



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

FILE NUMBER: A-2024-0194

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)** SURJIT SINGH BOPARAI, NAVNEET KAUR, NARANJAN SINGH, HARMINDER KAUR BOPARAI
Address 24 PREAKNESS CRT BRAMPTON, ON, L6Y 4G3

Phone # 416-727-5754 **Fax #** _____
Email bugasurjit@hotmail.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 61.31 sqm OF MAXIMUM BUILDING FOOTPRINT AREA FOR A DETACHED GARDEN SUITE IN THE REAR YARD OF A PROPERTY

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

WHEREAS ZONING BY LAW PERMITS A MAXIMUM 35 sqm OF DETACHED GARDEN SUITE FOR THIS PROPERTY

5. **Legal Description of the subject land:**
Lot Number 82
Plan Number/Concession Number M829
Municipal Address 24 PREAKNESS CRT BRAMPTON, ON, L6Y 4G3

6. **Dimension of subject land (in metric units)**
Frontage 9.62
Depth 68.49
Area 773.27

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	14.07
Rear yard setback	23.56
Side yard setback	2.01
Side yard setback	2.62

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	2.52
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: 01/19/2018 _____

15. Length of time the existing uses of the subject property have been continued: 5 YEARS _____

16. (a) What water supply is existing/proposed? Municipal Well Other (specify) _____

(b) What sewage disposal is/will be provided? Municipal Septic Other (specify) _____

(c) What storm drainage system is existing/proposed? Sewers Ditches Swales Other (specify) _____

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 _____

Pawneet Kaur
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 23 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, Pawneet 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 23th DAY OF
May, 2024.

Pawneet Kaur
Signature of Applicant or Authorized Agent

A ~~CHARTERED~~ **ARORA**
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 50 Sunny Meadow Blvd,
Brampton Ontario L6R 0Y7

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 24, 2024

Date Application Deemed _____

✓

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: 24 PRAIRIE CRESS COURT BRAMPTON L6Y4R3

I/We, SURJIT SINGH BOPARAI / NAVNEET KAUR / NARANJAN SINGH /
HARMINDER KAUR BOPARAI
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 07 day of MAY, 2024

Navneet Kaur / Surjit Singh / Naranjan Singh Jafar
(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: 24 PRAKNESS COURT BRAMPTON L6Y4G3

I/We, SURJIT SINGH BOHRAI / NAVNEET KAUR / NARANJAN SINGH

HARMINDEER KAUR

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 07 day of MAY, 2024

Navneet Kaur / Surjit Singh / Naranjan Singh

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

[Handwritten signature]

(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

24 PREAKNESS CRT
2 STOREY DETACHED HOUSE

PROPOSED
-DETACHED GARDEN SUITE IN BACK YARD

MINOR VARIANCE

-TO PERMIT 61.31 sqm OF MAXIMUM BUILDING FOOTPRINT AREA FOR A DETACHED GARDEN SUITE IN THE REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW PERMITS A MAXIMUM 35 sqm OF DETACHED GARDEN SUITE FOR THIS PROPERTY.

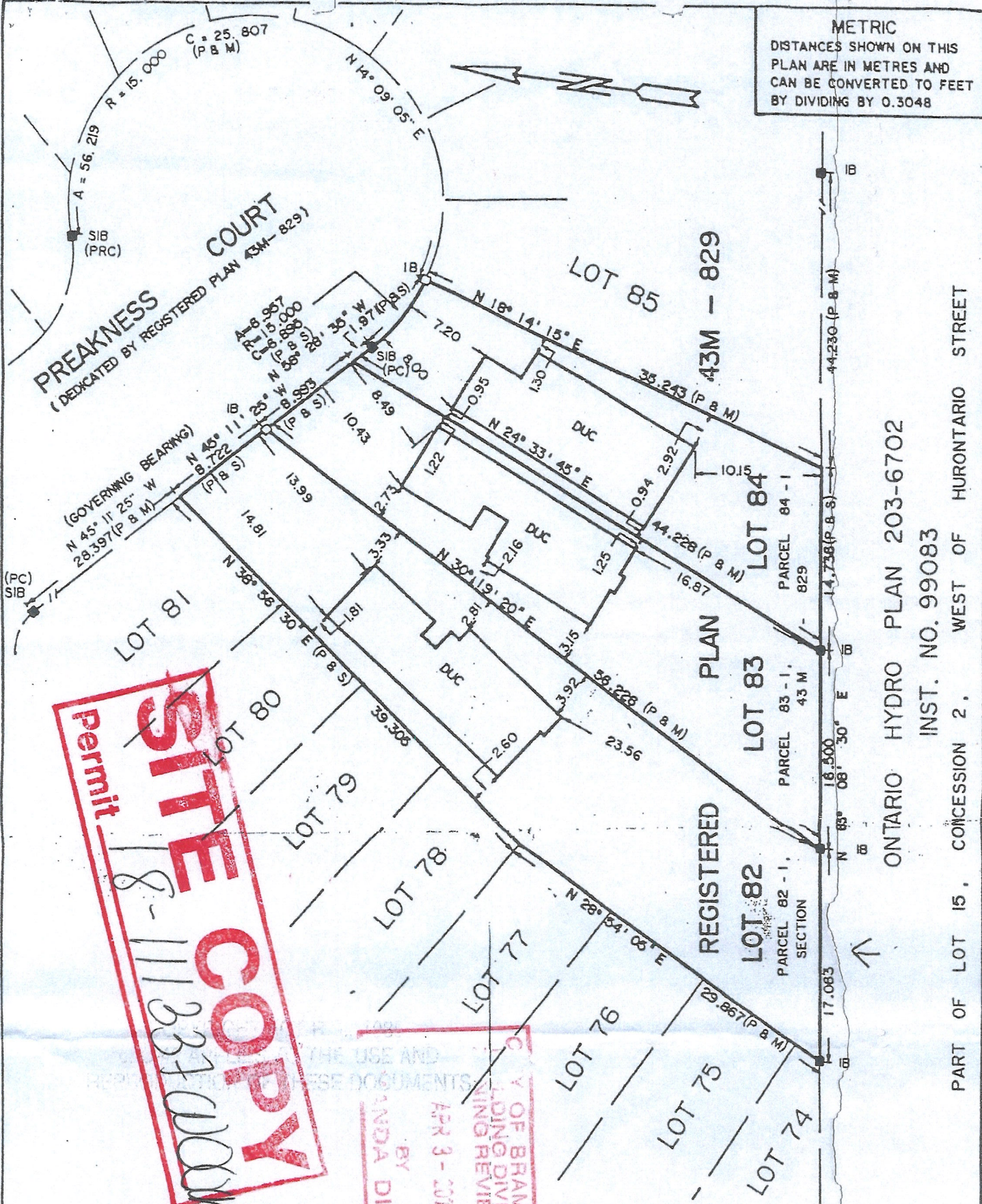


SITE PLAN/ GRADING PLAN	
<small>DRAWN BY:</small> NK	<small>CHECKED BY:</small> JB
<small>PROJECT NUMBER:</small> 24R-30042	

<small>The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer</small>	
<small>QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)</small>	
DESIGNER	BCIN
Tanvir Rai	103482
<i>B. Rai</i>	
FIRM	BCIN
Noble Prime Solutions Ltd	118716
MAY 13/24	

<small>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.</small>	
<small>ADDRESS:</small> 24 PREAKNESS CRT, BRAMPTON, ON	
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON. info@nobleltd.ca (437) 888 1800	
01	ISSUED FOR APPROVAL
MAY 13/24	
<small>DATE:</small>	<small>DWG No:</small>
MAY 13/24	A-1
<small>SCALE:</small>	1 : 180

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



ONTARIO HYDRO PLAN 203-6702
INST. NO. 99083
PART OF LOT 15, CONCESSION 2, WEST OF HURONTARIO STREET

Permit
 SITE COPY
 111 637 0000

CITY OF BRAMPTON
 PLANNING REVIEW
 APR 3 - 2018
 BY ANDA DICKIE

**BUILDING LOCATION SURVEY OF
LOTS 82, 83 AND 84
REGISTERED PLAN 43M-829**

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1: 400

J. D. BARNES LIMITED - 1988.
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 10th DAY OF AUGUST, 1988.


Aug 30, 1988
DATE

F. A. Siddiqui
F. A. SIDDIQUI
Ontario Land Surveyor

NOTES:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY
LIMIT OF PREAKNESS COURT AS SHOWN ON REGISTERED PLAN 43M-829
HAVING A BEARING OF N 45° 11' 25" W

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P.C. DENOTES POINT OF CURVATURE
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- P&S DENOTES REGISTERED PLAN 43M-829 AND SET
- P&M DENOTES REGISTERED PLAN 43M-829 AND MEASURED
- PRC DENOTES POINT OF REVERSE CURVE

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION
ALL FOUND SURVEY MONUMENTS SET BY SCHAEFFER & RENTHALER LTD, O.L.S.
UNLESS NOTED OTHERWISE.


J.D. BARNES
LIMITED

SURVEYING MAPPING
LAND INFORMATION SERVICES

DRAWN BY: PRC	CHECKED BY: 91	REFERENCE NO.: 88-26-142-0-82
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SIDHU LAW PROFESSIONAL CORPORATION

RAMINDERPAL SINGH SIDHU

Barrister, Solicitor & Notary Public

* 60 COTTRELLE BLVD, Unit 8, BRAMPTON, ON L6S 0E1

sidhulawoffice@gmail.com

Tel: 905.796.1010

Fax: 905.795.9577



PLEASE NOTE OUR NEW ADDRESS GIVEN ABOVE *

July 11, 2016

Mr. Surjit S. Boparai
24 Preakness Crt
Brampton, Ontario
L6Y 4G3

Dear Mr. Boparai:

Re: Your purchase from Estate of Raul Gomes Estate of Raul Gomes
24 Preakness Crt, Brampton
Lot 82, Plan 43M-829
Our File No.: 15806

We are pleased to now submit our reporting letter in relation to your purchase of the above property, which transaction was completed on June 30, 2016.

TITLE

In accordance with your instructions, your title to the property is protected under a title insurance policy issued by TitlePlus as Policy No. 201606016272. Schedules identifying the property and the insured, and listing additional exceptions as well as affirmative assurances relating to matters not covered, excluded or excepted, are attached to the title insurance policy. Your copy of the policy, including Schedules, is enclosed with this report. Should you ever be required to file a claim, it is important that you follow the procedures set out in the policy.

Title to the property was taken in the following manner:

Full Name

Birthdate

BOPARAI, Surjit	May 25, 1974
(Capacity: joint tenants; Share: as to 50% interest with Navneet Boparai)	
BOPARAI, Navneet	

- 2 -

(Capacity: joint tenants; Share: as to 50% interest with Surjit Boparai)
BOPARAI, Naranjan

(Capacity: joint tenants; Share: as to 50% interest with Harminder Boparai)
BOPARAI, Harminder

(Capacity: joint tenants; Share: as to 50% interest with Naranjan Boparai)

We are enclosing herewith the duplicate registered Transfer/Deed, the original of which we registered on your behalf on June 30, 2016 as Instrument No. PR2941219.

FLOWER CITY



BRAMPTON.CA

City of Brampton

Retain this bill for your records

Tax Bill Interim 2024

Corporate Services, Finance Division

2 Wellington Street West

Brampton, Ontario L6Y 4R2

Tel: 311 or 905.874.2000 Fax: 905.874.2296

www.brampton.ca/contact

Billing Date: January 19, 2024

Customer No: WR6JHPGR

0040406

BOPARAI SURJIT SINGH/NAVNEET

BOPARAI NARANJAN

BOPARAI HARMINDER

22 HEDGEROW AVE

BRAMPTON ON L6Y 3C4

Roll No: 10-14-0-099-81901-0000

Location: 24 PREAKNESS CRT

Legal Dscr: PL M829 LOT 82

Prior Year		Prior Year	Prior Year Annualized
Tax Class	Assessment	Tax Rate (%)	Tax Levy
RT	583,000	1.039311	6,059.18
Totals	583,000		6,059.18
			Prior Year Annualized Tax Levy
			6,059.18
			Prior Year Annualized Taxes
			\$6,059.18

Account Summary (As of Jan 12, 2024)

Future Due	3,029.00
Account Balance	\$3,029.00

Summary

Interim Levy (50%)	\$3,029.00
Total Amount Due	\$3,029.00

OVERDUE TAXES, IF ANY, ARE DUE IMMEDIATELY.

The amount shown as overdue is only valid until January 31, 2024. After that date additional interest will be applied to any overdue taxes.

Late payment charges are applied to overdue taxes at a rate of 1.25% on the day after the due date and on the first day of each month until paid.

The Future Due amount indicated in the above Account Summary also includes any future instalment(s) from previous billings.

Instalment Due Dates

Due Date	Amount
Feb 21, 2024	\$1,011.00
Mar 20, 2024	\$1,009.00
Apr 17, 2024	\$1,009.00

Zoning Non-compliance Checklist

File No.

A-2024-0194

Applicant: SURJIT SINGH BOPARAI, NAVNEET KAUR, NARANJAN SINGH

Address: 24 PREAKNESS CRT

Zoning: R1D-2780

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
GARDEN SUITE	To permit a proposed garden suite with a gross floor area of 61.31 Square meters.	Whereas the by-law permits a garden suite to have a maximum gross floor area of 35 Square meters.	10.16.2(c)ii
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

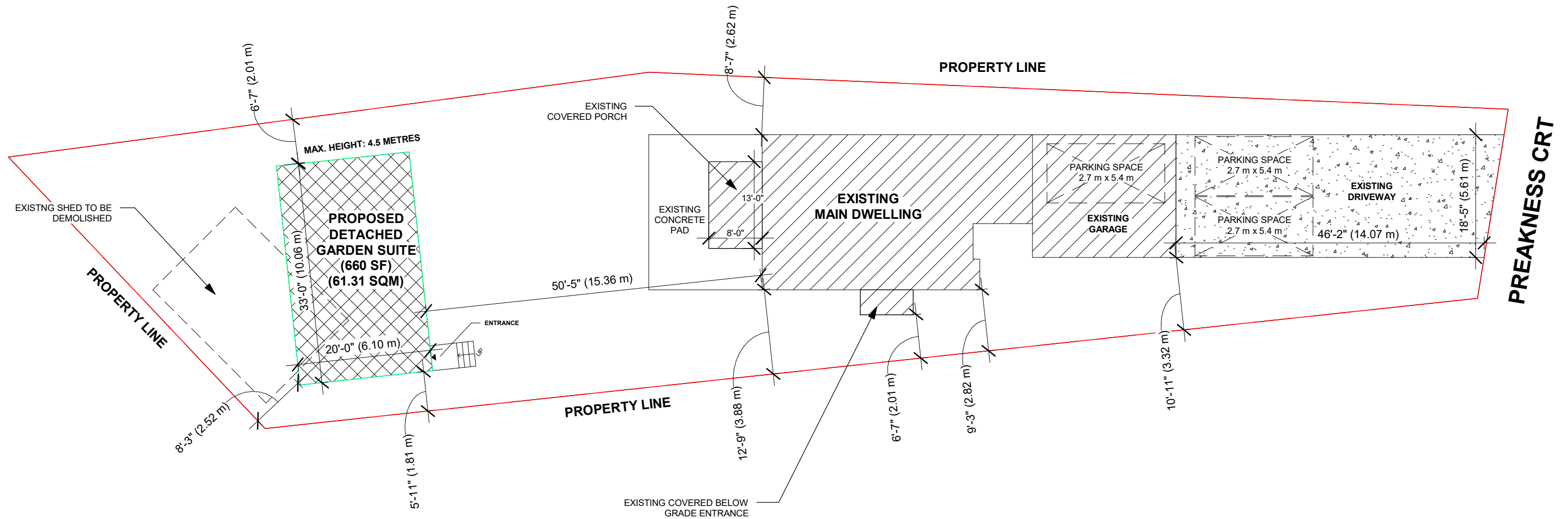
16 May 2024

Date

24 PREAKNESS CRT
 2 STOREY DETACHED HOUSE
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 GRADING PLAN**

DRAWN BY: NK
 CHECKED BY: JB
 PROJECT NUMBER: 24R-30042

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
 (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER: BCIN
 Tanvir Rai 103482
 Signature: *Tanvir Rai*

FIRM: BCIN
 Noble Prime Solutions Ltd 118716

MAY 13/24

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ADDRESS:
 24 PREAKNESS CRT,
 BRAMPTON, ON

01 ISSUED FOR APPROVAL MAY 13/24

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

DATE: MAY 13/24
 SCALE: 1 : 180
 DWG No: A-1