

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **GURBAKSH KAUR DHILLON** 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 23, Plan 43M-1511 municipally known as **202 KINGKNOLL DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a below grade entrance in the required interior side yard having a setback of 0.18m (0.60 ft.) whereas the by-law requires a minimum 0.3m (0.98 ft.) setback to a below grade entrance in a required side yard where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling;
2. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard.

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 \_\_\_\_\_ File Number: \_\_\_\_\_  
Application for Consent: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, March 7, 2023 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, the Minister, a specified person or a public body.

**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**

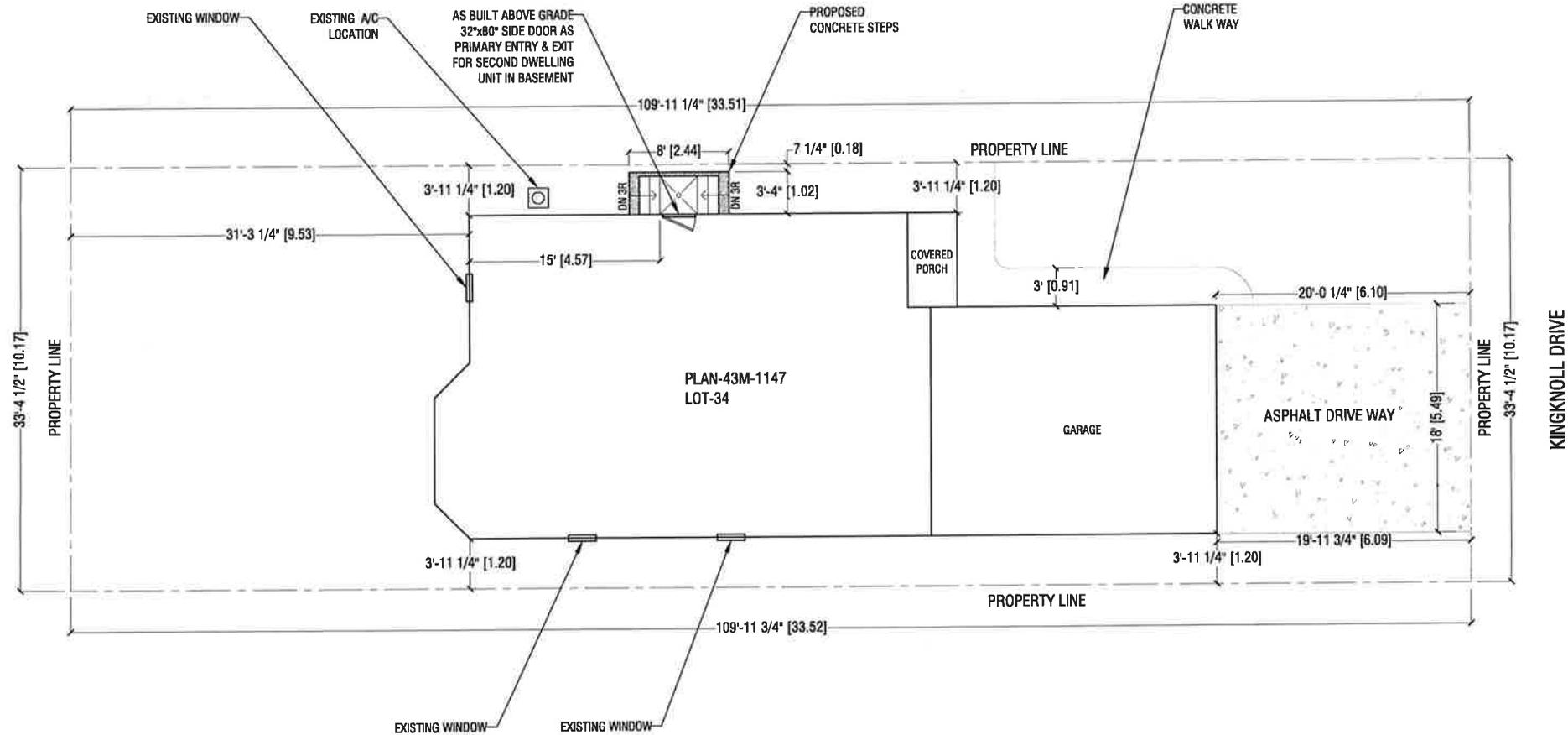
DATED at Brampton Ontario, this this 23rd Day of February, 2023.

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)

HOUSE AREA:  
 TOTAL AREA (GROUND & SECOND FLOOR): 1810 SF  
 PROPOSED SECOND UNIT BASEMENT DWELLING: 790 SF

TWO UNIT DWELLING EGRESS OPTIONS	
A. DIRECT EXCLUSIVE ACCESS TO EXTERIOR	✓
B. SHARED PROTECTED EXIT	X
C. EGRESS THROUGH ANOTHER DWELLING	X



GENERAL NOTES:  
 - ALL EXISTING SITE CONDITIONS AND 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 ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
 - 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 DRAWING.  
 - THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.



No.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT.	Jan. 13, 2023

PROJECT:  
 202 KINGKNOLL DRIVE,  
 BRAMPTON, ON  
 L6Y 4X4

TITLE:  
 SITE PLAN

CONSULTANT:  
**AG CONSULTING**  
 30 SOMERVILLE ROAD  
 ACTON, ONTARIO, L7J 3A2  
 (647)278-7180  
 ag@agconsultingsolutions.ca

DRAWN BY:	P.Z.W	CHECKED BY:	A.G.
DATE:	Jan. 09, 2023	DRAWING NO.:	
SCALE:	1:110		A-1

**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 **March 7, 2023** 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, March 2, 2023.**

- 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, March 2, 2023.**
  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, March 2, 2023.**
- 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, March 2, 2023.** . 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.

**AMENDMENT LETTER**

February 21, 2023

To: Committee of Adjustment

**RE: GURBAKSH KAUR DHILLON  
LOT 34, PLAN M-1147  
A-2023-0023 – 202 KINGKNOLL DRIVE**

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Please **amend** application **A-2023-0023** to reflect the following:

1. To permit a below grade entrance in the required interior side yard having a setback of 0.18m (0.60 ft.) whereas the by-law requires a minimum 0.3m (0.98 ft.) setback to a below grade entrance in a required side yard where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling;
2. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard.



Applicant/Authorized Agent

## Covering Letter

January 16, 2023

A-2023-0023

Committee of Adjustment  
City of Brampton  
2 Wellington Street West,  
Brampton, ON, L6Y 4R2

**Re: 202 Kingknoll Drive, Brampton, ON, L6Y 4X4**

The subject property has an existing side door constructed in 1999 as per the Building Permit received from City of Brampton on December 09, 1999.

Now the owner wants to get a permit for second unit in the basement using the existing side door as primary entry and exit for second dwelling unit.

In order to comply with Ontario Building Code, I am proposing to construct a shallow side entrance concrete steps of width 34 inch (860 mm). Total width of the concrete steps including side retaining wall would be 3'-4" (1.02m) and depth would be 2'-0" (600mm) maximum.

Existing side yard set back is 3'-11 1/4" (1.2m). Therefore after finishing the concrete steps, there will be a 7 1/4" (180mm) setback remaining.

City of Brampton Zoning department requires a minimum setback of 1'-0" (300mm), if the property has an unobstructed thoroughfare of 4'-0" (1.2m) on the other side of the property. Therefore, we are short of 4 3/4" (120mm) setback from the property line.

In view of the above, I am applying for an approval for a minor variance in order to allow the property owner to build a concrete step at side yard for using the existing side door as primary entry and exit for second dwelling unit in basement

Should you have any questions, please do not hesitate to contact the undersigned.

Thank you.

Regards,

  
Abijit Ganguli, P.Eng  
647-278-7180



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)** Gurbaksh Kaur Dillon  
**Address** 202 Kingknoll Drive, Brampton, On L6Y 4X4  
**Phone #** 416-302-6839 **Fax #** \_\_\_\_\_  
**Email** sdhillon11@gmail.com

2. **Name of Agent** Abijit Ganguli  
**Address** 30 Somerville Road, Acton, ON L7J 3A2  
**Phone #** 547-278-7180 **Fax #** \_\_\_\_\_  
**Email** ag@agconsultingsolutions.ca

3. **Nature and extent of relief applied for (variances requested):**  
To Permit a side yard set back of 7 1/4" (0.18 m) whereas the by-law requires minimum set back of 12" (0.3 m)  
(For details, see attached cover letter)

4. **Why is it not possible to comply with the provisions of the by-law?**  
As per OBC requirement, external stair for entry and exit shall have a minimum width of 860mm. In order to build below grade concrete steps, we need to provide a concrete retaining wall of minimum 150mm width, which makes the total width of steps as 1010mm.  
Existing Side yard setback for the property is 1200mm. Therefore maximum remaining set back would be 190mm.  
City of Brampton zoning by-law requires a minimum set back of 300mm. Therefore, it is not possible to comply with the provisions of by-law.

5. **Legal Description of the subject land:**  
**Lot Number** LOT - 34  
**Plan Number/Concession Number** PLAN - 43M -1147  
**Municipal Address** 202 KINGKNOLL DRIVE, BRAMPTON, ON, L6Y 4X4

6. **Dimension of subject land (in metric units)**  
**Frontage** 10.17m  
**Depth** 33.51m  
**Area** 340.8 sq.m

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.)

TWO STOREY RESIDENTIAL DETACHED BUILDING WITH BASEMENT

GROUND FLOOR AREA: 79.6 SQ.M

SECOND FLOOR AREA: 88.5 SQ.M

GROSS FLOOR AREA: 168 SQ.M

WIDTH: 6.96 M LENGTH: 18.6 M HEIGHT: 5.5 M

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

PROPOSED BELOW GRADE CONCRETE STEPS FOR PRIMARY ENTRY AND EXIT TO SECOND UNIT IN THE BASEMENT

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 6.09 m

Rear yard setback 9.54 m

Side yard setback 1.2 m

Side yard setback 1.2 m

**PROPOSED**

Front yard setback 6.09 m

Rear yard setback 9.54 m

Side yard setback 1.2 m

Side yard setback 0.18 m

10. Date of Acquisition of subject land: 1998

11. Existing uses of subject property: Single Unit Dwelling

12. Proposed uses of subject property: Two Unit Dwelling

13. Existing uses of abutting properties: Residential Properties

14. Date of construction of all buildings & structures on subject land: 1993

15. Length of time the existing uses of the subject property have been continued: Since 1993

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 of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 13 DAY OF January 2023

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, Abijit Ganguli OF THE Town of OF Acton  
IN THE Region OF Halton 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

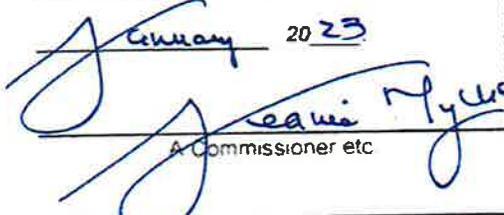
IN THE Region OF

Peel THIS 23<sup>rd</sup> DAY OF

January 2023

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

  
Signature of Applicant or Authorized Agent

  
A Commissioner etc

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1D

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

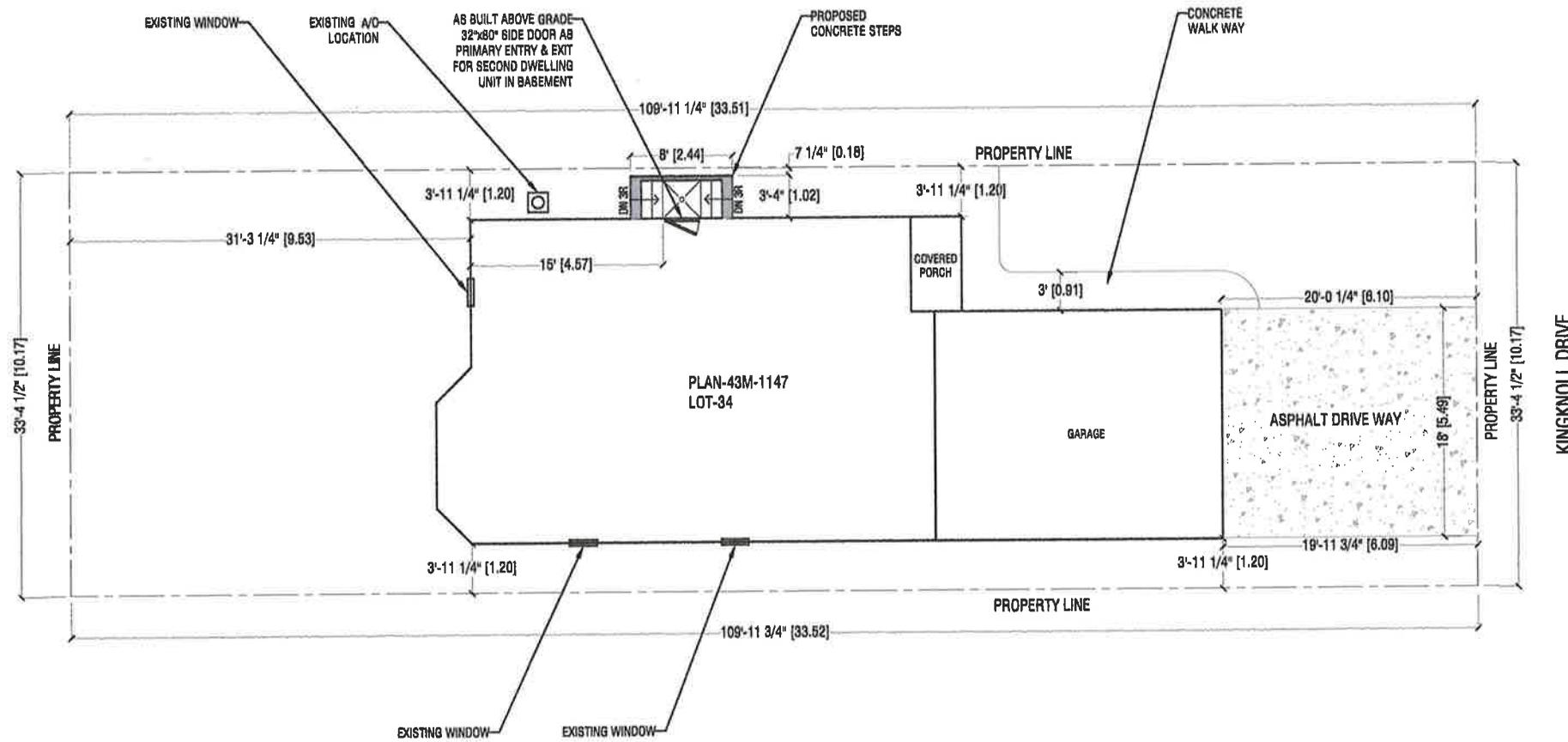
J. Chau  
Zoning Officer

January 23, 2023  
Date

DATE RECEIVED January 23, 2023

HOUSE AREA:  
 TOTAL AREA (GROUND & SECOND FLOOR): 1810 SF  
 PROPOSED SECOND UNIT BASEMENT DWELLING: 790 SF

TWO UNIT DWELLING EGRESS OPTIONS	
A. DIRECT EXCLUSIVE ACCESS TO EXTERIOR	✓
B. SHARED PROTECTED EXIT	X
C. EGRESS THROUGH ANOTHER DWELLING	X



GENERAL NOTES:  
 - ALL EXISTING SITE CONDITIONS AND 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.  
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No.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT.	Jan. 13, 2023

PROJECT:  
 202 KINGKNOLL DRIVE,  
 BRAMPTON, ON  
 L6Y 4X4

TITLE:  
 SITE PLAN

CONSULTANT:  
**AG CONSULTING**  
 30 SOMERVILLE ROAD  
 ACTON, ONTARIO, L7J 3A2  
 (847)278-7180  
 ag@agoconsultingsolutions.ca

DRAWN BY: P.Z.W	CHECKED BY: A.G.
DATE: Jan. 09, 2023	DRAWING NO.:
SCALE: 1:110	A-1

A-2023-0023

a

D5

b

c

E4

F5

E5

