

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

**Application Number:** A-2023-0291  
**Property Address:** 46 TRURO CIRCLE  
**Legal Description:** LOT 3, PLAN 43M-1949, 6  
**Agent:** NOBLE PRIME SOLUTIONS LTD. c/o NAVPREET KAUR  
**Owner(s):** KULWINDER CHHINA, HARPINDERJIT CHHINA  
**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 A DRIVEWAY WIDTH OF 9.23 METRE, WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71 METRE;
2. TO PERMIT 0.0 METRE OF PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE, WHEREAS THE BY-LAW REQUIRES A MINIMUM 0.6 METRE OF PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE; AND
3. TO PERMIT A PARKING SPACE DEPTH OF 2.66 METRE, WHEREAS THE BY-LAW REQUIRES A MINIMUM PARKING SPACE DEPTH OF 5.4 METRE.

**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.

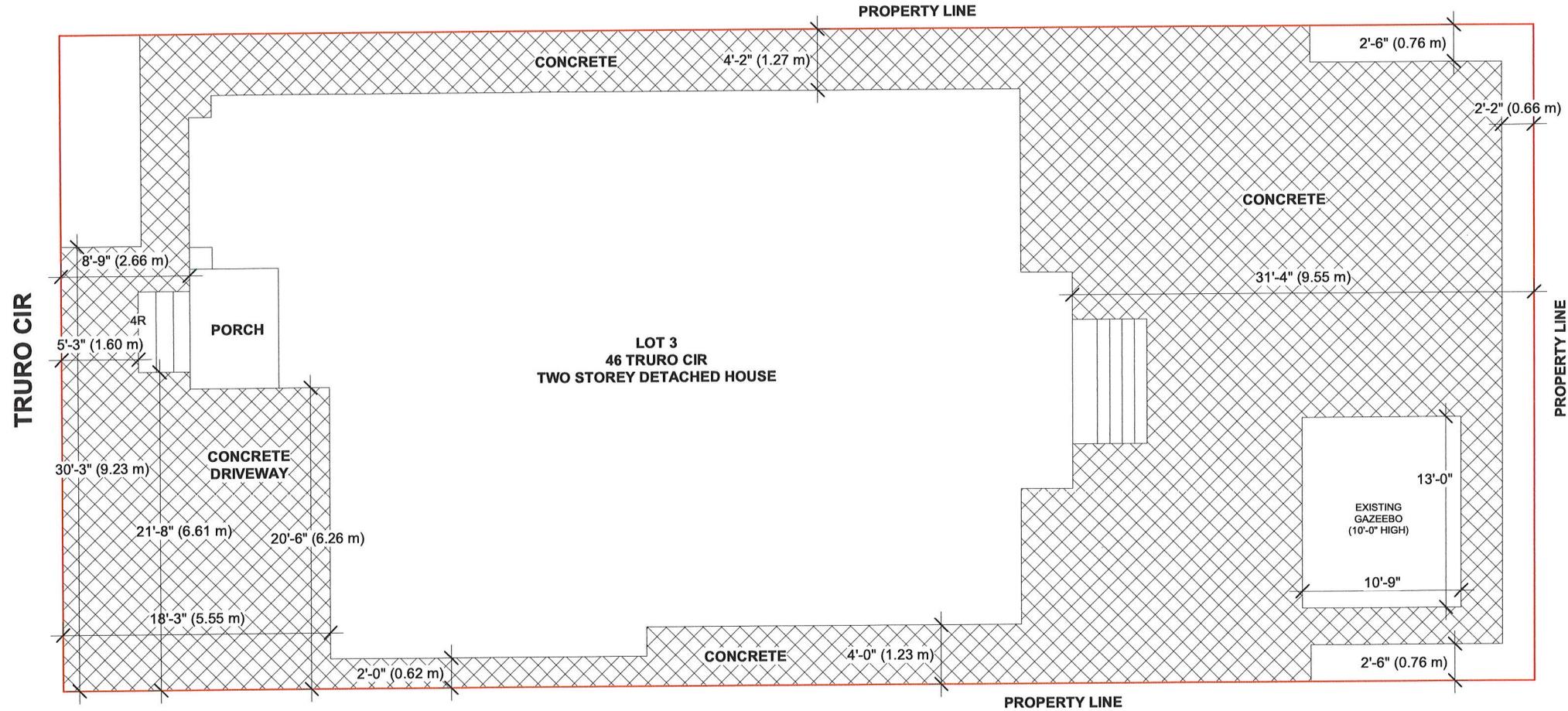
Dated this 13th day of October 2023

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)

REVISED  
RECEIVED  
04/11/2023

**MINOR VARIANCE**

- TO PERMIT A DRIVEWAY WIDTH OF 9.23M (30.25 FT.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71M (22 FT.);
- TO PERMIT 0.00M PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE IN FRONT YARD, WHEREAS ZONING BY LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING NEAR THE SIDE LOT LINE.



**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 VARIANCE AUG 29/23

ADDRESS:  
46 TRURO CIR,  
BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 23R-28353

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

DATE: AUG 29/23 DWG. No: A-1  
SCALE: 1:90



*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)** KULWINDER CHHINA & HARPINDERJIT CHHINA  
**Address** 46 TRURO CIR  
BRAMPTON ON L7A 4E5

**Phone #** 647-293-2327 **Fax #** \_\_\_\_\_  
**Email** CHHINAKS@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR ( NOBLE PRIME SOLUTIONS LTD)  
**Address** 2131 WILLIAMS PKWY UNIT#19 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 DRIVEWAY WIDTH OF 9.23M (30.25 FT.)  
TO PERMIT 0.00M PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT  
LINE IN FRONT YARD

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE BY-LAW  
PERMITS A MAXIMUM DRIVEWAY WIDTH OF 6.71M (22 FT.)  
ZONING BY LAW REQUIRES 0.6M OF  
PERMEABLE LANDSCAPING NEAR THE SIDE LOT LINE

5. **Legal Description of the subject land:**  
**Lot Number** 3  
**Plan Number/Concession Number** M1949  
**Municipal Address** 46 TRURO CIR BRAMPTON ON L7A 4E5

6. **Dimension of subject land (in metric units)**  
**Frontage** 13.70 M  
**Depth** 30.49 M  
**Area** 417.71 M<sup>2</sup>

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.)

2 STOREY DETACHED HOUSE WITH THE LOT AREA 471.71 M<sup>2</sup>

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

DRIVEWAY WIDTH 9.23M  
0.00M PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE IN FRONT 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	2.66M
Rear yard setback	9.55M
Side yard setback	0.62 M
Side yard setback	1.67M

**PROPOSED**

Front yard setback	2.66 M
Rear yard setback	9.55 M
Side yard setback	0.62 M
Side yard setback	1.67 M

10. Date of Acquisition of subject land: MARCH 2018
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: NOVEMBER 2017
15. Length of time the existing uses of the subject property have been continued: 4

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 _____

Pavneet Kaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 13 DAY OF SEPTEMBER, 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, 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 13 DAY OF  
September, 20 23

[Signature]  
A Commissioner etc.

[Signature]  
Signature of Applicant or Authorized Agent

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025. MO

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1F-2225

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

[Signature]  
Zoning Officer

2023-09-07  
Date

DATE RECEIVED Sept 13, 2023

Date Application Deemed Complete by the Municipality [Signature]

**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

LOCATION OF THE SUBJECT LAND: 46 TRURO CIRCLE, BRAMPTON, ON, L7A4E5

We, KULWINDER CHHINA & HARPINDERJIT CHHINA  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Noble Prime Solutions Ltd

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 9<sup>th</sup> day of AUGUST, 2023

[Signature] [Signature]  
(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.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

**PERMISSION TO ENTER**

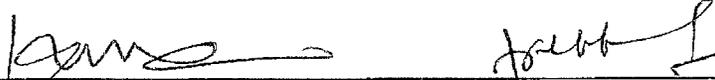
To: The Secretary-Treasurer  
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City of Brampton  
2 Wellington Street West  
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L6Y 4R2

LOCATION OF THE SUBJECT LAND: 46 TRURO CIRCLE, BRAMPTON, ON, L7A 4E5

At/We, KULWINDER CHHINA & HARPINDERJIT CHHINA  
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 9<sup>th</sup> day of AUGUST, 2023

  
(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.)

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

# Zoning Non-compliance Checklist

File No.

Applicant: Kulwinder Chhina & Harpinderjit Chhina

Address: 46 Truro Cir

Zoning: R1F-2225

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			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 9.23m	whereas the by-law permits a maximum driveway width of 6.71m	10.9.1.1.c
LANDSCAPED OPEN SPACE	To permit 0.0m of permeable landscaping abutting the side lot line	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1.4.a
PARKING SPACE SIZE	To permit a parking space depth of 2.66m	whereas the by-law requires a minimum parking space depth of 5.4m	6.17.1.a
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

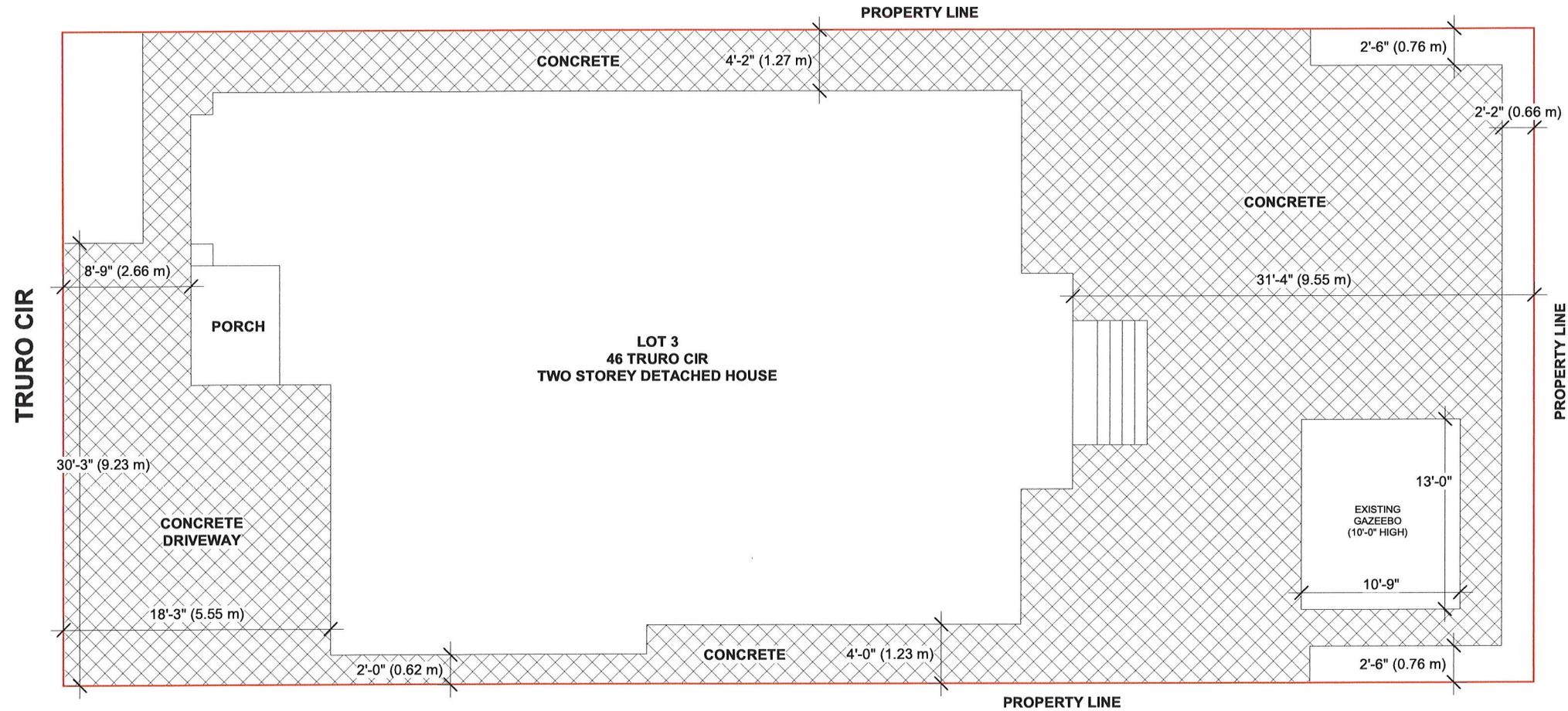
2023-09-07

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

DATE: AUG 29/23 DWG No:  
SCALE: 1 : 90 **A-1**