

FILE NUMBER:

A-2023-0320

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)

JAGRAJ SINGH SEKHON

Address

25 KAMBALDA RD. BRAMPTON ON L7A 5J3

Phone #

416-662-1320

Fax #

Email

JSEKHON.ON@YAHOO.COM

2.

Name of Agent

HARJOT KAUR

Address

19-2131 WILLIAMS PARKWAY, BRAMPTON ON L6S5Z4

Phone #

437-888-1800

Fax #

Email

applications@nobleltd.ca

3.

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

-TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT.

4.

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

5.

Legal Description of the subject land:

Lot Number

108

Plan Number/Concession Number

M2099

Municipal Address

25 KAMBALDA RD, BRAMPTON, ON, L7A 5J3

6.

Dimension of subject land (in metric units)

Frontage

11.6 SQM

Depth

27.5 SQM

Area

319 SQM

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 THE AREA OF 254.18 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

-ABOVE GRADE SIDE DOOR 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	2.80 m
Rear yard setback	7.00 m
Side yard setback	1.23 m
Side yard setback	1.22 m

PROPOSED

Front yard setback	2.80 m
Rear yard setback	7.00 m
Side yard setback	1.23 m
Side yard setback	0.62 m

10. Date of Acquisition of subject land: AUG 02, 2023
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: OCT 05, 2021
15. Length of time the existing uses of the subject property have been continued: 2 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 _____

Harjot Kaur
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 12 DAY OF October, 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 12th DAY OF

October, 2023

Clara Vani
A Commissioner etc.

Clara Vani Signature of Applicant or Authorized Agent
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-2556

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

John C. Cabral

Zoning Officer

2023-10-12

Date

DATE RECEIVED

October 12, 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: 25 Kambalda rd Brampton ON L7A5J3


I/We, Jagraj Singh Sekhon
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 02 day of October, 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.)

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: 25 Kambalda rd Brampton ON L7A5J3

I/We, Jagraj Singh Sekhon
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 02 day of October, 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.)

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 101, 102, 103,
104, 105, 106, 107, 108 AND 109
PLAN 43M-2099
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

METRIC

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2202795



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

NOTES

■ DENOTES MONUMENT FOUND
IB DENOTES IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
P DENOTES PORCH
TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY R-PE SURVEYING LTD., O.L.S.
ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHEAST LIMIT OF KAMBALDA ROAD AS SHOWN ON
PLAN 43M-2099 HAVING A BEARING OF N36°42'10"E.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

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 LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MAY, 2022

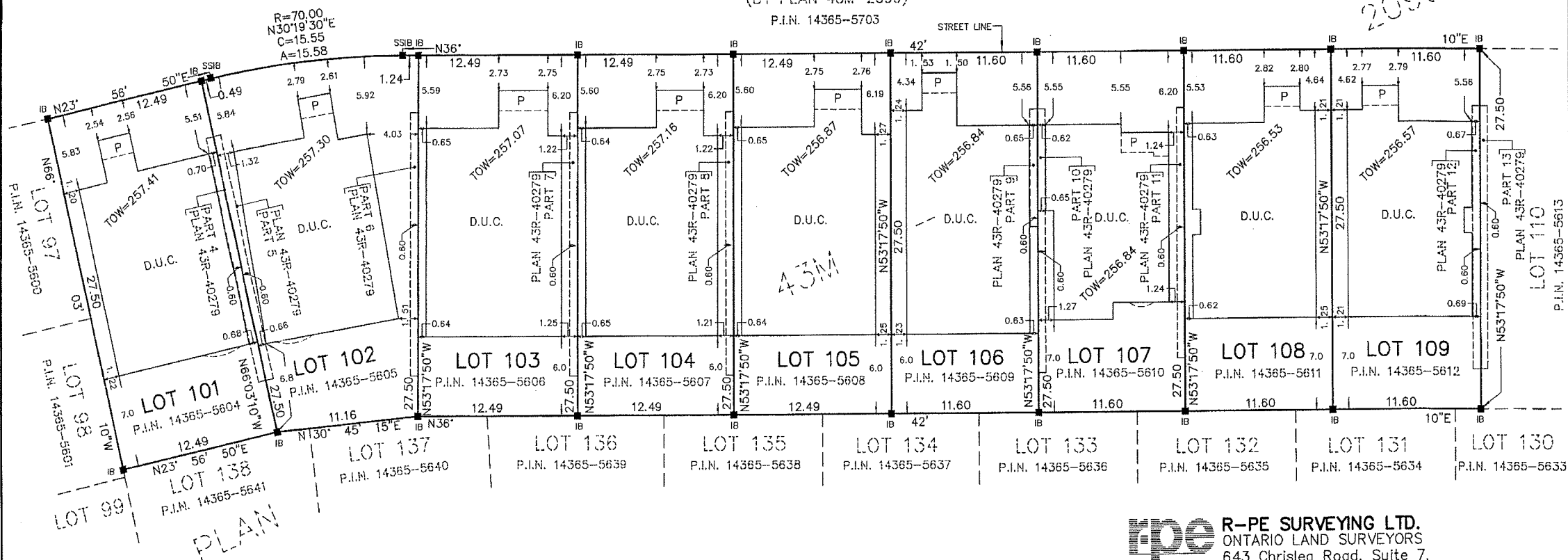
DATE JUNE 30, 2022.

T. SINGH
ONTARIO LAND SURVEYOR

KAMBALDA ROAD

(BY PLAN 43M-2099)

P.I.N. 14365-5703



THIS REPORT WAS PREPARED FOR
ROSEHAVEN HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES

©R-PE SURVEYING LTD., O.L.S., 2022.



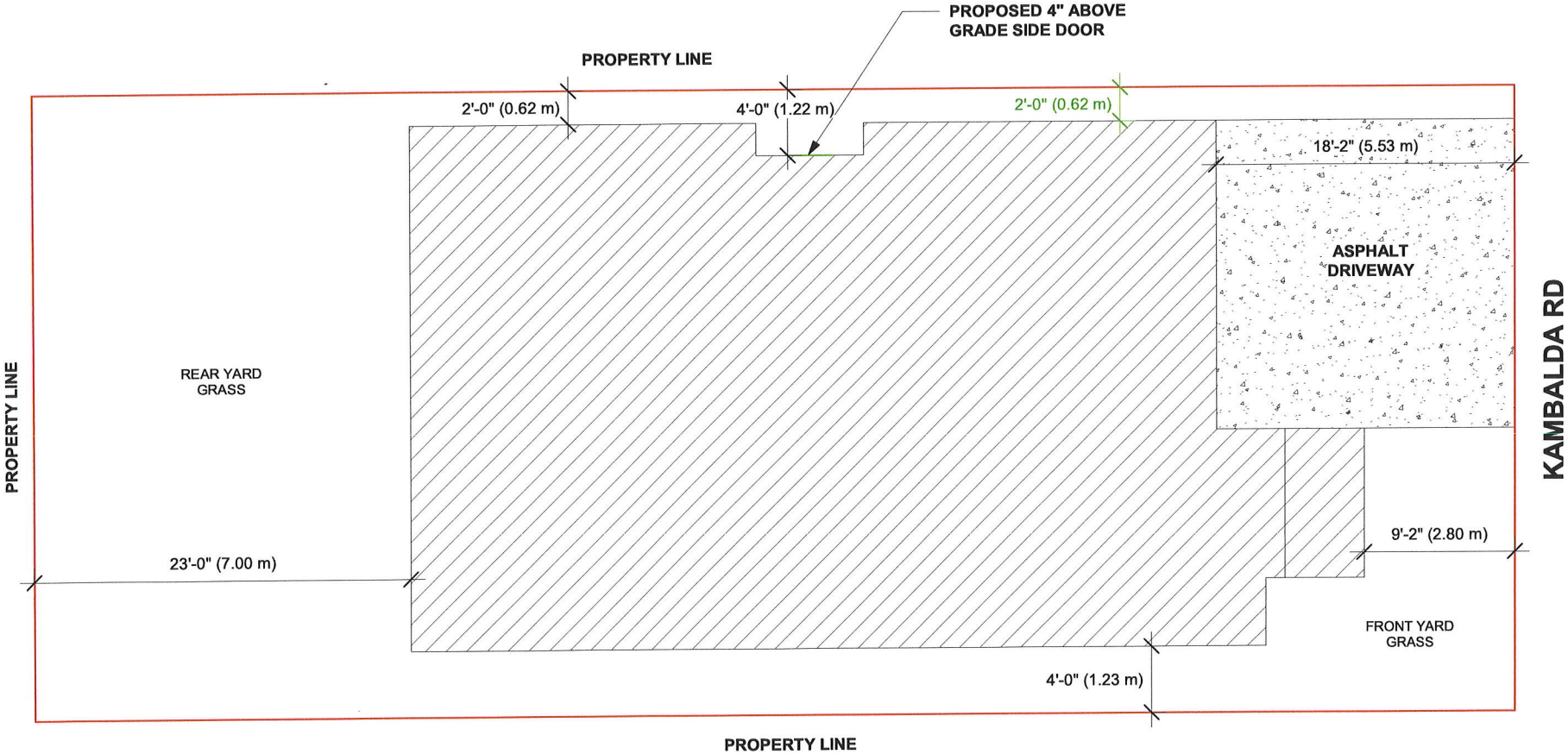
R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7,
Woodbridge, Ontario, L4L 8A3
Tel. (416)635-5000 Fax (416)635-5001
Tel. (905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: I.A.A./T.S.
CAD FILE No. 2099-101 JOB No. 21-358

21-358 *43M-2099 L101-109*

PLAN 43M 2099 LOT 108
25 KAMBALDA RD
2 STOREY DETACHED HOUSE

MINOR VARIANCE

-TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT
CLEAR ACCESS OF 1.2m LEADING TO IT.



SITE PLAN

STAMP

01 ISSUED FOR PERMIT OCT 05/23

ADDRESS:
25 KAMBALDA RD,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 23R-28775

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY,
UNIT-19
BRAMPTON, ON.
(437) 888 1800

DATE: OCT 05/23
SCALE: 1 : 90
DWG No: A-1

Zoning Non-compliance Checklist

File No.
A-2023-0320

Applicant: JAGRAJ SINGH SEKHON
Address: 25 Kambalda Rd, Brampton, ON L7A 0C3
Zoning: R1F-2556
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit a proposed above grade entrance in a side yard having a minimum width of 0.62m extending from the front wall of the dwelling up to the door	Whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24
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

2023-10-12
Date