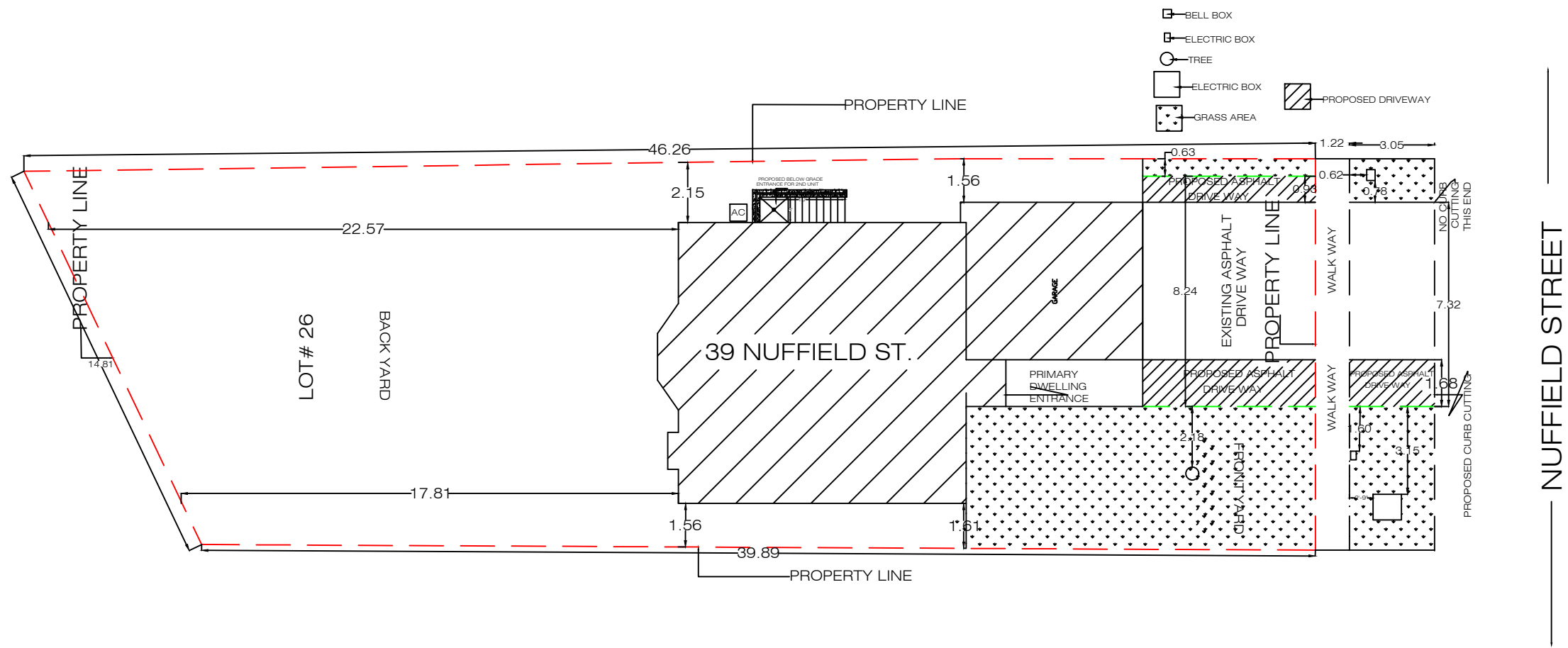
Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.50m,	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

Dec 10, 2024

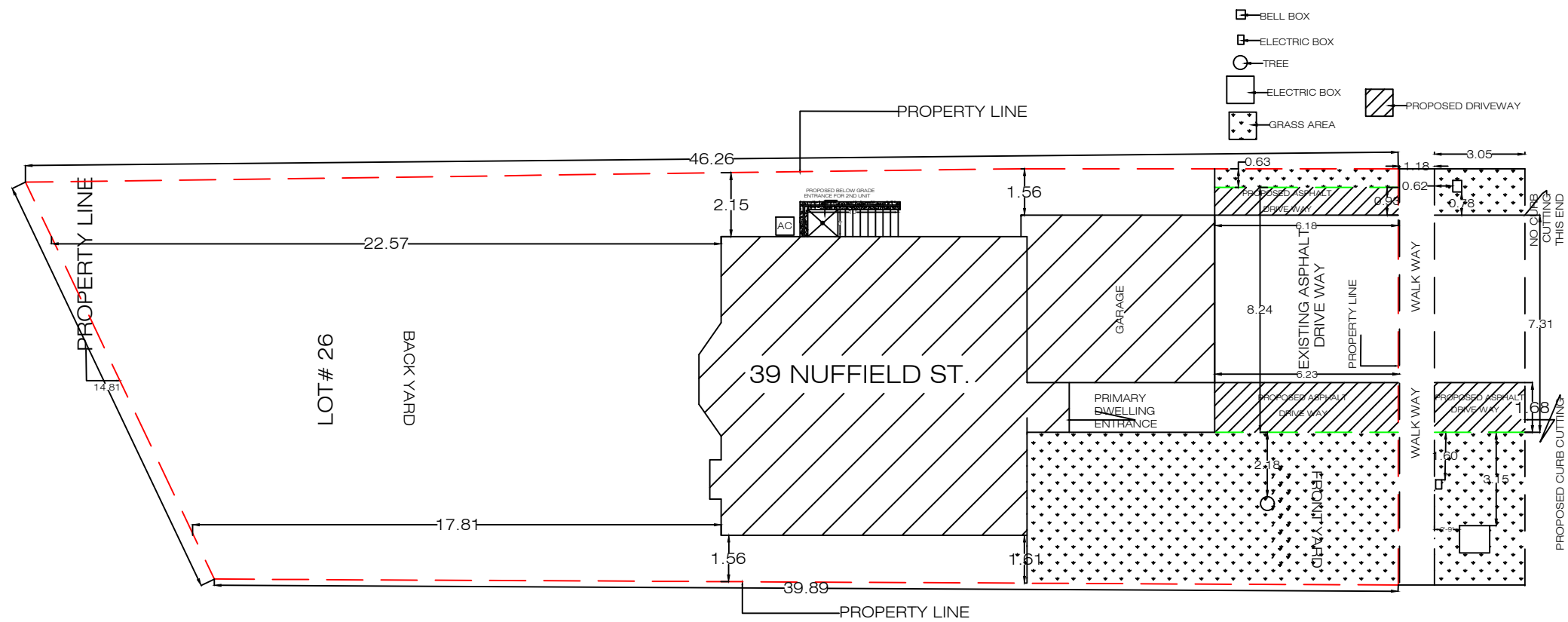
Date



39 NUFFIELD STREET SITE PLAN



NUFFIELD STREET



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