

**APPLICATION # A-2022-0278**  
**WARD 2**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **BALWINDER SINGH AND RAINA BADHAN** 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 Part of Lot 24, Plan 43M-1880, Part 7, Plan 43M-1880 municipally known as **23 GULFBROOK CIRCLE**, Brampton;

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

1. To permit a below grade entrance between the main wall of a dwelling and the flankage lot line whereas the by-law prohibits below grade entrances between the main wall of a dwelling and a flankage lot line;
2. To permit an exterior side yard setback of 1.95m (6.40 ft.) to a proposed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.);
3. To permit an existing driveway width of 5.31m (17.42 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
4. To permit a 3.52m (11.55 ft.) separation distance between a driveway and the point of intersection of two streets whereas the by-law requires a minimum 6.0m (19.68 ft.) separation distance between a driveway and projected point of intersection of two streets.

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

Plan of Subdivision: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_  
Application for Consent: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, October 4, 2022 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 an Ontario Land 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 Ontario Land Tribunal by the applicant or another member of the public.

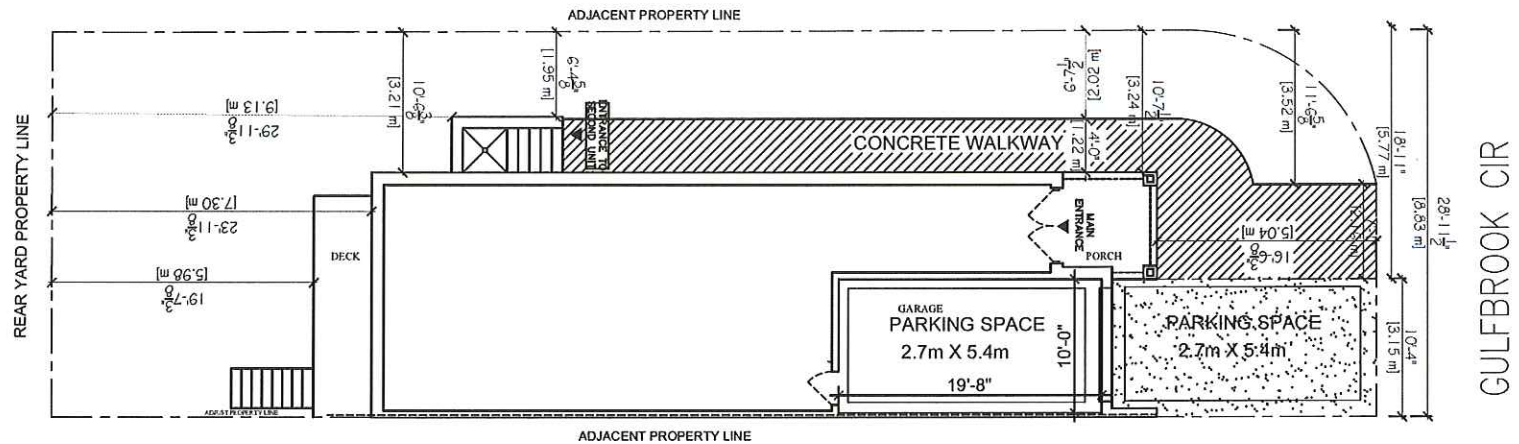
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 22nd Day of September, 2022

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)



GENERAL NOTES:  
 -ALL EXISTING SITE CONDITIONS & ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.  
 -ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF OREGON BUILDING CODE.  
 -ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.  
 -IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.  
 -DO NOT SCALE THE DRAWINGS.  
 -THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REISED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

No	Date	Revisions

21 JUL 2022



ADDRESS:-  
 23 GULFBROOK CIR  
 BRAMPTON, ON L6Z0G5  
 PLAN M1880 LOT 24R

DRAWN BY: MH	DATE:
CHECKED BY: BJ	SCALE: 3/32" = 1'

DRAWING TITLE & NO. :  
 SITE PLAN A-1

OUT OF THE BOX  
 ENGINEERING INC.  
 7 ARCHWAY TRAIL  
 BRAMPTON, ON.  
 L6P 4E3  
 bhaskar@outoftheboxeng.com  
 416-835-6620

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 and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **October 4, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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, September 29, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely 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 Thursday, September 29, 2022.**
  2. To participate in-person, please email 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 Thursday, September 29, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, September 29, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

***The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.***

**AMENDMENT LETTER**

September 16, 2022

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
BALWINDER SINGH, RAINA BDHAN  
A-2022-0278 – 23 GULFBROOK**

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Please **amend** application **A-2022-0278** to reflect the following:

1. To permit a below grade entrance with an exterior side yard setback of 1.95m, whereas the by-law requires a minimum exterior side yard setback of 3.0m.
2. To permit a below grade entrance between the main wall of a dwelling and flankage lot line, whereas the by-law does not below grade entrances between the main wall of a dwelling and the flankage lot line.
3. To an existing driveway width of 5.31m, whereas the by-law permits a maximum driveway width of 5.2m
4. To permit a minimum distance of 3.52m to a driveway from the projected point of intersection of two streets, whereas the by-law requires a minimum distance of 6.0m between a driveway and the projected point of intersection of two streets.

BHASKAR JOSHI

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Applicant/Authorized Agent

Flower City



brampton.ca

FILE NUMBER: A-2022-0278

*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) BALWINDER SINGH, RAINA BADHAN  
Address 23 GULFBROOK CIRCLE, BRAMPTON, ON, L6Z 0G5  
  
Phone # 289-569-1408 Fax # \_\_\_\_\_  
Email BALWINDER23@GMAIL.COM

2. Name of Agent BHASKAR JOSHI, AAKASH JOSHI  
Address 7 ARCHWAY TRAIL, BRAMPTON, ON, L6P4E3  
  
Phone # 416-835-6620 Fax # \_\_\_\_\_  
Email info@outoftheboxeng.com

3. Nature and extent of relief applied for (variances requested):  

TO ALLOW BELOW GRADE ENTRANCE IN A YARD LOCATED BETWEEN THE MAIN WALL OF A DWELLING AND A FRONT OF A FLANKAGE LOT LINE. WHEREAS THE BY-LAW PROHIBITS BELOW GRADE ENTRANCES BETWEEN THE MAIN WALL OF A DWELLING AND A FLANKAGE LOT LINE. TO PERMIT AN EXTERIOR SIDE YARD SETBACK OF 1.95M (6.40 FT.) TO A BELOW GRADE ENTRANCE WHEREAS THE BY-LAW REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 3.0M (9.84 FT.); TO PERMIT A 3.52M (11.55 FT.) SEPARATION DISTANCE BETWEEN A DRIVEWAY AND THE POINT OF INTERSECTION OF TWO STREETS WHEREAS THE BY-LAW REQUIRES A MINIMUM 6.0M (19.68 FT.) SEPARATION DISTANCE BETWEEN A DRIVEWAY AND PROJECTED POINT OF INTERSECTION OF TWO STREETS.

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

A BELOW GRADE ENTRANCE IS NOT PERMITTED IN A YARD LOCATED BETWEEN THE MAIN WALL OF A DWELLING AND A FRONT OF A FLANKAGE LOT LINE.

5. Legal Description of the subject land:  
Lot Number 24R  
Plan Number/Concession Number M1880  
Municipal Address 23 GULFBROOK CIR

6. Dimension of subject land (in metric units)  
Frontage 5.04  
Depth 8.83  
Area 260

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.)

FIRST FLOOR-71.4 SQM  
SECOND FLOOR-93 SQM  
DECK-8.3 SQM  
SEMI DETACHED DWELLING

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO NEW STRUCTURE IS BEING PROPOSED.

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 5.04  
Rear yard setback 7.3  
Side yard setback 3.24  
Side yard setback .0.

**PROPOSED**

Front yard setback 5.04  
Rear yard setback 7.3  
Side yard setback 3.24  
Side yard setback .0.

10. Date of Acquisition of subject land: 17/10/2016
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: 06/01/2012
15. Length of time the existing uses of the subject property have been continued: 11 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 _____

  
\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 28 DAY OF AUG, 20 22.

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, Aakash Joshi, OF THE CITY OF MISSISSAUGA  
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 26<sup>th</sup> DAY OF  
August, 20 22.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**Submit by Email**

  
A Commissioner etc.

FOR OFFICE USE ONLY

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

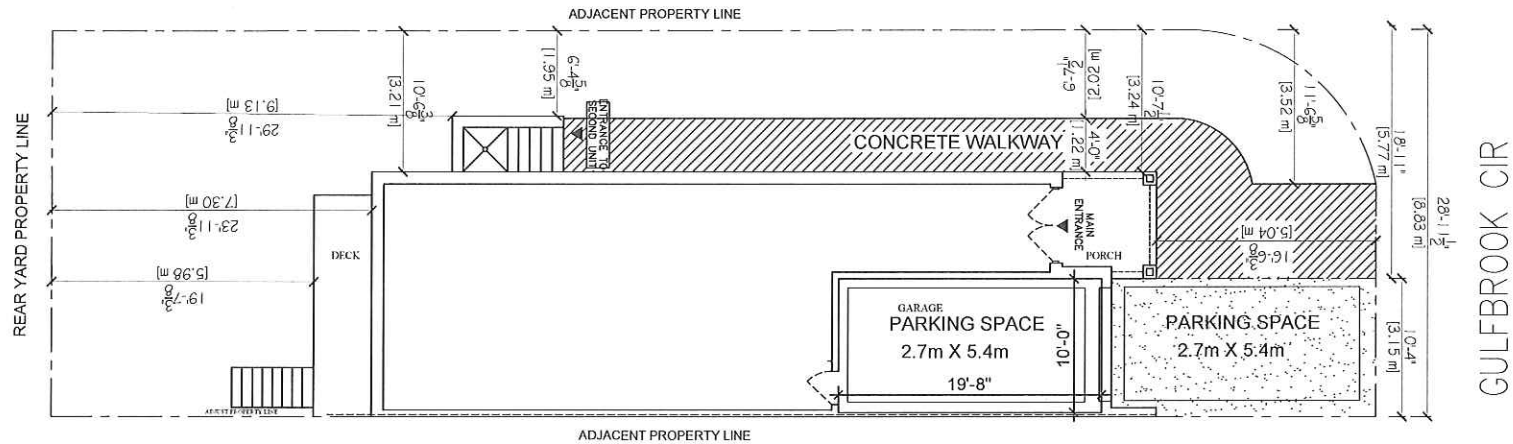
Present Zoning By-law Classification: R2D-13.7-1409

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

Aug 25, 2022  
\_\_\_\_\_  
Date

DATE RECEIVED August 26<sup>th</sup>, 2022  
Date Application Deemed Complete by the Municipality \_\_\_\_\_



GENERAL NOTES:  
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No	Date	Revisions

21 JUL 2022



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 23 GULFBROOK CIR  
 BRAMPTON, ON L6Z0G5  
 PLAN M1880 LOT 24R

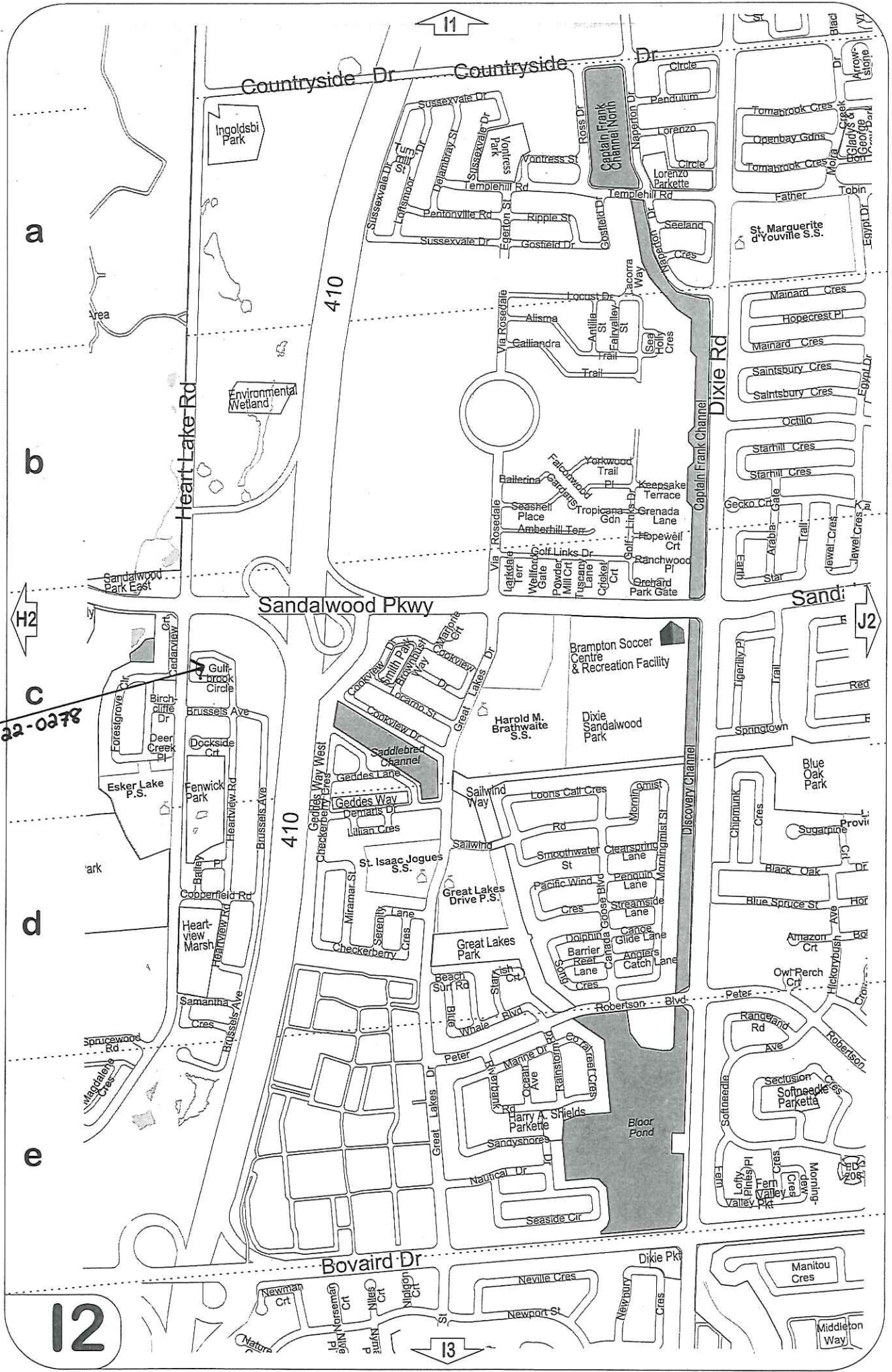
DRAWN BY: MH	DATE:
CHECKED BY: BJ	SCALE: 3/32" = 1'

DRAWING TITLE & NO.:  
 SITE PLAN A-1

OUT OF THE BOX  
 ENGINEERING INC.  
 7 ARCHWAY TRAIL  
 BRAMPTON, ON.  
 L6P 4E3  
 bhaskar@outoftheboxeng.com  
 416-835-6620

GULFBROOK CIR





a

b

c

d

e

A-2022-0078

12

13

Countryside Dr

Heart Lake Rd

Sandalwood Pkwy

Bovaird Dr

Dixie Rd

Ingoldsbil Park

Environmental Wetland

Brampton Soccer Centre & Recreation Facility

Harold M. Brathwaite S.S.

Great Lakes Drive P.S.

Bloor Pond

St. Marguerite d'Youville S.S.

St. Isaac Jogues S.S.

Softwood Parkette

11

Sandalwood Pkwy

J2

H2

12