



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

FILE NUMBER: A-2024-0130

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.

NICOLIN ODEL GUINETTE (TR)

1. **Name of Owner(s)** NICOLIN AND JOANNE GUINETTE  
**Address** 102 HEARTVIEW RD BRAMPTON, ON, L6Z 0C9  
 \_\_\_\_\_  
**Phone #** 514-247-4246 **Fax #** \_\_\_\_\_  
**Email** NICOLIN.JOANNE@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 43.57 sqm IN SIDE 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 ANY PROPERTY

5. **Legal Description of the subject land:**  
**Lot Number** 111  
**Plan Number/Concession Number** M1880  
**Municipal Address** 102 HEARTVIEW RD BRAMPTON, ON, L6Z 0C9

6. **Dimension of subject land (in metric units)**  
**Frontage** 48.10M  
**Depth** 30.25M  
**Area** 868.50M<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.)

HOUSE

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

GARDEN SUITE :43.57 sqm

- 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	1.31M	_____
Rear yard setback	11.63M	_____
Side yard setback	4.73M	_____
Side yard setback	7.30M	_____

**PROPOSED**

Front yard setback	NO CHANGE	_____
Rear yard setback	9.45M	_____
Side yard setback	NO CHANGE	_____
Side yard setback	2.50M	_____

- 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: 09/04/2012

- 15. Length of time the existing uses of the subject property have been continued: 11 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 19th 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, TANVIA BI, 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 19 DAY OF  
April, 2024.

Ayena Zahid  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires June 20, 2025.

*[Handwritten Signature]*

Signature of Applicant or Authorized Agent

*[Handwritten Signature]*  
A Commissioner etc.

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1F-1408

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

2024-04-19  
Date

DATE RECEIVED APRIL 19, 2024

Date Application Deemed Complete by the Municipality VL

**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: 102 Heartview Road, Brampton

I/We, Nicolin and Joanne Guinette  
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 11<sup>th</sup> day of April, 2024

J. Guinette . [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: 102 Heartview Road, Brampton

I/We, Nicolin and Joanne Guénette  
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 11<sup>th</sup> day of April, 2024

J. Guénette . [Signature]

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

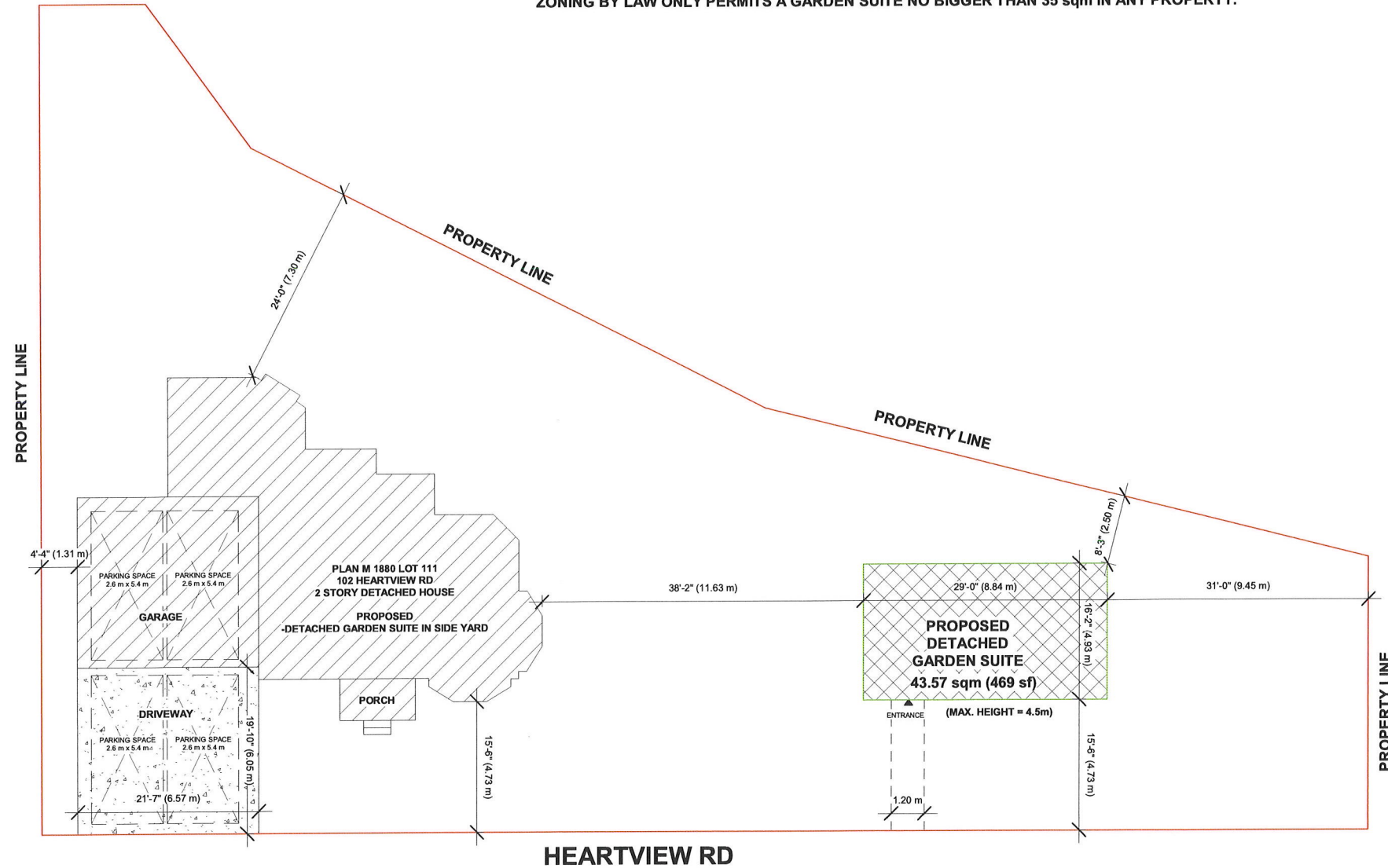
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

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

**MINOR VARIANCE**

**-TO PERMIT A GARDEN SUITE MEASURING 43.57 sqm IN SIDE YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY.**



**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 PERMIT APR 04/24

ADDRESS:  
102 HEARTVIEW RD,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB  
PROJECT NUMBER: 24R-29777

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

DATE: APR 04/24 DWG No:  
SCALE: 1 : 160 A-1



**NOTES:**  
 1. DRIVEWAYS ARE TO HAVE A MINIMUM SEPARATION OF 600mm. AT CURBS AND 1200mm. CLEAR SEPARATION BETWEEN EDGE OF DRIVEWAY AND UTILITY STRUCTURES.  
 2. DRIVEWAY GRADES SHALL NOT BE LESS THAN 2.0% SLOPE AND NOT GREATER THAN 8.0% SLOPE.  
 3. WHERE THE ZONING PERMITS 1.8m. OF SEPARATION BETWEEN UNITS, REAR TO FRONT DRAINAGE WILL BE PERMITTED ONLY IF THE SIDEYARDS ARE 0 AND 1.8m. FAILING THIS, REAR TO FRONT DRAINAGE CAN BE ACCOMMODATED ONLY IF THE SEPARATION BETWEEN UNITS IS INCREASED TO 2.4m.  
 4. THE PROPOSED ELEVATIONS AT BUILDINGS AND THE BASIC DIRECTION OF SURFACE DRAINAGE WILL BE SUBJECT TO DETAILED DESIGN WHEN HOUSE TYPES AND PLOT PLANS ARE AVAILABLE.  
 5. THE HOUSE TYPE SHALL NOT BE CHANGED WITHOUT CITY OF BRAMPTON APPROVAL.  
 6. ALL ROOF LEADERS TO DISCHARGE TO GROUND SURFACE SPLASH PADS AND ARE NOT TO BE CONNECTED TO STORM SEWER.  
 7. A MINIMUM FLAT AREA (2.0% SLOPE) OF 5.0m. FOR HOUSES OR 6.0m. FOR TOWNHOUSES SHALL BE PROVIDED AT THE REAR OF THE HOUSE.  
 8. THE MAXIMUM GRADE BETWEEN UNITS SHALL BE 5:1.  
 9. WHERE CORNER LOT FENCING IS REQUIRED BY THE CITY, THE SLOPE FROM THE NEAREST POINT AT THE DWELLING TO ANY POINT ALONG THE FENCE SHALL NOT EXCEED 5%.  
 10. A MINIMUM OF 0.15m CLEARANCE MUST BE PROVIDED BETWEEN THE BRICKLINE AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.  
 11. A MINIMUM OF 0.20m CLEARANCE MUST BE PROVIDED BETWEEN THE SIDING AND THE FINAL TOP OF GROUND ELEVATION AT THE HOUSE.  
 12. ALL GRADING TO BE IN ACCORDANCE WITH CURRENT CITY OF BRAMPTON GRADING CRITERIA AND IN CONJUNCTION WITH CITY OF BRAMPTON STANDARD DRAWING No. 420 AND 421.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

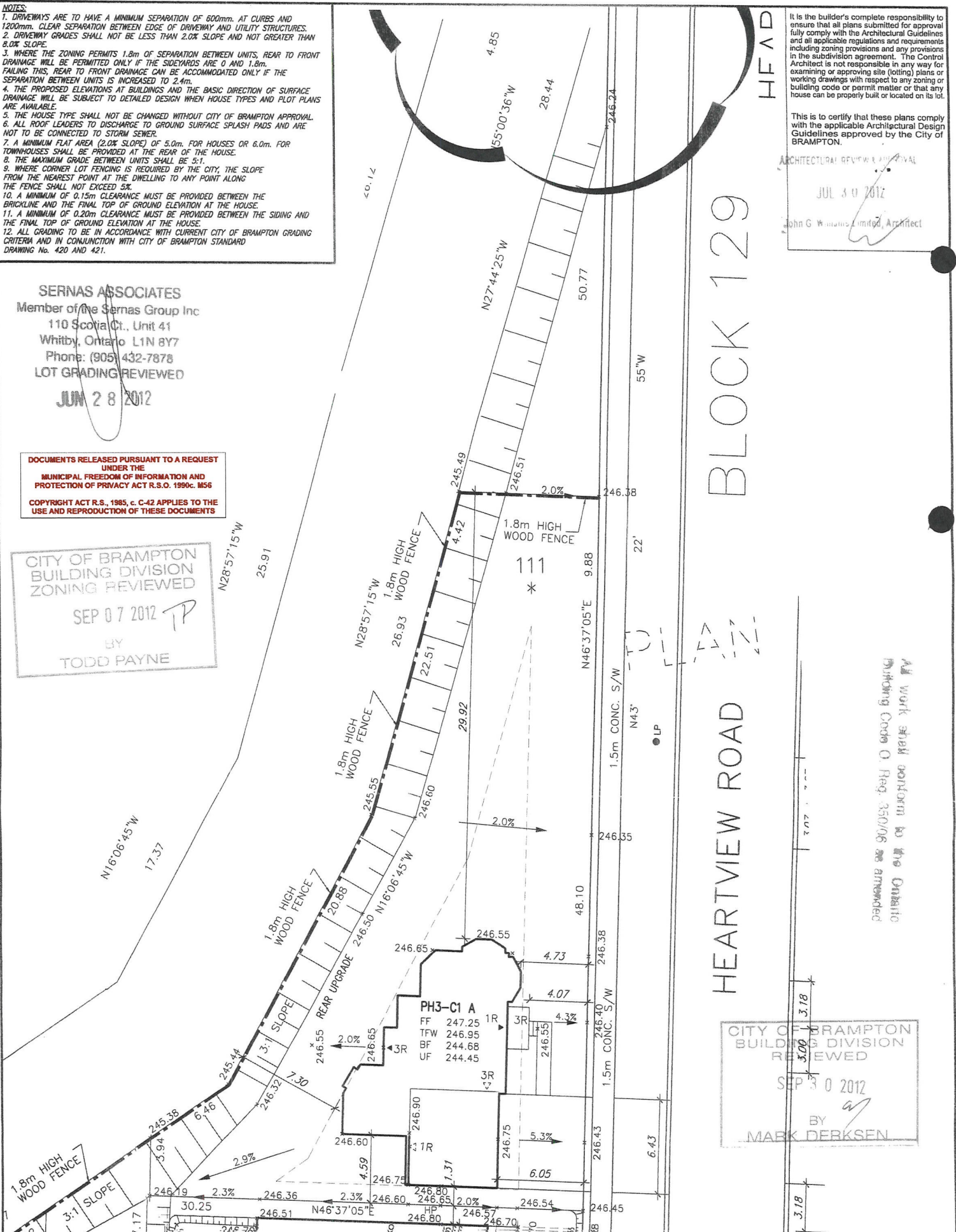
ARCHITECTURAL REVIEWER APPROVAL  
 JUL 30 2012  
 John G. Williams Limited, Architect

**SERNAS ASSOCIATES**  
 Member of the Sernas Group Inc  
 110 Scotia Ct., Unit 41  
 Whitby, Ontario L1N 8Y7  
 Phone: (905) 432-7878  
 LOT GRADING REVIEWED  
 JUN 28 2012

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1996c. 1856  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

CITY OF BRAMPTON BUILDING DIVISION ZONING REVIEWED  
 SEP 07 2012 TP  
 BY TODD PAYNE

BLOCK 129  
 HEARTVIEW ROAD



All work shall conform to the Ontario Building Code O. Reg. 350/06 as amended

CITY OF BRAMPTON BUILDING DIVISION REVIEWED  
 SEP 30 2012  
 BY MARK DERKSEN

LOT NUMBER	UNIT TYPE	AVERAGE GRADE	BUILDING HEIGHT	GARAGE DOOR	GARAGE WIDTH	GARAGE DEPTH
111	PH3-C1 A	246.66	8.01m	2 @ 2.44m	6.32m	5.99m

<ul style="list-style-type: none"> <li>LP LIGHT POLE</li> <li>H HYDRANT</li> <li>TRANSFORMER</li> <li>WATER SERVICE</li> <li>DOUBLE STM. CONNECTION</li> <li>DOUBLE SAN. CONNECTION</li> <li>SINGLE STM. CONNECTION</li> <li>SINGLE SAN. CONNECTION</li> <li>CATCH BASIN</li> <li>EXTERIOR DOOR LOCATION (L,R= No. OF RISERS)</li> <li>SIDE WINDOW LOCATION</li> </ul>	<ul style="list-style-type: none"> <li>SWALE DIRECTION</li> <li>STREET SIGN</li> <li>CABLE TELEVISION PEDESTAL</li> <li>BELL PEDESTAL</li> <li>FINISHED FLOOR ELEVATION</li> <li>UNDERSIDE FOOTING ELEVATION</li> <li>FIN. BASEMENT FLOOR SLAB</li> <li>TFW TOP OF FOUNDATION WALL</li> <li>UFR UNDERSIDE FOOTING AT REAR</li> <li>UFF UNDERSIDE FOOTING AT FRONT</li> <li>UFS UNDERSIDE FOOTING AT SIDE</li> <li>W.O.D. WALK OUT DECK</li> <li>W.O.B. WALK OUT BASEMENT</li> </ul>	<ul style="list-style-type: none"> <li>HYDRO SERVICE LATERAL</li> <li>1.5m BLACK VINYL CHAIN LINK FENCE</li> <li>EMBANKMENT 3:1 SLOPE</li> <li>SUPER MAIL BOX</li> <li>PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA</li> <li>REVERSE PLAN</li> <li>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</li> </ul>	<ul style="list-style-type: none"> <li>RETAINING WALL</li> <li>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</li> <li>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</li> <li>AIR CONDITIONER REQUIRED</li> <li>PROPOSED VALVE</li> <li>SUPER MAIL BOX</li> <li>LOT GRADING HAS BEEN REVIEWED AND APPROVED BY ENGINEER</li> <li>STANDARD DOOR LOCATIONS</li> <li>OPTIONAL DOOR LOCATIONS IF GRADE PERMITS</li> </ul>
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NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.  
 NOTE: BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

Client: **VIEWMARK HOMES**  
 Project Name: **CHINGACOUSY PHASE 3**  
 Location: **BRAMPTON, ONT.**

Sheet Title: **SITING AND GRADING PLAN**  
 REGISTERED PLAN No: **43M-1880**  
 LOT: **111**

Scale: 1:250  
 Date: JUNE 21/12

Drawn by: KJK  
 Date Revised:

**Viljoen Architect Inc.**  
 300 A Wilson Avenue  
 Toronto, Ontario M3H 1S8  
 TEL: (416) 630-2255  
 FAX: (416) 630-4782  
 EMAIL: info@viljoenarch.com

ONTARIO ASSOCIATION OF ARCHITECTS  
**Kenneth A. Viljoen**  
 LICENCE 2393

BCDN Number: **674**  
 Drawing No: **1 OF 1**

# Zoning Non-compliance Checklist

File No.

A-2024-0130

Applicant: PAVNEET KAUR

Address: 102 Heartview Rd

Zoning: R1F-1408

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE	To permit a proposed garden suite having a gross floor area of 43.57sq. m	whereas, the by-law permits a maximum gross floor area of 35 sq.m for a garden suite	10.16.2(c)(i)
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

2024-04-18

Date