



*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)** JONY BAHSOUS  
**Address** 16 IXWORTH CIR BRAMPTON, ON, L6Y 6J8  


---

**Phone #** 416-996-0897 **Fax #** \_\_\_\_\_  
**Email** jony@bahsous.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 AN OPEN SIDED SHADE STRUCTURE OF 29.72sqm SIZE

4. **Why is it not possible to comply with the provisions of the by-law?**  

WHEREAS ZONING BY LAW PERMITS AN OPEN SIDED SHADE STRUCTURE OF MAXIMUM 10sqm SIZE FOR THIS PROPERTY.

5. **Legal Description of the subject land:**  
**Lot Number** 101  
**Plan Number/Concession Number** M2097  
**Municipal Address** 16 IXWORTH CIR BRAMPTON, ON, L6Y 6J8

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.39M  
**Depth** 39.71M  
**Area** 725.45M<sup>2</sup>

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

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

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

SHED:29.72sqm

- 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	6.50	_____
Rear yard setback		_____
Side yard setback	1.29	_____
Side yard setback	1.95	_____

**PROPOSED**

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

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

- 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: 04/15/2021

- 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 _____

85 L  
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, TANVIZ RAJ, 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

85 L  
Signature of Applicant or Authorized Agent

Clara Vani  
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: R1E-10.4-2427

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 \_\_\_\_\_ 2024-04-12 \_\_\_\_\_  
Zoning Officer Date

DATE RECEIVED Clara  
Date Application Deemed Complete by the Municipality April 18/24


**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: 16 ixworth circle, brampton  
I/We. Jony Bahsas Holdings Incorporated (A Jony Bahsas)  
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 26 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.)

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

authorized to bind the corporation

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: 16 ixworth circle, Brampton

I/We, JONY BAHSAUS HOLDINGS INCORPORATED  
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 26 day of MARCH, 2024

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

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

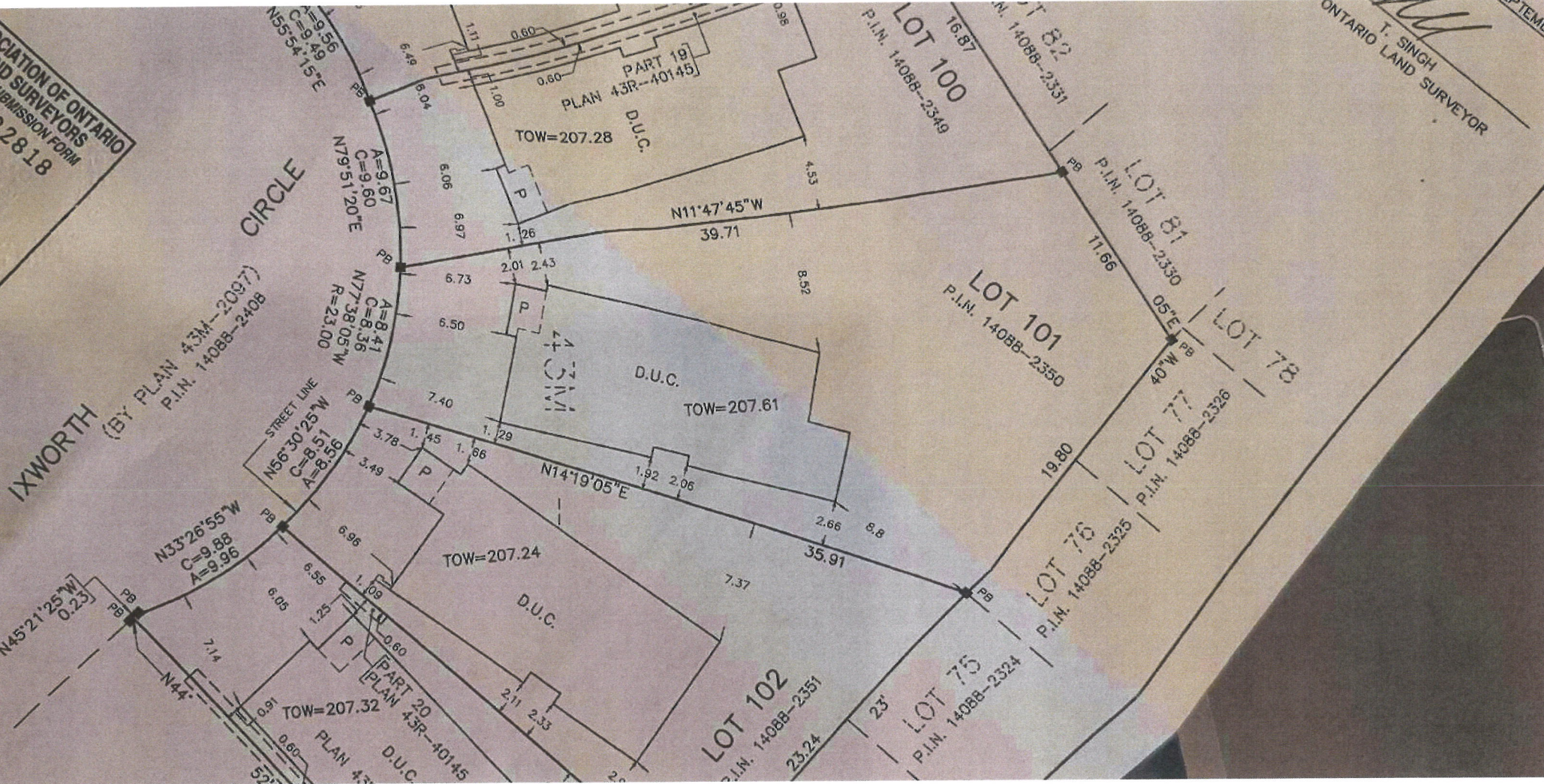
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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.

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2182818

PLAN IS NOT VALID  
IF IT IS AN EMBOSSED  
FINAL COPY  
THE SURVEYOR  
HERE WITH  
SECTION 29(3).

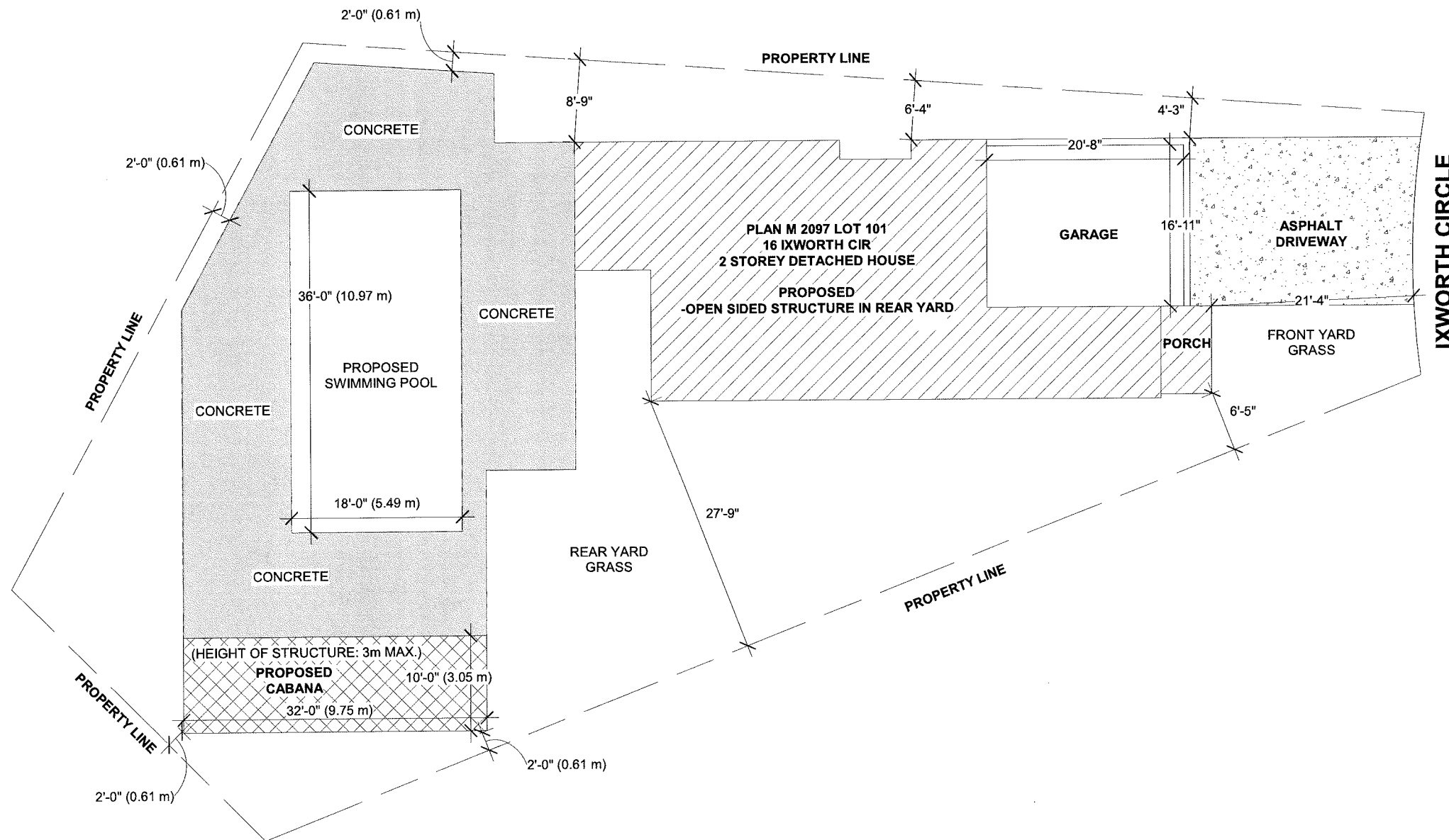
NUMBER  
DUCTION  
P.L.S.



T. SINGH  
ONTARIO LAND SURVEYOR

**MINOR VARIANCE**

**-TO PERMIT AN OPEN SIDED SHED STRUCTURE OF 29.72sqm SIZE,  
WHEREAS ZONING BY LAW PERMITS AN OPEN SIDED SHED  
STRUCTURE OF MAXIMUM 10sqm SIZE FOR THIS PROPERTY.**



**SITE 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 APR 02/24

ADDRESS:  
16 IXWORTH CIRCLE,  
BRAMPTON, ON

DRAWN BY: VB CHECKED BY: TR  
PROJECT NUMBER: 22R-26102

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

DATE: APR 02/24 QWS No:  
SCALE: 3/32" = 1'-0" **A-1**

# Zoning Non-compliance Checklist

File No.  
A-2024-0126

Applicant: PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)

Address: 16 Ixworth Cir, Brampton, ON L6Y 0E4

Zoning: R1E-10.4-2427

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE AREA	To permit an accessory structure (open – sided shade structure) having a gross floor area of 29.72m <sup>2</sup> (319.90ft <sup>2</sup> )	Whereas, the by-law permits a maximum gross floor area of 10m <sup>2</sup> (107.63ft <sup>2</sup> ) for an individual accessory structure	10.3(n)
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

JOHN C. CABRAL  
Reviewed by Zoning

2024-04-12  
Date