



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **GIAN SINGH NAGRA, JASWINDER NAGRA, CHANVEER NAGRA AND PRINCE NAGRA** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 97, Plan 43M-2014 municipally known as **28 MARKEY COURT**; Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a driveway width of 13.54m (44.42 ft.) whereas the by-law permits a maximum driveway width of 9.14m (30 ft.).

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, January 26, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 14th day of January, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

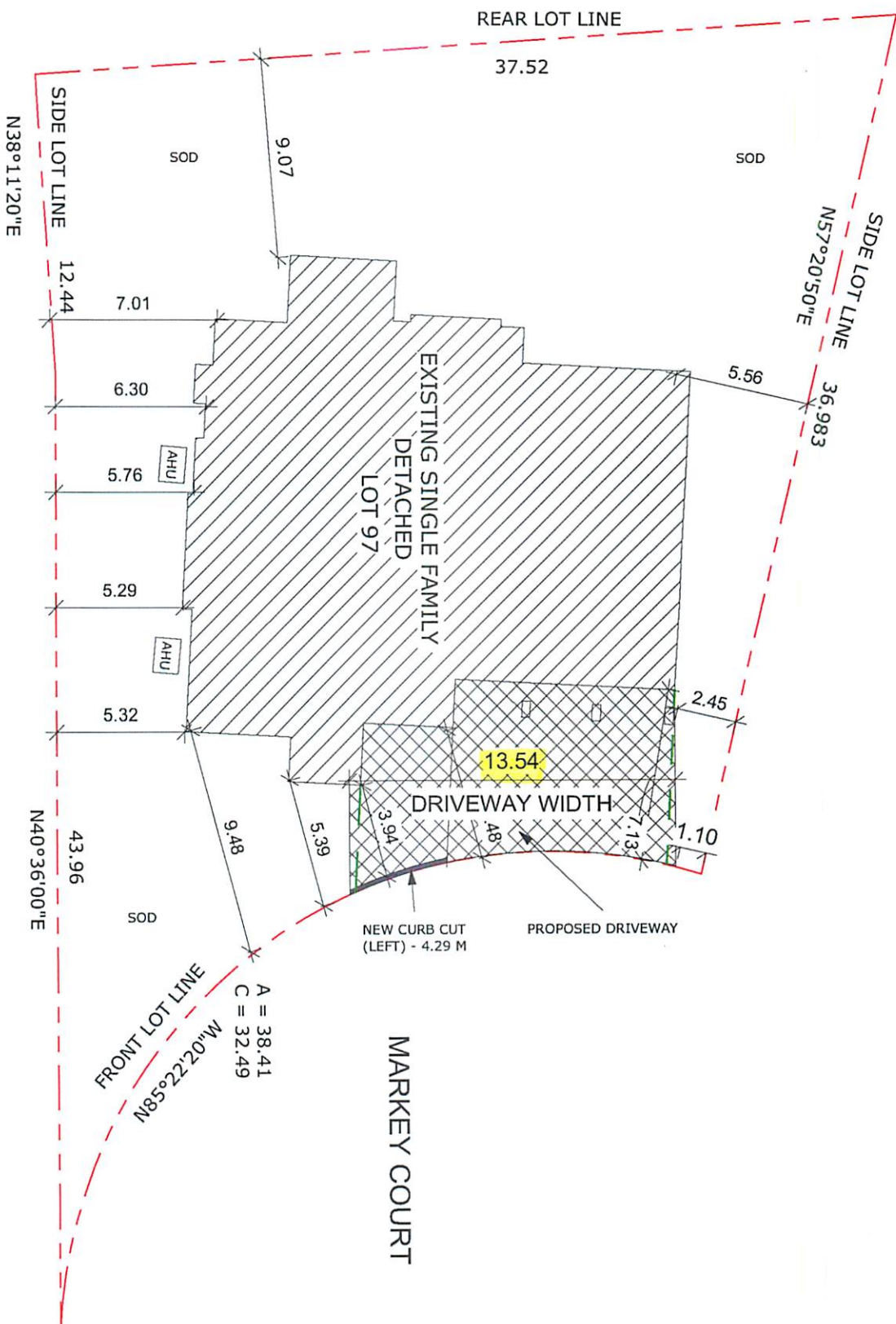
- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, January 21, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, January 22, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, January 22, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



REVISED



## AREA STATISTICS

	EXISTING LOT AREA	12173.82 SF
	EXISTING HOUSE FOOT PRINT AREA	3653.00 SF (INCLUDING PORCH)
	EXISTING DRIVEWAY	692.56 SF
	PROPOSED DRIVEWAY	927.26 SF
	EXISTING SOD AREA	7828.3 SF

<p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p>		<p><b>QUALIFICATION INFORMATION</b></p> <p>Registered unless a design is exempt under 3.2.5.1 of the building code</p>			
<p><b>PROJECT</b></p> <p>TWO UNIT DWELLING</p>		<p><b>ADDRESS</b></p> <p>28 MARKEY CRT, BRAMPTON</p>		<p><b>DESIGN STUDIO</b></p> <p>JAUURA</p>	
<p><b>PROJECT NO</b></p> <p>200254</p>		<p><b>DWG TITLE</b></p> <p>SITE PLAN</p>		<p><b>BCIN:</b> 101904</p>	
<p><b>DRAWING NO</b></p> <p>A102</p>		<p><b>SCALE</b></p> <p>1/16" = 1'-0"</p>		<p><b>BCIN:</b> 108652</p>	
<p>Required unless design is exempt under 3.2.5.1 of the building code</p>					
<p><b>REGISTRATION INFORMATION</b></p>					



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) GIAN SINGH NAGRA /JASWINDER NAGRA/CHANVEER NAGRA/ PRINCE NAGRA  
Address 28 MARKEY COURT, BRAMPTON, ONT., L6P4L1  
Phone # 416-880-2456 Fax # \_\_\_\_\_  
Email PCH\_05@YAHOO.COM

2. Name of Agent N/A  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

3. Nature and extent of relief applied for (variances requested):  
THE VARIANCE WOULD READ TO PERMIT A DRIVEWAY WIDTH OF 13.54 METERS WHEREAS A MAXIMUM DRIVEWAY WIDTH OF 9.14 METERS IS PERMITTED.

4. Why is it not possible to comply with the provisions of the by-law?  
REQUESTING A DRIVEWAY THAT IS WIDER THAN THE BY -LAW PERMITS

5. Legal Description of the subject land:  
Lot Number 97  
Plan Number/Concession Number 43M2014  
Municipal Address 28 MARKEY COURT BRAMPTON, ONT. L6P4L1

6. Dimension of subject land (in metric units)  
Frontage 121.47 FEET  
Depth 123.23 FEET / 184.40 FEET  
Area 13142 SQ FEET

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.)

SINGLE DETACHED HOUSE, TWO STOREYS, 5547 SQ FEET

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

NO CHANGE

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 9.48 METERS

Rear yard setback 9.07 METERS

Side yard setback 5.32 METERS

Side yard setback 2.45 METERS

**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: FEB 22 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: FEB 22, 2018

15. Length of time the existing uses of the subject property have been continued: 2 YEAR, 10 MONTHS

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]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

THIS 15 DAY OF DECEMBER, 2020

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, GRAN Nijse OF THE City OF Brampton  
IN THE Reg 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 15th DAY OF  
December, 2020

April Dela Cerna  
A Commissioner etc.

[Signature]  
Signature of Applicant or Authorized Agent

Submit by Email

April Dela Cerna,  
a Commissioner, etc  
Province of Ontario,  
for the Corporation of  
City of Brampton.  
Expires May 8, 2021

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1E - 2398

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

HOTHIS.

Zoning Officer

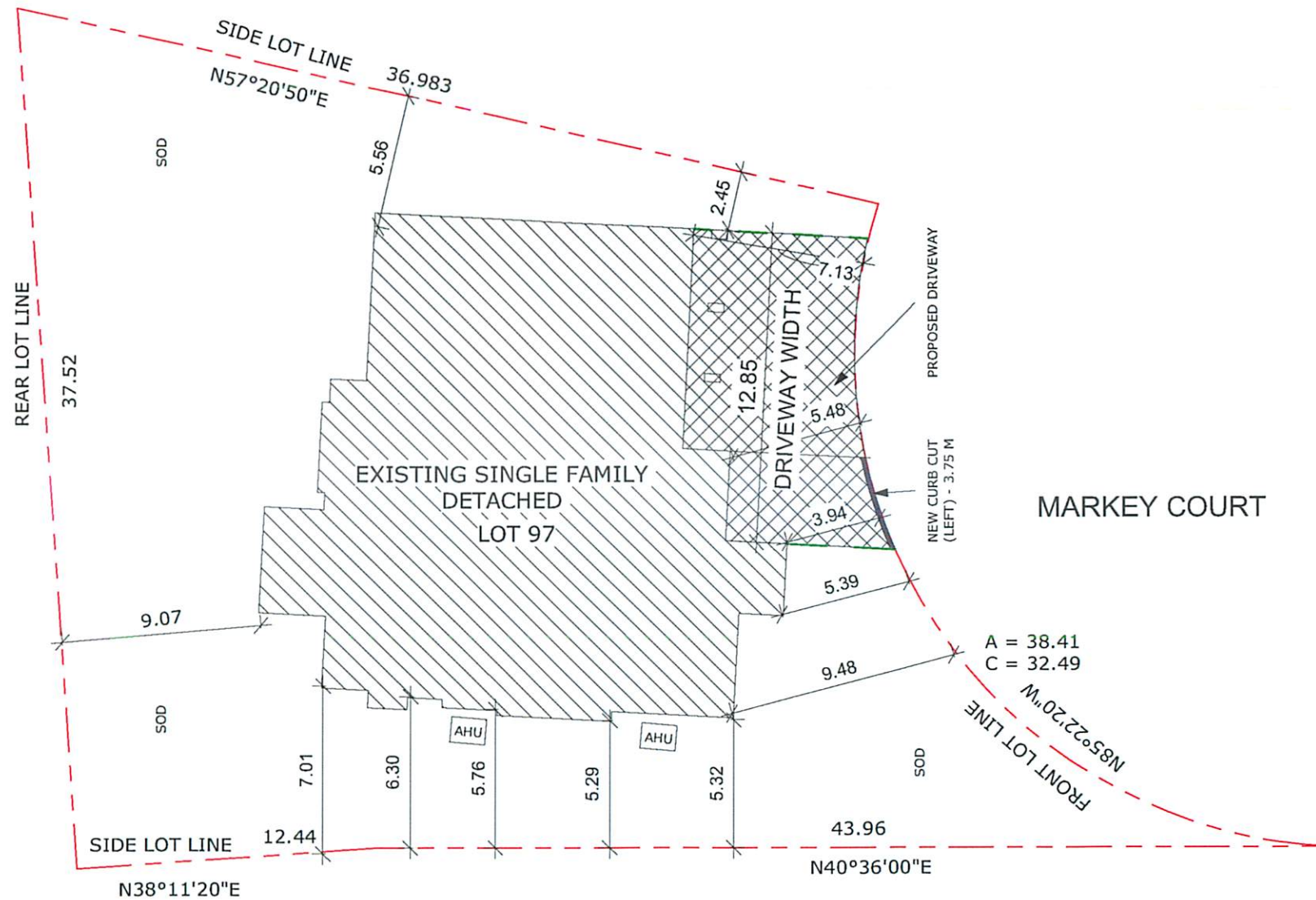
DEC. 16. 2020

Date

DATE RECEIVED December 15, 2020

Date Application Deemed Complete by the Municipality December 16, 2020

Revised 2020/01/07



# AREA STATISTICS

	EXISTING LOT AREA	12173.82 SF
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	EXISTING SOD AREA	7828.3 SF

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		PROJECT	TWO UNIT DWELLING
<b>QUALIFICATION INFORMATION</b> Required unless design is exempt under 3.2.5.1 of the building code		ADDRESS	28 MARKEY CRT, BRAMPTON
 BCIN: 101904		DWG TITLE	SITE PLAN
<b>REGISTRATION INFORMATION</b> Required unless design is exempt under 3.2.5.1 of the building code		SCALE	1/16" = 1'-0"
		PROJECT NO	200254
		DRAWING NO	A102



**SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF LOTS 89, 90, 91, 95 AND 97  
PLAN 43M-2014  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:500  
10m 5m 0m 10m 20m 30m 40metres

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 12<sup>th</sup> DAY OF DECEMBER ,2016.

DATE Feb 6 ,2017.

*T. Singh*

T. SINGH  
ONTARIO LAND SURVEYOR

**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB 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-2014

ALL FOUND MONUMENTS BY J. D. BARNES  
SURVEYING, O.L.S.

ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
SOUTHEASTERLY LIMIT OF CITRINE COURT AS  
SHOWN ON PLAN 43M-2014 HAVING A BEARING  
OF N38°12'00"E.

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

2004011



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

**MARKEY COURT**  
(BY PLAN 43M-2014)  
P.I.N. 14215-1874



**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

DRAWN: V.H.

JOB No. 16-240

CHECKED: G.Y./T.S.  
FILE No.2014-89

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

©RADY-PENTEK & EDWARD SURVEYING LTD.,O.L.S.2017.

\*16-240\* \*17M-2014 L89-91+95+97\*

