



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

FILE NUMBER: A-2024-0125

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)** SANDEP SINGH, HARINDER KAUR  
**Address** 58 CLOVER BLOOM RD BRAMPTON, ON, L6R 1S4  
  
**Phone #** 514-662-7783 **Fax #** \_\_\_\_\_  
**Email** sandepparihar79@yahoo.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 SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE,

4. **Why is it not possible to comply with the provisions of the by-law?**  
WHEREAS ZONING BY LAW DOES NOT PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE

5. **Legal Description of the subject land:**  
**Lot Number** 66  
**Plan Number/Concession Number** M1114  
**Municipal Address** 58 CLOVER BLOOM RD BRAMPTON, ON, L6R 1S4

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.34 M  
**Depth** 19.17M  
**Area** 225.28M<sup>2</sup>

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.)

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 4.15M  
 Rear yard setback 0  
 Side yard setback 6.06M  
 Side yard setback 0

**PROPOSED**

Front yard setback 4.27M  
 Rear yard setback 0  
 Side yard setback 4.71M  
 Side yard setback M

- 10. Date of Acquisition of subject land: OCTOBER 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: \_\_\_\_\_

- 15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

- 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 _____

Tanvira Rai  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 18 DAY OF April, 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, Tanvira 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 18 DAY OF  
April, 2024

CSR  
Signature of Applicant or Authorized Agent

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

A Commissioner etc.

Expires September 20, 2026

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R2B-697

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

Connor Cowan  
Zoning Officer

2024-03-26  
Date

DATE RECEIVED Apr 18 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: S8 CLOVER BLOOM RD

I/We, Sandeep Singh, Harjinder Kaur  
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 6 day of MARCH, 2024

Sandeep Singh

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

Harjinder Kaur

(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: 58 CLOVER BLOOM RD

I/We, Sandeep Singh, Harinder Kaur  
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.

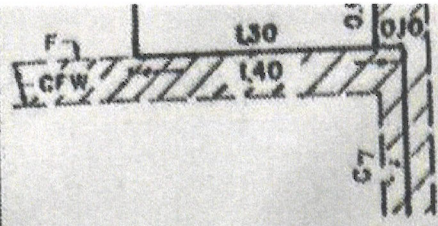
Dated this 6 day of MARCH, 2024.

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

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

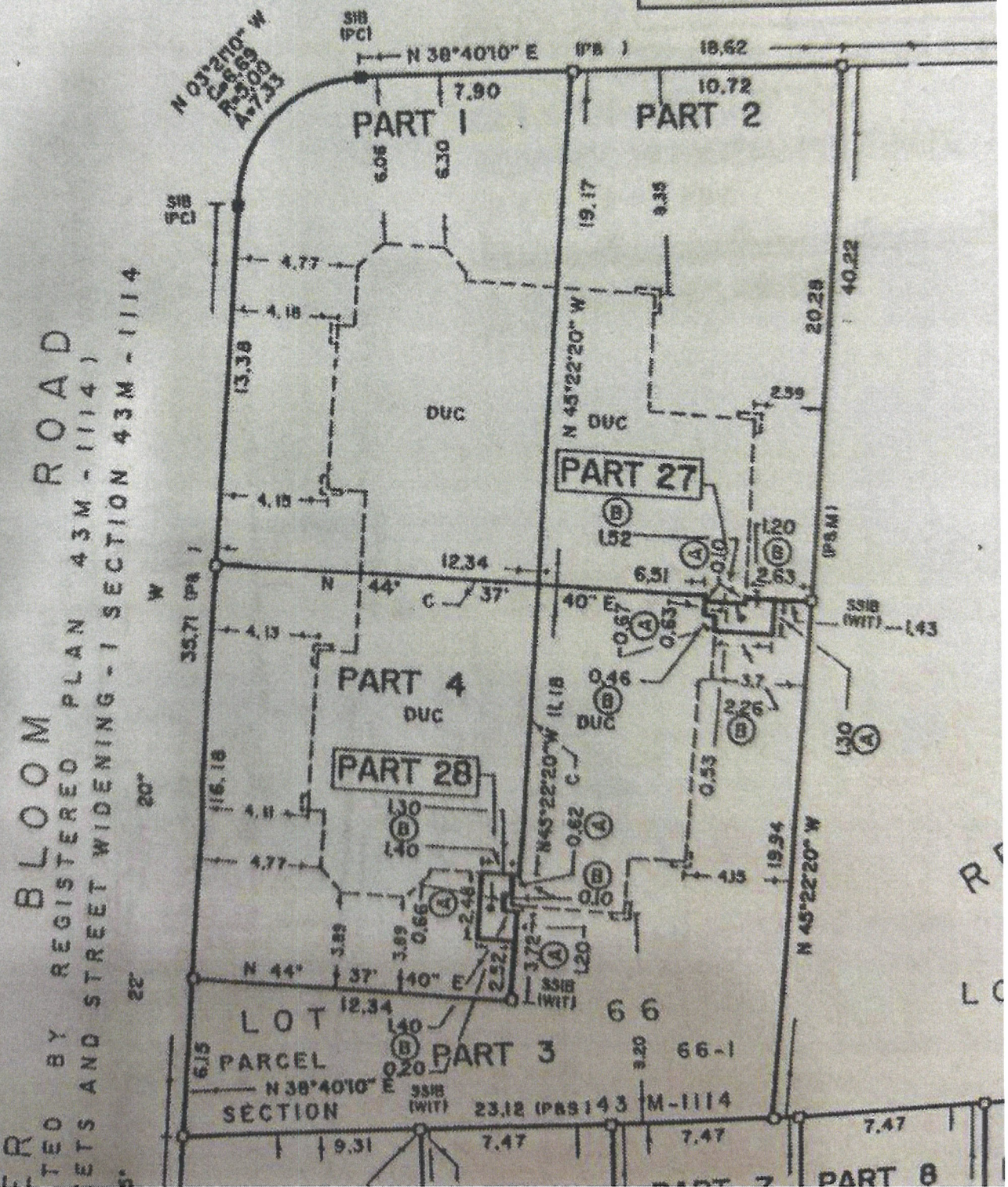
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



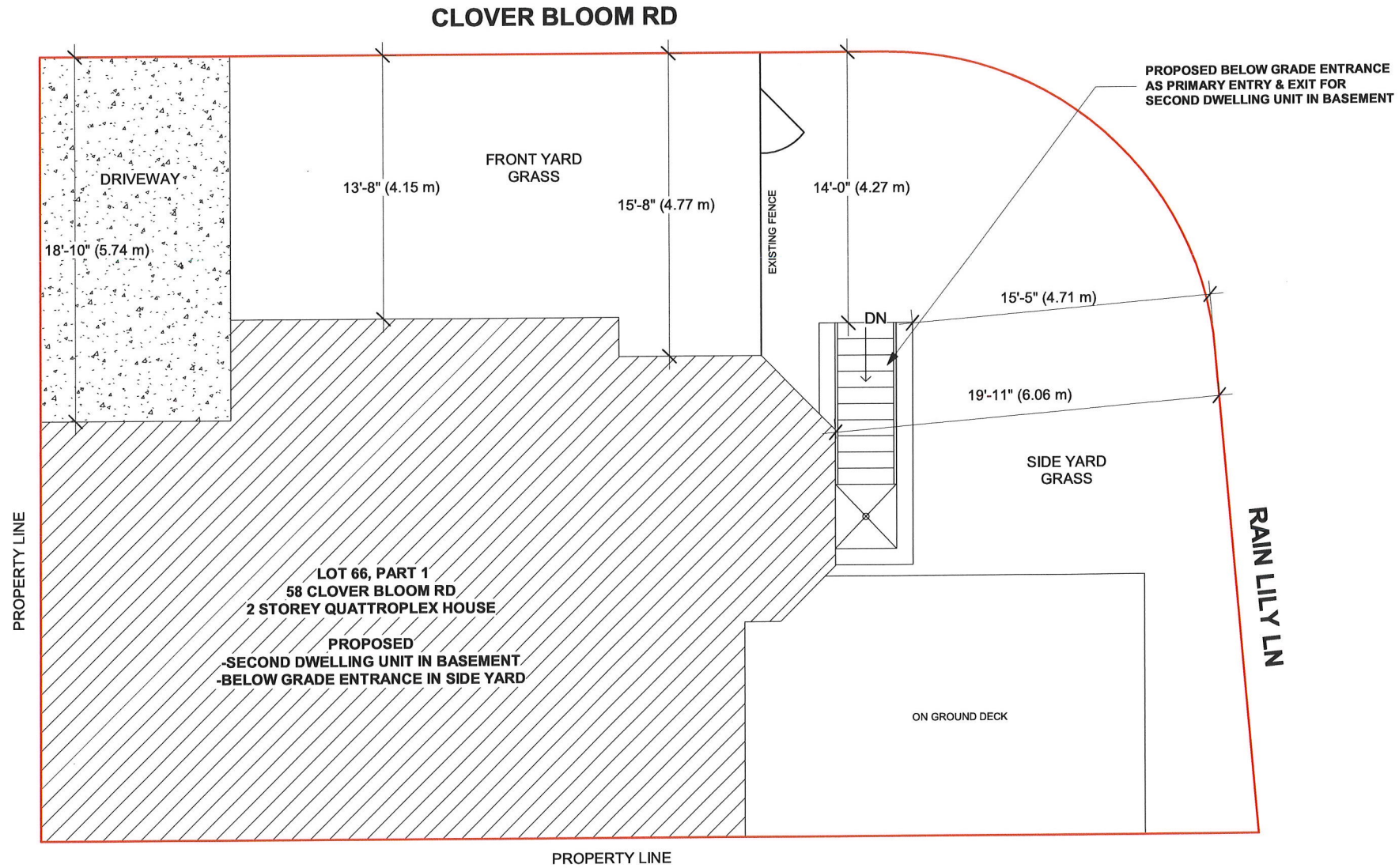
TYPICAL PART ILLUSTRATION  
(NOT TO SCALE)

DOCUMENTS RELEASED  
 MUNICIPAL FREE  
 PROTECTION OF PUBLIC  
 COPYRIGHT ACT R.S.  
 USE AND REPRODUCTION



**MINOR VARIANCE**

**-TO PERMIT A SECOND DWELLING UNIT IN A QUATTROPLEX HOUSE,  
WHEREAS ZONING BY LAW DOES NOT PERMIT A SECOND DWELLING  
UNIT IN A QUATTROPLEX HOUSE.**



**SITE PLAN**

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGN 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 12/24

ADDRESS:  
58 CLOVER BLOOM RD,  
BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-29618

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

DATE: MAR 12/24 DWG No:  
SCALE: 1:70 **A-1**

# Zoning Non-compliance Checklist

File No.

A-2024-0125

Applicant: PAVNEET KAUR

Address: 58 Clover Bloom Rd

Zoning: R2B-697

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an additional residential unit in a quaterplex,	whereas the by-law only permit an additional residential unit in a single detached, semi-detached or townhouse dwelling;	10.16(a)
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a proposed required front yard setback of 4.71m to a stairway leading to a below grade entrance	whereas the by-law requires a minimum required front yard setback of 6.0m.	697.2(4)(a)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE	To permit a proposed exterior stairway leading to a below grade entrance in a required front yard	whereas the by-law does not permit exterior stairways constructed below established grade in the required interior front yard.	10.23.1
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-03-26

Date