



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

FILE NUMBER: A-2024-0129

*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)** VAIBHAV KUMAR AGARWAL PUJA Mondal (fil)  
**Address** 167 SIMMONS BLVD BRAMPTON, ON, L6V 3Y2  


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**Phone #** 437-779-1212 **Fax #** \_\_\_\_\_  
**Email** VAIBHAV.DS@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)  
**Address** 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4  


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**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**  

-TO PERMIT A SUNROOM IN THE REAR YARD WITH A REAR YARD SETBACK OF 5.62m

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

WHEREAS ZONING BY LAW REQUIRES MINIMUM REAR YARD SETBACK OF 7.5m

5. **Legal Description of the subject land:**  
**Lot Number** 129  
**Plan Number/Concession Number** M303  
**Municipal Address** 167 SIMMONS BLVD BRAMPTON, ON, L6V 3Y2

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.91M  
**Depth** 30.48M  
**Area** 302.05M<sup>2</sup>

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	7.1M
Rear yard setback	8.42M
Side yard setback	0.9M
Side yard setback	1.7M

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	5.62M
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

- 10. Date of Acquisition of subject land: \_\_\_\_\_
- 11. Existing uses of subject property: RESIDENTAIL
- 12. Proposed uses of subject property: RESIDENTAIL
- 13. Existing uses of abutting properties: RESIDENTAIL
- 14. Date of construction of all buildings & structures on subject land: 02/15/2019
- 15. Length of time the existing uses of the subject property have been continued: 4 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 _____

*[Signature]*

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, 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 18 DAY OF

April, 2024

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

*[Signature]*

Signature of Applicant or Authorized Agent

A Commissioner etc.

Expires September 20, 2026

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R2A(2)-172

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 18/24

Date Application Deemed Complete by the Municipality [Signature]

**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: 167 Simmons Blvd, Brampton L6V3Y2

I/We, Vaibhav Kumar Agarwal & Pooja Mondal  
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 5<sup>th</sup> day of March, 2024

Vaibhav Agarwal Pooja Mondal  
(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

LOCATION OF THE SUBJECT LAND: 167 Simmons Blvd, Brampton L6V3Y2

I/We, Vaibhav Kumar Agarwal and Puja Mondal  
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 5<sup>th</sup> day of March, 2024

Vaibhav Agarwal Puja Mondal

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

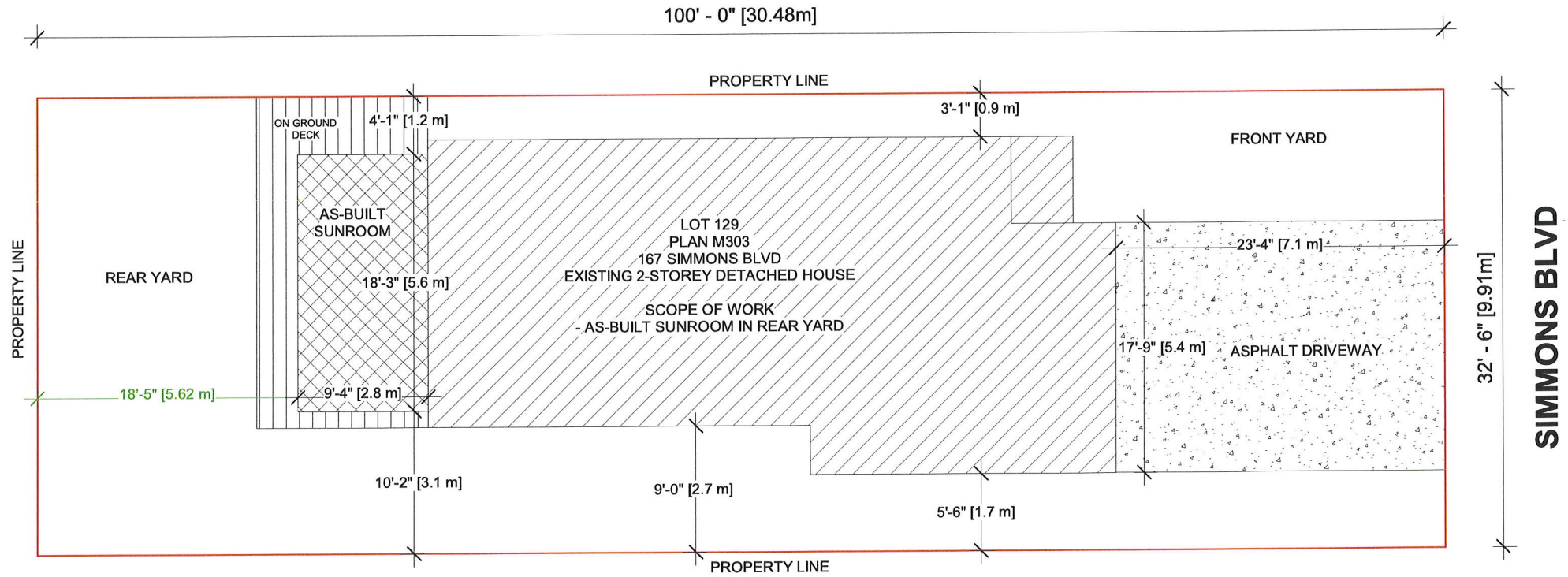
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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.**

**MINOR VARIANCE**

**-TO PERMIT A SUNROOM IN THE REAR YARD WITH A REAR YARD SETBACK OF 5.62m, WHEREAS ZONING BY LAW REQUIRES MINIMUM REAR YARD SETBACK OF 7.5m**



**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 MAR 15/24

ADDRESS:  
167 SIMMONS BLVD,  
BRAMPTON, ON

DRAWN BY: VS CHECKED BY: TR  
PROJECT NUMBER: 24R-29274

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

DATE: MAR 15/24 DWG No: A-1  
SCALE: 1/8" = 1'-0"

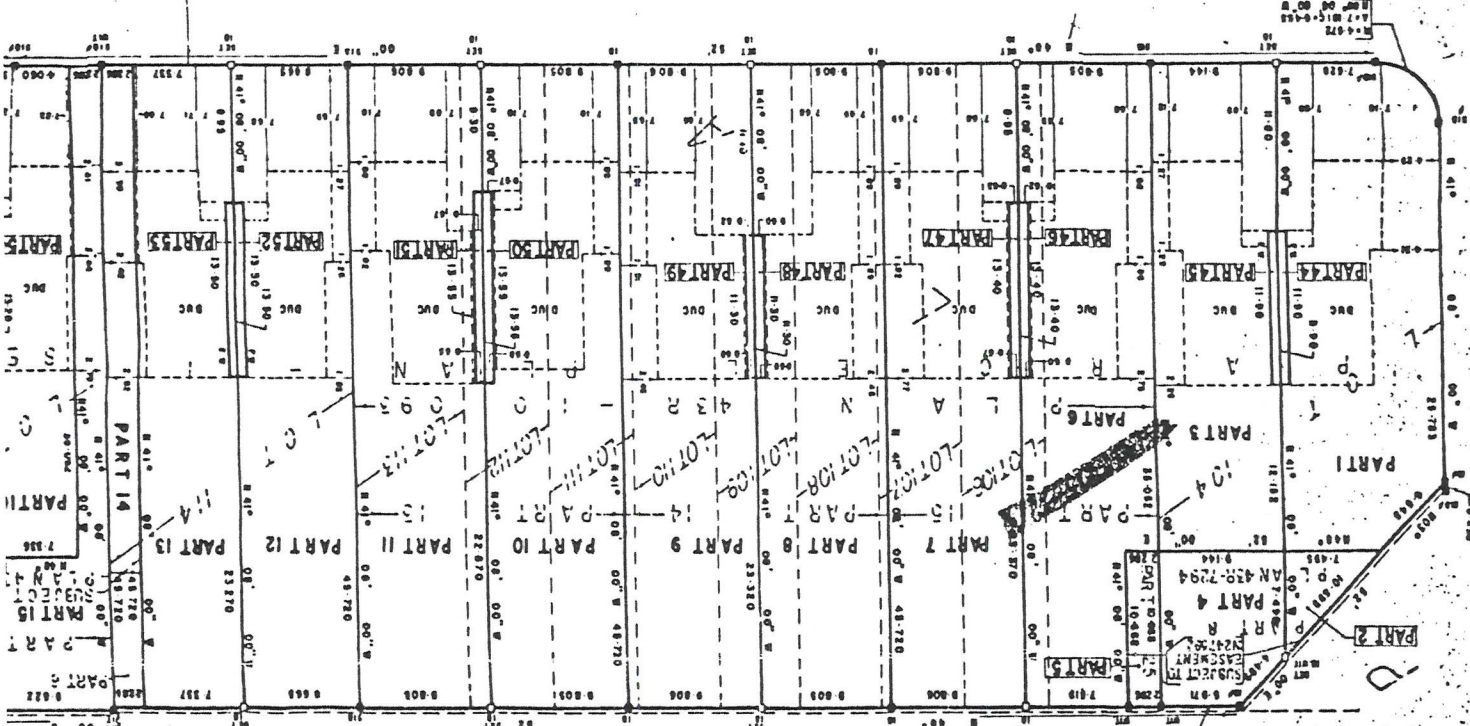
**LOT AREA: 301.93 SQM  
LOT COVERAGE: 113.84 SQM  
(37.70% OF LOT AREA)**

**SIMMONS BLVD**

PLAN OF SURVEY OF  
 LOTS 104 TO 121 AND 126 TO 145, ALL INCLUSIVE  
 PLAN M-303  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

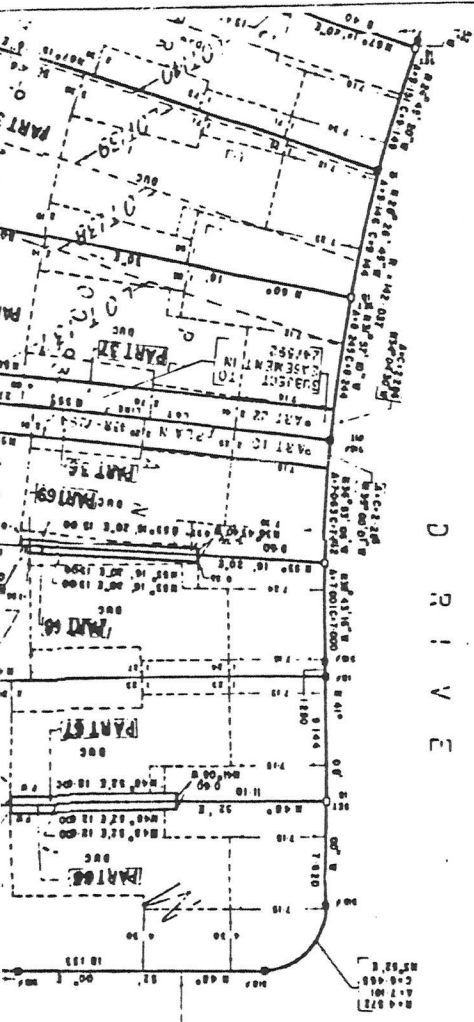
SCALE 1:500  
 1/4" = 1'-0" (1:304.8)  
 METRIC  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PARCEL RESERVE - 5, SECTION M-303, RESERVE 1, 2, 3, 4



S I M M O N S

D R I V E



SKETCH TO ILLUSTRATE BEARINGS  
 AND DIMENSIONS OF PARTS 44 TO 55  
 BOTH INCLUSIVE (NOT TO SCALE)



Lot 105L

Original - Computer  
 - 006 mm  
 - 100 mm  
 - 100 mm

10 4389

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: SEPT. 23, 1902

*J. Rady - Pentec*  
J. RADY - PENTEC O.L.S.

PARTS 1 TO 75 INCLUSIVE PART OF PARCEL PLAN-1, SECTION M-303

PARTS 2, 4, 6, 15, 18, 19, 22, 23, 36 AND 37 SUBJECT TO EASEMENT AS IN TRANSFER 247592

PLAN 43R-10330

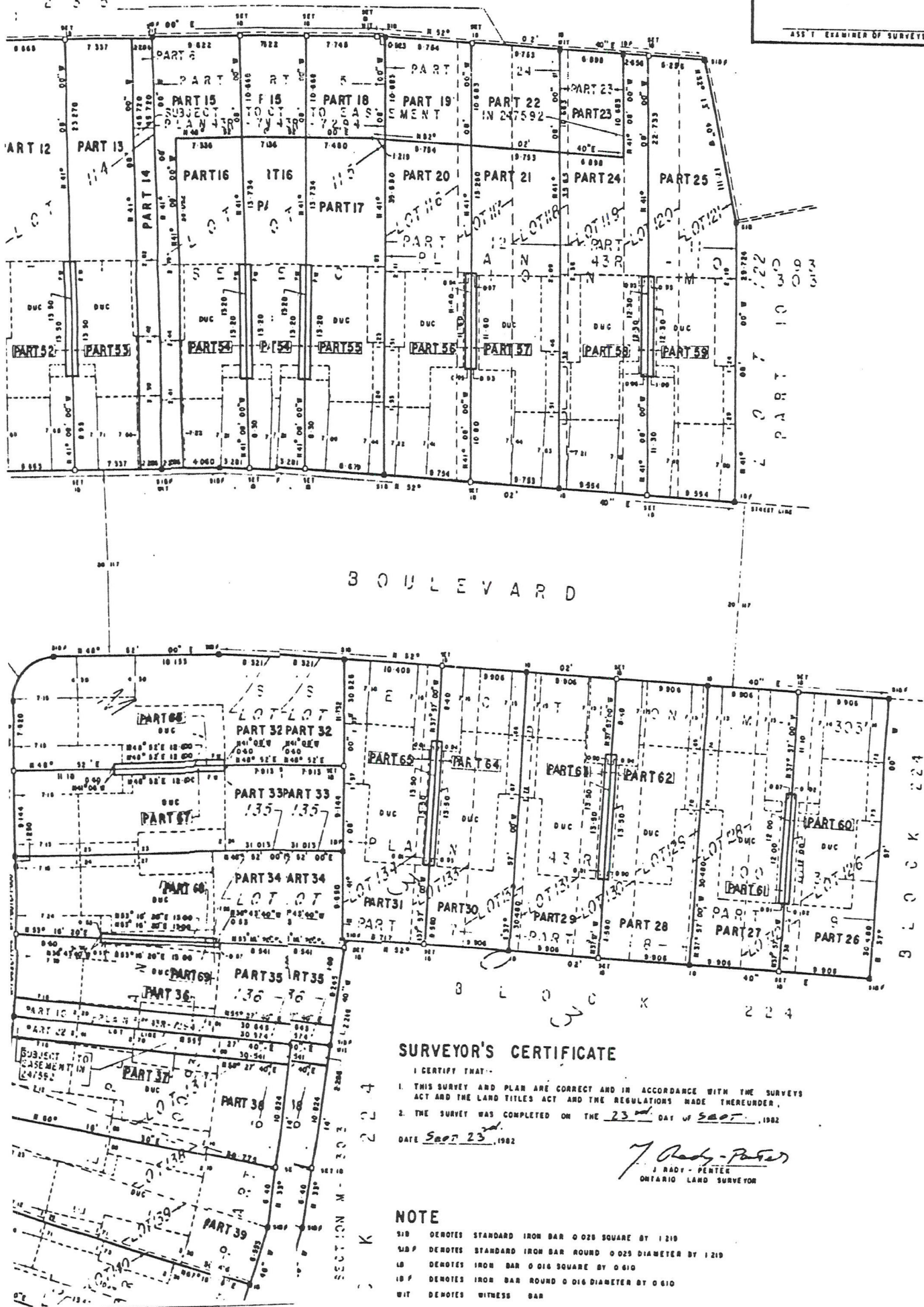
RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 1902

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

APPROVED \_\_\_\_\_

ASST. EXAMINER OF SURVEYS



BOULEVARD

BLOCK 224

BLOCK 224

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:-

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 23 DAY OF SEPT., 1902

DATE SEPT 23, 1902

*J. Rady - Pentec*  
J. RADY - PENTEC  
ONTARIO LAND SURVEYOR

**NOTE**

- SIB DENOTES STANDARD IRON BAR 0 025 SQUARE BY 1 210
- SMB DENOTES STANDARD IRON BAR ROUND 0 025 DIAMETER BY 1 210
- LB DENOTES IRON BAR 0 016 SQUARE BY 0 610
- IBP DENOTES IRON BAR ROUND 0 016 DIAMETER BY 0 610
- WIT DENOTES WITNESS BAR



# Zoning Non-compliance Checklist

File No. A-2024-0129
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Applicant: PAVNEET KAUR  
 Address: 167 Simmons Blvd  
 Zoning: R2A(2)-172  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS REAR	To permit a rear yard setback of 5.62m to an existing sunroom addition	whereas the by-law requires a minimum rear yard setback of 7.5m	15.3.2(g)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
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