



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

FILE NUMBER: A-2024-0212

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)** SUNIL BUNGAY, MEENU BUNGAY
Address 12 BERNARD AVE BRAMPTON, ON, L6Y 5S6

Phone # 647-262-6752 **Fax #** _____
Email bungaysunil05@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 A MINIMUM SIDE YARD SETBACK OF 1.42m TO A DETACHED GARDEN SUIT
-TO PERMIT A SEPARATION DISTANCE OF 2.79m TO THE MAIN DWELLING FROM A GARDEN SUITE,
-TO PERMIT A DRIVEWAY WIDTH OF 5.63m
-TO PERMIT A REDUCED PARKING SIZE OF 2.6m X 4.9m ON DRIVEWAY

4. **Why is it not possible to comply with the provisions of the by-law?**
WHEREAS ZONING BY LAW REQUIRES THE MINIMUM SIDE YARD SETBACK OF 1.8m FOR THE GARDEN SUITE IN THE REAR YARD-WHEREAS ZONING BY LAW REQUIRES A MINIMUM BUILDING SEPARATION DISTANCE OF 3.0m FOR A GARDEN SUITE;

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number PLAN M1644 BLK 25
Municipal Address 12 BERNARD AVE BRAMPTON, ON, L6Y 5S6

6. **Dimension of subject land (in metric units)**
Frontage 8.41
Depth 27.49
Area 228.44

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way Water

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	5.15	_____
Rear yard setback	10.34	_____
Side yard setback	1.55	_____
Side yard setback	0	_____

PROPOSED

Front yard setback	NO CHANGE	_____
Rear yard setback	2.50	_____
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 06 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 _____
City THIS 6th DAY OF
June, 2024

Pavneet Kaur
Signature of Applicant or Authorized Agent

[Signature]
A GRUNNED JUDGE ARORA
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
389 - 58 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 June 7, 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: 12, BERNARD AVENUE, BRAMPTON, L6Y 5S6

I/We, SUNIL BUNGAY & MEEZU BUNGAY
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 23rd day of May, 2024

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

N/A
(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: 12, BERNARD AVENUE, BRAMPTON, L6Y5S6

I/We, SUNIL BUNGAY & MEENU BUNGAY
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 23rd day of MAY, 2024.

Sunil Bungay

M. Meenakshi

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

N/A

(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 MINIMUM SIDE YARD SETBACK OF 1.42m TO A DETACHED GARDEN SUITE, WHEREAS ZONING BY LAW REQUIRES THE MINIMUM SIDE YARD SETBACK OF 1.8m FOR THE GARDEN SUITE IN THE REAR YARD;
- TO PERMIT A SEPARATION DISTANCE OF 2.79m TO THE MAIN DWELLING FROM A GARDEN SUITE, WHEREAS ZONING BY LAW REQUIRES A MINIMUM BUILDING SEPARATION DISTANCE OF 3.0m FOR A GARDEN SUITE;
- TO PERMIT A DRIVEWAY WIDTH OF 5.63m, WHERE AS ZONING BY LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 5.5m;
- TO PERMIT A REDUCED PARKING SIZE OF 2.6m X 4.9m ON DRIVEWAY, WHEREAS ZONING BY LAW REQUIRES MINIMUM PARKING SIZE OF 2.6m X 5.4m



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.

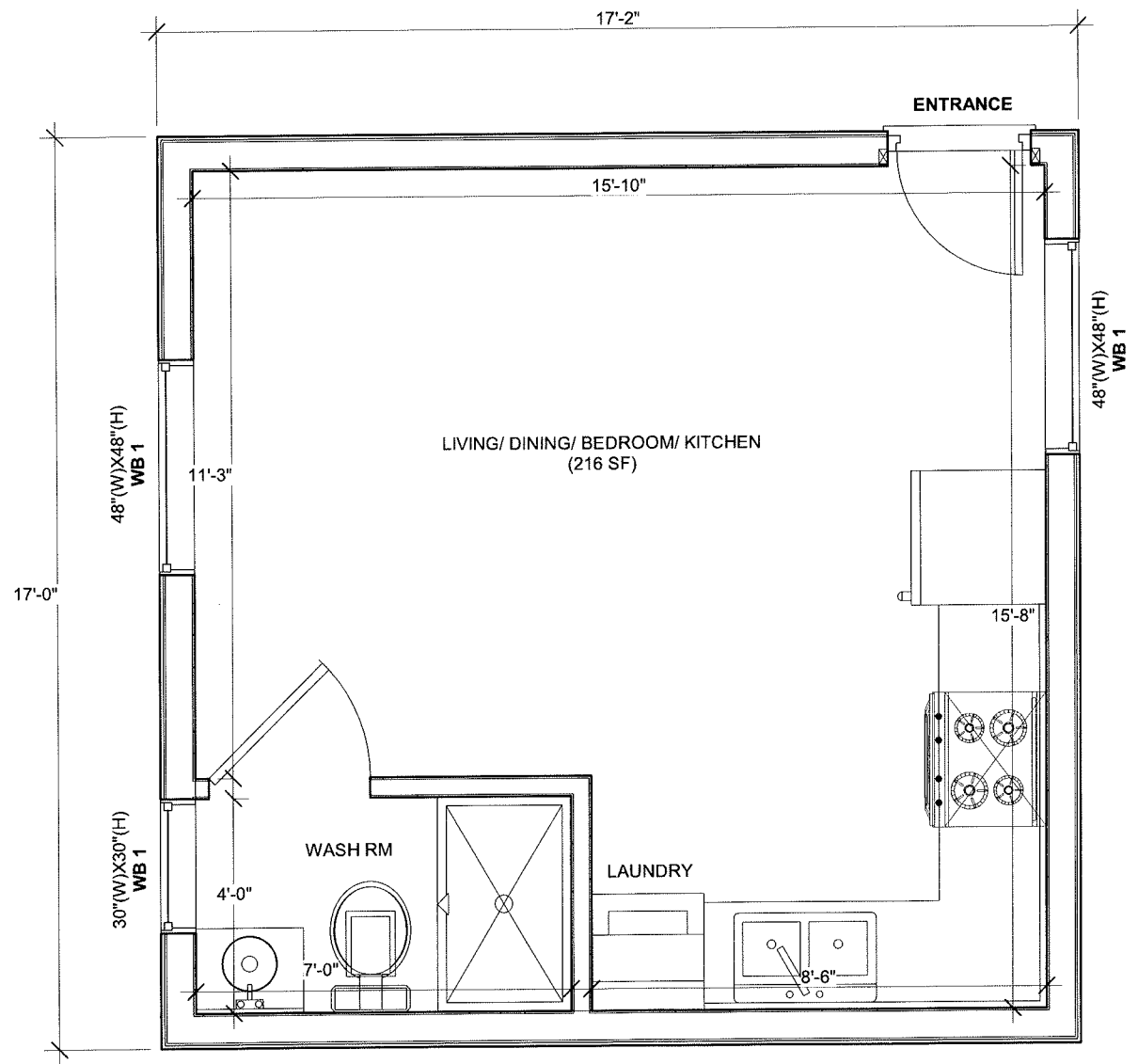
STAMP

01 ISSUED FOR PERMIT MAY 10/24
ADDRESS:
12 BERNARD AVE,
BRAMPTON, ON

DRAWN BY: SHK CHECKED BY: JB
PROJECT NUMBER: 24R-30041

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

DATE: MAY 10/24 DWG No: A-1
SCALE: 1 : 90



GARDEN SUITE AREA: 292 SF

GROUND FLOOR

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

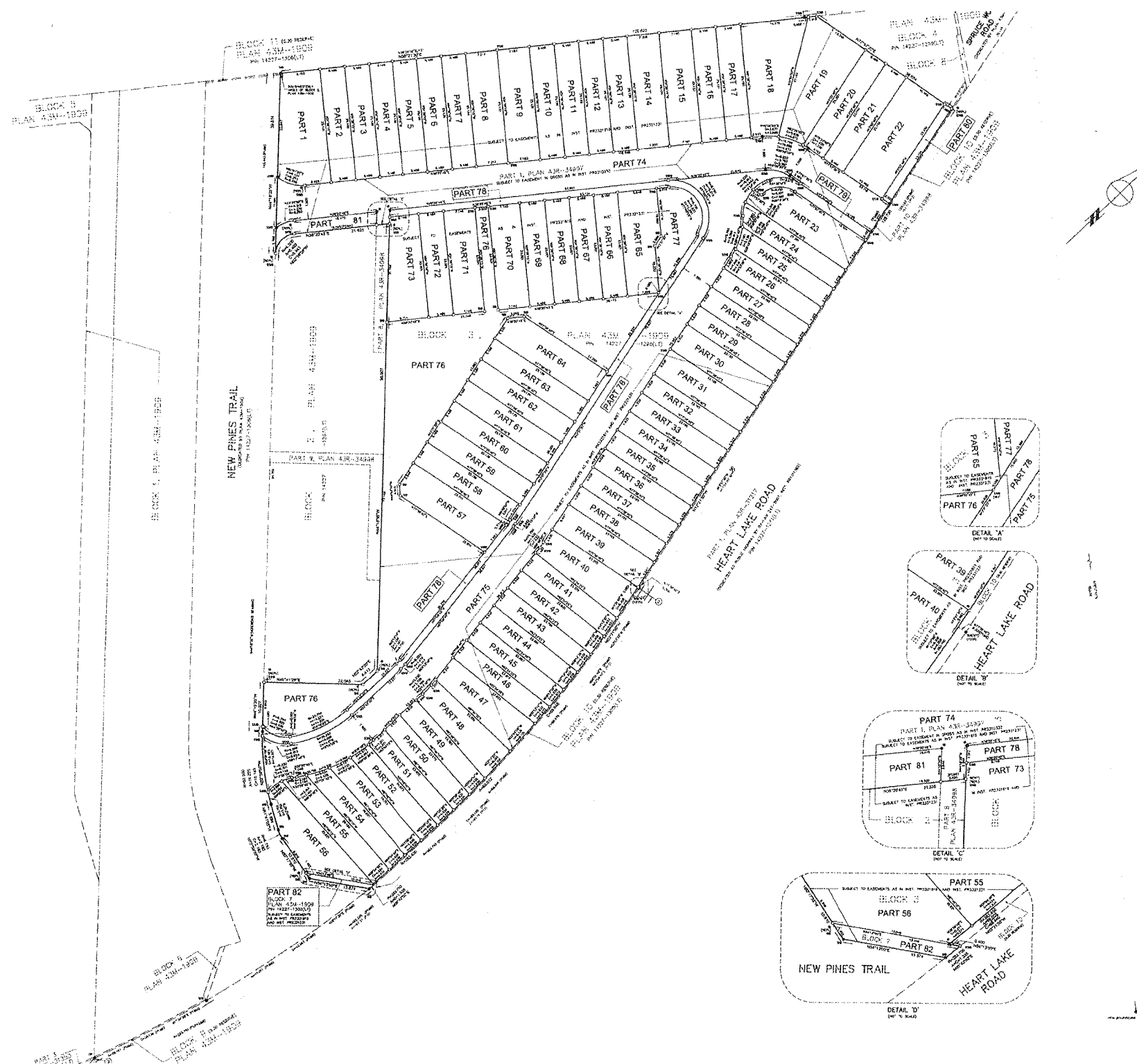
01 ISSUED FOR PERMIT MAY 10/24

ADDRESS:
12 BERNARD AVE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 24R-30041

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

DATE: MAY 10/24 DWG No:
SCALE: 1:30 **A-3**



PLAN	ALL OF BLOCK	SCHEDULE	ALL OF PLAN	AREA (SQ. FT.)	AREA (AC.)
BLOCK 3	43M-1909	14227-12060-7			
BLOCK 7	43M-1909	14227-12060-7			

PLANS OF SURVEY OF
BLOCKS 3 AND 7
PLAN 43M-1909
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEELE
 SCALE 1:300
 MICHAEL SURVEYORS LTD.

METRIC UNITS AND COORDINATES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808

BEARING
 BEARINGS SHOWN HEREON ARE AZIMUTHS UNLESS OTHERWISE NOTED AND REFERRED TO THE NORTHWEST CORNER OF THE LOT OR THE POINT OF BEGINNING OF THE CURVE OR TO THE POINT OF BEGINNING OF THE CURVE UNLESS OTHERWISE NOTED.
 DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED AND CAN BE CONVERTED TO SLOPE DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999998

UTM ZONE 18Q COORDINATES AND 8-DIGIT ELEVATION DATA AT SELECTED POINTS

POINT	NORTHING	EASTING
1	4 812 130 00	658 592 80
2	4 812 130 00	348 098 22
3	4 812 130 00	658 592 80

NOTES
 ALL FOUND MONUMENTS PER BY MICHAEL SURVEYORS LTD. O.L.S. (1970) UNLESS OTHERWISE NOTED.
 ALL PLANTED MONUMENTS ARE FROM BARS UNLESS OTHERWISE NOTED.
 SCANNING AND DISTANCES ALONG THE EXTERIOR BOUNDARIES SHOWN HEREON ARE IN ACCORDANCE WITH PLAN 43M-1909, BEARINGS AND DISTANCES OF PLAN 43M-1909.

LEGEND

- (M) DENOTES SURVEY MONUMENT FOUND
- (P) DENOTES SURVEY MONUMENT PLANTED
- (S) DENOTES STAKELESS SURVEY
- (C) DENOTES SHORT STANDARD FORM SIGN
- (R) DENOTES REBAR SIGN
- (O) DENOTES CONCRETE SIGN
- (V) DENOTES WOODEN SIGN
- (L) DENOTES BRICK LAMPPOST
- (D) DENOTES SIGNPOST
- (1) DENOTES PLAN 43M-1909
- (2) DENOTES PLAN 43M-1909
- (3) DENOTES PLAN 43M-1909
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- (79) DENOTES PLAN 43M-1909
- (80) DENOTES PLAN 43M-1909
- (81) DENOTES PLAN 43M-1909

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THE ACT AND THE REGULATIONS MADE UNDER THE ACT.
 2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF OCTOBER, 2013.
 DATE: OCTOBER 17, 2013
 Michael Surveys Ltd.
 MICHAEL SURVEYORS LTD.
 1000 WESTERN AVENUE
 BRAMPTON, ONTARIO N6A 3K2
 CANADA

EAST HALF LOT 12, CONCESSION 2
EAST OF HURONTARIO STREET
PART 8, PLAN 43R-18881
PIN 14227-1298(LT)

PART 1
PLAN 43R-35325

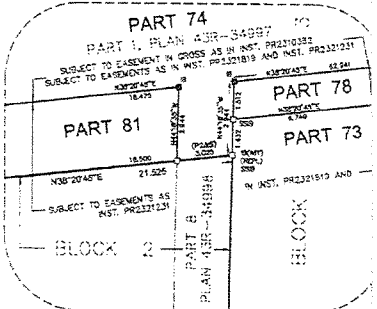
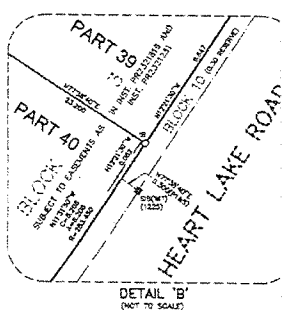
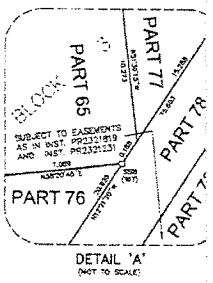
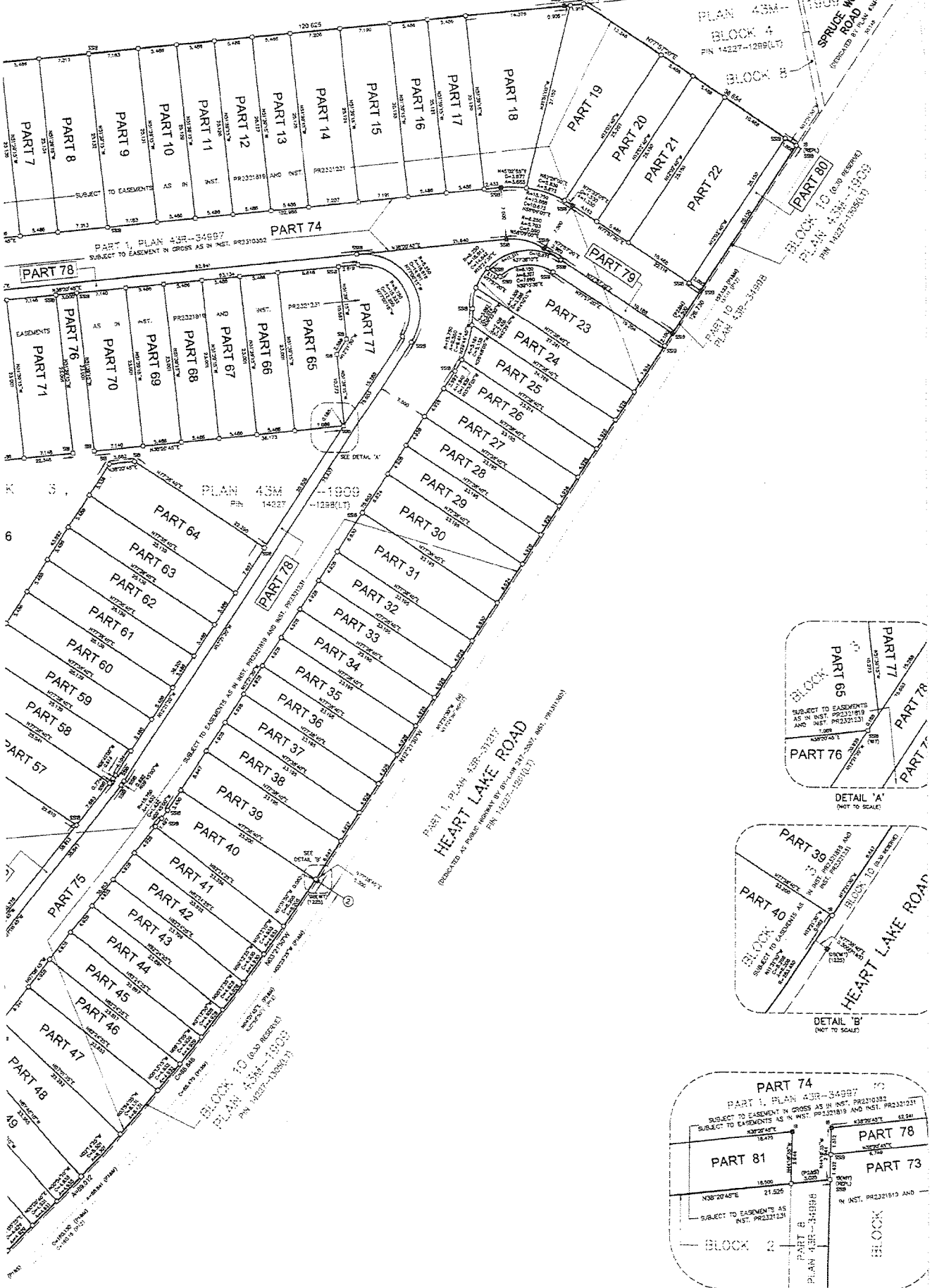
BLOCK 12
(0.20 RESERVE)

PLAN 43M-1809
BLOCK 4
PIN 14227-1299(LT)

BLOCK 8

1809
SPRUCE WOOD
(REGISTERED BY PLAN 43M-1809)

BLOCK 10 (0.20 RESERVE)
PLAN 43M-1923
PIN 14227-1299(LT)



PART 1
PLAN 43R-33325

BLOCK 12
(0.30 RESERVE)

PLAN 43M--

BLOCK 4

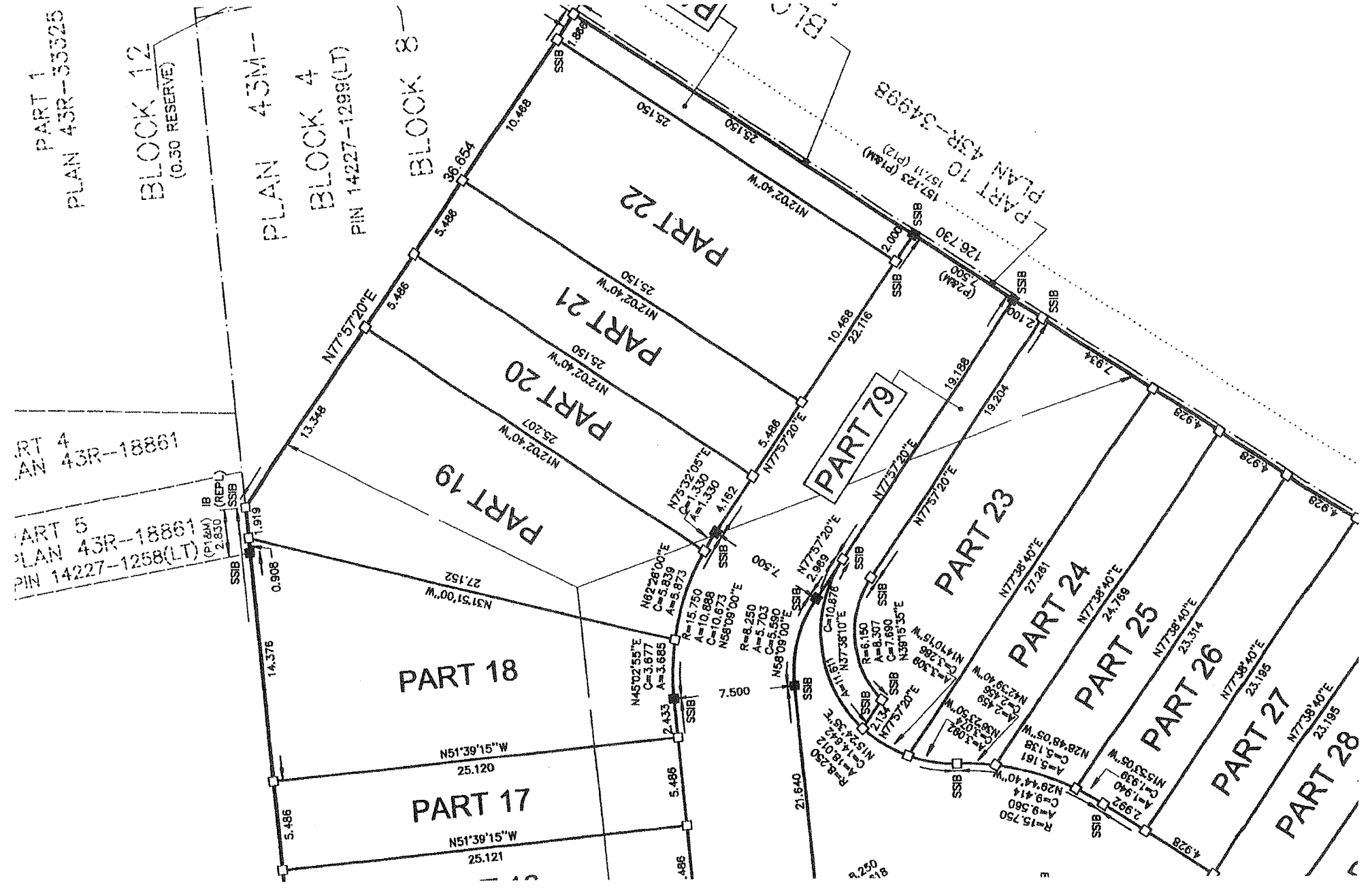
PIN 14227-1299(LT)

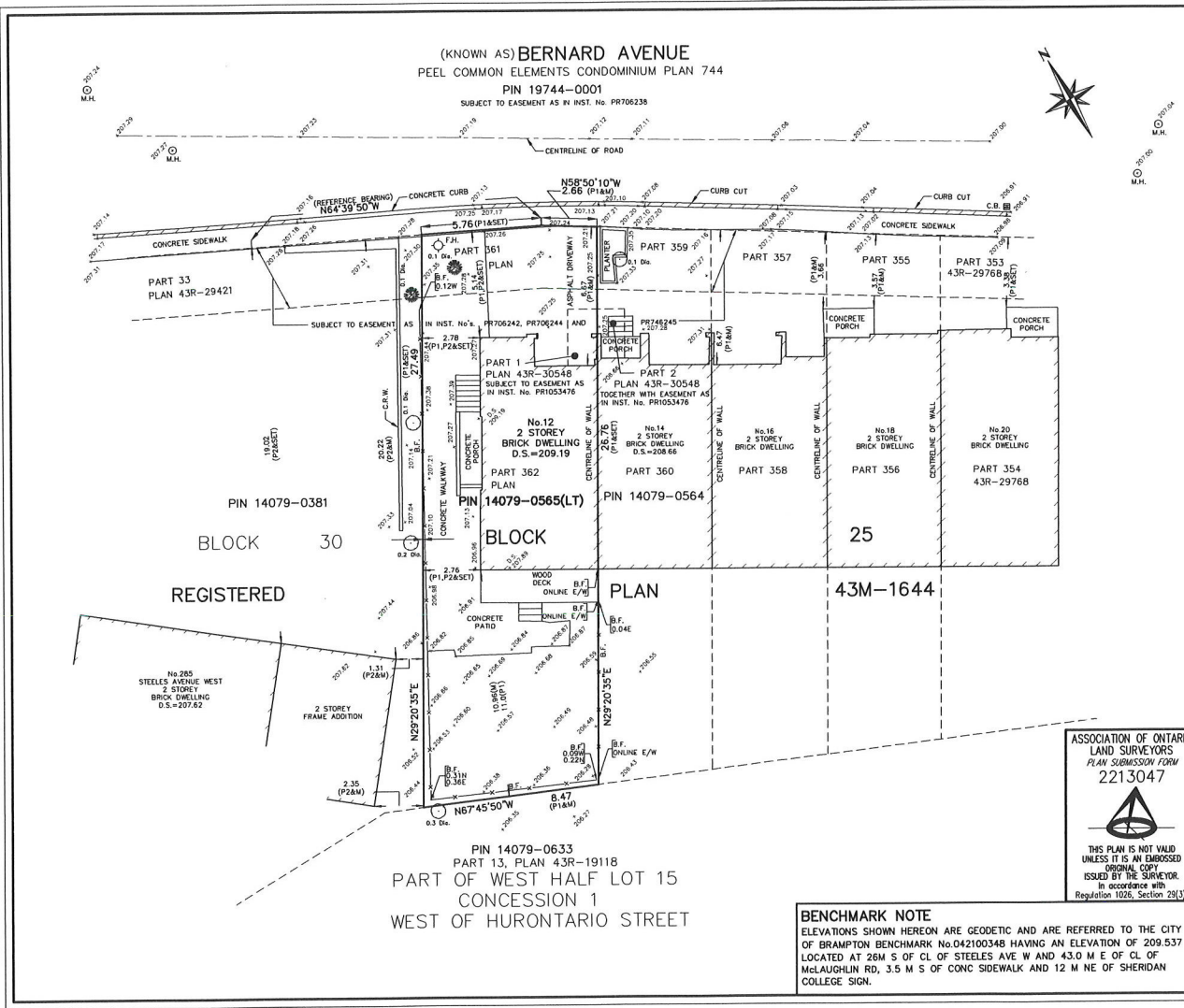
BLOCK 8-

PART 4
PLAN 43R-18861

PART 5
PLAN 43R-18861
PIN 14227-1258(LT)

PART 10
PLAN 43R-34998
157.125 (P1M)
157.11 (P12)





SURVEYOR'S REAL PROPERTY REPORT
 PART 1 – PLAN OF SURVEY OF
 PART OF BLOCK 25
 REGISTERED PLAN 43M–1644
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:150

MANDARIN SURVEYORS LIMITED, O.L.S. ©
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN OF SURVEY BY YOUNG AND YOUNG SURVEYING INC., O.L.S., DATE NOVEMBER 23, 2005
- P2 DENOTES PLAN OF SURVEY BY YOUNG AND YOUNG SURVEYING INC., O.L.S., DATE JULY 28, 2006
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.R.W. DENOTES CONCRETE RETAINING WALL
- D.S. DENOTES DOOR SILL ELEVATION AT ENTRY
- WO. DENOTES TIE TAKEN FROM WOOD
- O.M.H. DENOTES MANHOLE
- W.V. DENOTES WATER VALVE
- C.B. DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
 BEARINGS SHOWN HEREON ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHERLY OF BERNARD AVENUE AS SHOWN ON REGISTERED PLAN 43M-1644 HAVING A BEARING OF N64° 39' 50" W.

THIS REPORT WAS PREPARED FOR BUNGAY, SUNIL KUMAR AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN EASEMENT IN FAVOR OF HYDRO ONE BRAMPTON NETWORKS INC. AS IN INST. No. PR706242; SUBJECT TO AN EASEMENT IN FAVOR OF BELL CANADA AS IN INST. No. PR708244; SUBJECT TO AN EASEMENT IN FAVOR OF ROGERS CABLE COMMUNICATIONS INC. AS IN INST. No. PR706245. SUBJECT TO AND TOGETHER WITH EASEMENT AS IN INST. No. PR1053476
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE SOUTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 13th DAY OF FEBRUARY, 2024

FEBRUARY 20, 2024
 DATE

Z. ZENG
 ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
 ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
 WWW.MANDARINSURVEYORS.COM
 2400 MIDLAND AVE., #121 PHONE: (647) 430-1366
 SCARBOROUGH, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: Z.Q. DRAWN BY: E.N. CAD No: 23-564SRPR JOB No: 2023-564

BENCHMARK NOTE
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK No.042100348 HAVING AN ELEVATION OF 209.537 M. LOCATED AT 28M S OF CL OF STEELES AVE W AND 43.0 M E OF CL OF McLAUGHLIN RD, 3.5 M S OF CONC SIDEWALK AND 12 M NE OF SHERIDAN COLLEGE SIGN.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2213047

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

PIN 14079-0381
 BLOCK 30
 REGISTERED

PIN 14079-0565(LT)
 BLOCK 25

PLAN 43M-1644

PIN 14079-0633
 PART 13, PLAN 43R-19118
 PART OF WEST HALF LOT 15
 CONCESSION 1
 WEST OF HURONTARIO STREET

Zoning Non-compliance Checklist

File No.

A-2024-0212

Applicant: PAVNEET KAUR

Address: 12 BERNARD AVE

Zoning: R3A-2807 Residential

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit an interior side yard setback of 1.42m to a garden suite To permit a separation distance from the principal dwelling of 2.79m to a garden suite	whereas the by-law requires a minimum interior side yard setback of 1.8m. whereas the by-law requires a minimum separation distance of 3.0m.	10.16.2.e 10.16.2.f
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 5.63m To permit a parking space depth of 4.9m	whereas the by-law permits a maximum driveway width of 5.5m whereas the by-law requires a minimum parking space depth of 5.4m	10.9.1.B.1. a 10.16.(h).(i))
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
Reviewed by Zoning

June 5, 2024
Date