

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

**Application Number:** A-2023-0287  
**Property Address:** 37 POSSESSION CRESCENT  
**Legal Description:** LOT 38, PLAN 43M-1992, WARD 10  
**Agent:**  
**Owner(s):** AVTAR SINGH NANRA, DAVINDER KAUR MANKOO  
**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,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. TO PERMIT AN 8.2 METRE WIDE DRIVEWAY, WHEREAS THE BYLAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.32 METRE; AND
2. TO PROVIDE 0.0 METRE OF PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE, WHEREAS THE BYLAW REQUIRES A MINIMUM 0.6 METRE WIDE PERMEABLE LANDSCAPE STRIP ADJACENT TO THE SIDE LOT LINE.

**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 **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](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 **4:00 pm on Thursday, October 19, 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 13th day of October 2023

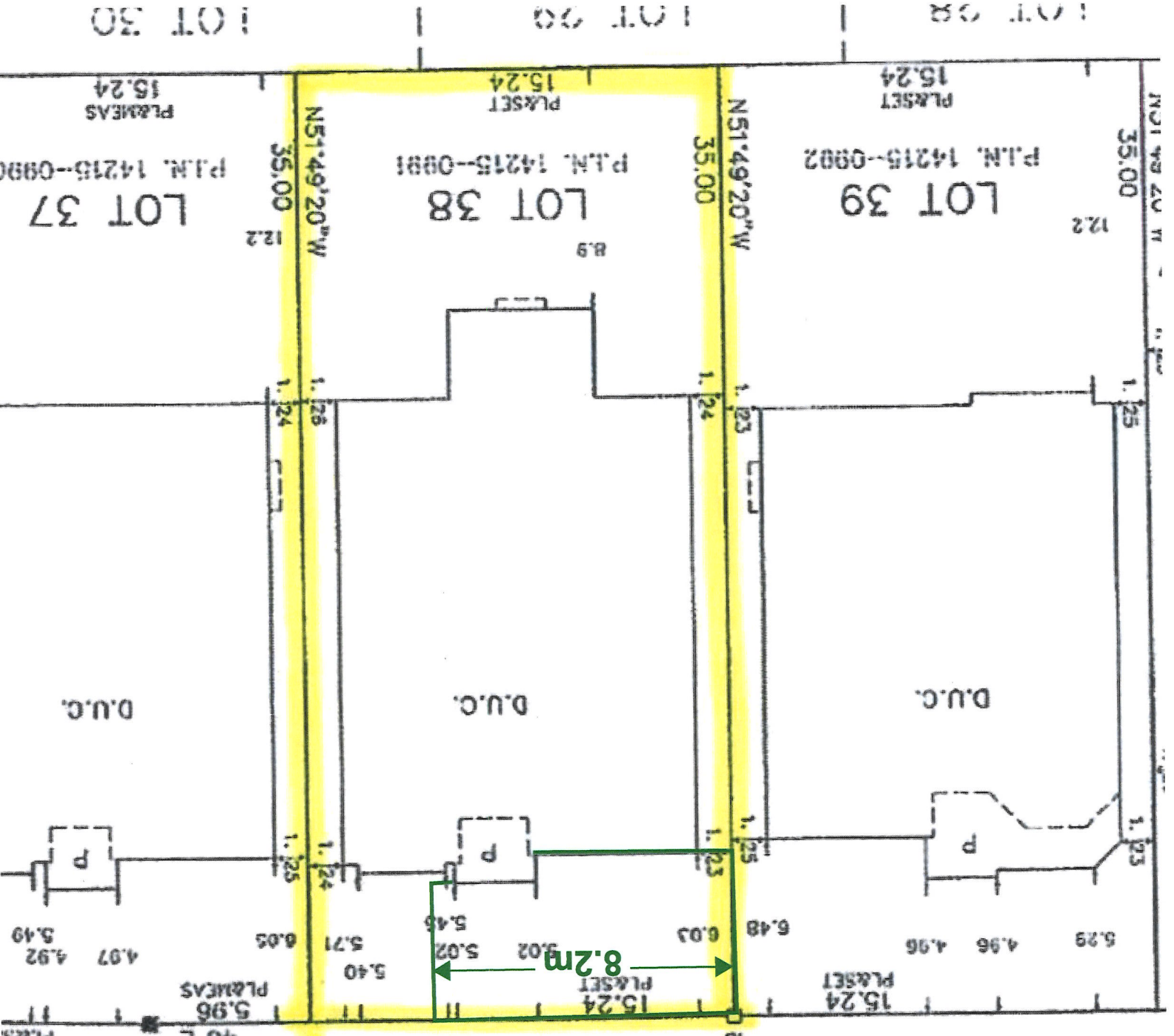
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

0.0m permeable  
landscaping \

1997

ONTARIO LA

1.5









FILE NUMBER: A-2023-0287

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) Avtar Singh Nanra, Davinder Kaur Mankoo  
Address 37 Possession Crescent  
Brampton ON L6P 4K3  
Phone # 647 526 7042 Fax # N/A  
Email kamal.singh1295@gmail.com

2. Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

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

Asking for exemption for driveway widening (approx 8.2 m with extension) and not having 0.6 m permeable landscaping adjacent to the interior side lot. City zoning criteria allows for 7.32 m width ± 0.6 m permeable landscaping space

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

The extension was made to accommodate our daughter's mobility aids (walker & wheelchair). The extended space allows for safe maneuvering and ensuring that during the winter there is enough space to accommodate during snow fall and for removal. Having this extension has been beneficial for avoids falls, as it provides her enough space for her aids.

5. Legal Description of the subject land:

Lot Number 38  
Plan Number/Concession Number M1992  
Municipal Address 37 Possession Crescent

6. Dimension of subject land (in metric units)

Frontage 15.24 m  
Depth 35.00 m  
Area 533.4 m<sup>2</sup>

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.)

shed approx 2.4 m by 3.04 (length)  
width  
height

PROPOSED BUILDINGS/STRUCTURES on the subject land:

extension for driveway width 2.06 m of permeable landscaping adjacent to interior side lot.

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 5.71 m  
Rear yard setback 2.5 m  
Side yard setback 1.25 m  
Side yard setback 1.25 m

PROPOSED

Front yard setback  
Rear yard setback  
Side yard setback  
Side yard setback

10. Date of Acquisition of subject land: March 2017
11. Existing uses of subject property: living / dwelling
12. Proposed uses of subject property: living / dwelling
13. Existing uses of abutting properties: N/A
14. Date of construction of all buildings & structures on subject land: March 2017
15. Length of time the existing uses of the subject property have been continued: 6 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 \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_

Relief \_\_\_\_\_  
Relief \_\_\_\_\_  
Relief \_\_\_\_\_

Avtar Singh Nanna Dasirude 1c.1m/cw  
Signature of Applicant(s) or Authorized Agent

DATED AT THE 31 OF August

THIS Thurs DAY OF August, 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, AVTAR SINGH NANNA 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 1st DAY OF

September, 2023

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

Avtar Singh Nanna  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1E-15.2-2459

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.

Todd Tongue  
Zoning Officer

Sept 5, 2023

Date

DATE RECEIVED

Sept 11, 2023

Date Application Deemed Complete by the Municipality

Clara



**PERMISSION TO ENTER**

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

LOCATION OF THE SUBJECT LAND: 37 Possession Crescent, Brampton ON

I/We, Avtar Singh Nanra & Davinder Kaur Mankoo  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 31 day of August, 2023

Avtar Singh Nanra Davinder K. Mankoo  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

To Whom It May Concern,

My name is Komal Singh and I'm writing this letter on behalf of my parents Avtar Singh Nanra and Davinder Kaur Mankoo, who own the property located at 37 Possession Crescent, Brampton ON Lot 38.

This letter is to explain the reason as to why the driveway width was extended beyond the city provisions. As a person with a physical disability, I require the usage of mobility aids to continue my function of daily tasks.

The primary mobility aids include a walker and a power wheelchair. The extension of space allows me to safely maneuver myself without having to worry about a limited space. These mobility aids function best on paved or smoothed surfaces. Trying to use them on uneven surfaces, including grass makes it challenging to actually utilize the aid(s) and increases the risk of accidents.

By allotting an extension of the driveway width there is also enough space to accommodate the collection of snow that occurs during the winter season.

We are hoping to receive an exemption as having this extension has been beneficial in avoiding falling accidents and allows me to be independent with my mobility aids.

Thank you,

Komal Singh

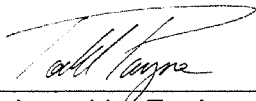


# Zoning Non-compliance Checklist

File No.

Applicant: Avtar Singh Nanra, Davinder Kaur Mankoo  
Address: 37 Possession Cres  
Zoning: R1E-15.2-2459  
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			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit an 8.2m wide driveway	Whereas the By-law permits a maximum driveway width of 7.32m	10.9.1 B (1)d
LANDSCAPE OPEN SPACE	To provide 0.0m of permeable landscaping adjacent to the side lot line	Whereas the By-law requires a minimum 0.6m wide permeable landscape strip adjacent to the side lot line	10.9.1 B (4)a
OTHER –			

  
Reviewed by Zoning

Sept 5, 2023  
Date