

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

Application Number: A-2023-0301
Property Address: 1 GROUSE LANE
Legal Description: LOT 1, PLAN 43M-1523, 6
Agent: NOBLE PRIME SOLUTIONS LTD. c/o NAVPREET KAUR
Owner(s): GURPREET SINGH BHINDER, JASMEET KAUR
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 DRIVEWAY WIDTH OF 10.47 METRES, WHEREAS THE BYLAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 9.14 METRES.
2. TO PERMIT A 0.3 METRES OF PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE, WHEREAS THE BYLAW REQUIRES A MINIMUM 0.6 METRES OF PERMEABLE LANDSCAPING ABUTTING THE SIDE LOT LINE.

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.

Viewing Application Materials: The application and related materials are available online at 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.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to 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.

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.

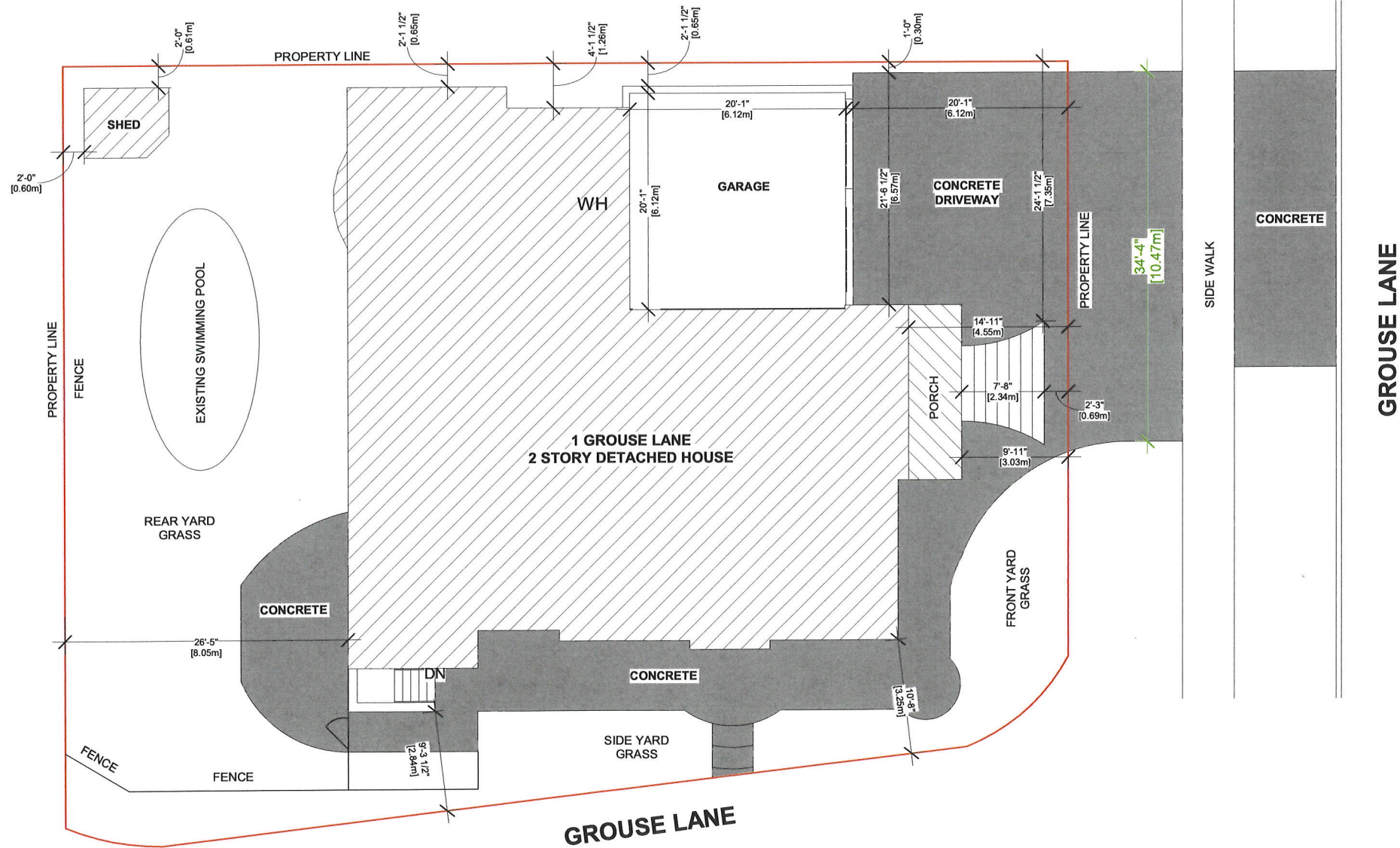
Dated this 13th day of October 2023

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

REVISED
RECEIVED
SEP 11 2003
R

-TO PERMIT A DRIVEWAY WIDTH OF 10.47M (34.33 FT.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 9.14M (30 FT);

-TO PERMIT 0.3M 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

STAMP

01	ISSUED FOR VARIANCE	SEP 18/23
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ADDRESS:
1 GROUSE LANE
BRAMPTON, ON

<u>DRAWN BY:</u> NK	<u>CHECKED BY:</u> JB
<u>PROJECT NUMBER:</u> 20R-21889	

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800
(647) 207 5470

<u>DATE:</u>	FEB 24/21	<u>DWG No:</u> A
<u>SCALE:</u>	1" = 10'-0"	

A-1

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0301

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)** GURPREET SINGH BHINDER, JASMEET KAUR
Address 1 GROUSE LANE, BRAMPTON, L6Y 5L1, ON.

Phone # 647-802-7342 **Fax #** _____
Email applications@nobleltd.ca

2. **Name of Agent** NOBLE PRIME SOLUTIONS LTD
Address UNIT #19, 2131 WILLIAMS PKWY., BRAMPTON, 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 10.47M (34.33 FT.)
-TO PERMIT 0.3M 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?**
-WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 9.14M (30 FT)
-WHEREAS ZONING BY LAW REQUIRES 0.6M OF PERMEABLE LANDSCAPING NEAR THE SIDE LOT LINE.

5. **Legal Description of the subject land:**
Lot Number 1
Plan Number/Concession Number M1523
Municipal Address 1 GROUSE LANE, BRAMPTON, L6Y 5L1, ON.

6. **Dimension of subject land (in metric units)**
Frontage 20.83 M
Depth 33.2 M
Area 679.86

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **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.)

2 STOREY DETACHED HOUSE WITH AREA OF 400.22 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TO PERMIT A DRIVEWAY WIDTH OF 10.47M (34.33 FT.)
-TO PERMIT 0.3M 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	3.03 M
Rear yard setback	8.05 M
Side yard setback	2.84 M
Side yard setback	0.65 M

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: JULY 31, 2019
11. Existing uses of subject property: SINGLE FAMILY RESIDENCE
12. Proposed uses of subject property: SINGLE FAMILY RESIDENCE
13. Existing uses of abutting properties: SINGLE FAMILY RESIDENCE
14. Date of construction of all buildings & structures on subject land: 2003
15. Length of time the existing uses of the subject property have been continued: 17 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 _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 26 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 KAI, 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 26 DAY OF
September, 2023

[Signature]
A Commissioner etc.

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

[Signature]
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: R1B-2730

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

<u>John C. Cabral</u>	<u>2023-09-25</u>
Zoning Officer	Date

DATE RECEIVED Sept 26, 2023
Date Application Deemed Complete by the Municipality Clara

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: 1 GROUSE LANE, BRAMPTON, L6Y 5L1, ON.

I/We, GURPREET SINGH BHINDER, JASMEET KAUR

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 20 day of FEB, 2021.



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


LOCATION OF THE SUBJECT LAND: 1 GROUSE LANE, BRAMPTON, L6Y 5L1, ON.

I/We, GURPREET SINGH BHINDER, JASMEET KAUR
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 20 day of FEB, 20²¹.

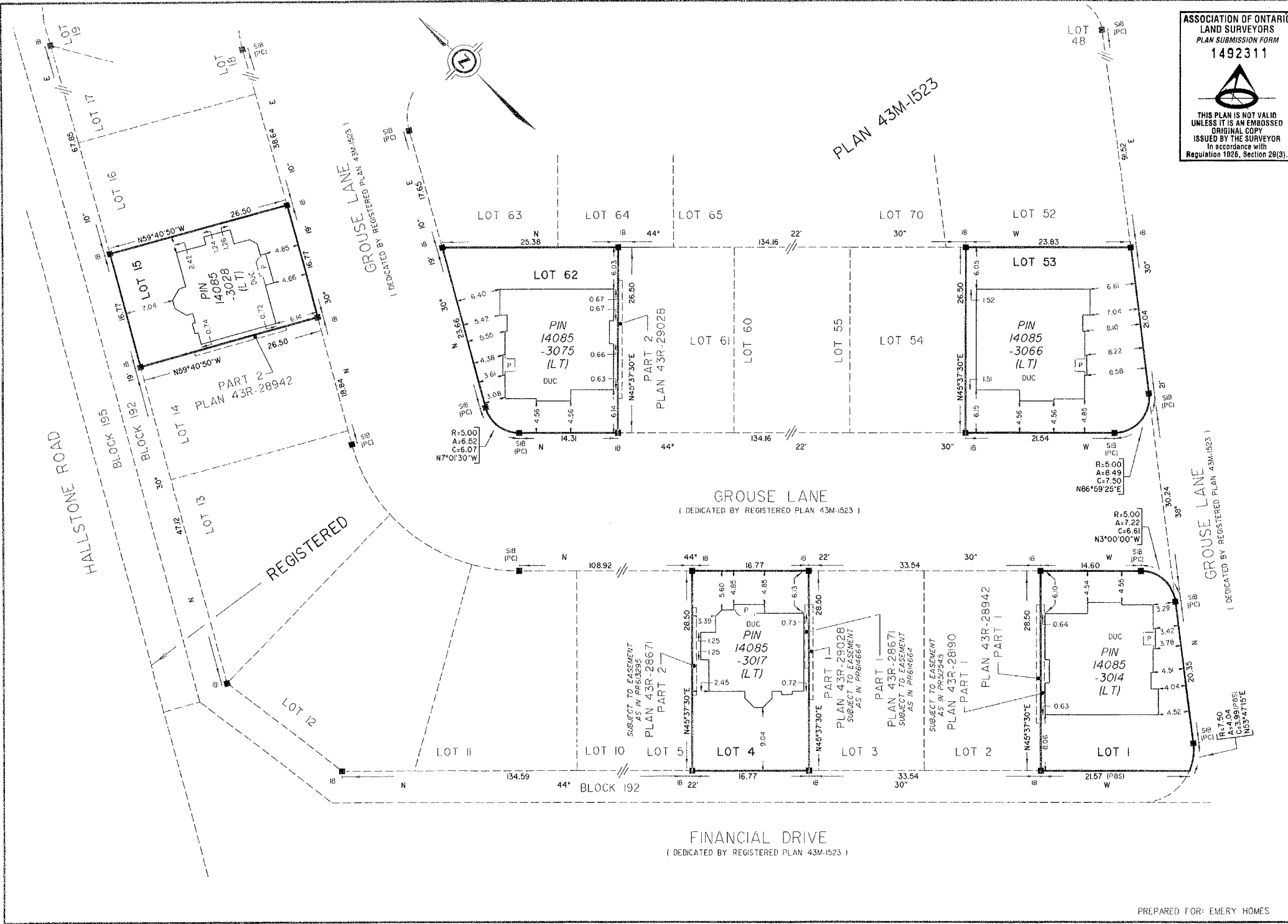
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)



(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



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1492311

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 28(3).

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOTS 1, 4, 15, 53 AND 62
REGISTERED PLAN 43M-1523
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 400

J. D. BARNES LIMITED
© COPYRIGHT

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

DESCRIPTION
LOTS 1, 4, 15, 53 AND 62
REGISTERED PLAN 43M-1523, CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
LOT 1 SUBJECT TO EASEMENT AS IN PR512545.
LOT 4 SUBJECT TO EASEMENT AS IN PR614664 AND PR613295.
LOT 4 TOGETHER WITH EASEMENT AS IN PR614664.

ADDITIONAL REMARKS
THE LOTS ARE NOT FENCED AND SETBACKS ARE
IN CONFORMITY WITH R1B-SECTION 730 ZONING.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY
LIMIT OF GROUSE LANE AS SHOWN ON REGISTERED PLAN 43M-1523,
HAVING A BEARING OF N 44° 22' 30" W.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
□	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
DWC	DENOTES	DWELLING UNDER CONSTRUCTION
P&S	DENOTES	REGISTERED PLAN 43M-1523 AND SET
P&M	DENOTES	REGISTERED PLAN 43M-1523 AND MEASURED
PC	DENOTES	POINT OF CURVATURE
P	DENOTES	PORCH

ALL BUILDINGS TIES ARE SHOWN TO THE UNFINISHED
CONCRETE FOUNDATION.
ALL FOUND SURVEY MONUMENTS WERE SET BY TARASICK, McMillan
LIMITED UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT, THE
SURVEYORS ACT AND THE REGULATIONS
MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON APRIL 19, 2004

DATE 2004-04-19

CRAIG AREGERS
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED

401 WHEELABRATOR WAY SUITE A, MILTON, ON L1T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

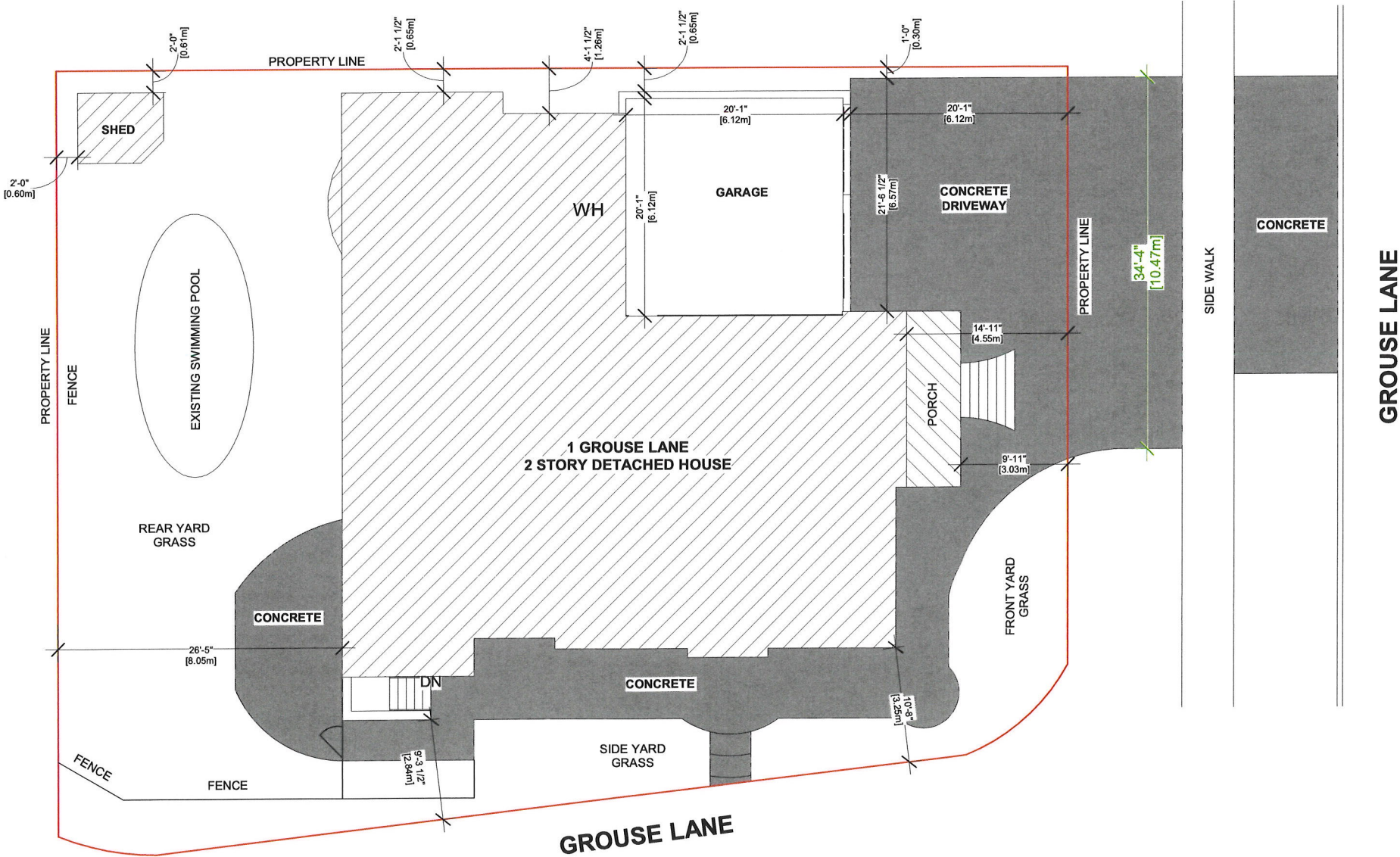
PREPARED FOR: EMERY HOMES

DATE MAY 4, 2004

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MINOR VARIANCE

- TO PERMIT A DRIVEWAY WIDTH OF 10.47M (34.33 FT.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 9.14M (30 FT);
- TO PERMIT 0.3M 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	
STAMP	
01	ISSUED FOR VARIANCE
ADDRESS: 1 GROUSE LANE BRAMPTON, ON	
DRAWN BY:	NK
CHECKED BY:	JB
PROJECT NUMBER:	20R-21889
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON info@nobleltd.ca (437) 888 1800 (647) 207 5470	
DATE:	FEB 24/21
SCALE:	1" = 10'-0"
A-1	

Zoning Non-compliance Checklist

File No.

Applicant: GURPREET SINGH BHINDER, JASMEET KAUR

Address: 1 Grouse Ln, Brampton, ON L6Y 5L1

Zoning: R1B-2730

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH	To permit a driveway width of 10.47m	Whereas the by-law permits a maximum driveway width of 9.14m	10.9.1.B.1)
PERMEABLE LANDSCAPING	To permit 0.3m 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.B.4)a)
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-09-25

Date