



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

FILE NUMBER: A-2024-0163

*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)** FELIX TEKON TABOD, EDITH EGHO NGEH  
**Address** 177 WEXFORD RD BRAMPTON, ON, L6Z 2P8

**Phone #** (647) 287-2623, 647-299-1717 **Fax #** \_\_\_\_\_  
**Email** edithngeh@yahoo.co.uk, felixtabod@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 AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT  
 -TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.98 M  
 -TO PERMIT A MAXIMUM DRIVEWAY WIDTH OF 7.58m

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

-WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE  
 -WHEREAS ZONING BY LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.0m FOR THIS PROPERTY

5. **Legal Description of the subject land:**  
**Lot Number** 28  
**Plan Number/Concession Number** M631  
**Municipal Address** 177 WEXFORD RD BRAMPTON, ON, L6Z 2P8

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.16  
**Depth** 30.57  
**Area** 280.10

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	6.09
Rear yard setback	7.92
Side yard setback	0.98
Side yard setback	1.24

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: \_\_\_\_\_

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 _____

Pavneet Kaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 13 DAY OF May, 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, Pavneet Kaur, 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  
Region OF Peel  
IN THE Provinces OF  
Canada THIS 13<sup>th</sup> DAY OF  
May, 2024.

Pavneet Kaur  
Signature of Applicant or Authorized Agent

A ~~GRANDMASTER~~ **BARAKORA**  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadow Blvd,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

**FOR OFFICE USE ONLY**

Present Official Plan Designation: \_\_\_\_\_  
Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer Date

DATE RECEIVED May 14/23  
Date Application Deemed date

**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: 177 Wexford Rd, Brampton, ON L6Z 2P8

I/We, FELIX TEKON TABOD & EDITH EGHO NGEH  
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 17th day of April, 2024

Felix Tabod Edith Egeh  
(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: 177 Wexford Road, Brampton ON L6Z 2P8

I/We, FELIX TEKON TABOD & EDITH EGHO NGEH  
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 17TH day of April, 20 24.

*Felix Tabod*

*Edith Egeh*

(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**

**Fees/Taxes/Payment**  
 Total Paid \$11,544.95

**File Number**  
 Transferor Client File Number: 1605  
 Transferee Client File Number: 24-068RP

**Properties**  
 PIN 14246 - 0027 - LT Interest/Estate Fee Sample  
 Description PCL 28-1, SEC 43M631 : LT 28, PL 43M631 : BRAMPTON  
 Address 177 WEXFORD RD  
 BRAMPTON

**Consideration**  
 Consideration: \$950,000.00

**Transferor(s)**  
 The transferor(s) hereby transfers the land to the transferee(s).  
 Name CHAWARRA, OSCAR RENE  
 Address for Service PO Box 533  
 GRAND VALLEY STATION MAIN,  
 ON, L9W 7G1  
 I am at least 18 years of age  
 My spouse is a party to this document or has consented to this transaction.  
 This document is not authorized under Power of Attorney by this party

Transferee(s)	Capacity	Share
Name TEJON TABOJ FELIX Date of Birth 1970 08 12 Address for Service 177 Wexford Rd, Brampton, Ontario L6Z 2P8	Joint Tenants	
Name NGEH, EDITH Date of Birth 1973 02 02 Address for Service 177 Wexford Rd, Brampton, Ontario L6Z 2P8	Joint Tenants	

**Signed By**  
 Sukhaant Singh Bedwan 7700 Hurontario Street, Unit 410 acting for Signed 2024 05 07  
 Brampton Transferor(s)  
 L8Y 4M3

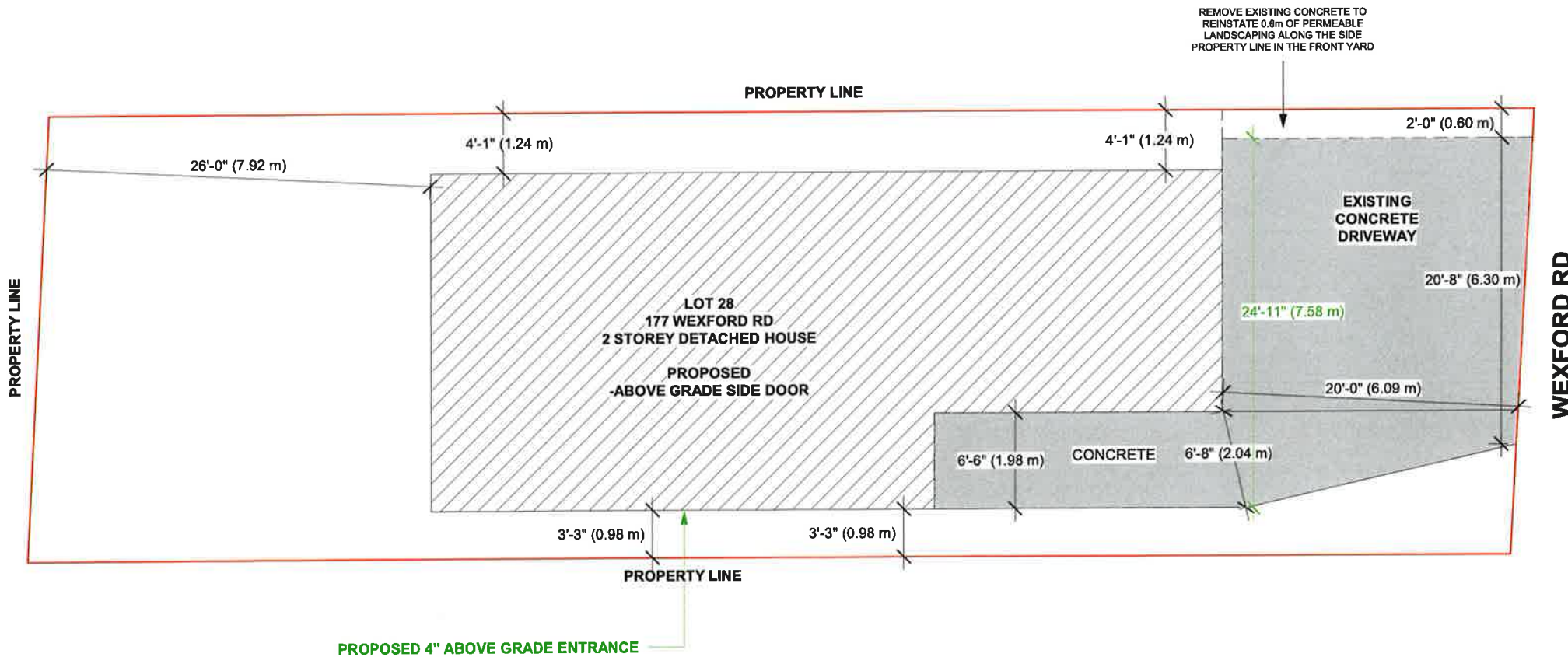
Tel 905-230-8888  
 Fax 905-230-8881  
 I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).  
 I have the authority to sign and register the document on behalf of the Transferor(s)  
 Archana Sharma 26-7955 Torbram Road acting for Signed 2024 05 06  
 Brampton Transferor(s)  
 L6T 6B9  
 Tel 905-793-5700  
 Fax 905-793-5710  
 I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).  
 I have the authority to sign and register the document on behalf of the Transferee(s).

**Submitted By**  
 Victor Lee Office 26-7955 Torbram Road 2024 05 07  
 Brampton  
 L6T 6B9  
 Tel 905-793-5700  
 Fax 905-793-5710

**Fees/Taxes/Payment**  
 Statutory Registration Fee \$60.85  
 Provincial Land Transfer Tax \$11,478.00

**MINOR VARIANCE**

- TO PERMIT AN ABOVE GRADE SIDE DOOR IN SIDE YARD WITHOUT CLEAR ACCESS OF 1.2m LEADING TO IT;
- TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 0.98 M WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE;
- TO PERMIT A MAXIMUM DRIVEWAY WIDTH OF 7.58m, WHEREAS ZONING BY LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.0m 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 MAY 09/24

ADDRESS:  
177 WEXFORD RD,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-29905

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

DATE: MAY 09/24 DRAWN BY: NK  
SCALE: 1 : 80 A-1

# Zoning Non-compliance Checklist

File No.

A-2024-0163

Applicant: FELIX TEKON TABOD, EDITH EGHO NGEH

Address: 177 WEXFORD DR

Zoning: R2A(2)-313

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS SIDE	To permit a proposed above grade entrance in a side yard having a minimum width of 0.98m extending from the front wall of the dwelling up to the door.	Whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24.1
BUILDING SETBACKS SIDE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 7.58m.	Whereas the by-law permits a maximum driveway width of 7.0m	10.9.1(1)(f)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

13 May 2024

Date