

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

**Application Number:** A-2023-0275  
**Property Address:** 41 OCEAN RIDGE DRIVE  
**Legal Description:** LOT 115, PLAN M-166741 OCEAN RIDGE DRIVE  
**Agent:** NOBLE PRIME SOLUTIONS LTD  
**NAVPREET KAUR**  
**Owner(s):** PAVITTER SINGH BOPARAI, RAMADEEP SINGH BAINS  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, OCTOBER 3, 2023, at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. TO PERMIT A PROPOSED EXTERIOR STAIRWAY LEADING TO A BELOW GRADE ENTRANCE LOCATED BETWEEN THE MAIN WALL OF THE DWELLING AND THE FLANKAGE LOT LINE, WHEREAS THE BYLAW DOES NOT PERMIT A STAIRWAY CONSTRUCTED BELOW ESTABLISHED GRADE TO BE LOCATED BETWEEN THE MAIN WALL OF A DWELLING AND THE FLANKAGE LOT LINE.
2. TO PERMIT A PROPOSED EXTERIOR SIDE YARD SETBACK OF 1.83 METRES TO A STAIRWAY LEADING TO A BELOW GRADE ENTRANCE, WHEREAS THE BYLAW REQUIRES A MINIMUM EXTERIOR SIDE YARD SETBACK OF 3 METRES.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Friday, September 29, 2023**
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Friday, September 29, 2023**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

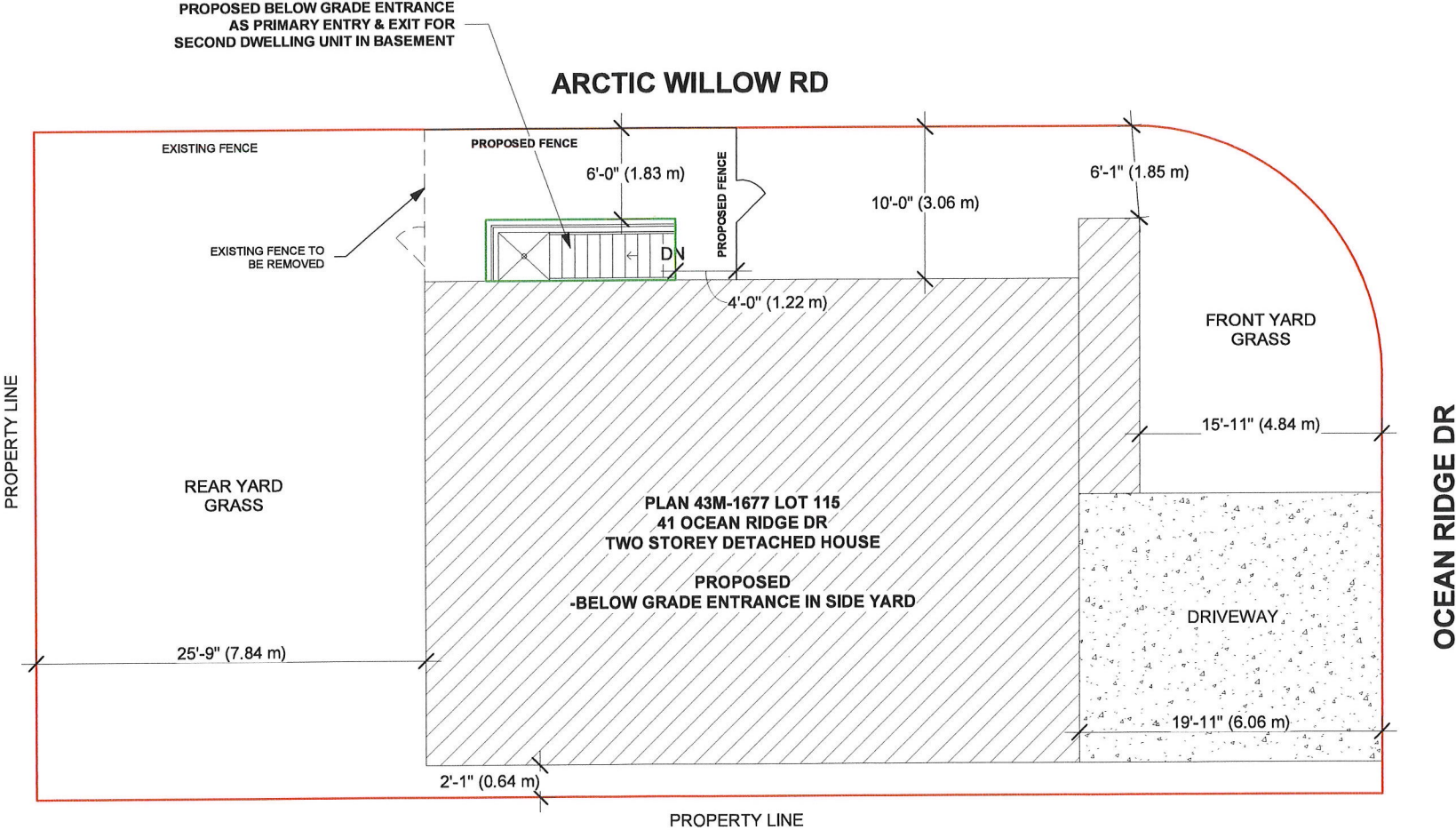
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 20th day of September 2023

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

MINOR VARIANCE

-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A  
PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT,  
WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE  
IN THE EXTERIOR SIDE YARD OF A PROPERTY.



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS  
ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED  
INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND  
REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR PERMIT AUG 10/23

ADDRESS:  
41 OCEAN RIDGE DR,  
BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR

PROJECT NUMBER: 23R-28387

**NOBLE PRIME  
SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: AUG 10/23

SCALE: 1 : 100

DWG No:

A-1

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)

PAVITTER SINGH BOPARAI, RAMANDEEP SINGH BAINS

Address

41 OCEAN RIDGE DR. BRAMPTON, ON. L6R 3K5

Phone #

647-298-9203

Fax #

Email

Rbains46@gmail.com
2.

Name of Agent

NAVPREET KAUR (NOBLE PRIME SOLUTIONS LTD)

Address

UNIT 91 - 2131 WILLIAMS PARKWAY, BRAMPTON ON. L6S 5Z4

Phone #

437-888-1800

Fax #

Email

APPLICATIONS@NOBLELTD.CA
3.

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

TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT
4.

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

WHEREAS ZONING BY LAW DOES NOT PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY
5.

Legal Description of the subject land:

Lot Number

115

Plan Number/Concession Number

M1667

Municipal Address

41 OCEAN RIDGE DR, BRAMPTON, ON, L6R 3K5
6.

Dimension of subject land (in metric units)

Frontage

13.4 M

Depth

27 M

Area

356.43 M²
7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

Seasonal Road

Other Public Road

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.)

TWO STOREY DETACHED HOUSE WITH THE AREA OF 296 M<sup>2</sup>

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED-BELOW GRADE ENTRANCE IN SIDE YARD

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	4.84 M
Rear yard setback	7.84 M
Side yard setback	0.64 M
Side yard setback	1.85 M

PROPOSED

Front yard setback	4.84 M
Rear yard setback	7.84 M
Side yard setback	0.64 M
Side yard setback	1.83 M

10. Date of Acquisition of subject land: 28 JUNE, 2021
11. Existing uses of subject property: REISIDENTIAL
12. Proposed uses of subject property: REISIDENTIAL
13. Existing uses of abutting properties: REISIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2004
15. Length of time the existing uses of the subject property have been continued: 19 YERS
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 _____

Navpreet Kaur

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 5th DAY OF September, 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, TANVIR RAI, 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  
Peel THIS 5th DAY OF  
September, 2023

89h.  
Signature of Applicant or Authorized Agent

[Signature]  
A Commissioner etc.

PETER FAY, City Clerk  
The Corporation of The City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R4  
A Commissioner, etc., ...  
in the Regional Municipality of Peel

FOR OFFICE USE ONLY

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

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

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

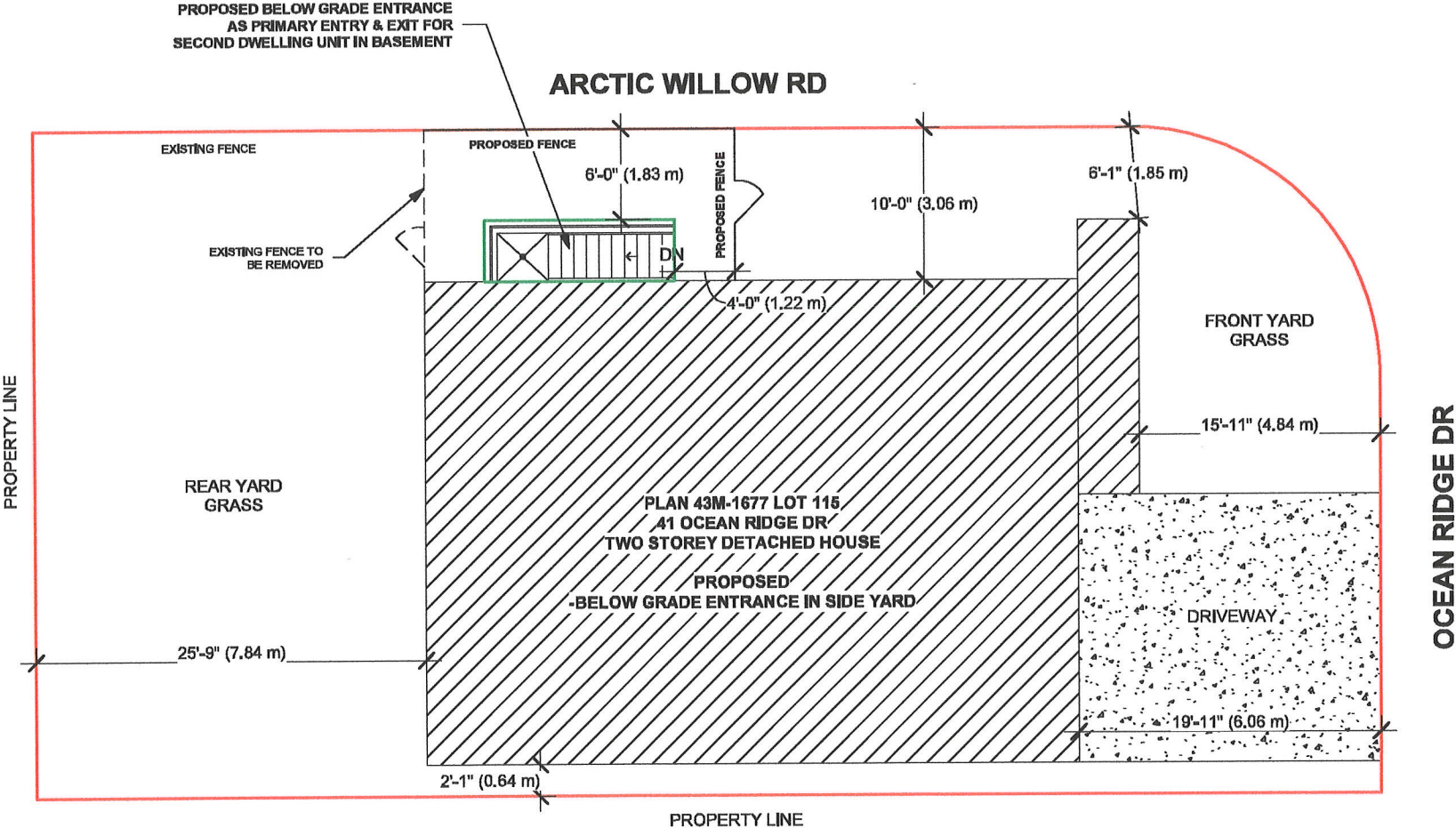
\_\_\_\_\_  
Date

DATE RECEIVED Clara.

Date Application Deemed Complete by the Municipality Sept 5, 2023

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**SITE PLAN**

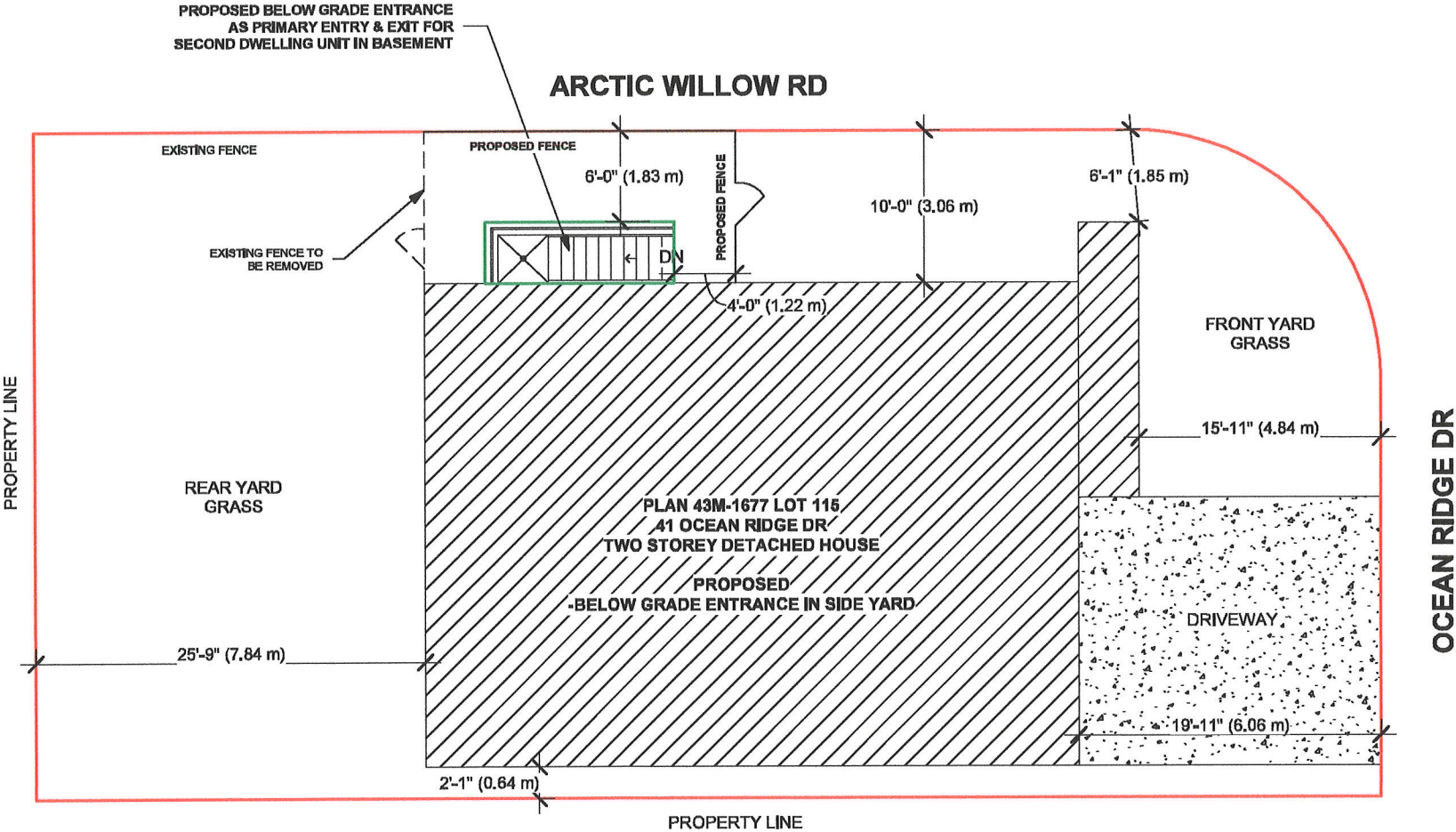
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# Zoning Non-compliance Checklist

File No.

Applicant: NAVPREET KAUR  
Address: 41 Ocean Ridge Dr, Brampton, ON L6R 3K5  
Zoning: R1D-1262  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line.	whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line.	10.23
SETBACKS	To permit a proposed exterior side yard setback of 1.83m to a stairway leading to a below grade entrance	Whereas the by-law requires a minimum exterior side yard setback of 3m.	Special Section 1262.2(6)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral  
Reviewed by Zoning

SEP. 05, 2023  
Date