



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

FILE NUMBER: A-2024-0162

*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)** Jaspreet Kaur & Jagtar Singh  
**Address** 12 TOPIARY LANE, BRAMPTON, ON, L7A 2K6  


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**Phone #** +1 647-200-6557 **Fax #** \_\_\_\_\_  
**Email** sonugill2010@hotmail.com

2. **Name of Agent** Shivang Tarika  
**Address** 106 Morningside Dr, Georgetown, L7G0M2, ON  


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**Phone #** 4168212630 **Fax #** \_\_\_\_\_  
**Email** shivang@relysolution.com

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

1. Proposal to construct a secondary unit in a basement and to accommodate we would require a additional parking.  
 2. Proposed Driveway width is 7.00 m and the required is 3.21 m.

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

Proposal to construct a legal secondary dwelling unit for rental purpose which will help us in managing mortgage for our property. As per site conditions we have parking space of only 2 car, 1 on the Drive-way and 1 in the garage whereas required parking space is total three, two on the Driveway and One in the garage. we would like to request for the same by constructing support wall. Kindly accept our request for minor variance for this. .

5. **Legal Description of the subject land:**  
**Lot Number** 142R  
**Plan Number/Concession Number** M1491  
**Municipal Address** 12 TOPIARY LANE, BRAMPTON, ON, L7A 2K6

6. **Dimension of subject land (in metric units)**  
**Frontage** 10.72 M  
**Depth** 25.95 M  
**Area** 278.18 SQM

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"/>
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- 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.)

Ground Floor Area: 99.75 sqm  
 Gross Floor Area: 246.67 sqm,  
 No. of Levels: 2  
 Width: 8.0 m  
 Length: 11.9 m

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

- 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 4.77 M  
 Rear yard setback 7.89 M  
 Side yard setback 1.34 M  
 Side yard setback 0.0 M

**PROPOSED**

Front yard setback 4.77 M  
 Rear yard setback 7.89 M  
 Side yard setback 1.34 M  
 Side yard setback 0.0 M

- 10. Date of Acquisition of subject land: 2018

- 11. Existing uses of subject property: Residential - Single Dwelling Unit

- 12. Proposed uses of subject property: Residential - Two Dwelling Unit

- 13. Existing uses of abutting properties: Residential

- 14. Date of construction of all buildings & structures on subject land: 2006

- 15. Length of time the existing uses of the subject property have been continued: 12yrs

- 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 _____

*Paras*

\_\_\_\_\_  
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, PARAS NARANGI, 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 13 DAY OF  
May, 2024

*Paras*

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

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

**Submit by Email**

FOR OFFICE USE ONLY  
Expires September 20, 2026

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

Present Zoning By-law Classification: R2A-942

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

Shiza Athar  
Zoning Officer

2024/04/29  
Date

DATE RECEIVED May 13/24

Date Application Deemed Complete by the Municipality Clara

**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: 12 TOPIARY LANE, BRAMPTON, ON, L7A 2K6

I/We, Jaspreet Kaur & Jagtar Singh

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 22 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.)

\_\_\_\_\_  
(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: 12 TOPIARY LANE, BRAMPTON, ON, L7A 2K6

I/We, Jaspreet Kaur & Jagtar Singh  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Shivang Tarika  
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 22 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.)

\_\_\_\_\_  
(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.**

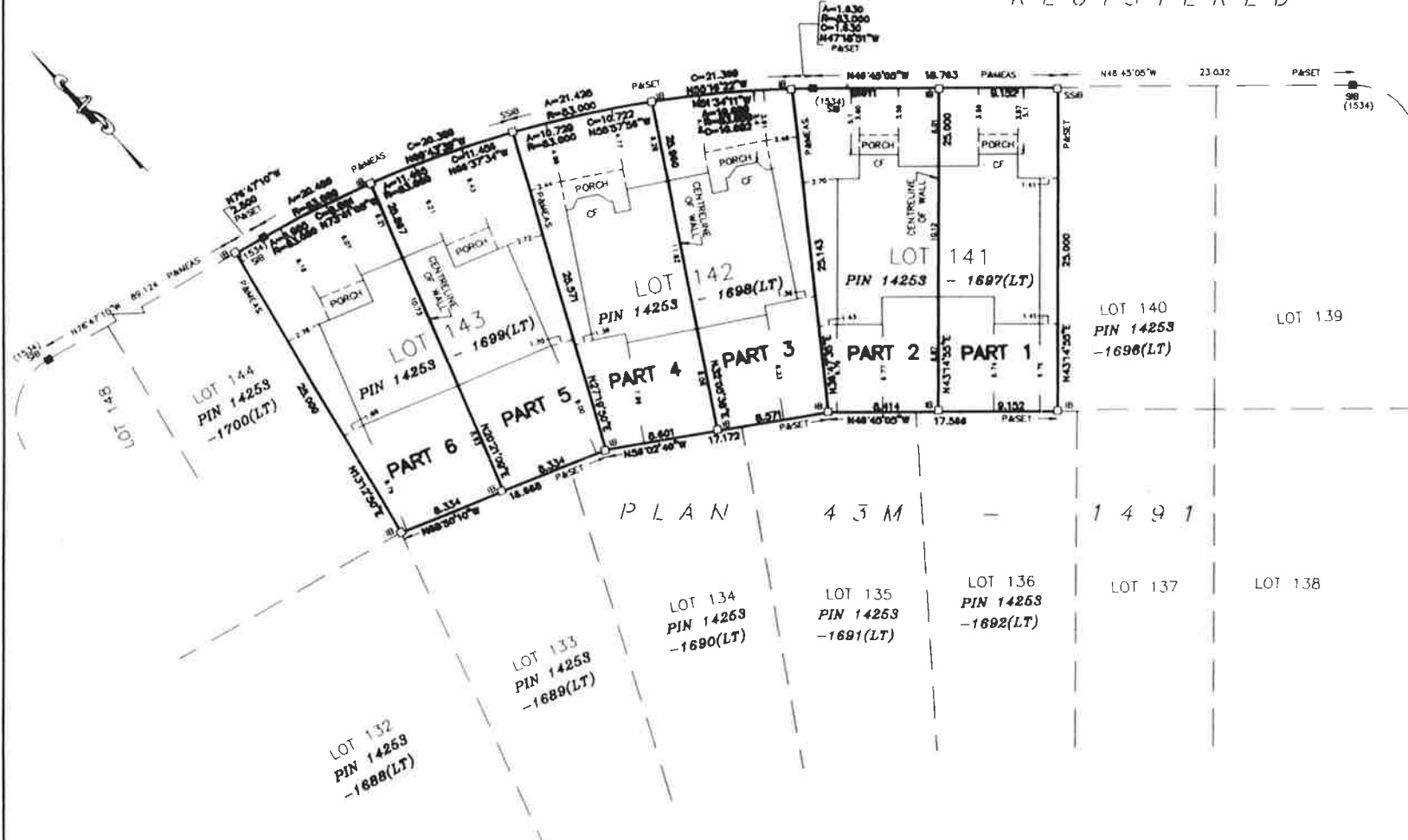
**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
USE AND REPRODUCTION OF THESE DOCUMENTS

SCHEDULE			
PART	LOT	REGISTERED PLAN	ALL OF PIN
1		43M-1491	14253-1697(LT)
2	141		
3	142		
4			
5	143		
6			

TOPIARY LANE  
(BY REGISTERED PLAN 43M-1491)  
PIN 14263-1774 (LT)  
REGISTERED



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

DATE March 7, 2002  
Douglas E. Hunt  
Douglas E. Hunt  
ONTARIO LAND SURVEYOR

PLAN 43R-26096

RECEIVED AND DEPOSITED  
DATE March 7, 2002  
J. Morrison  
ASST. DEP.  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
PEEL (No. 43)

PLAN OF SURVEY OF  
LOTS 141, 142 AND 143  
REGISTERED PLAN 43M-1491  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 300  
0 3 6 9 12  
2002 HUNT SURVEYS INC

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:  
BEARINGS ARE ASTRONOMIC AND ARE  
REFERRED TO THE SOUTHERLY LIMIT OF TOPIARY LANE.  
AS SHOWN ON REGISTERED PLAN 43M-1491 HAVING A  
BEARING OF N46°45'05"W.

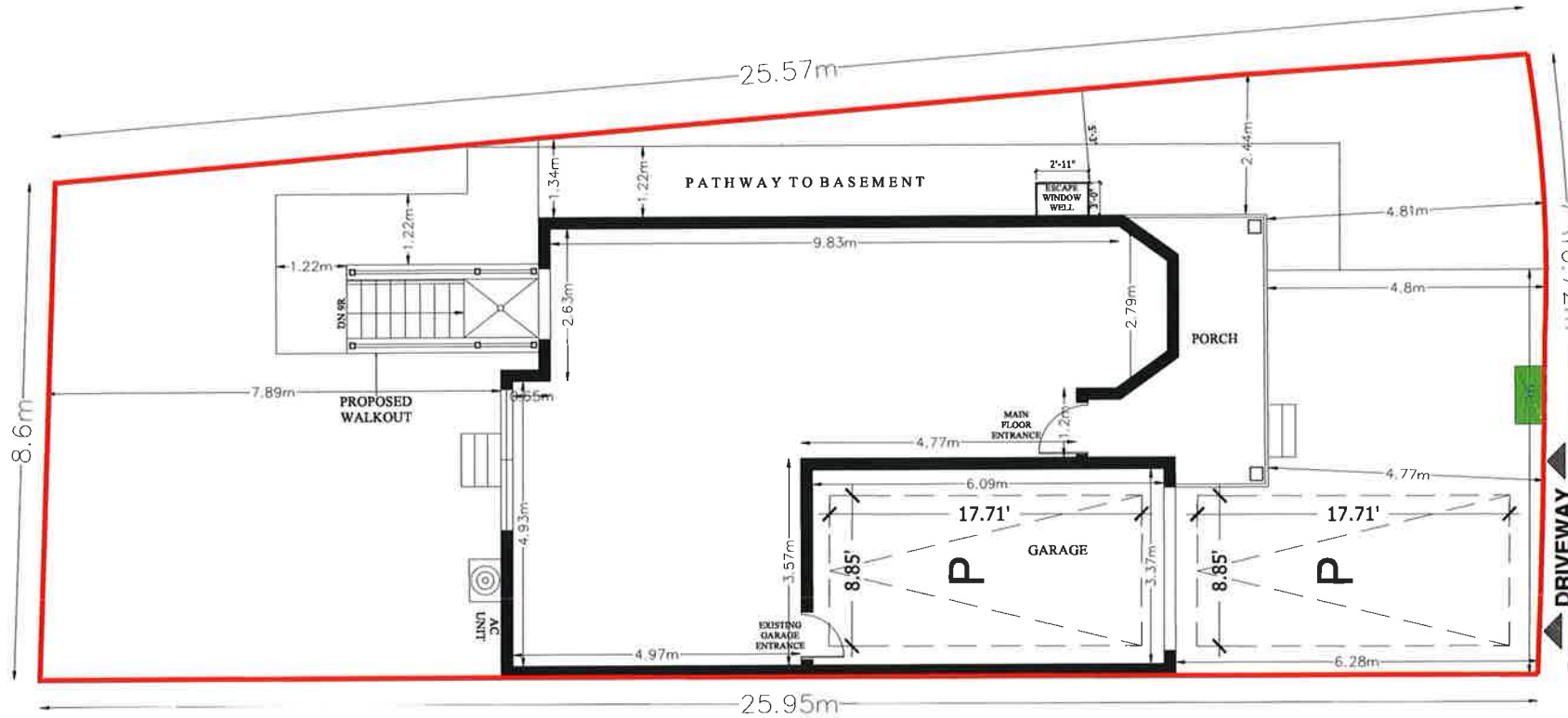
- LEGEND
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - MEAS. DENOTES MEASURED
  - CF DENOTES CONCRETE FOUNDATION
  - P DENOTES REGISTERED PLAN 43M-1491
  - (1534) DENOTES DOUGLAS E. HUNT O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON February 28 2002.  
DATE: February 28 2002 Douglas E. Hunt  
Douglas E. Hunt  
ONTARIO LAND SURVEYOR

SURVEYING MAPPING  
LAND INFORMATION SERVICES  
OFFICE OF ORIGIN  
45-A West Wilmot Street, Unit 207  
RICHMOND HILL, ONTARIO  
L4B 2P2  
TELEPHONE (905) 764-8759  
FAX (905) 764-6812

DRAWN BY P.D. CHECKED BY J.M.A. REFERENCE NO. LOT 141-143  
COMPUTER FILE 23400RP141-143.DWG



**SITE PLAN**  
SCALE 1/8"=1'-0"



GROSS FLOOR AREA =2655.2 SQ.FT / 246.67 SM  
GROUND FLOOR AREA =1073.76 SQ.FT / 99.75 SM  
LOT AREA =2697.75 SQ.FT / 250.62 SM

**12 TOPIARY LANE**

**GENERAL NOTES**

DO NOT SCALE DRAWINGS  
PROPERTY RIGHTS RETAINED BY:  
BG CONSTRUCTION DESIGN  
ANY REPRODUCTION IN WHOLE OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

**SCOPE OF WORK**

**PROPOSAL TO CONSTRUCT  
SECONDARY UNIT AND**

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN,  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE ONTARIO BUILDING CODE  
TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
REQUIRED UNLESS DESIGN IS EXEMPT  
UNDER DIV. C.325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : BRAMPTON

12 TOPIARY LANE

EXISTING DWELLING

PROJECT	SHEET
JULY 2023	<b>A1</b>
SCALE 1/8"=1'-0"	

# Zoning Non-compliance Checklist

File No.  
A-2024-0162

Applicant: Shivang Tarika  
 Address: 12 Topiary Lane  
 Zoning: R2A-942  
 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			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
RESIDENTIAL DRIVEWAY	To permit a parking space depth of 4.77m,	whereas the by-law requires a minimum parking space depth of 5.4m.	6.17.1
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2023/12/20

Date