

FILE NUMBER:

A-2023-0342

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)

DONA LEELAMANI WEERATNE, AJANTA JAYNATH WEERARATNA

Address

28 LITTLE BRITANIA CRES

Phone #

AJANTHA\_123@YAHOO.COM

Fax #

Email

647-789-9130

2.

Name of Agent

PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)

Address

UNIT #19 2131 WILLIAMS PKWY 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 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

81

Plan Number/Concession Number

M1979

Municipal Address

28 LITTLE BRITAIN CRES BRAMPTON, ON, L6Y 6A8

6.

Dimension of subject land (in metric units)

Frontage

11.6M

Depth

33.5M

Area

388.6M²

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.)

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

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 | 4.43M |
| Rear yard setback  | 9.83M |
| Side yard setback  | 0.64M |
| Side yard setback  | 1.23M |

**PROPOSED**

|                    |       |
|--------------------|-------|
| Front yard setback | 4.43M |
| Rear yard setback  | 9.83M |
| Side yard setback  | 0.64M |
| Side yard setback  | 1.23M |

10. Date of Acquisition of subject land: 28 JUNE 2019
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: 12 JAN, 2015
15. Length of time the existing uses of the subject property have been continued: 8
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 ☐

| If answer is yes, provide details: | File # | Status |
|------------------------------------|--------|--------|
|------------------------------------|--------|--------|

Yes ☐ No ☒

Yes ☐ No ☒ Unknown ☐

**If answer is yes, provide details:**

|                     |                       |                     |
|---------------------|-----------------------|---------------------|
| <b>File #</b> _____ | <b>Decision</b> _____ | <b>Relief</b> _____ |
| <b>File #</b> _____ | <b>Decision</b> _____ | <b>Relief</b> _____ |
| <b>File #</b> _____ | <b>Decision</b> _____ | <b>Relief</b> _____ |

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF BRAMPTON.

THIS 03 DAY OF NOVEMBER, 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 PQEE 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

THIS 2nd DAY OF

November, 2023

Clara Van...  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

A Commissioner etc.

**Expires September 20, 2026**

Signature of Applicant or Authorized Agent

**FOR OFFICE USE ONLY**

**Present Official Plan Designation:**

**Present Zoning By-law Classification:**

R1E-2416

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

Garrett County

Zoning Officer

2023-10-30

Date \_\_\_\_\_

DATE RECEIVED

**Date Application Deemed Complete by the Municipality**

Revised 2022/02/17



PERMISSION TO ENTER

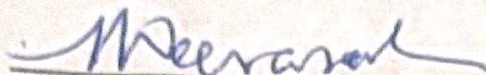
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 28 LITTLE BRITAIN CRESCENT BRAMPTON, ON L6Y 6A8

I/We, DONA LEELAMANI WEERARATNE / AJANTA JAYANATH WEERARATNA  
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 18 day of October, 2022





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

DONA LEELAMANI WEERARATNE / AJANTA JAYANATH WEERARATNA  
(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**



**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: 28 LITTLE BRITAIN CRESCENT, BRAMPTON L6Y 6A8  
DONA  
I/We, LEELAMANI WEERARATNE / AJANTA JAYANATH WEERARATNA  
please print/type the full name of the owner(s)

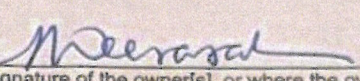

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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 18 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.)

DONA LEELAMANI WEERARATNE / AJANTA JAYANATH WEERARATNA  
(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.**



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



STAMP

|    |                     |           |
|----|---------------------|-----------|
|    |                     |           |
|    |                     |           |
| 01 | ISSUED FOR VARIANCE | OCT 24/23 |

|                        |                       |
|------------------------|-----------------------|
| <u>DRAWN BY:</u> NK    | <u>CHECKED BY:</u> TR |
| <u>PROJECT NUMBER:</u> | 23R-28910             |

|                     |         |
|---------------------|---------|
| DATE: OCT 24/23     | DWG No: |
| SCALE: 1/8" = 1'-0" | A-1     |

# Zoning Non-compliance Checklist

File No.  
A-2023-0342

Applicant: PAVNEET KAUR  
Address: 28 Little Britain Cres  
Zoning: R1E-2416  
By-law 270-2004, as amended

| Category                               | Proposal   | By-law Requirement   | Section #  |
|--|--|--|------------|
| USE                                    |  |  |            |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH |  |  |            |
| BUILDING SETBACKS -<br>SIDE            | To permit a 0.64m wide<br>pedestrian path of travel leading<br>to the principal entrance of a<br>additional residential unit | whereas the by-law requires an<br>unobstructed pedestrian path of<br>travel having a minimum width of<br>1.2m leading to the principal<br>entrance of an additional residential<br>unit. | 10.16.1(a) |
| BUILDING SIZE                          |  |  |            |
| BUILDING HEIGHT                        |  |  |            |
| COVERAGE                               |  |  |            |
| BELOW GRADE<br>ENTRANCE                |  |  |            |
| ACCESSORY STRUCTURE<br>SETBACKS        |  |  |            |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT   |  |  |            |
| MULTIPLE ACCESSORY<br>STRUCTURES       |  |  |            |
| DRIVEWAY WIDTH                         |  |  |            |
| LANDSCAPED OPEN<br>SPACE               |  |  |            |
| ENCROACHMENTS                          |  |  |            |
| TWO-UNIT DWELLING                      |  |  |            |
| SCHEDULE "C"                           |  |  |            |
| OTHER – DECK                           |  |  |            |

Garnet Gandy

Reviewed by Zoning

2023-10-30

Date