

Flower City



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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0099.

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)** RAJAN KANWAR and PAVNEET JASWAL G.G.
Address 72 DONALD STEWART ROAD, BRAMPTON, ON, L7A 0C3
Phone # 647-575-9129 **Fax #** _____
Email rajan.pav@outlook.com

2. **Name of Agent** HARJINDER SINGH/MEM ENGINEERING INC
Address 2355 DERRY ROAD EAST, MISSISSAUGA, ON L5S 1V6
Phone # 905-673-9100 **Fax #** _____
Email MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**
To permit an above grade door in the side wall at setback of 1.25 m where a minimum side yard width of 0.63m is provided extending from the front wall of the dwelling up to the door, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door

4. **Why is it not possible to comply with the provisions of the by-law?**
By-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door

5. **Legal Description of the subject land:**
Lot Number 18
Plan Number/Concession Number 43M-2100
Municipal Address 72 DONALD STEWART ROAD, BRAMPTON, ON, L7A 0C3

6. **Dimension of subject land (in metric units)**
Frontage 11.48 M
Depth 27.68 M
Area 326.74 M2

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.)

Existing 2 storey detached dwelling
 Single family dwelling
 GFA- 235.18 sq.mt
 Length of Property= 17.54mt , Width = 9.58 mt , Height =9 mt

PROPOSED BUILDINGS/STRUCTURES on the subject land:

To permit an above grade door in the side wall at setback of 1.25m where a minimum side yard width of 0.63 m is provided extending from the front wall of the dwelling up to the door, whereas by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.

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 2.82M
 Rear yard setback 7.18M
 Side yard setback 0.63 M
 Side yard setback 1.26 M

PROPOSED

Front yard setback 2.82 M
 Rear yard setback 7.18M
 Side yard setback 0.63 M
 Side yard setback 1.26 M

10. Date of Acquisition of subject land: 2023

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: SINGLE FAMILY DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: 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 _____

Harjinder Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF _____ MISSISSAUGA

THIS 14 DAY OF MARCH, 2024.

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, Gurinder S. Grewal OF THE City OF Georgetown
IN THE Town OF Halton 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 22nd DAY OF

March, 2024

Clara Vari
A Commissioner etc.,
Province of Ontario,

Clara Vari
Signature of Applicant or Authorized Agent

for the Corporation of the

City of Brampton

Present Official Plan Designation: Expires September 20, 2026

Present Zoning By-law Classification: R1F-9-2556

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

2024-03-21

Date

DATE RECEIVED March 22, 2024

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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 72 Donald Stewart Rd, Brampton, ON L7A 0C3

I/We, RAJAN KANWAR
please print/type the full name of the owner(s)

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

HARJINDER SINGH / MEM ENGINEERING INC.
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 14 day of MARCH, 2024.



(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

LOCATION OF THE SUBJECT LAND: 72 Donald Stewart Rd, Brampton, ON L7A 0C3

I/We, RAJAN KANWAR
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 14 day of MARCH, 2024.



(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 16, 17, 18, 19 AND 20
PLAN 43M-2100
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300



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.

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

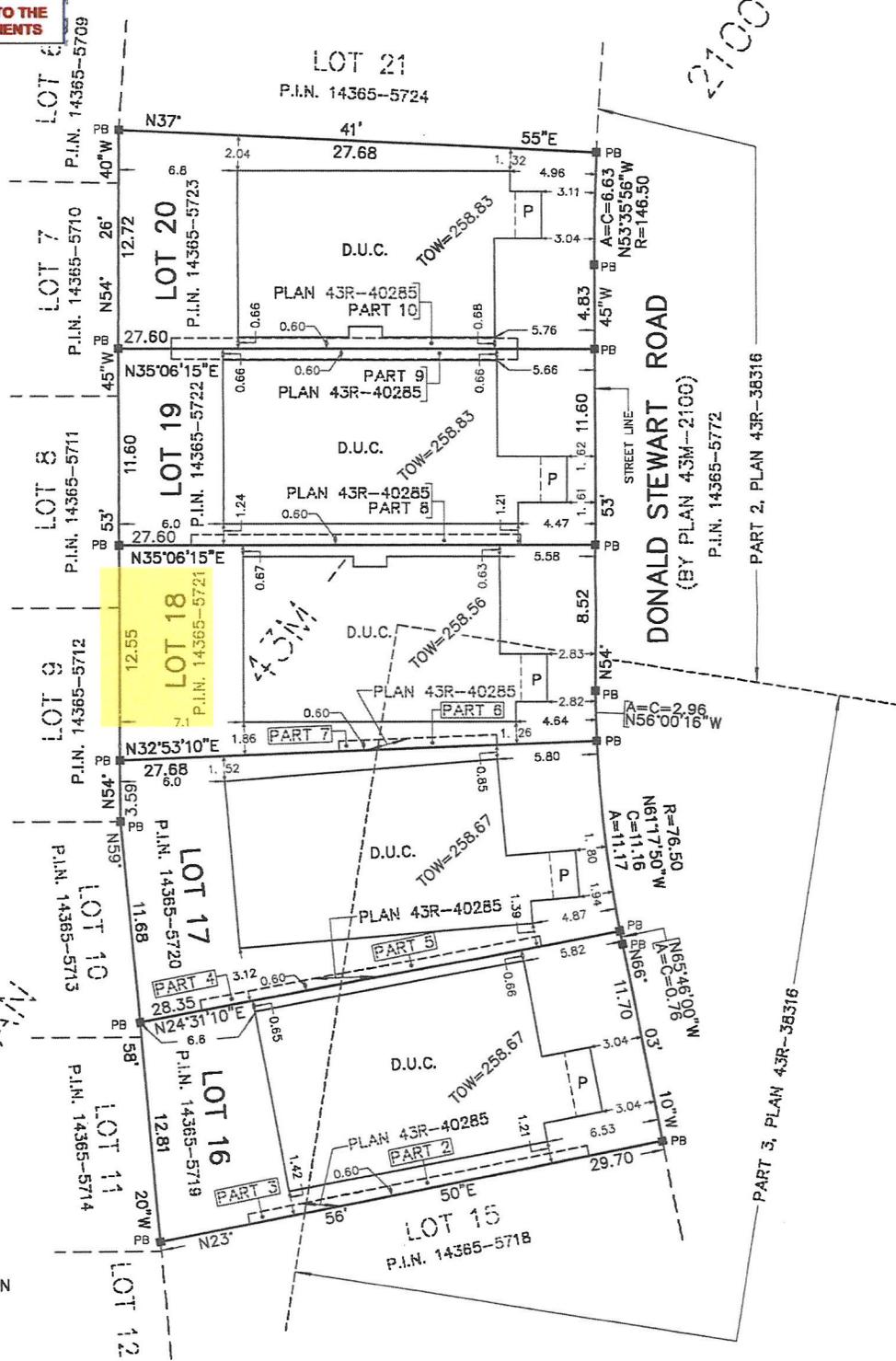
- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF JANUARY, 2022
DATE MARCH 28, 2022.

T. SINGH
T. SINGH
ONTARIO LAND SURVEYOR

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

**ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2189130**

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
- PB DENOTES PLASTIC 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 FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE SOUTHWEST LIMIT OF DONALD STEWART ROAD AS SHOWN ON PLAN 43M-2100 HAVING A BEARING OF N54°53'45"W.

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

rpe 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: G.Y./T.S.
CAD FILE No. 2100-16 JOB No. 21-359

2024-03-14

COVERING LETTER

To

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

Subject: Minor Variance application 72 Donald Stewart Rd, Brampton, ON L7A 0C3.

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client 72 Donald Stewart Rd, Brampton, ON L7A 0C3.

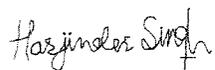
We have proposal: -

1. To permit a proposed above grade door in the side wall at the setback of 1.25M where a minimum side yard width of 0.63M is provided extending from the front wall of the dwelling up to the door, whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2M(3.94 ft) extending from the front wall of the dwelling up to and including the door.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You



Harjinder Singh

P Eng. PMP, CET, RCJI

Zoning Non-compliance Checklist

File No. A-2024-0099

Applicant: RAJAN KANWAR

Address: 72 Donald Stewart Rd, Brampton, ON L7A 0C3

Zoning: R1F-9-2556

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 0.63m 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	10.24.1
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

2024-03-21
Date