

REVISED.

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

FILE NUMBER: A-2024-0214.

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)** GURPREET CHAUHAN, BEANT CHAUHAN
Address 12 COTTONGRASS LANE BRAMPTON, ON, L6R 3A7

Phone # 416-688-0832 **Fax #** _____
Email GARRYAPC@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 A DRIVEWAY WIDTH OF 8.34m (27.33 ft.)
 -TO PERMIT 0.3m PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE IN FRONT YARD
 -TO PERMIT THE MINIMUM REAR YARD SETBACK OF 4.35m,

4. **Why is it not possible to comply with the provisions of the by-law?**
 -WHEREAS ZONING BY LAW REQUIRES A MINIMUM REAR YARD SETBACK OF 7.5m TO ANY ADDITION TO THE EXISTING BUILDING.-WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.00m (23 ft);
 -WHEREAS ZONING BY LAW REQUIRES 0.6m OF PERMEABLE LANDSCAPING NEAR

5. **Legal Description of the subject land:**
Lot Number 167
Plan Number/Concession Number M1559
Municipal Address 12 COTTONGRASS LANE BRAMPTON, ON, L6R 3A7

6. **Dimension of subject land (in metric units)**
Frontage 10.40
Depth 32
Area 332.8

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	8.01
Side yard setback	0.64
Side yard setback	1.22

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	4.35
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: 03/05/2003
15. Length of time the existing uses of the subject property have been continued: 20

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 07 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 7th DAY OF
June, 2024.

Pavneet Kaur
Signature of Applicant or Authorized Agent


A COMMISSIONER OF OATHS
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 _____

Date Application Deemed _____

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

AFFIDAVIT

I, Pavneet Kaur of the City of Brampton
(your name) (Name of city, town, village)

being the Applicant Authorized agent Agent's rep. having made application(s) to the
(check appropriate box)

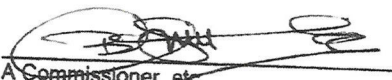
Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 12 Cottongrass Lane

Make oath and say as follows:

1. I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
 - a. Application number(s);
 - b. Date, time and location of the hearing;
 - c. The purpose and effect of the consent application and/or the minor variance(s).
2. I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at coa@brampton.ca no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton in the Regional Municipality of Peel, this

30 day of May 2024



A Commissioner, etc.
BRIJNEET SINGH ARORA
Barrister Solicitor & Notary Public

Notary Public for Ontario
309-50 Sunny Meadows Blvd
Brampton Ontario L6R 0Y7

Ph# 905-791-2500; Fax # 905-790-7737

Pavneet Kaur
Signature of Applicant/Authorized Agent

Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.

Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.



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 COTTONGRASS LANE BRAMPTON ON
L6R 3A7

I/We, GURPREET CHAUHAN & BEANT CHAUHAN
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the the City of Brampton Committee of Adjustment and City of Brampton staff members, t the above noted property for the purpose of conducting a site inspection with respect to application for Minor Variance and/or consent.

Dated this 15 day of MAY, 2024.

Gurpreet Chauhan Beant Chauhan
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of t

(where the owner is a firm or corporation, please print or type the full name of the person signi

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMM
MEMBERS AND THE APPLICANT DURING THE SITE INSPEC**

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
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City of Brampton
2 Wellington Street West
Brampton, Ontario
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LOCATION OF THE SUBJECT LAND: 12 COTTONGARSS LANE BRAMPTON ON
L6R3A7

I/We, GURPREET CHAUHAN & BEANT CHAUHAN
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 application for **minor variance** with respect to the subject land.

Dated this 15 day of MAY, 2024.

Gurpreet Chauhan Beant Chauhan

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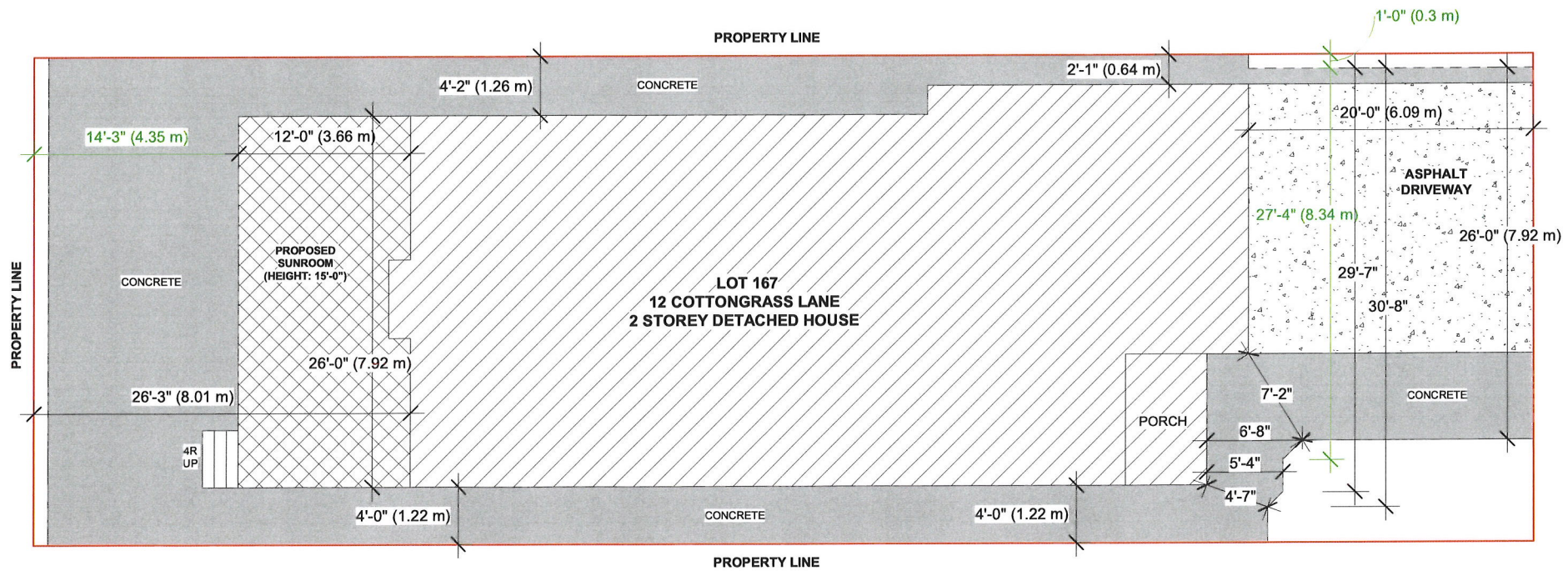
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MINOR VARIANCE

- TO PERMIT A DRIVEWAY WIDTH OF 8.34m (27.33 ft.) WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.00m (23 ft);
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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 JUN 03/24

ADDRESS:
12 COTTONGRASS LANE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR
PROJECT NUMBER: 24R-30093

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

DATE: JUN 03/24 DWG No: A-1
SCALE: 1 : 100

COTTONGRASS LANE



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after application is deemed complete)

FILE NUMBER: A-2024-0214

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1. **Name of Owner(s)** GURPREET CHAUHAN, BEANT CHAUHAN
Address 12 COTTONGRASS LANE BRAMPTON, ON, L6R 3A7

Phone # 416-688-0832 **Fax #** _____
Email GARRYAPC@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 A DRIVEWAY WIDTH OF 7.92m (26.00 ft.)
TO PERMIT 0.3m PERMEABLE LANDSCAPING ADJACENT TO THE SIDE LOT LINE IN FRONT YARD
-TO PERMIT THE MINIMUM REAR YARD SETBACK OF 4.35m

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

WHEREAS THE BY-LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 7.00m (23 ft);
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5. **Legal Description of the subject land:**
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Plan Number/Concession Number M1559
Municipal Address 12 COTTONGRASS LANE BRAMPTON, ON, L6R 3A7

6. **Dimension of subject land (in metric units)**
Frontage 10.40
Depth 32
Area 332.8

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	8.01
Side yard setback	0.64
Side yard setback	1.22

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	4.35
Side yard setback	NO CHANGE
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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: 03/05/2003

15. Length of time the existing uses of the subject property have been continued: 20

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 07 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
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June, 2024.

Pavneet Kaur
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner
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 June 7, 2024

Date Application Deemed _____

VL

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 COTTONGRASS LANE BRAMPTON ON
L6R 3A7

I/We, GURPREET CHAUHAN & BEANT CHAUHAN
please print/type the full name of the owner(s)

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Dated this 15 day of MAY, 2024.

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NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMM MEMBERS AND THE APPLICANT DURING THE SITE INSPEC

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 COTTONGARSS LANE BRAMPTON ON
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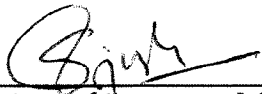
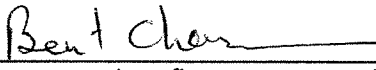
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Zoning Non-compliance Checklist

File No.

A - 2024 - 0214

Applicant: GURPREET CHAUHAN, BEANT CHAUHAN

Address: 12 COTTONGRASS LANE

Zoning: R1D-1115

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS REAR	To permit a rear yard setback of 4.35m to a proposed sunroom addition.	Whereas the by-law requires a minimum rear yard setback of 7.5m	R1D 13.3.2(g)
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 8.33m(27.33ft).	Whereas the by-law permits a maximum driveway width of 7.0m	10.9.1(1)(c))
LANDSCAPED OPEN SPACE	To permit 0.30m of permeable landscaping abutting the side lot line.	Whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1(4)(a)
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Dhwani Shah

Reviewed by Zoning

05 June 2024

Date

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

AFFIDAVIT

I, Pavneet Kaur of the City of Brampton
(your name) (Name of city, town, village)

being the Applicant Authorized agent Agent's rep (check appropriate box) having made application(s) to the

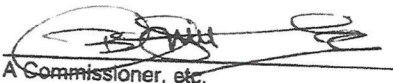
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Make oath and say as follows:

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 - a. Application number(s);
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30th day of May 2024



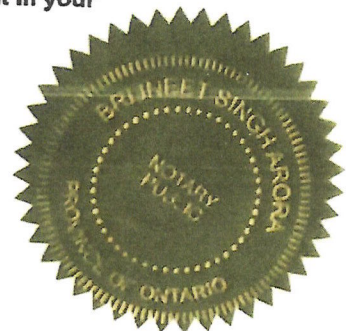
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BRUNEET SINGH ARORA
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309 - 50 Sunny Meadows Blvd
Brampton Ontario L6R 0Y9
Ph# 905-791-2500; Fax # 905-790-7737

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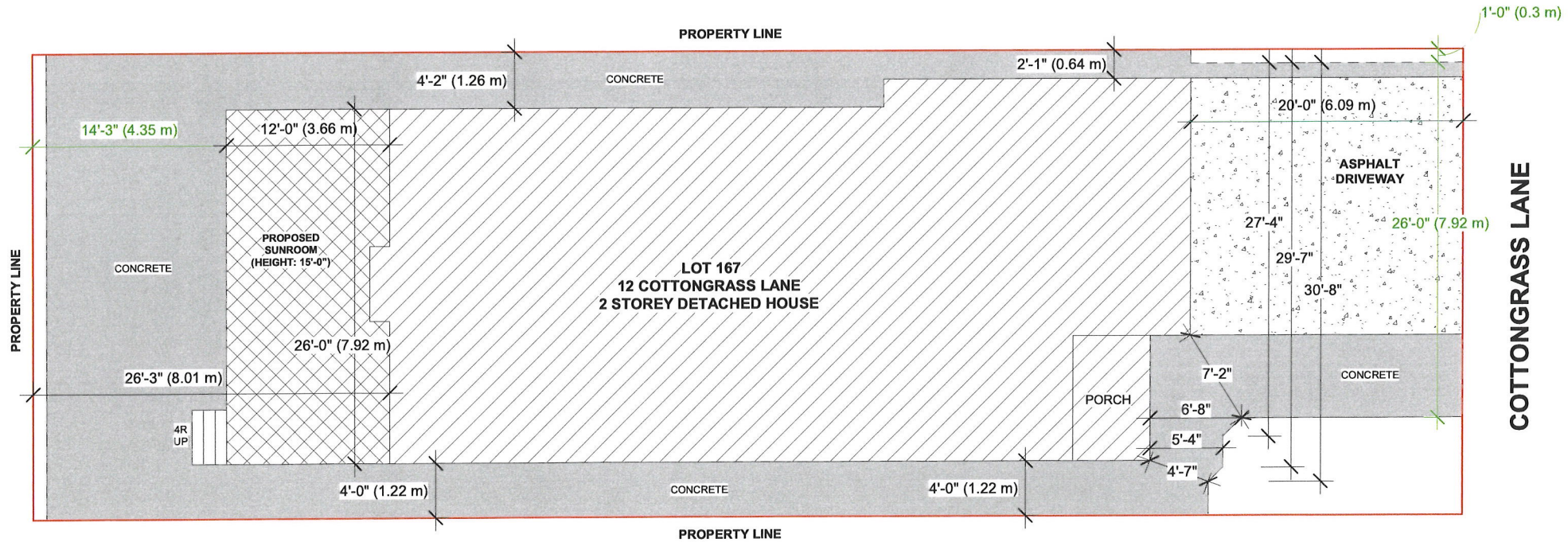


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CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR VARIANCE JUN 03/24

ADDRESS:
12 COTTONGRASS LANE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR
PROJECT NUMBER: 24R-30093

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

DATE: JUN 03/24 DWG No:
SCALE: 1 : 100 A-1

COTTONGRASS LANE