

APPLICATION # A-2022-0286  
WARD 6

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **IMANJIT SINGH DHALIWAL** 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 158, Plan 43M-2022 municipally known as **35 MINNA TRAIL**, 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 does not permit a below grade entrance between the main wall of a dwelling and the flankage lot line.

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.

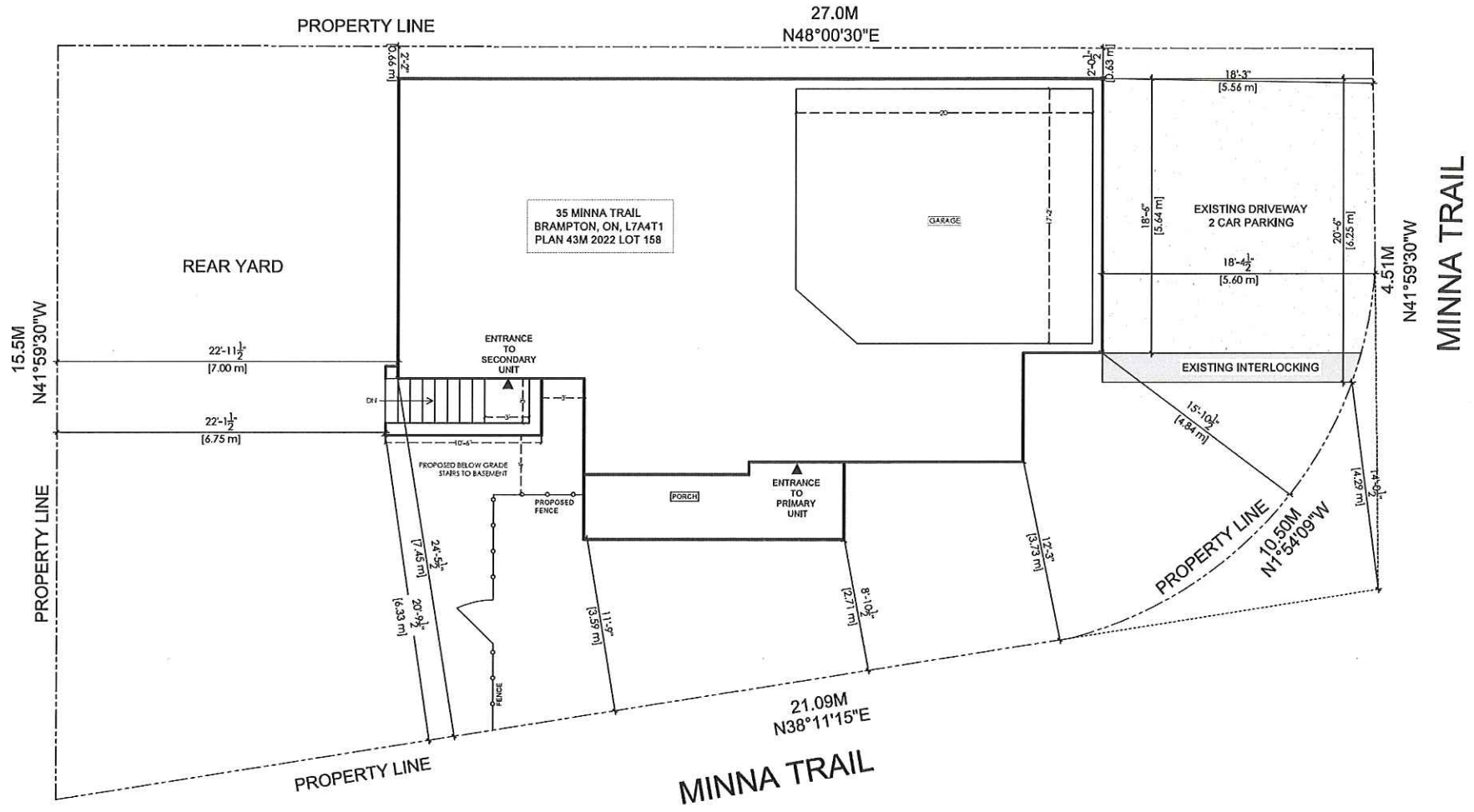
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**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)



SITE PLAN

SC: 1/8" - 1'-0"

General Notes

- \* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
- \* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- \* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- \* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address  
**MEM ENGINEERING INC**  
 2355 DERRY ROAD EAST  
 MISSISSAUGA, ON, L5S 1V6  
 416-558-8755  
 Email: harry@memengineering.ca



PROJECT TITLE:  
 35 Minna Trl,  
 Brampton, ON

SHEET TITLE:  
**BASEMENT FLOOR PLAN**

CLIENT EMAIL:

CLIENT CONTACT:

SCALE: 1/8"=1'-0"  
 PLOT DATE: 20-08-2022  
 DRAWN BY: GG  
 CHECKED BY: HS

DRAWING NO.:  
**A100**

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.***

2022-08-24

COVERING LETTER

A-2022-0286

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

Subject: Minor Variance application for 35 Minna Trail., Brampton, ON L7A4T1

Sir/ Madam,

Trust this letter finds you well. Please accept our minor variance application for a client at 35 Minna Trail., Brampton, ON L7A4T1

We have a proposal of a proposed below grade entrance in exterior side yard.

So, we request you to kindly consider our application.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

*P Eng. PMP, CET, RCJI*

Flower City



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2022-0286

*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)** IMANJIT SINGH DHALIWAL  
**Address** 35 MINNA TRAIL, BRAMPTON, ON L7A 4T1  
  
**Phone #** 416-859-2254 **Fax #** \_\_\_\_\_  
**Email** imanjit.sd@gmail.com

2. **Name of Agent** HARJINDER SINGH/ MEM ENGINEERING INC.  
**Address** UNIT 28 , 2355 DERRY ROAD EAST, MISSISSAUGA L5S1V6  
  
**Phone #** 905-517-6755 **Fax #** \_\_\_\_\_  
**Email** MEM.PENG@OUTLOOK.COM

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

PROPOSED BELOW GRADE STAIRS TO BASEMENT IN EXTERIOR SIDE YARD.

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

BY-LAW DOES NOT PERMIT BELOW GRADE STAIRS IN EXTERIOR SIDE YARD

5. **Legal Description of the subject land:**  
**Lot Number** 158  
**Plan Number/Concession Number** M2022  
**Municipal Address** 35 MINNA TRAIL, BRAMPTON, ON L7A 4T1

6. **Dimension of subject land (in metric units)**  
**Frontage** 36.11M  
**Depth** 27.0 M  
**Area** 36.11M

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.)

2 STOREY DWELLING SINGLE FAMILY DWELLING GFA - 151.91 M2 HEIGHT OF PROPERTY - 9.0 M, WIDTH - 9.71 M, LENGTH- 14.45 M
---

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

TWO UNIT DWELLING PROPOSED BELOW GRADE STAIRS TO BASEMENT IN EXTERIOR SIDE YARD.
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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	5.54 M
Rear yard setback	7.0M
Side yard setback	0.63M
Side yard setback	2.71M

**PROPOSED**

Front yard setback	5.54 M
Rear yard setback	6.75 M
Side yard setback	0.63M
Side yard setback	2.71M

10. Date of Acquisition of subject land: 2021
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: TWO UNIT DWELLING
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2017
15. Length of time the existing uses of the subject property have been continued: 5 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 _____

Harjinder Singh  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ MISSISSAUGA  
THIS 24 DAY OF August, 2022.

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, Raman Kumar, 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 \_\_\_\_\_  
THIS 20th DAY OF Sept, 2022

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

Raman Kumar  
Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner etc.

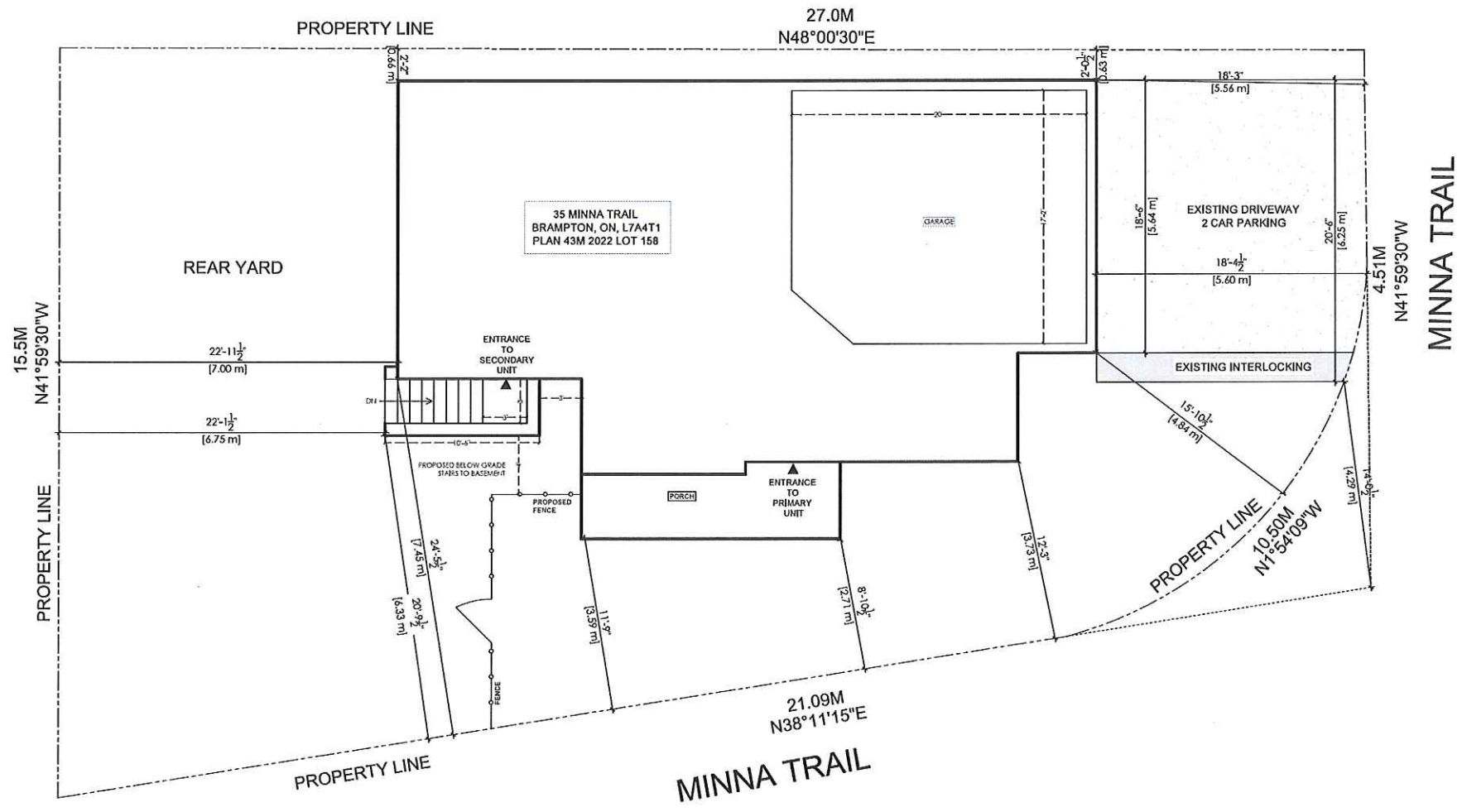
FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_  
Present Zoning By-law Classification: R1F-9.0 – Section 2452

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 \_\_\_\_\_ August 30, 2022  
Zoning Officer Date

DATE RECEIVED Sept. 2, 2022  
Date Application Deemed Complete by the Municipality \_\_\_\_\_



**SITE PLAN**  
 SC: 1/8" - 1'-0"

**General Notes**

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REVISION NO.	DATE	DESCRIPTION	BY

Firm Name and Address  
**MEM ENGINEERING INC**  
 2355 DERRY ROAD EAST  
 MISSISSAUGA, ON, L5S 1V8  
 416-558-6755  
 Email: harry@memengineering.ca



PROJECT TITLE:  
 35 Minna Trl,  
 Brampton, ON

SHEET TITLE:  
**BASEMENT FLOOR PLAN**

CLIENT EMAIL:  
 CLIENT CONTACT:

SCALE: 1/8" - 1'-0"  
 PLOT DATE: 20-08-2022  
 DRAWN BY: GG  
 CHECKED BY: HS

DRAWING NO.:  
**A100**



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 158, 159, 160,**  
**161 AND 162**  
**PLAN 43M-2022**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

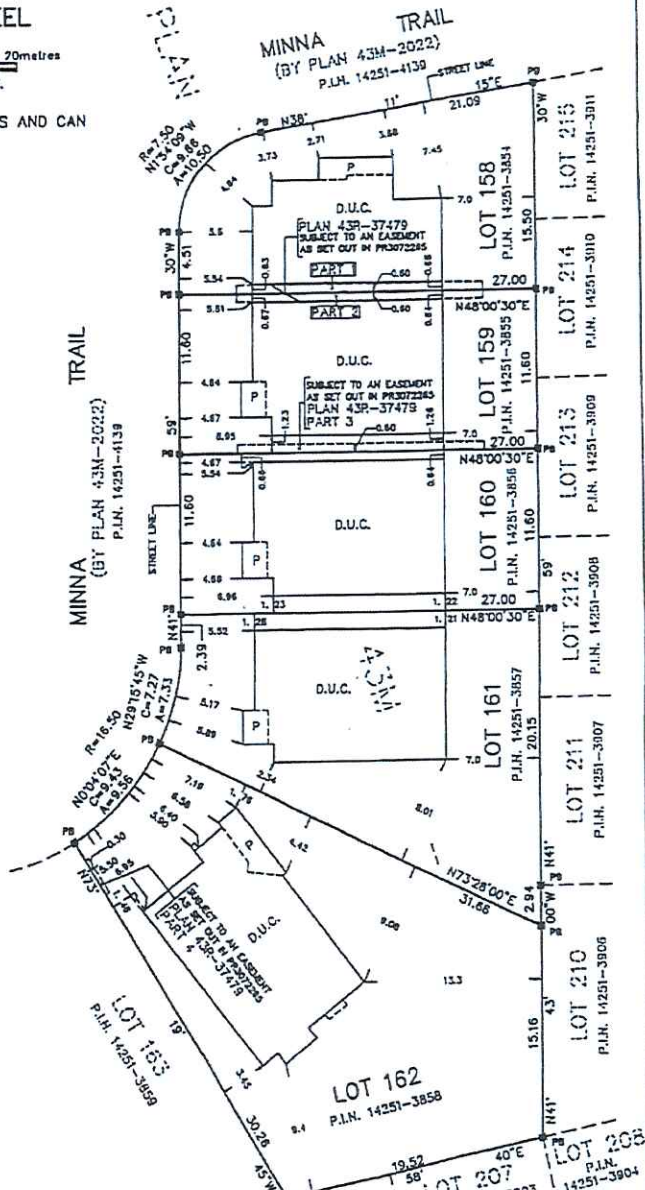
SCALE 1:300  
 10m 5m 0 10m 20metres

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: PART OF LOTS 158,  
 159 & 162 DESIGNATED AS PARTS 1, 2, 3 & 4 PLAN 43R-37479 ARE  
 SUBJECT TO AN EASEMENT AS SET OUT IN PR3072285.  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS



**NOTES**

- M DENOTES MONUMENT FOUND
- PB DENOTES PLASTIC BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.  
 ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEAST LIMIT OF MINNA TRAIL AS SHOWN ON PLAN 43M-2022 HAVING A BEARING OF N41°59'30"W.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- 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.
  - THE SURVEY WAS COMPLETED ON THE 10<sup>th</sup> DAY OF OCTOBER, 2017.

DATE: Nov. 15<sup>th</sup>, 2017.

*T. Singh*  
 T. SINGH  
 ONTARIO LAND SURVEYOR

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

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



**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.K. CHECKED: G.Y./T.S.  
 CAD FILE No. 2022-158 JOB No. 16-202

\*16-202\* \*43M-2022 L158-162\*



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

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A-2022-0286

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