



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

FILE NUMBER: A-2024-0213

*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)** SONI ROSE MATHEW, RONY KANDATHIMAKLA BABY  
**Address** 201 BUFFORD DR BRAMPTON, ON, L6Y 3N3

**Phone #** 365-998-3060 **Fax #** \_\_\_\_\_  
**Email** RONYKBABY@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 0.93 M

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

5. **Legal Description of the subject land:**  
**Lot Number** 12  
**Plan Number/Concession Number** M688  
**Municipal Address** 201 BUFFORD DR BRAMPTON, ON, L6Y 3N3

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.14  
**Depth** 40.96  
**Area** 363.34

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	6.66
Rear yard setback	16.03
Side yard setback	1.25
Side yard setback	0.93

**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: 2024/02/16

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: 1987

15. Length of time the existing uses of the subject property have been continued: 36 YEARS

- 16. (a) What water supply is existing/proposed?
 

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	
- (b) What sewage disposal is/will be provided?
 

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	
- (c) What storm drainage system is existing/proposed?
 

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

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 03 DAY OF June, 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 Province OF  
Ontario THIS 03rd DAY OF  
June, 2024

Pavneet Kaur  
Signature of Applicant or Authorized Agent

A **CRUISE SERVICE** ARORA  
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 June 7, 2024  
Date Application Deemed 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: 201 BUFFORD DR



I/We, SONI ROSE MATHEW RONY KANDATHIMAKAL BABY  
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 25 day of 04, **20**24.

   
\_\_\_\_\_  
(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: 201 Bufford Dr

I/We, SONI ROSE MATHEW RONY KANDATHIMAKAL BABY  
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 05 day of 06, **20<sup>24</sup>**.

*Soni*

*Rony*

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

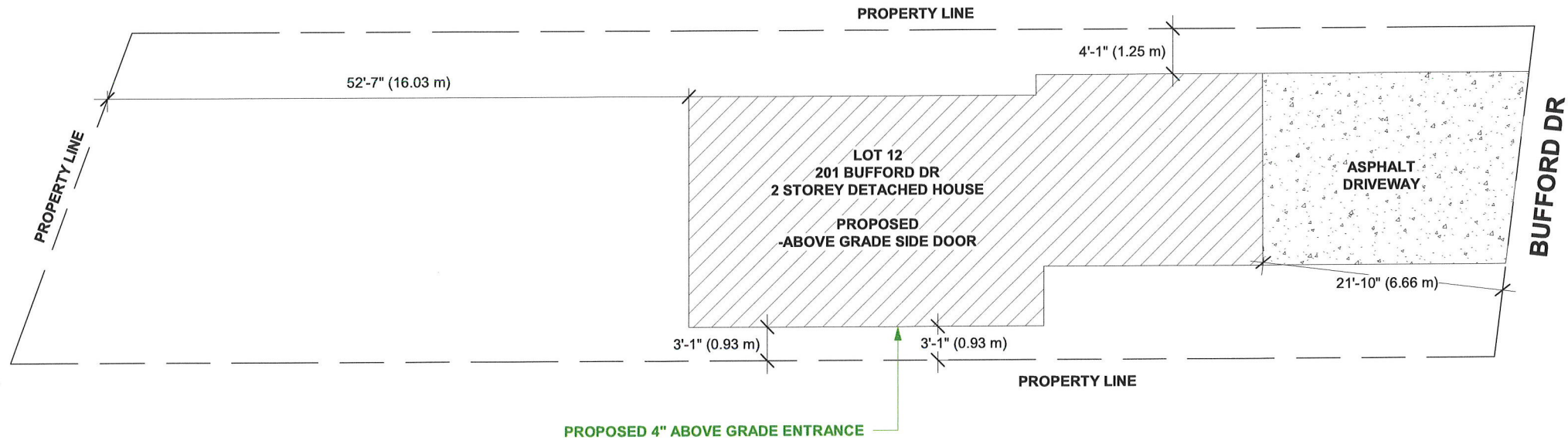
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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 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 0.93 M WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE.



**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 03/24

ADDRESS:  
201 BUFFORD DR,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-29965

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

DATE: MAY 03/24 DWG No: A-1  
SCALE: 1" = 10'-0"

PLAN SHOWING BUILDING LOCATION ON  
 LOTS 12 to 22 inclusive  
 REGISTERED PLAN 43M-688  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

SCALE = 1:500



DUNCAN ASHWORTH SURVEYING LTD. - 1987

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. 156  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

NOTES:

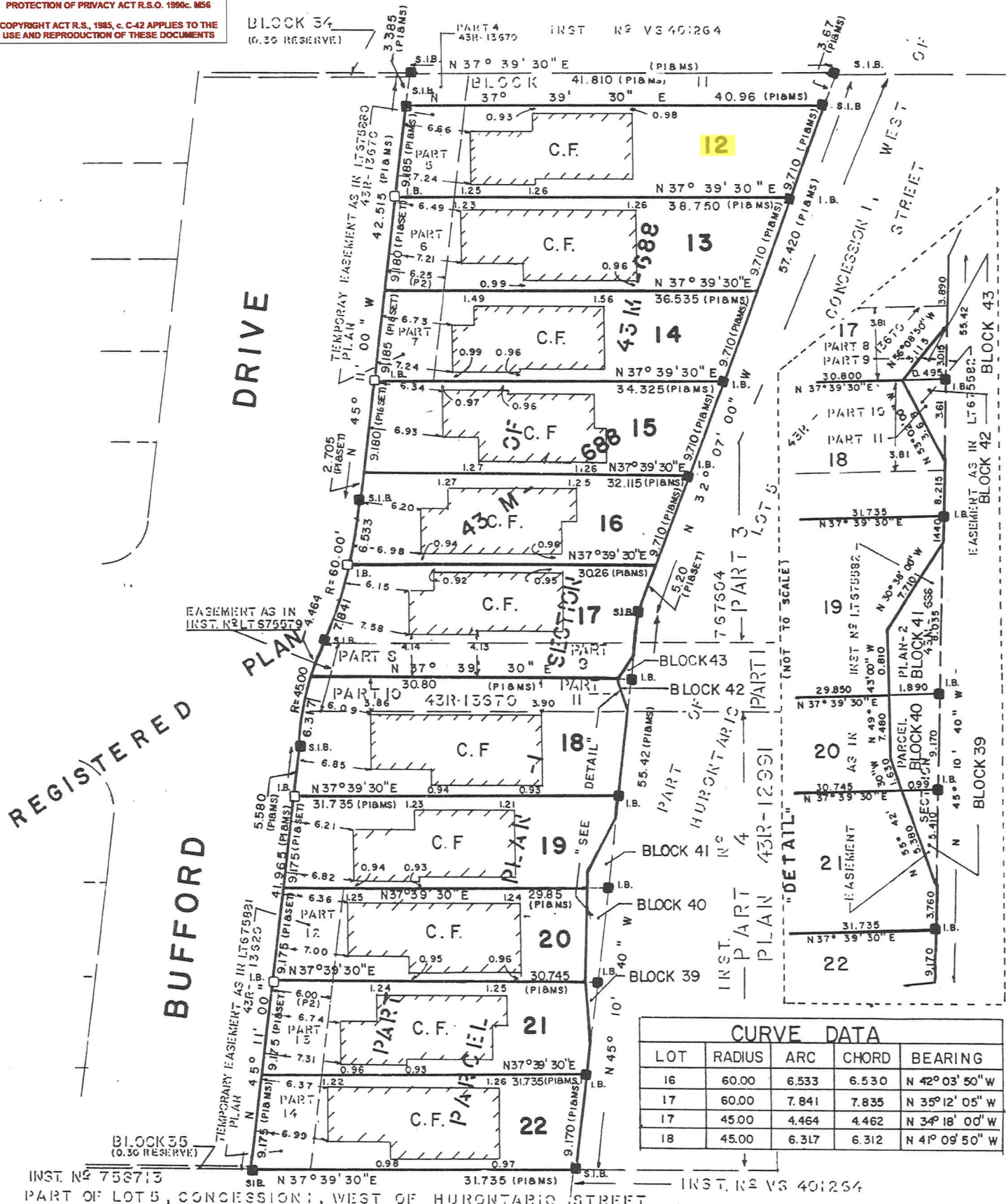
BEARINGS SHOWN HEREON ARE ASSUMED ASTRONOMIC REFERRED TO THE N45°11'00"W OF BUFFORD DRIVE AS SHOWN ON REGISTERED PLAN 43M-688

- S.I.B. DENOTES STANDARD IRON BAR
- I.B. DENOTES IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- P1 DENOTES REGISTERED PLAN 43M-688
- P2 DENOTES DEPOSITED PLAN 43R-13670
- C.F. DENOTES CONCRETE FOUNDATION

METRIC

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ALL FOUND MONUMENTS ARE BY B.J. STASSEN, O.L.S.



CURVE DATA				
LOT	RADIUS	ARC	CHORD	BEARING
16	60.00	6.533	6.530	N 42° 03' 50" W
17	60.00	7.841	7.835	N 35° 12' 05" W
17	45.00	4.464	4.462	N 34° 18' 00" W
18	45.00	6.317	6.312	N 41° 09' 50" W

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT,  
 1) THE FIELD SURVEY AND THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE REGULATIONS THEREUNDER AND THE STANDARDS FOR SURVEYS OF THE A.O.L.S., AND  
 2) THE FIELD SURVEY OF THE LIMITS SHOWN HEREON AS HEAVY SOLID LINES WAS COMPLETED ON THE 5th DAY OF FEBRUARY 1987  
 FEB. 9, 1987  
 DATE

*Duncan Ashworth*  
 DUNCAN ASHWORTH  
 ONTARIO LAND SURVEYOR

**A DUNCAN ASHWORTH SURVEYING LTD.**  
 37 GEORGE ST. N. BRAMPTON ONTARIO L6X 1R5 (416) 453-1770

DRAWN BY: L.P.D.	CHECKED BY: P.T.	SCALE: 1:500	REF. N° 468-86-2
CLIENT: OLDFIELD ESTATES			

# Zoning Non-compliance Checklist

File No.

A-2024-0213

Applicant: Pavneet Kaur

Address: 201 Bufford Dr

Zoning: R1D, Mature Neighborhood

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			
ABOVE GRADE ENTRANCE	To permit a proposed above grade entrance in a side yard having a minimum width of 0.93m 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
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

PLEASE NOTE: APPLICANT HAS CONFIRMED THAT THE ABOVE GRADE ENTRANCE WILL NOT BE USED TO ACCESS A SECOND UNIT.

Shiza Athar

Reviewed by Zoning

2024/05/29

Date