



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

FILE NUMBER: A-2023-0334

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)** SUNNY DOSHI / SATBIR KAUR DOSHI  
**Address** 317 CONESTOGA DRIVE

**Phone #** 437-995-6000 **Fax #** \_\_\_\_\_  
**Email** sunny\_doshi1985@yahoo.com

2. **Name of Agent** SUKHJIT JOSAN  
**Address** 1155 IVANDALE DRIVE, MISSISSAUGA L5V1B2

**Phone #** 647-949-6399 **Fax #** \_\_\_\_\_  
**Email** PERMITCITY1@GMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**  
Driveway width to be increased to 8.1 meter to meet 3 car parkings requirement to apply for 3 units in Detached house.

4. **Why is it not possible to comply with the provisions of the by-law?**  
Client wants to build the 3rd unit in the garage and is allowed for only 2 parkings on driveway.

5. **Legal Description of the subject land:**  
**Lot Number** 49  
**Plan Number/Concession Number** 43M-631  
**Municipal Address** 317 CONESTOGA DRIVE

6. **Dimension of subject land (in metric units)**  
**Frontage** 14  
**Depth** 30.50  
**Area** 427 SM

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 Units Detached dwelling  
below grade entrance  
2 stories

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Driveway width of 8.1 meter to accommodate 3 car parkings requirement for 3 units  
Propose 160 sf Accessory Building in a rear 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	6.11 m
Rear yard setback	7.6 m
Side yard setback	1.49 m
Side yard setback	2.77 m

PROPOSED

Front yard setback	6.11 m
Rear yard setback	7.6 m
Side yard setback	1.49 m
Side yard setback	2.77 m

10. Date of Acquisition of subject land: 18 NOV 2021
11. Existing uses of subject property: 2 UNIT DWELLING (RESIDENTIAL)
12. Proposed uses of subject property: 3 UNIT DWELLING (RESIDENTIAL)
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 09-16-2009
15. Length of time the existing uses of the subject property have been continued: 23 years

16. (a) What water supply is existing/proposed?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |

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 _____

*S. Josan*

Signature of Applicant(s) or Authorized Agent

DATED AT THE MISSISSAUGA OF ONTARIO

THIS 16 DAY OF OCT, 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, Sunny Doshi, OF THE City of Brampton OF ONTARIO

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

Brampton  
MISSISSAUGA OF ONTARIO

IN THE Region of Peel OF Peel THIS 16 DAY OF 23rd

OCT, 2023.

*Clara Vani*  
A Commissioner etc.  
Province of Ontario,  
for the Corporation of the  
City of Brampton

Expires September 20, 2026

*S. Josan*  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

R1C-310

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

2023-10-20

Date

DATE RECEIVED Oct 23, 2023

Date Application Deemed  
Complete by the Municipality

Revised 2022/02/17

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 317 CONESTOGA DRIVE

I/We, SUNNY DOSHI / SATBIR KAUR DOSHI  
please print/type the full name of the owner(s)

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

SUKHJIT JOSAN  
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 15 day of OCT, 20<sup>23</sup>.

Sunny Doshi Satbir Kaur  
(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  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 317 CONESTOGA DRIVE

I/We, SUNNY DOSHI / SATBIR KAUR DOSHI  
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 15 day of OCT, 20<sup>23</sup>.

   
(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**

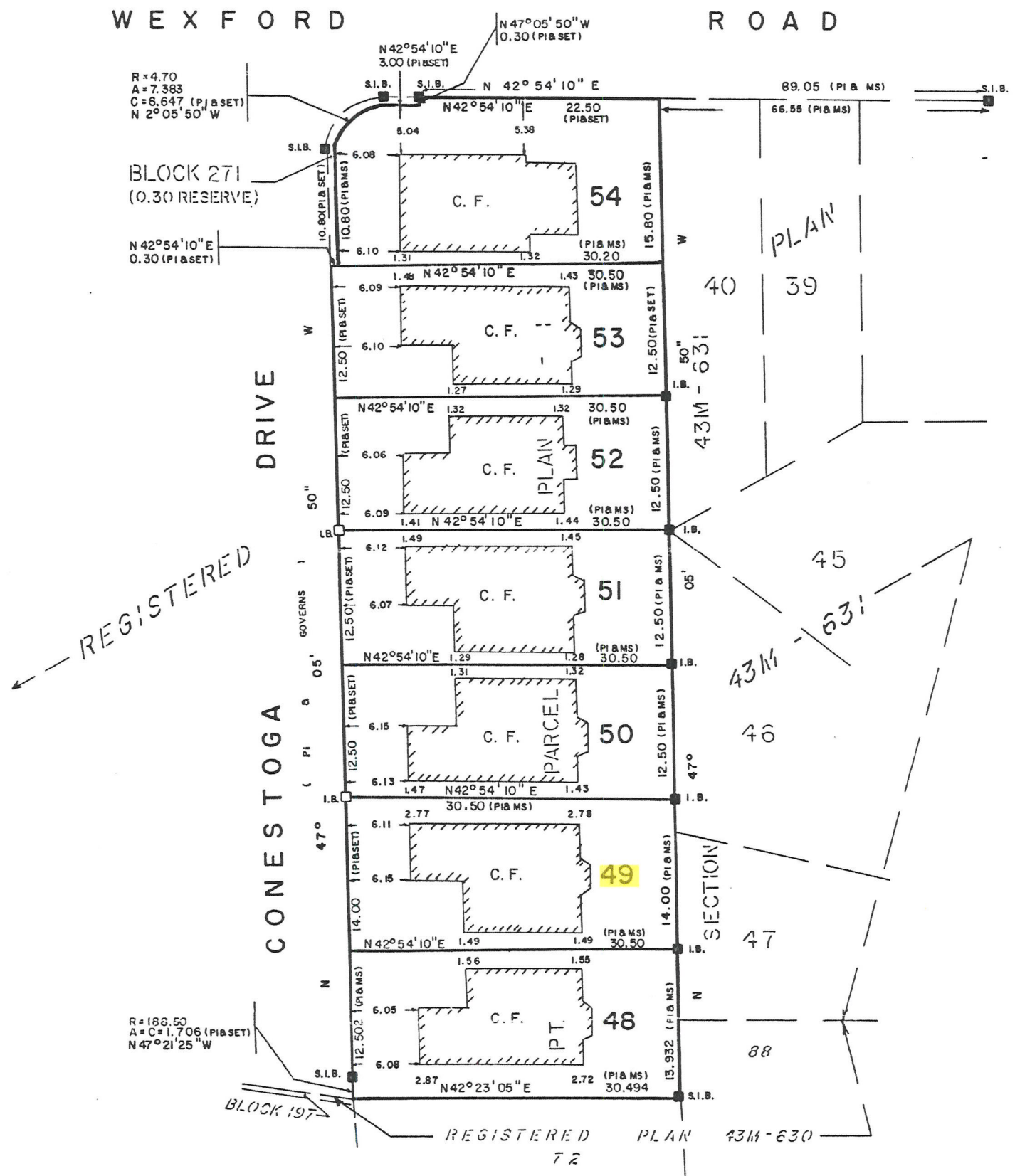
PLAN SHOWING BUILDING LOCATION ON  
LOTS 48,49,50,51,52,53 & 54  
REGISTERED PLAN 43M-631  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE = 1:500  
DUNCAN ASHWORTH SURVEYING LTD. -1986

- NOTES:
- ARINGS SHOWN HEREON ARE ASSUMED ASTRONOMIC REFERRED TO THE N47°05'50"W OF CONESTOGA DRIVE AS SHOWN ON REGISTERED PLAN 43M-631.
  - S.I.B. DENOTES STANDARD IRON BAR
  - I.B. DENOTES IRON BAR
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - PI DENOTES REGISTERED PLAN 43M-631
  - C.F. DENOTES CONCRETE FOUNDATION
- ALL FOUND MONUMENTS ARE BY SCHAEFFER & REINTHALER LTD., O.L.S.

METRIC

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT;

1) THE FIELD SURVEY AND THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE REGULATIONS THEREUNDER AND THE STANDARDS FOR SURVEYS OF THE A.O.L.S., AND

2) THE FIELD SURVEY OF THE LIMITS SHOWN HEREON AS HEAVY SOLID LINES WAS COMPLETED ON THE 15th DAY OF OCT. 1986

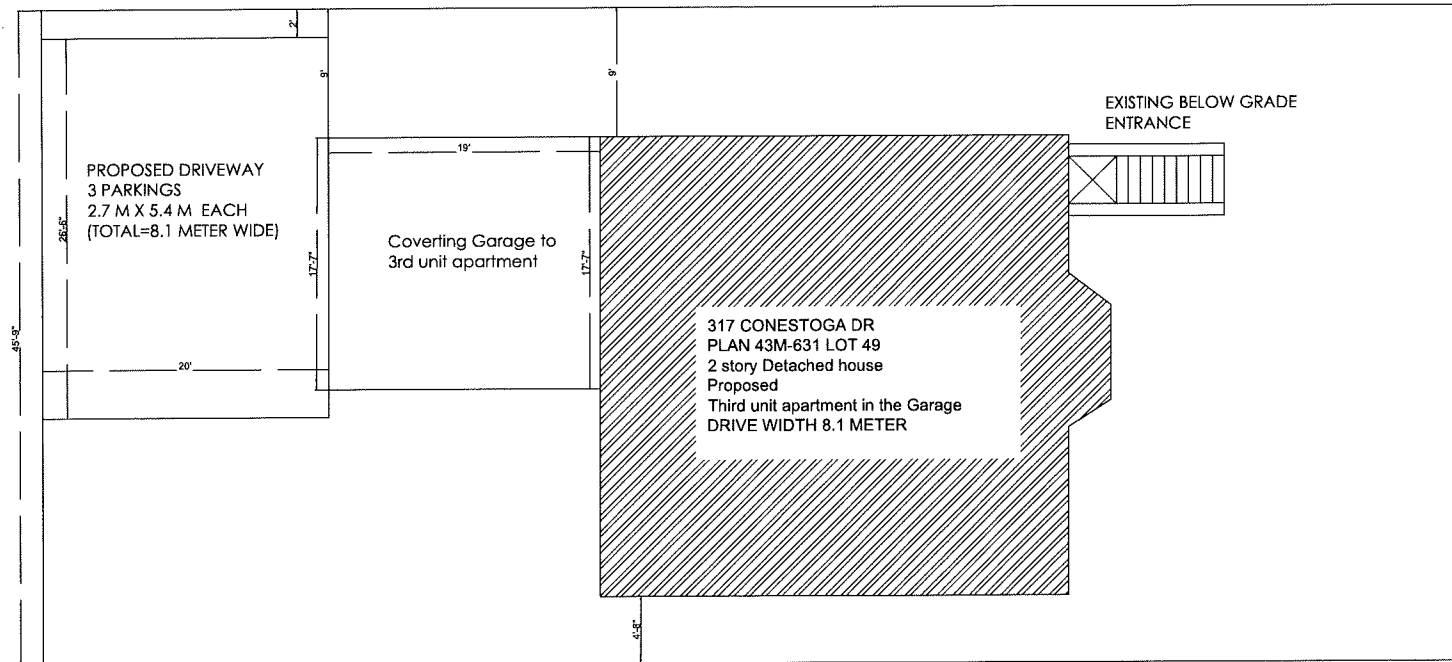
OCTOBER 16, 1986  
DATE

P. J. Thorpe  
THORPE  
ONTARIO LAND SURVEYOR

**DUNCAN ASHWORTH SURVEYING LTD.**  
37 GEORGE ST. N. BRAMPTON ONTARIO L6X 1R5 (416) 453-1770

DRAWN BY: T.D.S.	CHECKED BY: P.T.	SCALE: 1:500	REF. N9316-85-27
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CLIENT: DEXFIELD INVEST S INC.



SITE PLAN

Sukhjit Singh

THE UNDERSIGNED HAS REVIEWED AND  
TAKEN RESPONSIBILITY FOR THE DESIGN  
AND HAS QUALIFICATIONS AND MEET THE  
REQUIREMENTS SET OUT IN THE ONTARIO  
BUILDING CODE TO BE A DESIGNER  
QUALIFICATION INFORMATION (Required  
unless design is exempted under 3.2.5 Division C  
of OBC)

**DESIGNER**  
**Sukhjit Josan**  
**BCIN 117825**

SITEPLAN

SCALE  
NTS

DRAWN BY  
S. JOSAN  
6479496399

CHECKED BY

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY  
FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST  
NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE  
SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND  
REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DESIGNER  
SUKHJIT JOSAN  
647-949-6399  
PERMITCITY1@GMAIL.COM

PROJECT NUMBER  
2023

DATE 15-10-2023

ADDRESS  
317 CONESTOGA DR

DWG NO. A1.0

# Zoning Non-compliance Checklist

File No.  
A-2023-0334.

Applicant: SUNNY DOSHI / SATBIR KAUR DOSHI  
Address: 317 Conestoga Dr, Brampton, ON L6Z 2T4  
Zoning: R1C-310  
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	To permit a driveway width of 8.1m.	Whereas the by-law permits a maximum driveway width of 6.71m	10.9.1.B.1) c
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2023-10-20

Date