



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

FILE NUMBER: A-2024-0100

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)** GURJIT SINGH PADDA/AMRITPAL KAUR PADDA
Address 21 WELLPARK WAY BRAMPTON, ON, L6P 3Z4

Phone # 647-632-1728/647-801-7478 **Fax #** _____
Email paddagurjit27@gmail.com

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 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 A GARDEN SUITE MEASURING 45 sqm IN REAR YARD OF A PROPERTY

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS
ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN
THIS PROPERTY

5. **Legal Description of the subject land:**
Lot Number 39
Plan Number/Concession Number M1913
Municipal Address 21 WELLPARK WAY BRAMPTON, ON, L6P 3Z4

6. **Dimension of subject land (in metric units)**
Frontage 16.87M
Depth 43.68M
Area 668.62M²

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

- 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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

- 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	7.95M	_____
Rear yard setback	9.35M	_____
Side yard setback	1.27M	_____
Side yard setback	1.52M	_____

PROPOSED

Front yard setback	NO CHANGE	_____
Rear yard setback	2.50M	_____
Side yard setback	NO CHANGE	_____
Side yard setback	NO CHANGE	_____

10. Date of Acquisition of subject land: _____

11. Existing uses of subject property: REISIDENTIAL

12. Proposed uses of subject property: REISIDENTIAL

13. Existing uses of abutting properties: REISIDENTIAL

14. Date of construction of all buildings & structures on subject land: 02/12/2013

15. Length of time the existing uses of the subject property have been continued: 10 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 _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 22nd 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, TANVIR RAI, 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 22 DAY OF

March, 2024

[Handwritten Signature]

Signature of Applicant or Authorized Agent

[Handwritten Signature]
A Commissioner etc.

Clara Vani
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: R1F-11.6

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

LOCATION OF THE SUBJECT LAND: 21 WELLPARK WAY, BRAMPTON, ONT.

IN We. GURJIT SINGH PADDA / AMRIT PAL KAUR PADDA
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 14 day of MARCH, 2024

[Signature] [Signature]
(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

LOCATION OF THE SUBJECT LAND: 21, WELLPARK WAY, BRAMPTON, ONT.
I/We: GURJIT SINGH 'PADDA' / AMRITPAL KAUR 'PADDA'
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

Gurjit Singh Padda

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

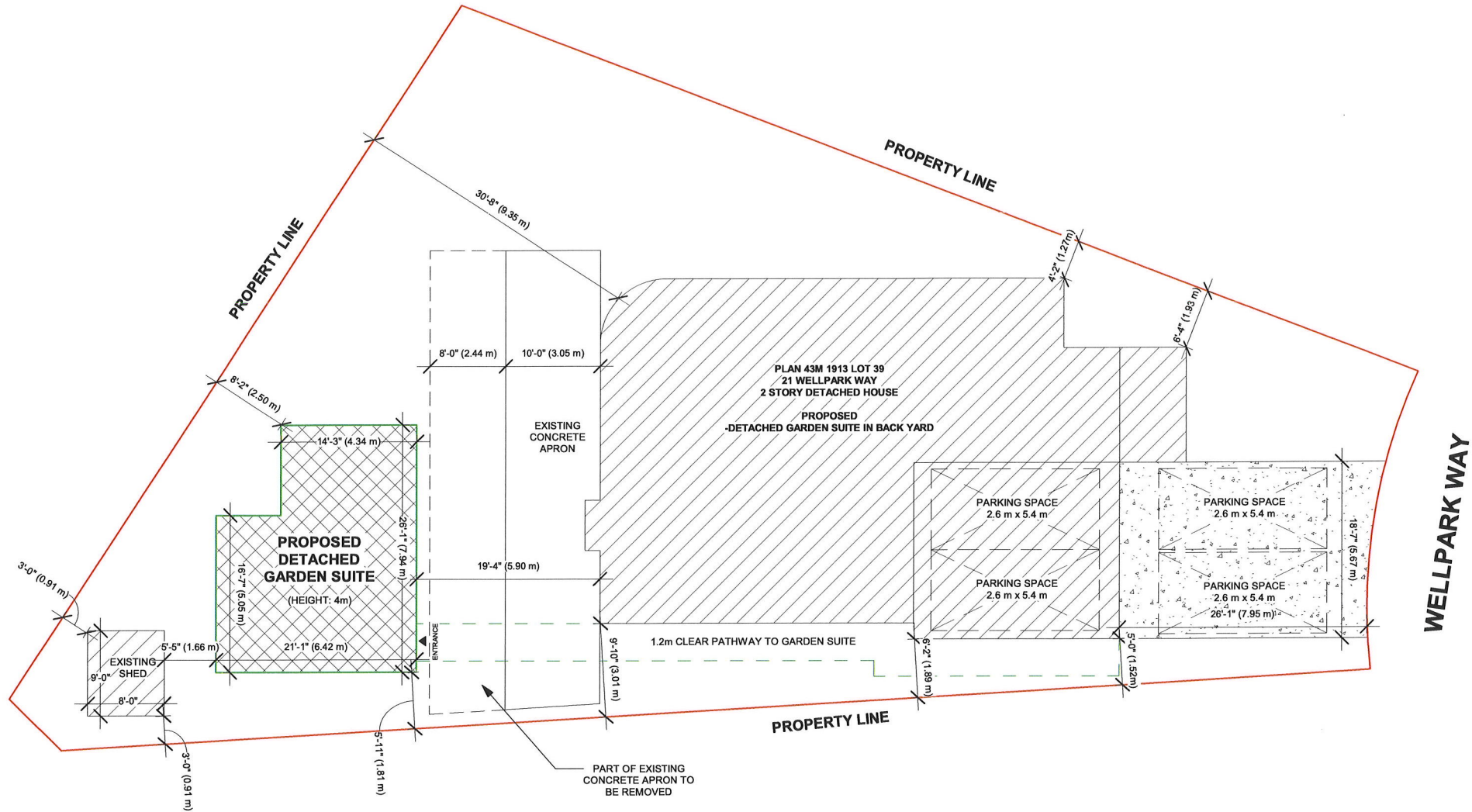
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

MINOR VARIANCE

-TO PERMIT A GARDEN SUITE MEASURING 45 sqm IN REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN THIS PROPERTY.



WELLPARK WAY

SITE PLAN/ GRADING PLAN

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

STAMP

01 ISSUED FOR VARIANCE MAR 11/24

ADDRESS:
21 WELLPARK WAY,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB

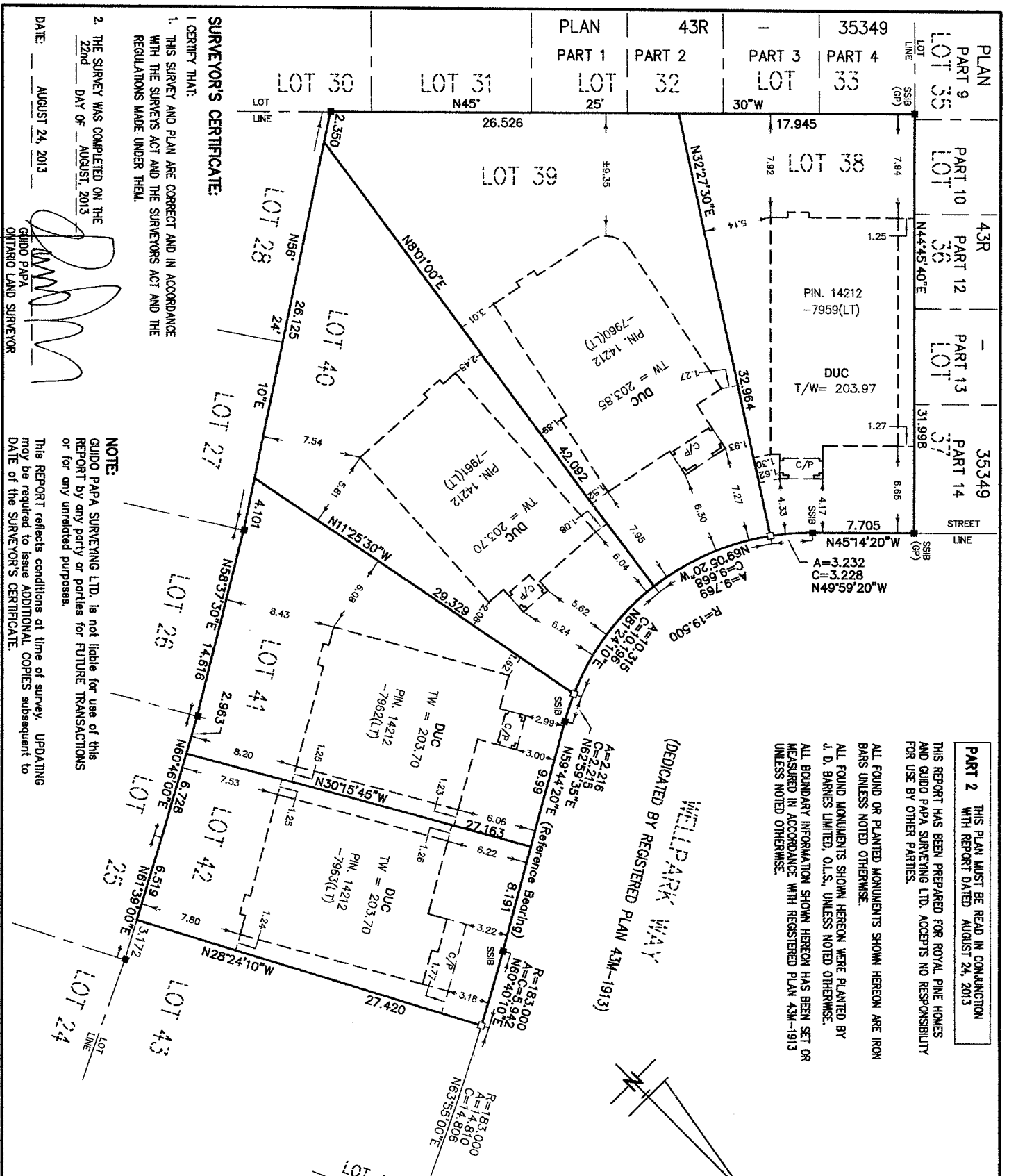
PROJECT NUMBER: 24R-29571

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAR 11/24 DWG No:

SCALE: 1 : 140 **A-1**

GARDEN SUITE AREA: 45 SQM



PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH REPORT DATED AUGUST 24, 2013

THIS REPORT HAS BEEN PREPARED FOR ROYAL PINE HOMES AND GUIDO PAPA SURVEYING LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ALL FOUND OR PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS UNLESS NOTED OTHERWISE.

ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY J. D. BARNES LIMITED, O.L.S. UNLESS NOTED OTHERWISE.

ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN SET OR MEASURED IN ACCORDANCE WITH REGISTERED PLAN 43M-1913 UNLESS NOTED OTHERWISE.

NOTE:
 BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE SOUTHERLY LIMIT OF WELLPARK WAY AS SHOWN ON REGD. PLAN 43M-1913 HAVING A BEARING OF N59°44'20"E.

LEGEND:
 ■ DENOTES SURVEY MONUMENT FOUND
 □ SSSB SURVEY MONUMENT PLANTED
 ○ IRON BAR SHORT STANDARD IRON BAR
 ● CUT CROSS
 ○ WITNESS
 ○ ORIGIN UNKNOWN
 ○ MEASURED
 ○ DWELLING UNDER CONSTRUCTION
 ○ POURED CONC. FDN. UNLESS NOTED OTHERWISE
 ○ TOP OF FOUNDATION WALL (GEODETIC ELEVATION)
 ○ CONCRETE PORCH
 ○ GUIDO PAPA, O.L.S.

NOTE:
 METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 1870910

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3)

GUIDO PAPA SURVEYING Ltd.
 ONTARIO LAND SURVEYORS
 216 Gables Road • Suite 505
 Woodbridge • Ontario • L4L 8S5
 Tel: 905.264.2727 • Fax: 905.264.2728
 WWW.G-P-S.CA
 REG. NO. 13-07-13

GUIDO PAPA
 ONTARIO LAND SURVEYOR

DATE: AUGUST 24, 2013

2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF AUGUST, 2013

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:

PLAN 43R
PART 1 LOT 25'
PART 2 LOT 32
PART 3 LOT 30'
PART 4 LOT 33

PLAN 35349
PART 9 LOT 35
PART 10 LOT 36
PART 12 LOT 37
PART 13 LOT 37
PART 14 LOT 37

STREET LINE

Zoning Non-compliance Checklist

File No.
A-2024-0100

Applicant: GURJIT SINGH PADDA/AMRITPAL KAUR PADDA

Address: 21 WELLPARK WAY BRAMPTON, ON, L6P 3Z4

Zoning: R1F-11.6

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
GARDEN SUITE	To permit a maximum gross floor area of 45m ² for a proposed garden suite in the rear yard	Whereas the by-law permits a maximum gross floor area of 35m ²	10.16.2.(c)ii
SETBACKS			
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