

Flower City



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after application is deemed complete)

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 m²

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)
height

PROPOSED BUILDINGS/STRUCTURES on the subject land:

extension for driveway width 2 0.6 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 ☒
Well ☐ Other (specify) _____
- (b) What sewage disposal is/will be provided?
Municipal ☒
Septic ☐ Other (specify) _____
- (c) What storm drainage system is existing/proposed?
Sewers ☒
Ditches ☐
Swales ☐ Other (specify) _____

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 _____

Avtar Singh Nanna Dasirinde 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

[Signature]
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.

[Signature]
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**

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS

ALL ELECTRICAL INSTALLATIONS MUST BE
INSPECTED BY THE ELECTRICAL SAFETY
AUTHORITY. SEPARATE INSPECTION
APPLICATIONS MUST BE FILED.

FOR MORE INFORMATION PLEASE CALL
ELECTRICAL SAFETY AUTHORITY
CUSTOMER SERVICE CENTRE
PHONE: (577) 372-7232 FAX: (505) 687-4278

1. POST PERMIT CARD IN A CONSPICUOUS PLACE
7 FEET ABOVE GRADE AT BUILDING SITE.
2. APPROVED DRAWINGS MUST BE KEPT ON SITE
AT ALL TIMES.
3. IT IS MANDATORY THAT YOU CALL FOR REQUIRED
INSPECTIONS 24 HRS. IN ADVANCE.
4. FAILURE TO COMPLY WITH SENTENCE 1 TO 3
WILL RESULT IN STOP WORK ORDERS BEING POSTED.

All work shall conform to the Ontario
Building Code O. Reg. 332/12 as amended

For conventional wood framing
framing shall conform to OBC 9.23

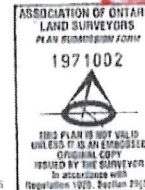
SURVEYOR'S REAL PROPERTY REPORT NOTES

PART 1
PLAN OF LOTS 37, 38, 39, 40, 41,
42 AND 43
PLAN 43M-1992
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD 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.

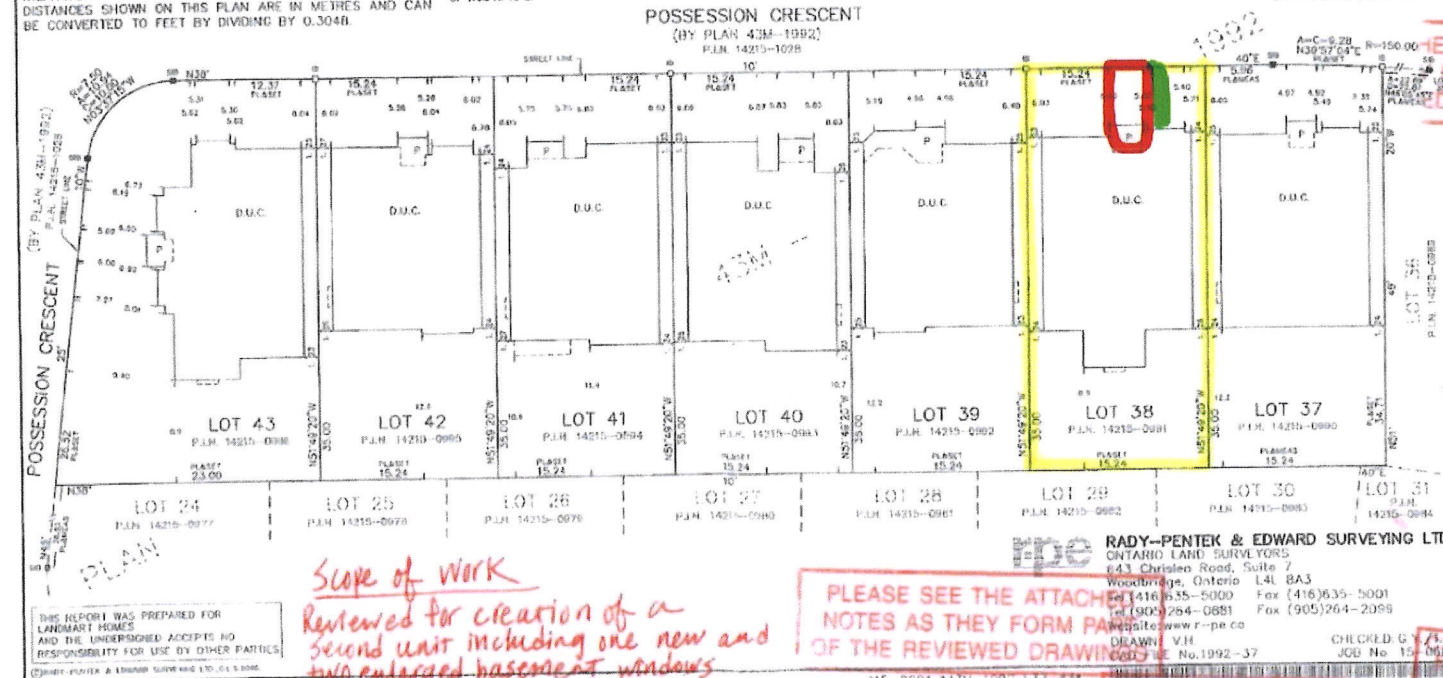
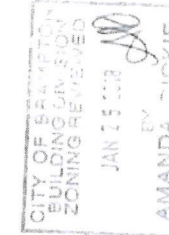
Q DENOTES MONUMENT SET
M DENOTES MONUMENT FOUND
SB DENOTES STATION BAR
SBI DENOTES STANDARD IRON BAR
D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
P DENOTES PORCH
PL DENOTES PLAN 43M-1992
ALL FOUND MONUMENTS BY HANWARA &
NG SURVEYORS INC., O.L.S.
ALL TIES TO CONCRETE FOUNDATIONS.
BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHEASTERLY LIMIT OF POSSESSION CRESCENT AS
SHOWN ON PLAN 43M-1992 HAVING A BEARING
OF N38°10'40"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 2ND DAY OF JANUARY, 2016.
- DATE: Jan 12, 2016 T. SINGH
ONTARIO LAND SURVEYOR



FILE COPY
18-16635-0000
37 Possession Cres
M1942 Lot 38

Scope of Work
Reviewed for creation of a
second unit including one new and
two enlarged basement windows

PLEASE SEE THE ATTACHED
NOTES AS THEY FORM PART
OF THE REVIEWED DRAWING

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (905) 555-5000 Fax: (416) 335-5001
Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.H. CHECKED: G.Y.
JOB FILE No. 1092-37 JOB No. 15-068

CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEWED
FEB 23 2016
BY
ALANA WHITE

CITY OF BRAMPTON
BUILDING DIVISION
ZONING REVIEWED
FEB 22 2016
BY
AKEMI MIZUSAWA

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,

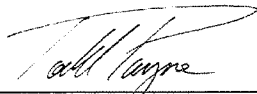
Komal Singh

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