



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BALJINDER SINGH SANDHU AND MANDEEP SANDHU** 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 70, Plan 43M-1572 municipally known as **39 BELFLOWER LANE**, Brampton;

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

1. To permit an existing driveway width of 9.75m (32 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 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, May 11, 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 29th day of April, 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

**LEGEND :**

EXISTING BUILDING



PERMEABLE TILES



PROPERTY LINE



SOD

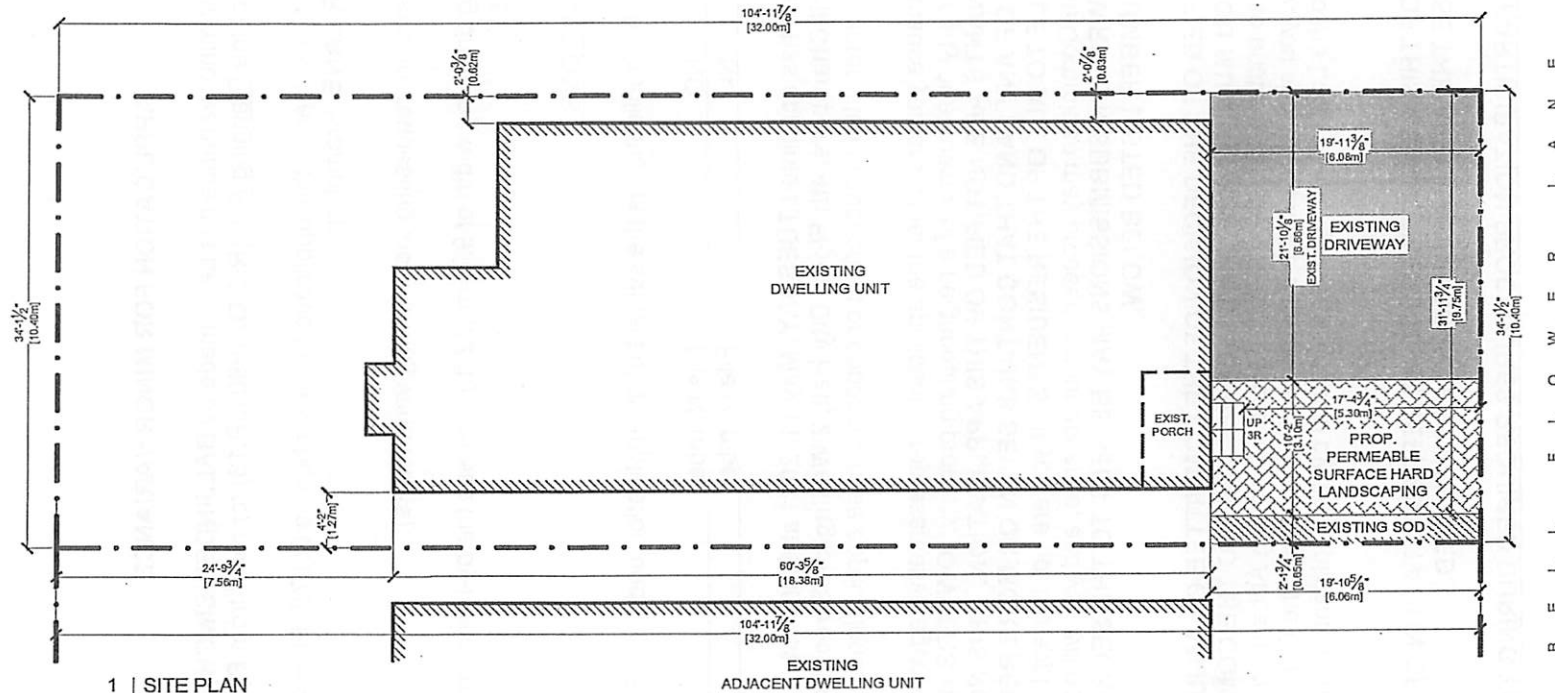
SCOPE OF WORK: DRIVEWAY EXTENSION**SOFT LANDSCAPE AREA CALCULATION:**

TOTAL FRONT YARD- 678 SQFT

PROP. FRONT YARD SOD- 42.5 SQFT (6.3%)

SITE STATISTICS

DESCRIPTION	AREAS			SETBACKS	
	IMPERIAL	METRIC	%	DESCRIPTION	EXIST.
LOT AREA	3582	332.7785		FRONT	6.08m
LOT COVERAGE	1608	149.3880	44.8911	REAR	7.56m
				NORTH SIDE	0.63m
				SOUTH SIDE	1.28m

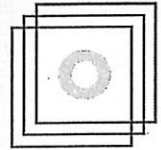


1 | SITE PLAN
A1 | 3/32"=1'-0"

SEAL:

"DO NOT SCALE"
CONTRACTOR MUST VERIFY ALL INFORMATION
PRIOR TO COMMENCEMENT OF THE WORK. ALL
DRAWINGS & SPECIFICATIONS ARE PROPERTY OF
ORANA INC. AND MUST BE RETURNED UPON
COMPLETION OF THE WORK. DRAWINGS ARE NOT
TO BE USED FOR OTHER PROJECTS WITHOUT THE
WRITTEN CONSENT OF THE DESIGNER.

B	DRIVEWAY WIDTH REVISED	AC	28.04.2021
A	SUBMITTED FOR PERMIT	AC	05.04.2021
REV.	DESCRIPTION	BY:	DATE:
STATUS: SUBMITTED FOR PERMIT			



ORANA
DRAFTING

A DIVISION OF ORANA INC.

CLIENT: BALJINDER SINGH SANDHU

SITE: 39 BELLFLOWER LANE
BRAMPTON, ON, CANADA
TITLE: SITE PLAN

SCALE: 1/4"=1'-0"	DATE: 28.04.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-12	DRAWING NO: A1	REVISION:	B

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, May 6, 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 or jeanie.myers@brampton.ca by **4:30 pm, Friday, May 7, 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, May 7, 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 or 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. 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.

AMENDMENT LETTER

April 28, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
BALJINDER SINGH SANDHU AND MANDEEP SANDHU
LOT 70, PLAN 43M-1572
A-2021-0097– 39 BELLFLOWER LANE
WARD 8**

Please **amend** application **A-2021-0097** to reflect the following:

1. To permit an existing driveway width of 9.75m (32 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

 29.04.2021
Applicant/Authorized Agent



LEGEND :



EXISTING BUILDING



PROPERTY LINE



PERMEABLE TILES



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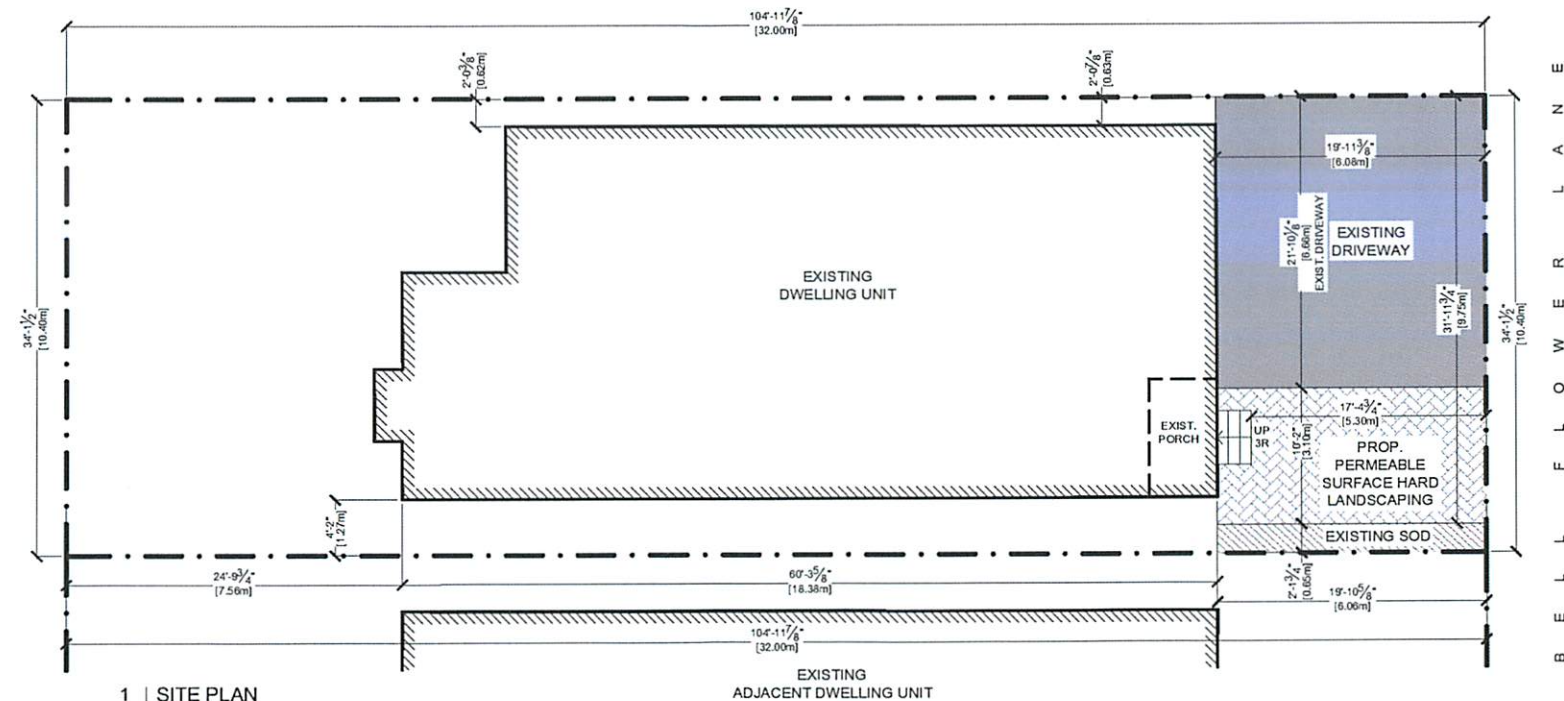
SCOPE OF WORK: DRIVEWAY EXTENSION

SOFT LANDSCAPE AREA CALCULATION:

TOTAL FRONT YARD- 678 SQFT

PROP. FRONT YARD SOD- 42.5 SQFT (6.3%)

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B	DRIVEWAY WIDTH REVISED	AC	28.04.2021
A	SUBMITTED FOR PERMIT	AC	05.04.2021
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STATUS SUBMITTED FOR PERMIT			



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SITE: 39 BELLFLOWER LANE
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TITLE: SITE PLAN

SCALE: 1/4"=1'-0"	DATE: 28.04.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-12	DRAWING NO: A1	REVISION: B	



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)** Baljinder Singh Sandhu and Mandeep Sandhu
Address 39 Bellflower Lane, Brampton L6S 6K1
Phone # 647-703-1346 **Fax #** _____
Email info@orana.ca
2. **Name of Agent** Ella Agranov DEEP SAINI
Address 4415 Bathurst st, Unit 512, Toronto M3H 3S1
Phone # 437-240-1212 **Fax #** _____
Email permits@orana.ca
3. **Nature and extent of relief applied for (variances requested):**
Existing driveway width of 5.79m plus proposed width of 2.7m to permit a driveway width of 8.49m.
4. **Why is it not possible to comply with the provisions of the by-law?**
The by-law does not allow 12.3% SOD.
5. **Legal Description of the subject land:**
Lot Number 70
Plan Number/Concession Number 43M-1572
Municipal Address 39 Bellflower Lane, Brampton
6. **Dimension of subject land (in metric units)**
Frontage 10.4
Depth 32
Area 332.8
7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

Basement : 97.5 sq m - Unfinished

Ground floor : 133.7 sq m

Second floor : 97.5 sq m

GFA= 231.2 sq m

No structures exept for the dwelling unit

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Non

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 7.56

Rear yard setback 6.06

Side yard setback 1.27

Side yard setback 0.62

PROPOSED

Front yard setback 7.56

Rear yard setback 6.06

Side yard setback 1.27

Side yard setback 0.62

10. Date of Acquisition of subject land: Sep 30 , 2004
11. Existing uses of subject property: Single family dwelling detached
12. Proposed uses of subject property: Single family dwelling detached
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: Sep 30, 2004
15. Length of time the existing uses of the subject property have been continued: 16 Years
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 _____

Ella Agranov OBO ORANA INC

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 14 DAY OF February APRIL, 2021

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, Ella Agranov DEEP SAHOTA OF THE CITY OF TORONTO

IN THE PROV OF ONTARIO 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 14th DAY OF

April, 2021.

April Ella Cuna
A Commissioner etc.

ad Ella Agranov
Signature of Applicant or Authorized Agent
April Dela Cerna,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D - SECTION 1157

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

J. Chau
Zoning Officer

April 14, 2021
Date

DATE RECEIVED

April 14, 2021

**LEGEND :**

EXISTING BUILDING



PROPERTY LINE



PERMEABLE TILES



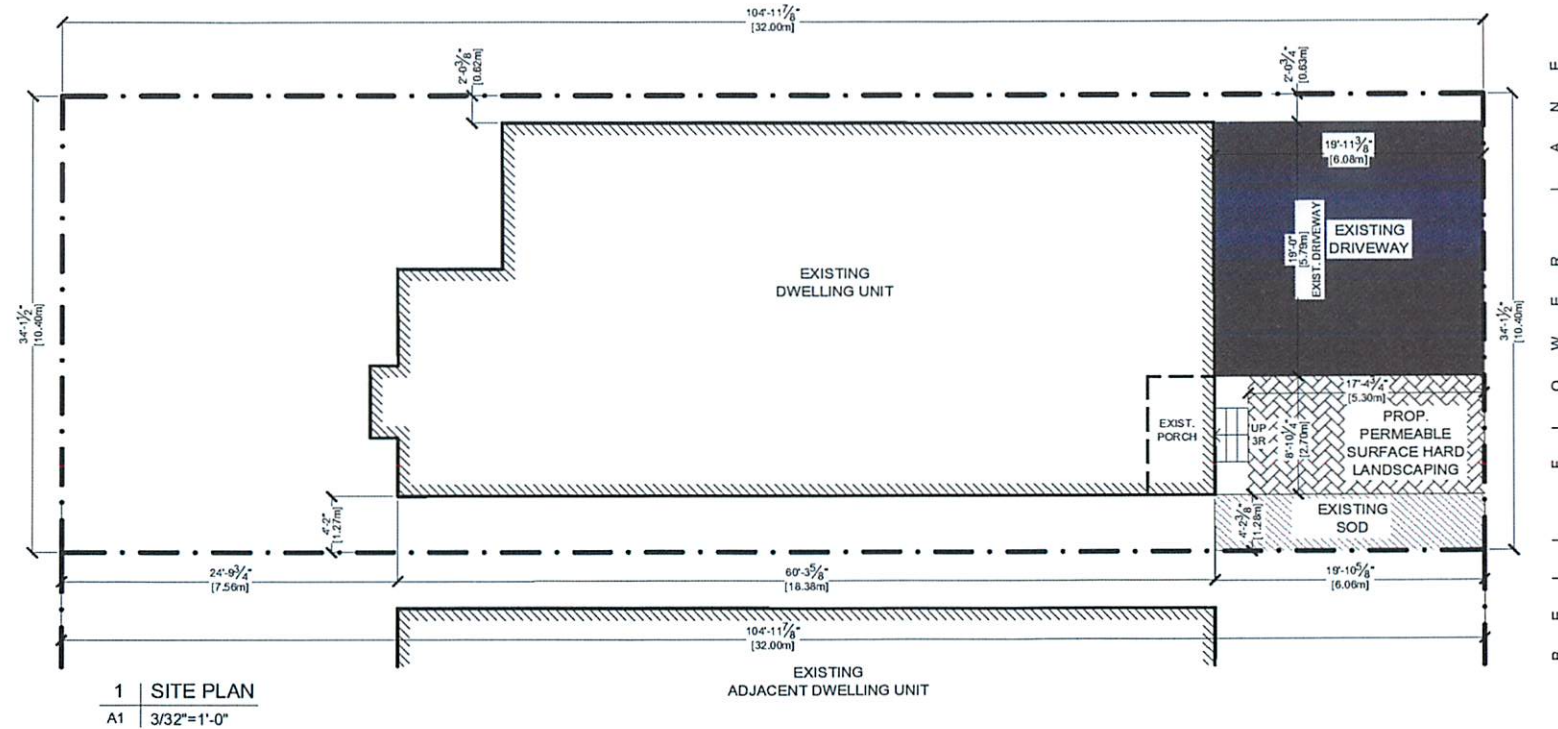
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SCOPE OF WORK: DRIVEWAY EXTENSION**SOFT LANDSCAPE AREA CALCULATION:**

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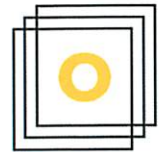
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A	SUBMITTED FOR PERMIT	AC	23.04.2021
REV.	DESCRIPTION	BY	DATE
STATUS SUBMITTED FOR PERMIT			

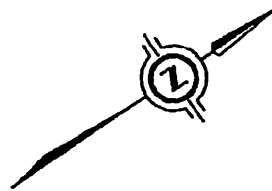
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CLIENT: BALJINDER SINGH SANDHU

SITE: 39 BELLFLOWER LANE
BRAMPTON, ON, CANADA
TITLE: SITE PLAN

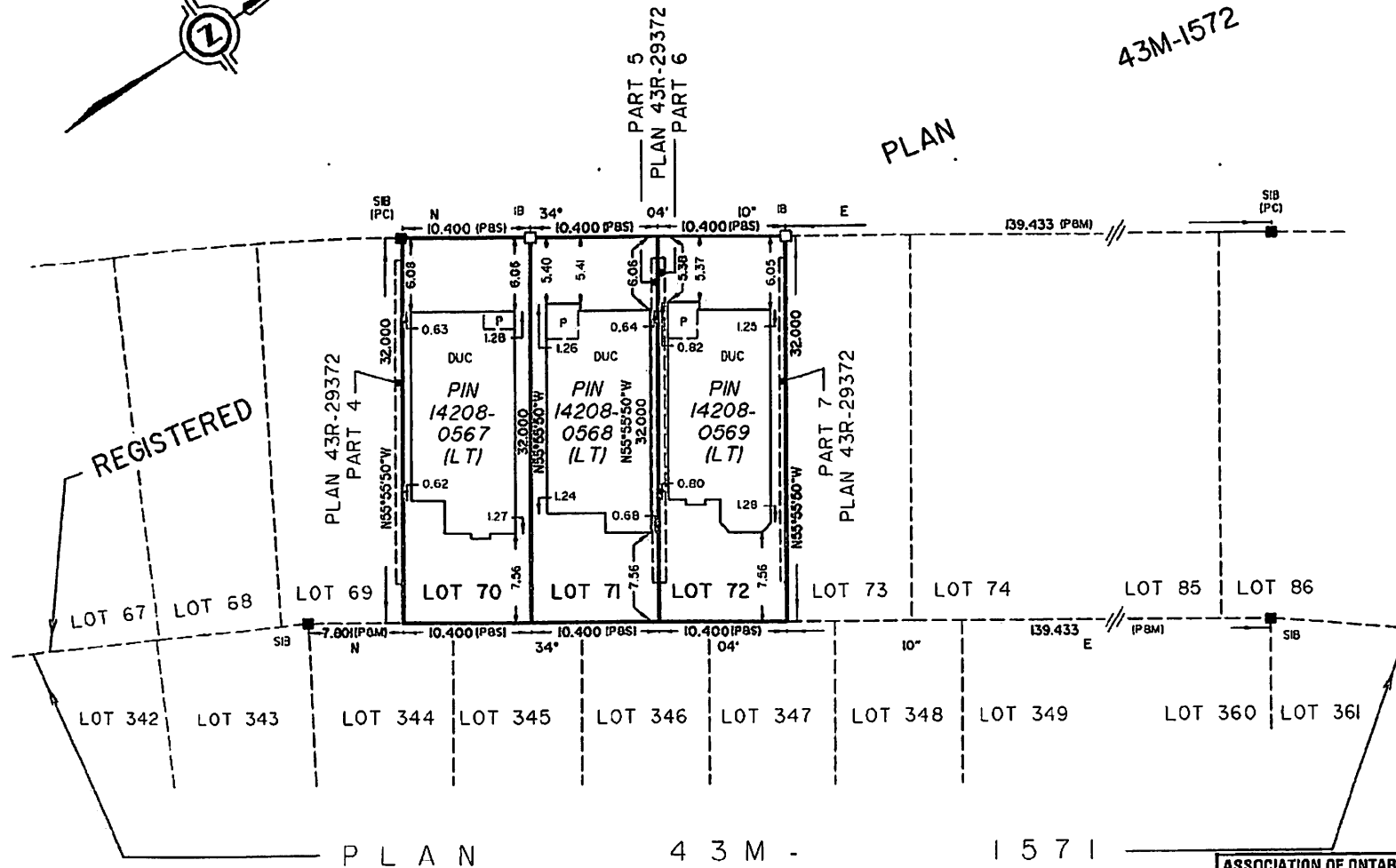
SCALE AT 1/4" = 1'-0"	DATE: 05.04.2021	DRAWN: AC	CHECKED: DS
PROJECT NO: 21-12	DRAWING NO: A1	REVISION: A	



BELLFLOWER LANE
(DEDICATED BY REGISTERED PLAN 43M-1572)

43M-1572

PLAN



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOTS 70, 71 AND 72
REGISTERED PLAN 43M-1572
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 400
0 10 20 30 metres

J. D. BARNES LIMITED
© COPYRIGHT

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 70, 71 AND 72
REGISTERED PLAN 43M-1572, CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- ADDITIONAL REMARKS
THE LOTS ARE NOT FENCED.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY
LIMIT OF BELLFLOWER LANE AS SHOWN ON REGISTERED PLAN 43M-1572,
HAVING A BEARING OF N 34° 04' 10" E.

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DUC DENOTES DWELLING UNDER CONSTRUCTION
 - P&S DENOTES REGISTERED PLAN 43M-1572 AND SET
 - P&M DENOTES REGISTERED PLAN 43M-1572 AND MEASURED
 - PC DENOTES POINT OF CURVATURE
 - P DENOTES PORCH
- ALL BUILDING TIES ARE SHOWN TO THE UNFINISHED
CONCRETE FOUNDATION.
ALL FOUND SURVEY MONUMENTS SET BY J.D. BARNES LIMITED
UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS
MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON MAY 13, 2004.

DATE SEPTEMBER 16, 2004

DAVID A. BLACK
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1528174



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1020, Section 23(3).

PREPARED FOR: FERNBROOK HOMES

	J.D. BARNES LIMITED	SURVEYING MAPPING GIS	DRAWN BY: WJ
			CHECKED BY: DB
			DATE: SEP. 16, 2004
MARKED BY INNOVATION - MEASURED BY REPUTATION™			Ref. No. 02-28-767-00-70
401 WHEELABRATOR WAY SUITE A, MILTON, ON L9T 3C1 T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com			

