

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

Application Number: A-2023-0209
Property Address: 32 PICCOLO WOOD
Legal Description: LOT 28, PLAN 282, WARD 8
Agent: NOBLE PRIME SOLUTIONS LTD.
c/o NAVPREET KAUR
Owner(s): JASDEEP KAUR SANGHA, MOHAN SINGH SANGHA
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, OCTOBER 24, 2023 at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. TO PERMIT A TOTAL OF 2 PARKING SPACES ASSOCIATED WITH A THREE UNIT DWELLING, WHEREAS THE BYLAW REQUIRES ONE ADDITIONAL PARKING SPACE TO BE PROVIDED ON THE LOTS FOR EACH ADDITIONAL RESIDENTIAL UNITS (ARUs) RESULTING IN A TOTAL OF 3 PARKING SPACES.

Participate in the Meeting:

- Send an email with your written comments to 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 **4:00 pm on Thursday, October 19, 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 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 **4:00 pm on Thursday, October 19, 2023**, by emailing 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.

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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 13th day of October 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

ROOMS	REQUIRED WINDOW AREA	AVAILABLE WINDOW AREA
BEDROOM 1	2.5% OF 120 SF = 3 SF	3 SF
LIVING/DINING/ KITCHEN	5.0% OF 226 SF = 11.3 SF	11.3 SF

ROOMS	REQUIRED WINDOW AREA	AVAILABLE WINDOW AREA
BEDROOM 1	2.5% OF 135 SF = 3.37 SF	8.75 SF
BEDROOM 2	2.5% OF 122 SF = 3.1 SF	8.75 SF
LIVING/DINING/ KITCHEN	5.0% OF 263 SF = 13.15 SF	18.75 SF

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.

LOWER GROUND FLOOR PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under
3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

FIRM	BCIN
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Noble Prime Solutions Ltd	118716
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MAY 24/22

01	ISSUED FOR PERMIT	MAY 24/22
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ADDRESS
32 PICCOLO WOOD
BRAMPTON, ON.

<u>DRAWN BY</u>	RS	<u>CHECKED BY</u>	TR
<u>PROJECT NUMBER</u>	22R-25489		

NOBLE PRIME
SOLUTIONS LTD.

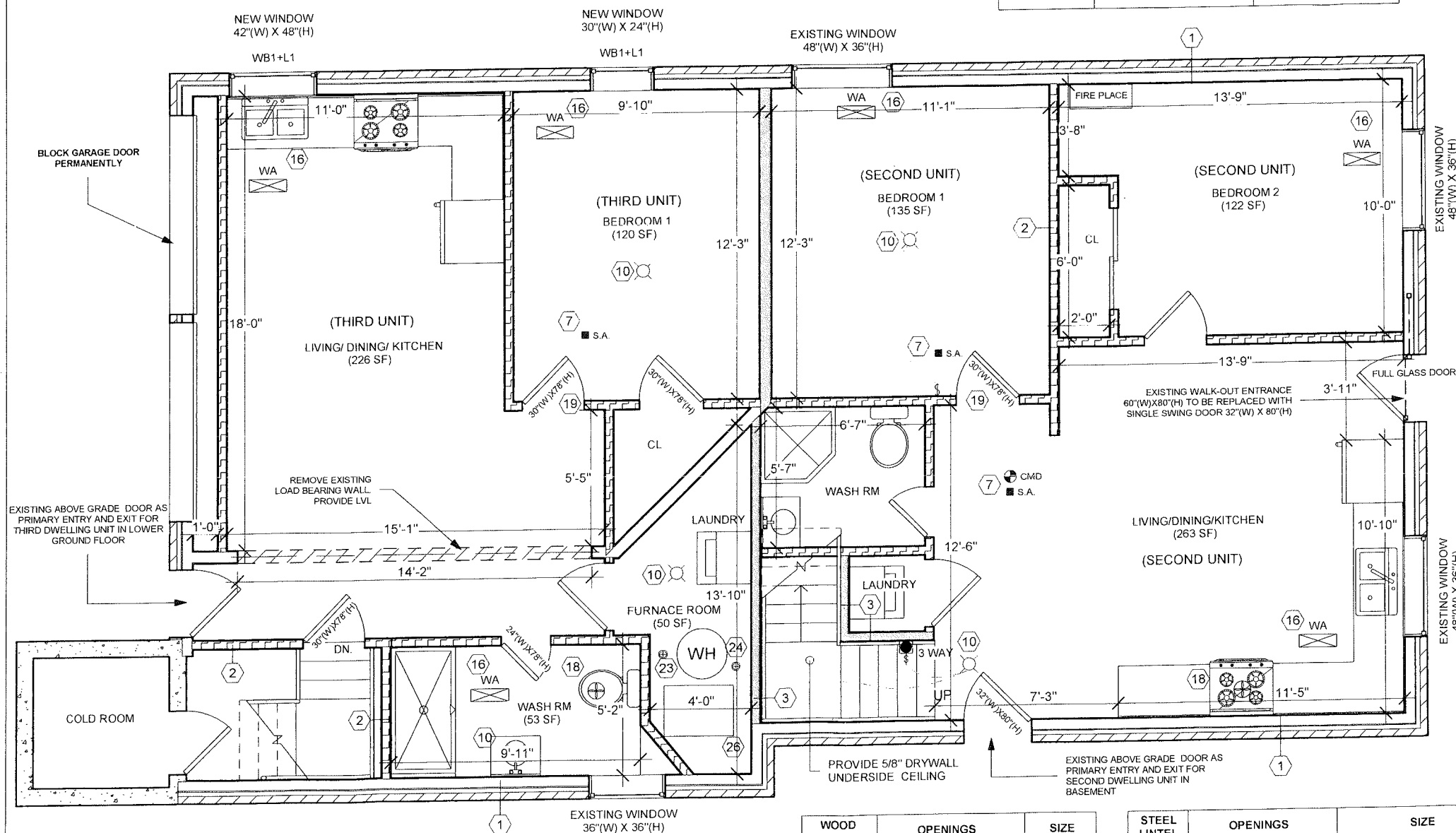
2131 WILLIAMS PARKWAY

UNIT 19,

BRAMPTON, ON

info@nobleltd.ca
1-877-888-1222

(437) 888 1800	
DATE MAY 24/22	DWG. No.
SCALE 1/4" = 1'-0"	A-2



FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG A-4

SECOND DWELLING UNIT IN BASEMENT: 637 SF
THIRD DWELLING UNIT IN LOWER GROUND FLOOR : 604 SF

WOOD LINTEL	OPENINGS	SIZE
WB1	UPTO 42" OPENINGS	2-2"X6"
WB2	UPTO 66" OPENINGS	2-2"X8"

STEEL LINTEL	OPENINGS	SIZE
L1	UPTO 54" OPENINGS	L 3.5" X 3.5" X 0.3125"
L2	UPTO 66" OPENINGS	L 4.0" X 3.5" X 0.3125"

FILE NUMBER:

A-2023-0209

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)

JASDEEP KAUR SANGHA & MOHAN SINGH SANGHA

Address

32 PICCOLO WOOD, BRAMPTON, ON, L6S 5C2

Phone #

416-545-7628

Fax #

Email

forjugraj@hotmail.com

2.

Name of Agent

NAVPREET KAUR (NOBLE PRIME SOLUTIONS LTD)

Address

UNIT#19, 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 THREE DWELLING UNITS IN BASEMENT WITH TOTAL OF 2 PARKING SPACES AVAILABLE AT THE PROPERTY, WHEREAS ZONING BY LAW REQUIRES A TOTAL OF THREE PARKING SPACES IN ORDER TO PROPOSE THREE DWELLING UNITS IN A PROPERTY.

4.

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

-ZONING BY LAW REQUIRES A TOTAL OF THREE PARKING SPACES IN ORDER TO PROPOSE THREE DWELLING UNITS IN A PROPERTY WHEREAS THREE DWELLING UNITS IN BASEMENT WITH TOTAL OF 2 PARKING SPACES AVAILABLE AT THE PROPERTY ARE PROPOSED.

5.

Legal Description of the subject land:

Lot Number

28

Plan Number/Concession Number

M282

Municipal Address

32 PICCOLO WOOD, BRAMPTON, ON, L6S 5C2

6.

Dimension of subject land (in metric units)

Frontage

12.24 M

Depth

38.944 M

Area

447.14 SQM

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.)

DOUBLE STOREY DETACHED HOUSE WITH AREA OF 475 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

THREE DWELLING UNITS IN 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	8.72 M
Rear yard setback	9.99 M
Side yard setback	1.91 M
Side yard setback	1.52 M

PROPOSED

Front yard setback	8.72 M
Rear yard setback	9.99 M
Side yard setback	1.91 M
Side yard setback	1.52 M

10. Date of Acquisition of subject land: JULY, 2022
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: 1986
15. Length of time the existing uses of the subject property have been continued: 36 YEARS

16. (a) What water supply is existing/proposed?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

(b) What sewage disposal is/will be provided?

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	

(c) What storm drainage system is existing/proposed?

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

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 30th DAY OF June, 20 23.

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, JIVTESH BHAILA, 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 29th DAY OF

June, 20 23

Jeanie Myers
A Commissioner etc.

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

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1C - 115, MATURE

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

HOTHI S.

Zoning Officer

JUNE 23 2023

Date

DATE RECEIVED

June 29, 2023

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17

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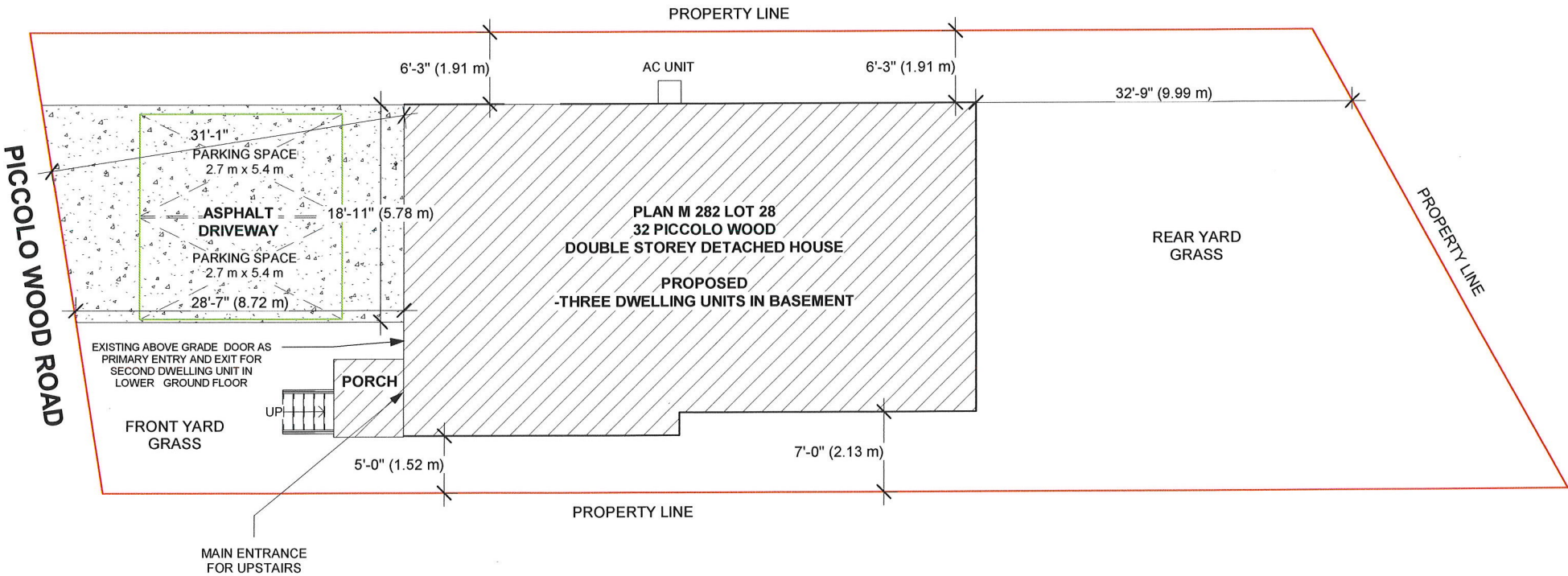
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MINOR VARIANCE

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STAMP

01 ISSUED FOR PERMIT MAY 24/22

ADDRESS
32 PICCOLO WOOD,
BRAMPTON, ON.

DRAWN BY: RS CHECKED BY: TR

PROJECT NUMBER: 22R-25489

**NOBLE PRIME
SOLUTIONS LTD**

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAY 24/22

SCALE: 1" = 10'-0"

DWG. No.

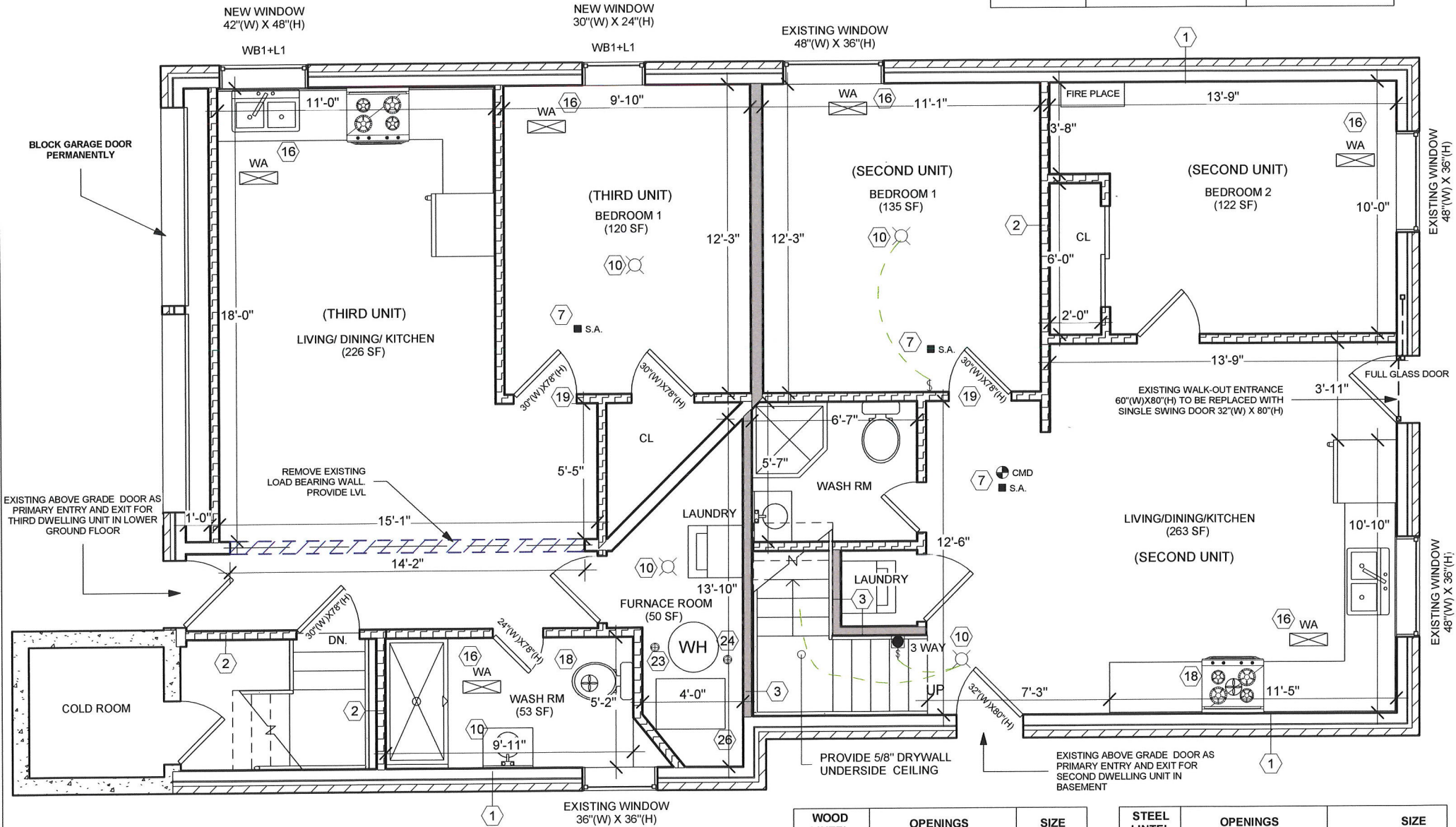
A-1

GLAZING CALCULATIONS THIRD UNIT

ROOMS	REQUIRED WINDOW AREA	AVAILABLE WINDOW AREA
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GLAZING CALCULATIONS SECOND UNIT

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NOTE:
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(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

S. S. S.

FIRM	BCIN
Noble Prime Solutions Ltd	118716

MAY 24/22

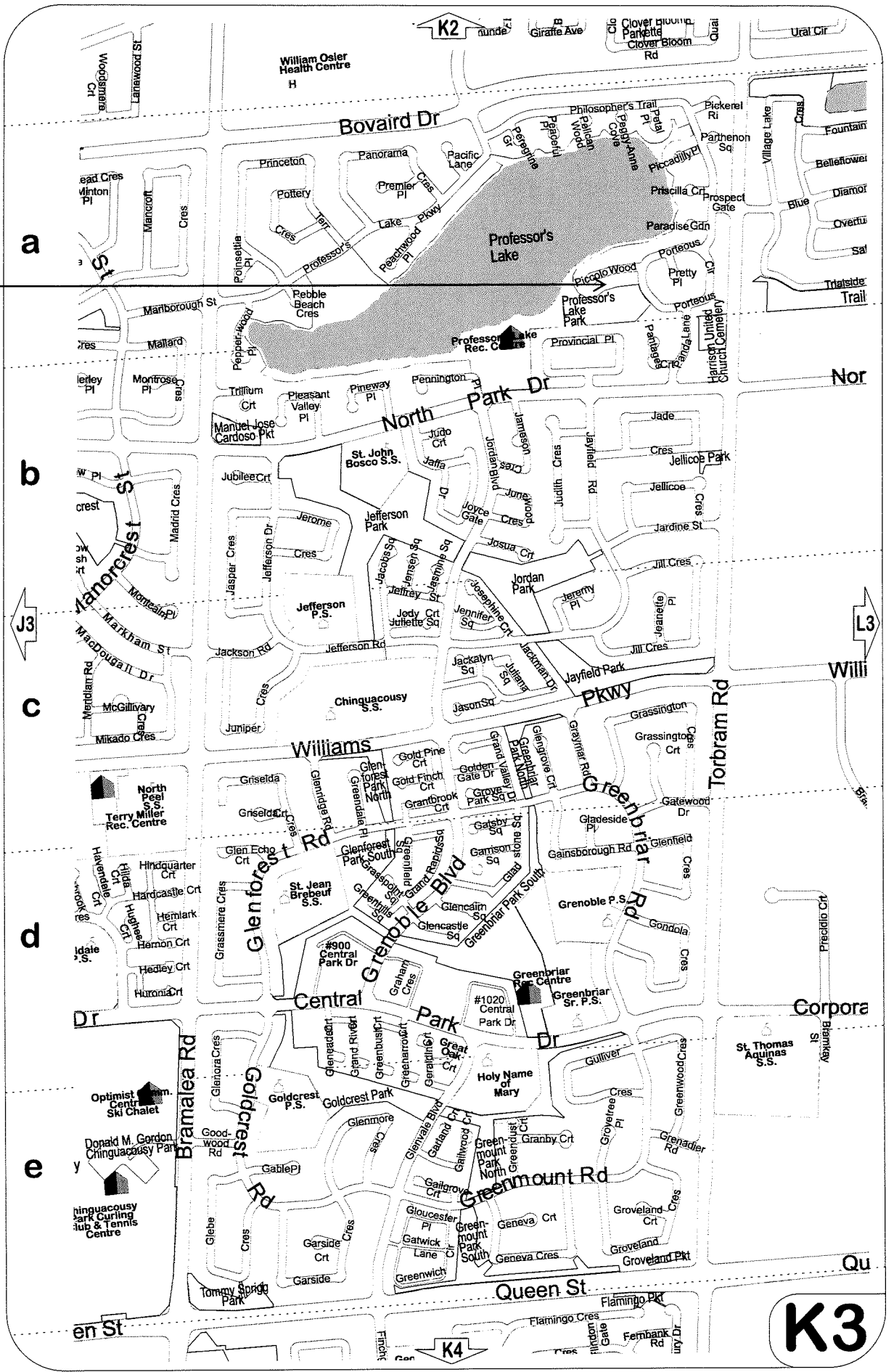
01 ISSUED FOR PERMIT	MAY 24/22
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32 PICCOLO WOOD,
BRAMPTON, ON.

DRAWN BY: RS	CHECKED BY: TR
PROJECT NUMBER:	22R-25489

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

DATE: MAY 24/22	DWG. NO.
SCALE: 1/4" = 1'-0"	A-2



K3

AMENDMENT LETTER

July 19, 2023

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
JASDEEP KAUR SANGHA AND MOHAN SINGH SANGHA
LOT 27, PLAN M282
A-2023-0209 – 32 PICCOLO WOOD**

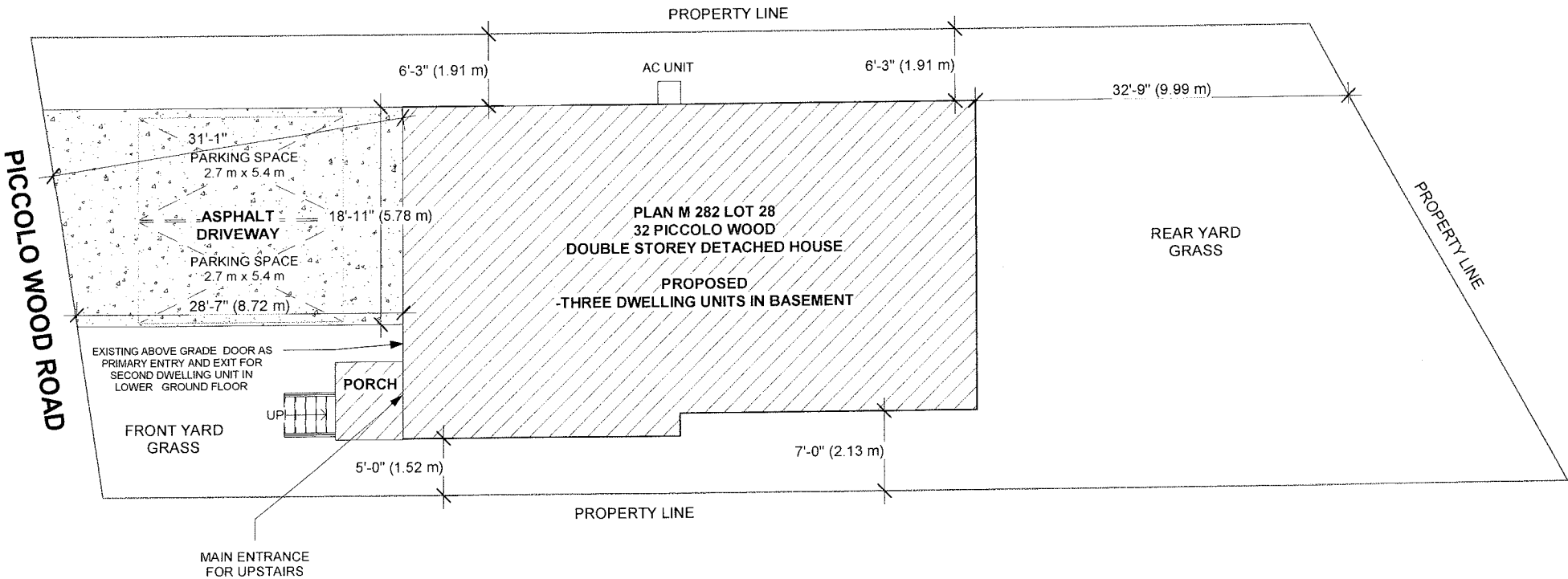
Please **amend** application **A-2023-0209** to reflect the following:

1. To permit more than one additional residential unit on a lot having less than one parking space for each unit, whereas the by-law requires one additional parking space (in addition to parking required by Section 10.9) on a lot having more than one additional residential unit.

Navpreet Kaur
Applicant/Authorized Agent

MINOR VARIANCE

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STAMP

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32 PICCOLO WOOD,
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2131 WILLIAMS PARKWAY
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DATE: MAY 24/22	DWG No.
SCALE: 1" = 10'-0"	A-1

Zoning Non-compliance Checklist

File No.
A-2023-0209

Applicant: Jasdeep & Mohan Sangha
Address: 32 Piccolo Wood
Zoning: R1C – 115, Mature
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
PARKING	To permit a total of 2 parking spaces associated with a three unit dwelling	Whereas the by-law requires one additional parking space to be provided on the lots for each additional residential units (ARUs) resulting in a total of 3 parking spaces	10.16
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

HOTHU S.

Reviewed by Zoning

JUNE 23 2023

Date