

Severed Lot

Flower City



brampton.ca

FILE NUMBER: A-2024-0046

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** BHUPINDER TURNA, AMANDEEP TURNA GURMEHAK TURNA  
**Address** 218 MCMURCHY AVE S  
BRAMPTON, ON, L6Y 1Z3  
**Phone #** 416-818-9194 **Fax #** \_\_\_\_\_  
**Email** TURNASVILLA@GMAIL.COM

2. **Name of Agent** ARPANA SAINI  
**Address** 6 COLES COURT, ACTON, ON, L7J 2L8  
**Phone #** 647-545-9091 **Fax #** \_\_\_\_\_  
**Email** PERMITS.AECS@GMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**  
REAR SET BACK - 6.12 M, 7.50 M  
FRONT SET BACK - 6.19M, 6.10 M  
SIDE SETBACK (BUILDING) - 1.22 M  
SIDE SET BACK ( GARAGE) - 2.44 M  
LOT WIDTH -15.59 M  
LOT DEPTH -26.71 M, 26.02 M  
LOT AREA - 405.89 SQ.M  
LANDSCAPE PROVIDED - 60.12%

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE PROPOSED SEVERED LOT WILL NOT MEET THE MINIMUM ZONING BY LAW REQUIREMENTS.

5. **Legal Description of the subject land:**  
**Lot Number** 15  
**Plan Number/Concession Number** CON. 1 W.H.S.  
**Municipal Address** 218 MCMURCHY AVE S, BRAMPTON, ON, L6Y 1Z3

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.59 M  
**Depth** 26.71 M, 26.02 M  
**Area** 405.89 SQ.M

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:

N/A

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

PROPOSED BUILDING AREA - 151.57 SQ.M

NUMBER OF SORIES - 2

WIDTH OF THE BUILDING - 11.74 M

DEPTH OF THE BUILDING - 13.29 M

HEIGHT OF THE BUILDING - 10.60 M

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 N/A

Rear yard setback N/A

Side yard setback N/A

Side yard setback N/A

**PROPOSED**

Front yard setback 6.10 M, 6.19M, 7.11 M

Rear yard setback 6.12 M, 7.50 M

Side yard setback 1.22 M

Side yard setback 2.44 M

10. Date of Acquisition of subject land: Oct 26, 2022

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: PROPOSED 2024

15. Length of time the existing uses of the subject property have been continued: 0

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 _____

~~ARPANA SAINI~~ Bhupinder Singh  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 16 DAY OF JANUARY ~~JANUARY~~ Feb, 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, BHUPINDER SINGH 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 16th DAY OF  
February, 2024

Bhupinder Singh  
ARPANA SAINI  
Signature of Applicant or Authorized Agent

Clara Vani  
A Commissioner etc.  
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:	<u>R1B</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Connor Cowan</u> Zoning Officer	<u>2024-01-26</u> Date

DATE RECEIVED Feb 16, 2024  
Clara

**PERMISSION TO ENTER**

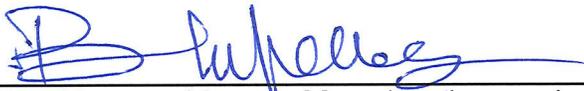
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 218 MCMURCHY AVE S , BRAMPTON, ON , L6Y 1Z3

I/We, BHUPINDER TURNA, AMANDEEP TURNA  
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 22 day of JANUARY Feb, 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**

**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: 218 MCMURCHY AVE S , BRAMPTON, ON , L6Y 1Z3

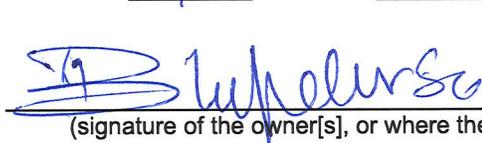
I/We, BHUPINDER TURNA, AMANDEEP TURNA  
please print/type the full name of the owner(s)

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

ARPANA SAINI  
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 22 day of JANUARY Feb, 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.**

# Zoning Non-compliance Checklist

File No.

A-2024-0046

Applicant: ARPANA SAINI

Address: 218 McMurchy – Retained

Zoning: R1B

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA	To permit a lot area of 405.89sqm	Whereas the by-law requires a lot of 450sqm	12.5.2(a)
LOT DIMENSIONS WIDTH			
LOT DIMENSIONS DEPTH	To permit a lot depth of 26.02m	Whereas the by-law requires a lot depth of 30m	12.5.2(c)
BUILDING SETBACKS SIDE	To permit an interior side yard setback of 1.2m to a proposed single detached dwelling	whereas the by-law requires a minimum interior side yard setback of 1.2m to the first storey, or part thereof, plus 0.6m for each additional storey, or part thereof, where the lot width is less than or equal to 16 metres.	10.27(b)(i)
BUILDING SETBACKS REAR	To permit a rear yard setback of 6.12m to an existing single detached dwelling	whereas the by-law requires a minimum rear yard setback of 7.5m	12.5.2(g)
BUILDING SIZE			
BUILDING HEIGHT	To permit a proposed single detached dwelling having a building height of 10.6m	whereas the by-law permits a maximum building height of 8.5m.	10.27(d)
COVERAGE	To permit a lot coverage of 37.08%	whereas the by-law permits a maximum lot coverage of 30%.	10.27(c)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-01-26

Date

- GENERAL NOTES:  
**RELEASED FOR BUILDING PERMIT**
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING
  - ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK
  - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT
  - DRAWINGS ARE NOT TO BE SCALED



PROJECT TYPE:  
DETACHED HOUSE

PROJECT NAME  
**218 McMurchy Ave  
 Brampton, ON**

DATE	DESCRIPTION

SCALE: 1/4" = 1'-0"  
 PROJECT NUMBER: 2022-1064  
 DRAWN BY: DONTY MARIYA  
 CHECKED BY:

SEAL

SHEET NAME

SITE PLAN

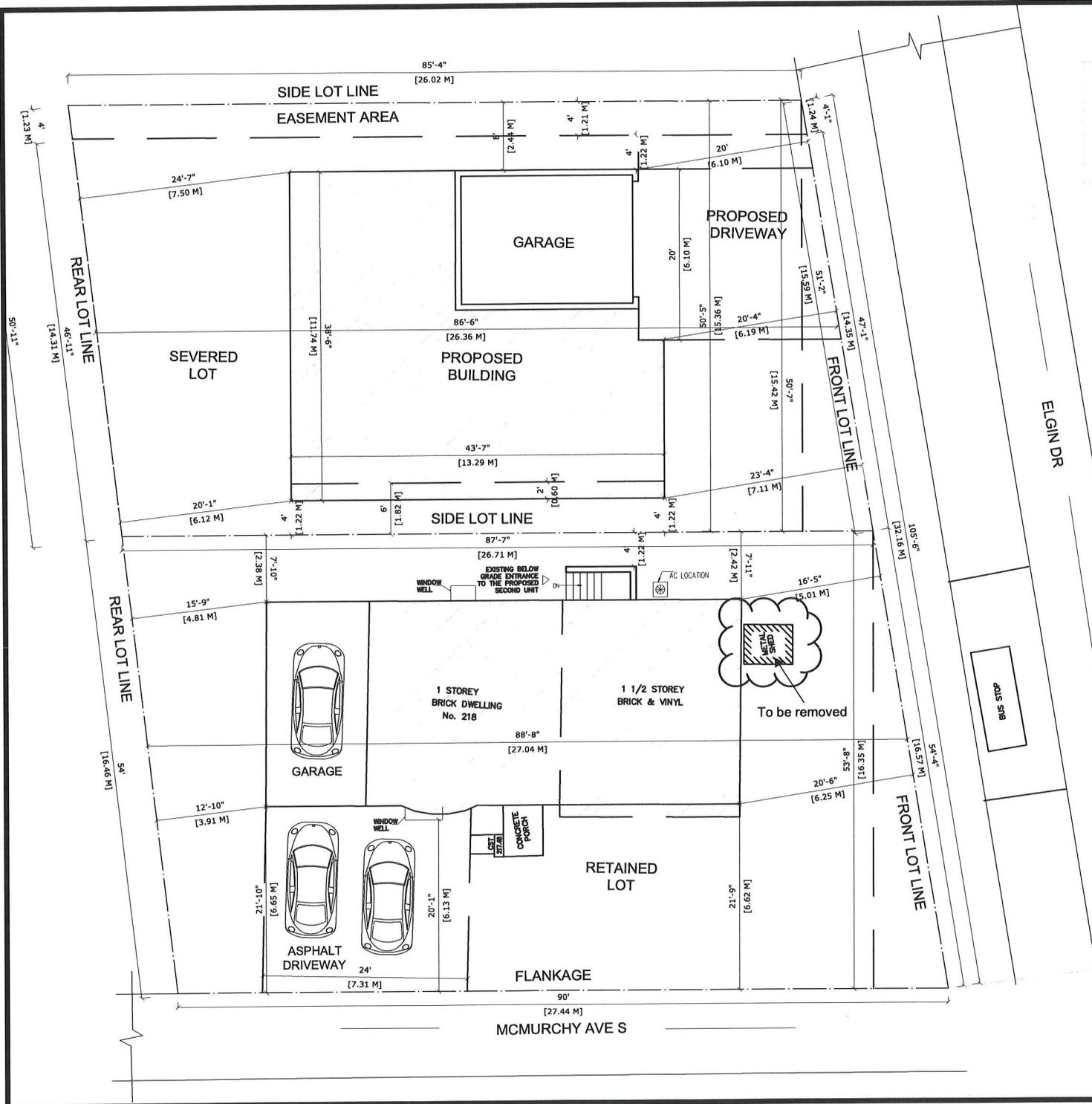
SHEET NUMBER

**A1.0**

**SEVERED LOT**

FRONT LOT AREA = 1099.91 SQ.FT  
 PROPOSED LANDSCAPING AREA = 661.28 SQ.FT  
 LANDSCAPE PROVIDED = 60.12%

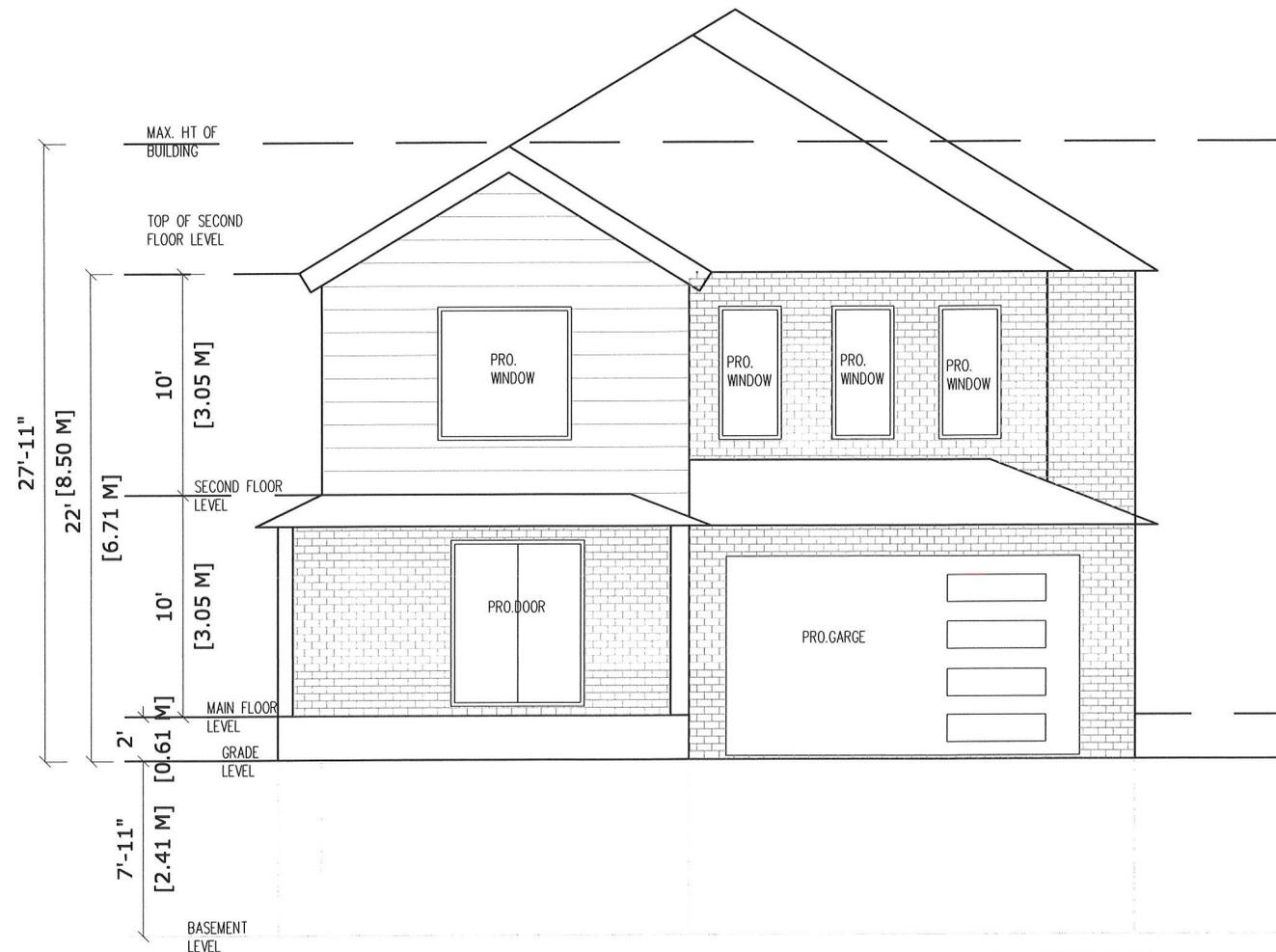
	REQUIRED	RETAINED LOT	SEVERED LOT
BUILDING AREA		1329.49 SQ.FT	1620.13 SQ.FT
REAR SETBACK	7.5 M	3.91M, 4.81 M	7.50 M, 6.12 M
FRONT SETBACK	6 M	5.01 M	6.19M, 6.10M
SIDE SETBACK	1.2 M	2.38 M ,6.62 M	1.22 M,1.82M,2.44M
LOT WIDTH (INTERIOR)	15 M	-	15.42 M
LOT WIDTH (CORNER)	18 M	16.35 M	-
LOT DEPTH	30 M	27.04 M	26.36 M
LOT AREA(INTERIOR)	450 SQ.M	-	405.89 SQ.M
LOT AREA(CORNER)	540 SQ.M	442.51 SQ.M	-
LOT COVERAGE	30%	28.45 %	37.08 %



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MAR 27 2024

CITY CLERK'S OFFICE



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PROJECT TYPE:  
DETACHED HOUSE

PROJECT NAME  
218 McMurphy Ave  
Brampton, ON

DATE	DESCRIPTION
-	-
-	-
-	-

SCALE: 1/8" = 1'-0"  
PROJECT NUMBER: 2022-1064  
DRAWN BY: DONY MARIYA  
CHECKED BY:

SEAL

RECEIVED

MAR 27 2024

CITY CLERK'S OFFICE

SHEET NAME  
FRONT ELEVATION

SHEET NUMBER  
**A1.1**

- GENERAL NOTES:  
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DETACHED HOUSE

PROJECT NAME  
218 McMurphy Ave  
Brampton, ON

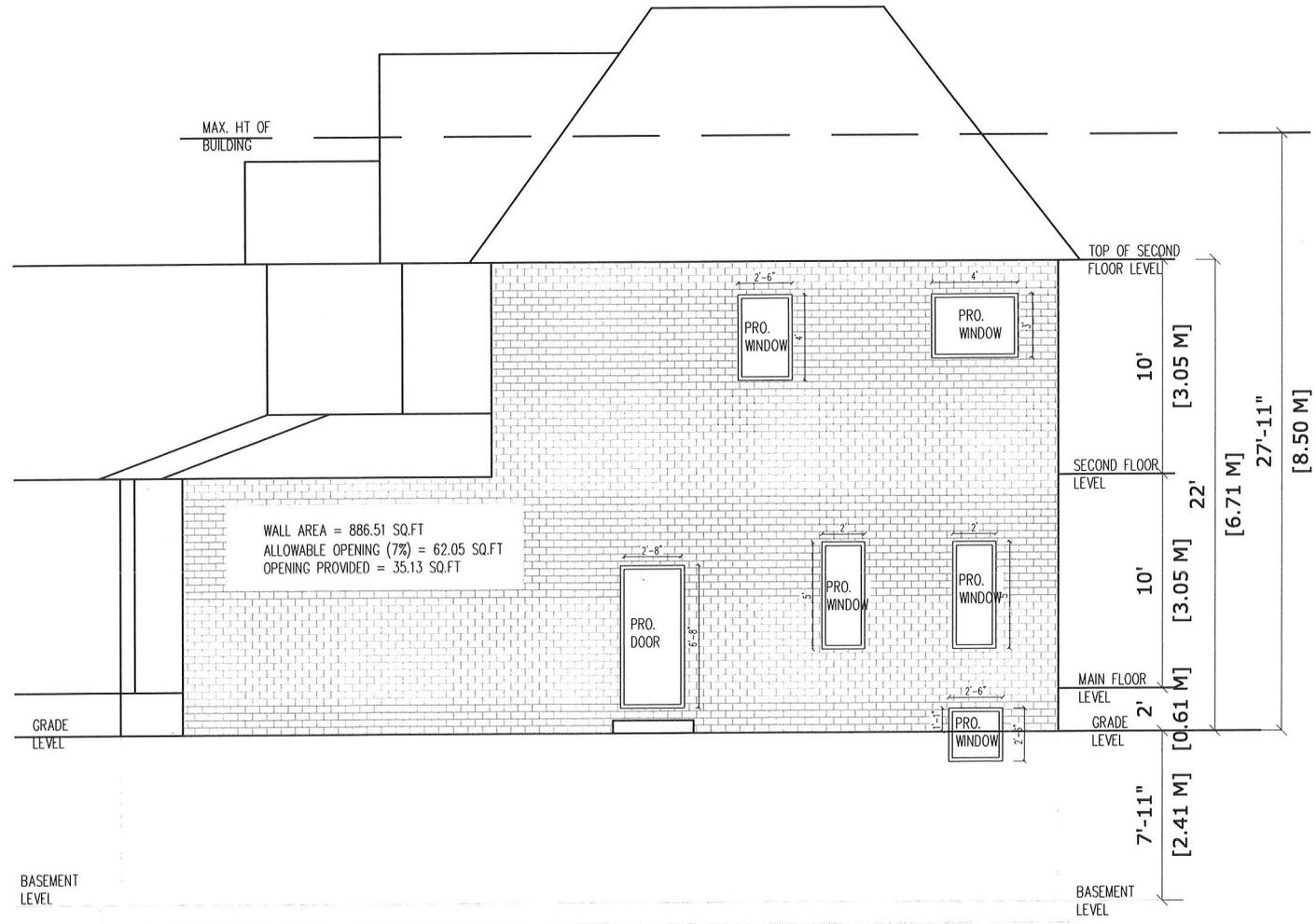
DATE	DESCRIPTION
-	-
-	-
-	-

SCALE: 1/8" = 1'-0"  
 PROJECT NUMBER: 2022-1064  
 DRAWN BY: DONY MARIYA  
 CHECKED BY:

SEAL

SHEET NAME  
SIDE ELEVATION

SHEET NUMBER  
**A1.2**



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CITY CLERK'S OFFICE

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PROJECT TYPE:  
 DETACHED HOUSE

PROJECT NAME  
 218 McMurphy Ave  
 Brampton, ON

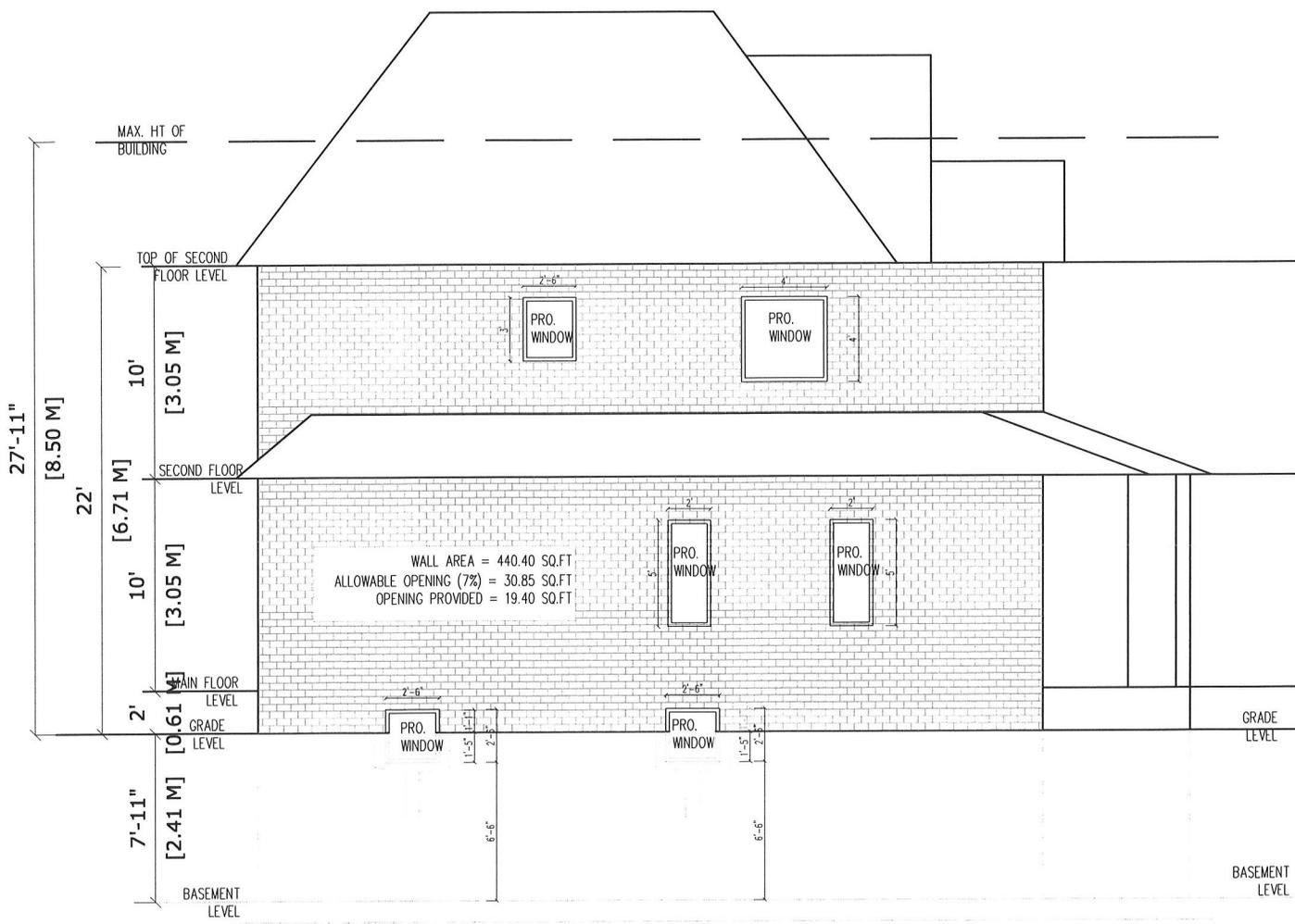
DATE	DESCRIPTION
-	-
-	-
-	-

SCALE: 1/8" = 1'-0"  
 PROJECT NUMBER: 2022-1064  
 DRAWN BY: DONY MARIYA  
 CHECKED BY:

SEAL

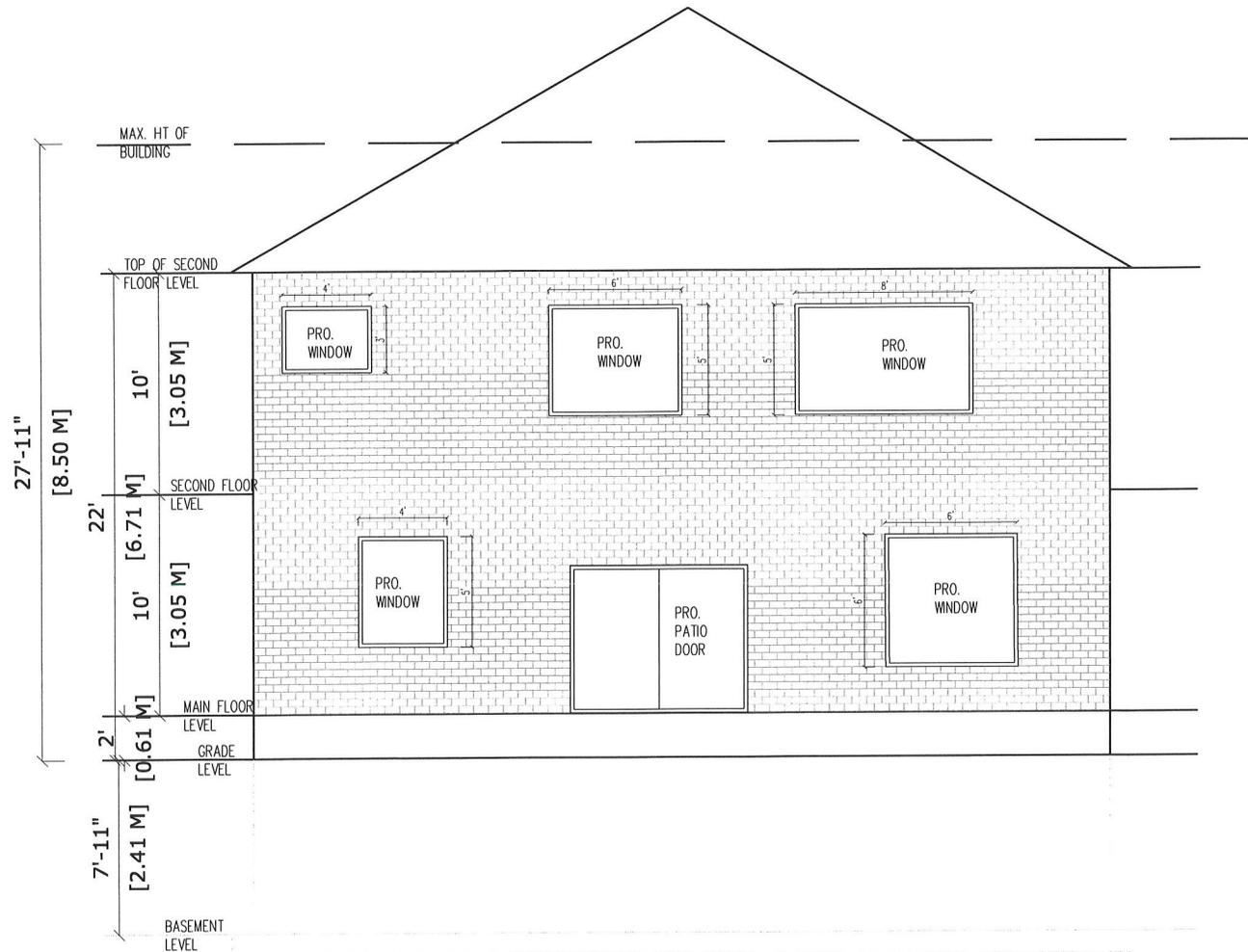
SHEET NAME  
 LEFT SIDE ELEVATION

SHEET NUMBER  
**A1.3**



RECEIVED  
 MAR 27 2024  
 CITY CLERK'S OFFICE

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PROJECT TYPE:  
 DETACHED HOUSE

PROJECT NAME  
 218 McMurphy Ave  
 Brampton, ON

DATE	DESCRIPTION
-	-

SCALE: 1/8" = 1'-0"  
 PROJECT NUMBER: 2022-1064  
 DRAWN BY: DONY MARIYA  
 CHECKED BY:

SEAL

SHEET NAME

REAR SIDE ELEVATION

SHEET NUMBER

**A1.4**

RECEIVED

MAR 27 2024

CITY CLERK'S OFFICE