

Flower City



brampton.ca

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

FILE NUMBER:

A-2024-02382

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)** GAGNDEEP SINGH BATTH AND GURVEER KAUR BATTH  
**Address** 11 BOOKTON STREET BRAMPTON ON L6P4P3

**Phone #** 416 274 7211 **Fax #**  
**Email** GAGNDEEP.BATTH@GMAIL.COM

vickibatth@gmail.com

2. **Name of Agent** KULWINDER BATTH  
**Address** 28 BIRCH TREE TRAIL BRAMPTON ON L6P3M8

**Phone #** 647 466 8481 **Fax #**  
**Email** vickibatth@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
Driveway Width and Landscaping adjacent to side lot line  
  
1.84 metre

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

5. **Legal Description of the subject land:**  
**Lot Number** 29  
**Plan Number/Concession Number** 43M2092  
**Municipal Address** 11 BOOKTON STREET BRAMPTON ON L6P 4P3

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.15 M  
**Depth** 27.50 M  
**Area** 251.35 M

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.)

2 STORY DETACHED HOUSE

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 \_\_\_\_\_  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

PROPOSED

Front yard setback \_\_\_\_\_  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: APRIL 11 2022
11. Existing uses of subject property: SINGLE FAMILY RESIDENCE
12. Proposed uses of subject property: \_\_\_\_\_
13. Existing uses of abutting properties: \_\_\_\_\_
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: 2 YEARS

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 _____

Aruna Pan  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 28 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, GAGANDEEP JASWAL, 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 14th DAY OF  
June, 2024  
A Commissioner etc.

**Gagandeep Jaswal**  
**a Commissioner, etc.,**  
**Province of Ontario,**  
**for the Corporation of the**  
**City of Brampton**  
**Expires September 20, 2026**  
[Signature]  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>MZO 171-20 Residential</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Angelo Barbato</u> Zoning Officer	<u>June 5, 2024</u> Date

DATE RECEIVED June 14, 2024  
Date Application Deemed Complete by the Municipality VL

**PERMISSION TO ENTER**

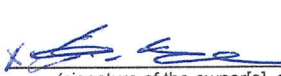
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 11 BOOKTON STREET BRAMPTON STREET L6P4P3

I/We, GAGNDEEP SINGH BATTI AND GURVEER KAUR BATTI  
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 28th day of May, 2024.

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

GAGNDEEP SINGH BATTI AND GURVEER KAUR BATTI  
(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  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 11 BOOKTON STREET BRAMPTON L6P 4P3

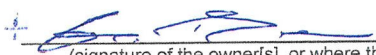
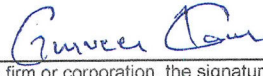
I/We, GAGNDEEP SINGH BATTH AND GAGNDEEP SINGH BATTH  
please print/type the full name of the owner(s)

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

KULWINDER BATTH  
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.

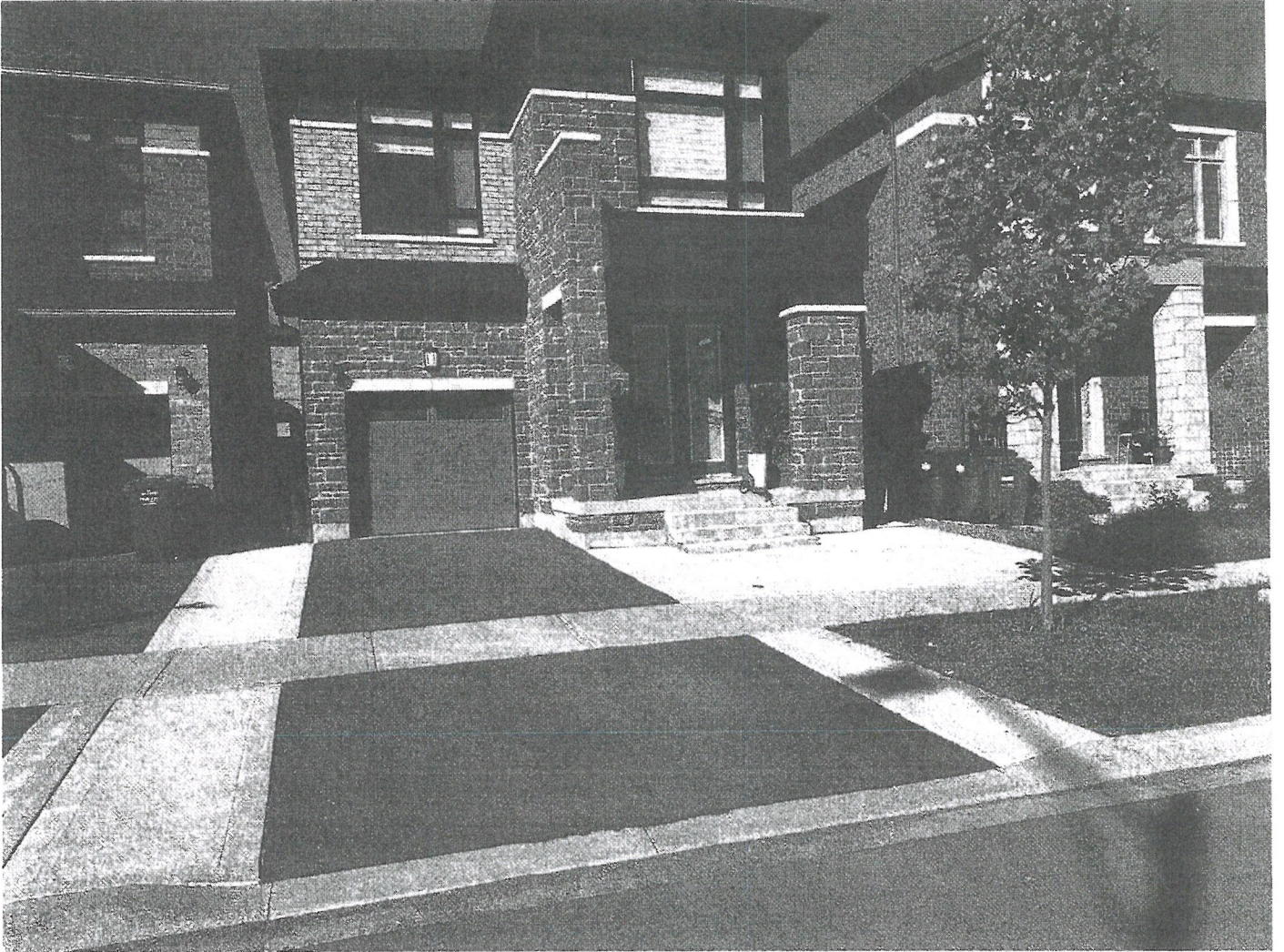
Dated this 28 day of MAY, 2024

   
(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.)

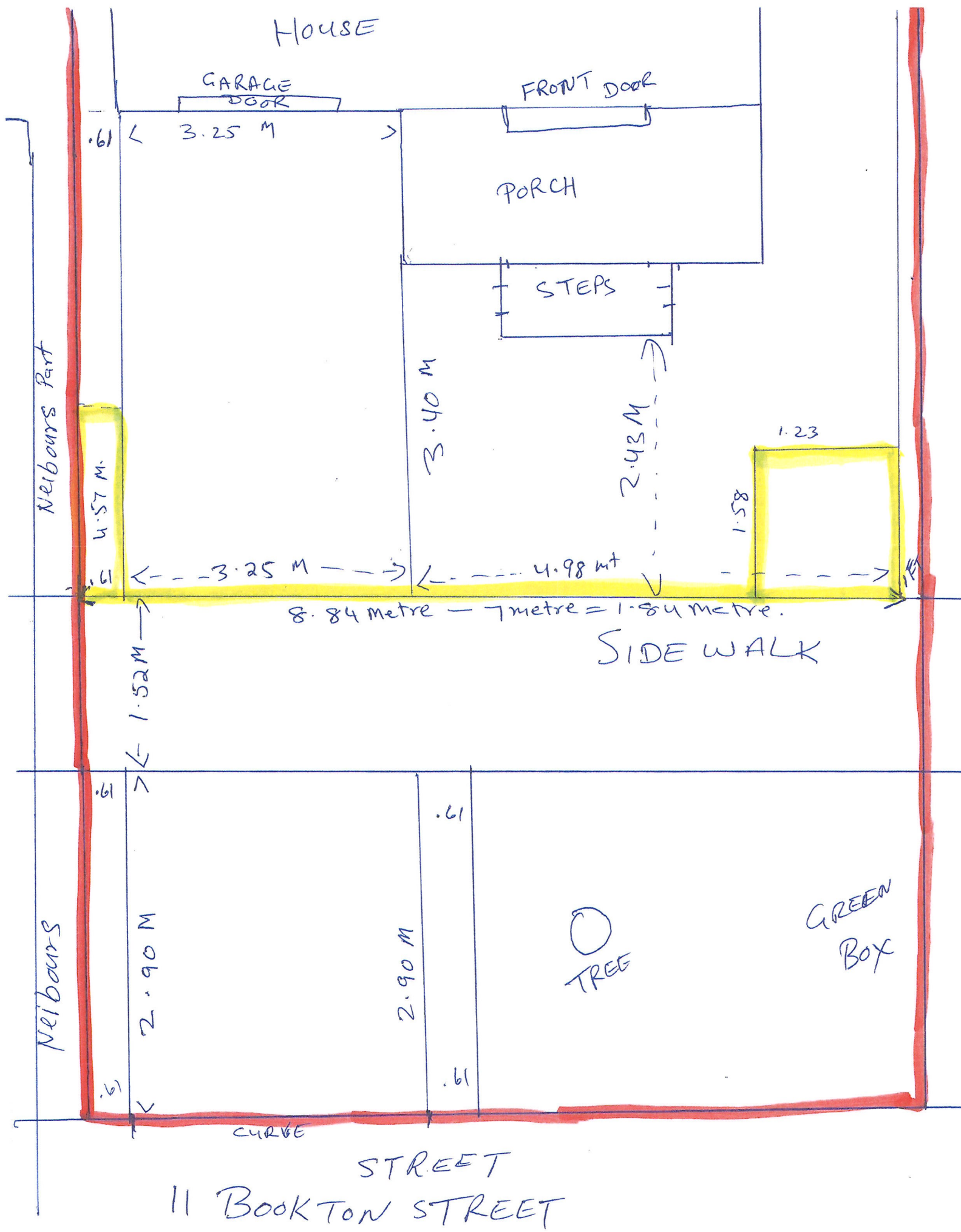
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**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.**



11 BOCKTON STREET BRAMPTON

Sketch attached  
with measurements.



# REALTOR® AVM Enhanced Residential Report

VICKI BATH  
 kulwinder bath  
 14-3600 LANGSTAFF RD  
 VAUGHAN ON  
 L4L9E7  
 (M):+16474668481  
 sellorbuy4u@hotmail.com



Property Address	11 BOOKTON ST
Municipality	BRAMPTON CITY
Roll Number	211012000151492
Property Code & Description	301 - Single-family detached (not on water)
Postal Code	L6P4P3
Province	ON

## AVM Details

Real Time Market Value (AVM)	\$1,380,000	Confidence Rating	★★★★★
AVM Valuation Date (yyyy-mm-dd)	2024-05-17	AVM Range	\$1,338,000-\$1,427,000

## Services

Hydro	Private Water	Private Sanitary
Hydro available	-	-

## Site Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
29.99	90.22	0.06	Year Round Road Access	Regular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
-	-	-	-





Client Report Generated on 2024

**11 BOOKTON STREET  
BRAMPTON**

PIN 140211929

This report was prepared by:

**KULWINDER KAUR BATHH**  
SALES REPRESENTATIVE



[sellorbuy4u@hotmail.com](mailto:sellorbuy4u@hotmail.com)  
[www.intercityrealty.com](http://www.intercityrealty.com)

**INTERCITY REALTY INC. BROKERAGE**

14-3600 LANGSTAFF ROAD  
WOODBIDGE, Ontario, Canada, L4L 9E7  
Office: 4167987070  
Fax: 9058518794



# PROPERTY REPORT



Copyright © 2002-2024 Teranet Inc. and its suppliers. All rights reserved.

© 2024 Teranet Inc.

## Permit Details

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
22324948P0101RS	2023/06/07	Alterations/Renovations	OPEN
22324948P0100RS	2023/02/07	Alterations/Renovations	PROCESS
2122760400001RR	2021/10/20	Garage	CLOSED
2122760400000RR	2021/06/08	New Building	CLOSED

## Primary Structures

Structure Description	SINGLE FAMILY DETACHED
Year Built	2022
Total Floor Area (Above Grade sqft)	2,289
First Floor Area (sqft)	1,040
Second Floor Area (sqft)	1,249
Third Floor Area (sqft)	-
Full Storeys	2
Partial Storeys	No part storey
Bedrooms	4
Full Bathrooms	3
Half Bathrooms	1
Basement Total Area (sqft)	1,105
Basement Finished Area (sqft)	884
Heating	Forced Air
Air Conditioning	Y
Renovation Year	-
Renovation Type	-
Addition Year	-
Addition Area	-
Split Level	No Split
Structure Condition	Average
Fireplace Total	1
Condo Floor Level	-
Condo Parking Spaces	-
Condo Lockers	-
Condo Indoor Parking	-
Structure Design Type	-
Structure Variables	-

## Garage Structures

Structure Description	ATTACHED GARAGE
Year Built	2022
Total Area (sqft)	220
Garage Spaces	1

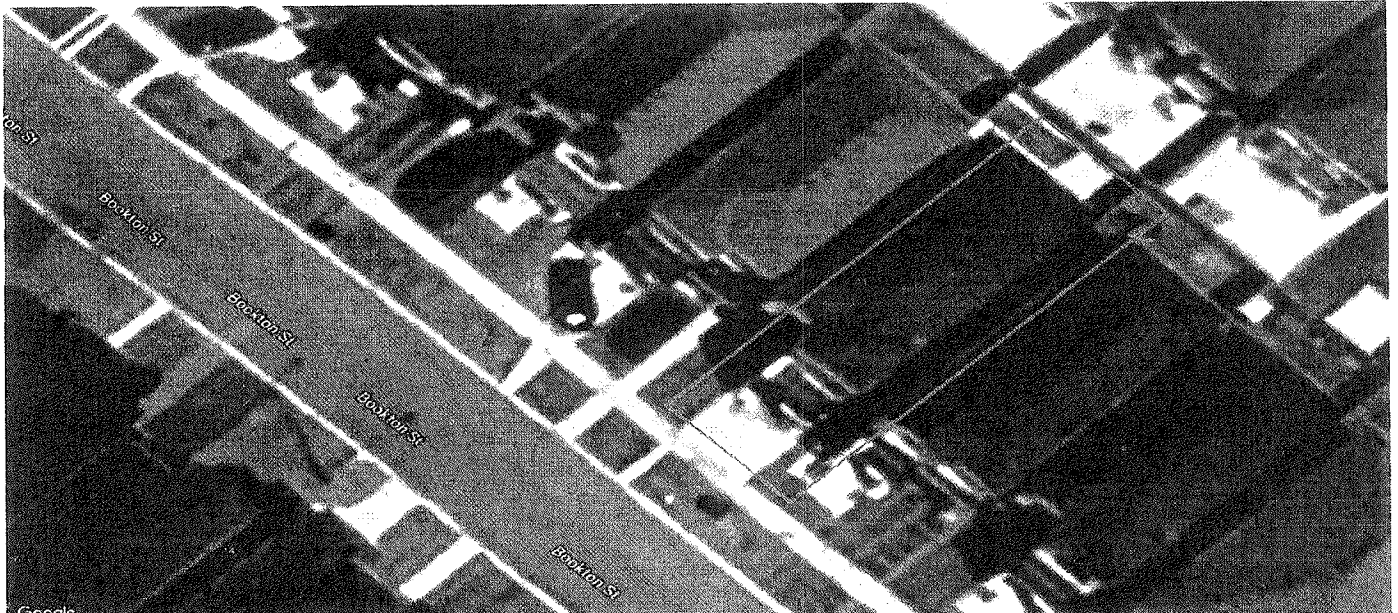
## Property Details

GeoWarehouse Address:

11 BOOKTON STREET  
BRAMPTON

PIN: 140211929  
Land Registry Office: PEEL (43)  
Land Registry Status: Active  
Registration Type: Certified (Land Titles)  
Ownership Type: Freehold

Sorry, we have no images for this



## Ownership

Owner Name:

BATTH, GURVEER KAUR;BATTH, GAGNDEEP SINGH

## Legal Description

LOT 29, PLAN 43M2092 SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR3773067 SUBJECT TO AN EASEMENT FOR ENTRY AS IN PR4031320 SUBJECT TO AN EASEMENT OVER PART LOT 29, PLAN 43M2092; PART 5, PLAN 43R39926 IN FAVOUR OF LOT 30, PLAN 43M2092 AS IN PR4030813 TOGETHER WITH AN EASEMENT OVER PART LOT 30, PLAN 43M2092; PART 6, PLAN 43R39926 AS IN PR4030813 CITY OF BRAMPTON

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplace
301	2022	4	3	1	2	No part storey	No Split	1

**Assessment Roll Legal Description:** PLAN 43M2092 LOT 29

**Property Address:** 11 BOOKTON ST BRAMPTON ON L6P4P3

**Zoning:** Residential

**Property Type:** RESIDENTIAL

**Site Area:** 251.35M

**Site Variance:** Regular

**Driveway Type:** Separate or Private Driveway

**Garage Type:** ATTACHED GARAGE

**Garage Spaces:** 1

**Water Service Type:** N/A

**Sanitation Type:** N/A

**Pool:** Indoor :N, Outdoor :N

**RRF AppealDate:** 2024-04-02

**Abut Details:** N/A

**Onsite Details:** N/A

**Proximity Details:** N/A

**Waterfront Details:** N/A

**Last Property Assessment Notice** 2023-11-01

**Property Owner Name:** N/A

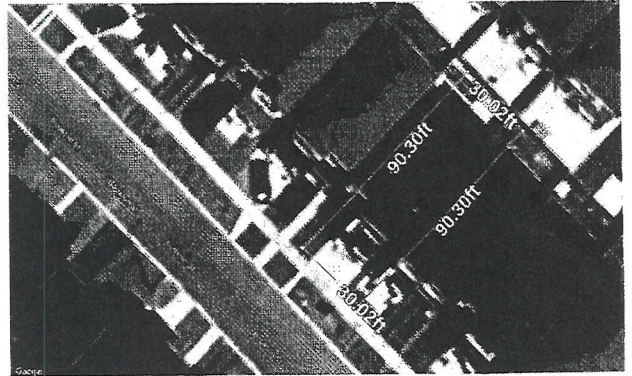
**Property Owner Mail:** N/A

#### Residential Property Tax Details

Year	Tax Estimate
2016	\$6,333
2017	\$6,534
2018	\$6,727
2019	\$6,810
2020	\$6,911
2021	\$6,979
2022	\$7,111
2023	\$7,535

### Lot Size

Area: 2701.74 sq.ft (0.062 ac)  
 Perimeter: 239.5 ft  
 Measurements: 90.3ft x 30.02ft x 90.3ft x 30.02ft  
 Lot Measurement Accuracy : LOW  
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



### Assessment Information

**ARN**

211012000151492

Taxation Year
2024
2023
2022
2021

**Previous Assessment** N/A

Phased-In Assessment
\$745,000
\$745,000
\$745,000
\$745,000

Frontage:	29.99 ft	Description:	Single-family detached (not on water)
Depth:	90.22 ft	Property Code:	301
Based On:	January 1, 2016	Current Assessment:	\$745,000

### Enhanced Site & Structure

**Structures:**

**SURVEYOR'S REAL PROPERTY REPORT**

**PART 1**

**PLAN OF LOTS 25, 26, 27,  
28, 29, 30, 31, 32, 33 AND 34**

**PLAN 43M-2092**

**CITY OF BRAMPTON**

**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300



R-PE SURVEYING LTD., O.L.S.

**METRIC**

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

**ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2175531**



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

**NOTES**

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2092
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY DAVID B. SEARLES SURVEYING LTD., O.L.S.  
ALL TIES TO CONCRETE FOUNDATIONS

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHEAST LIMIT OF BOOKTON STREET AS SHOWN ON PLAN 43M-2092 HAVING A BEARING OF N45°17'50"W.

**PART 2 (SURVEY REPORT)**

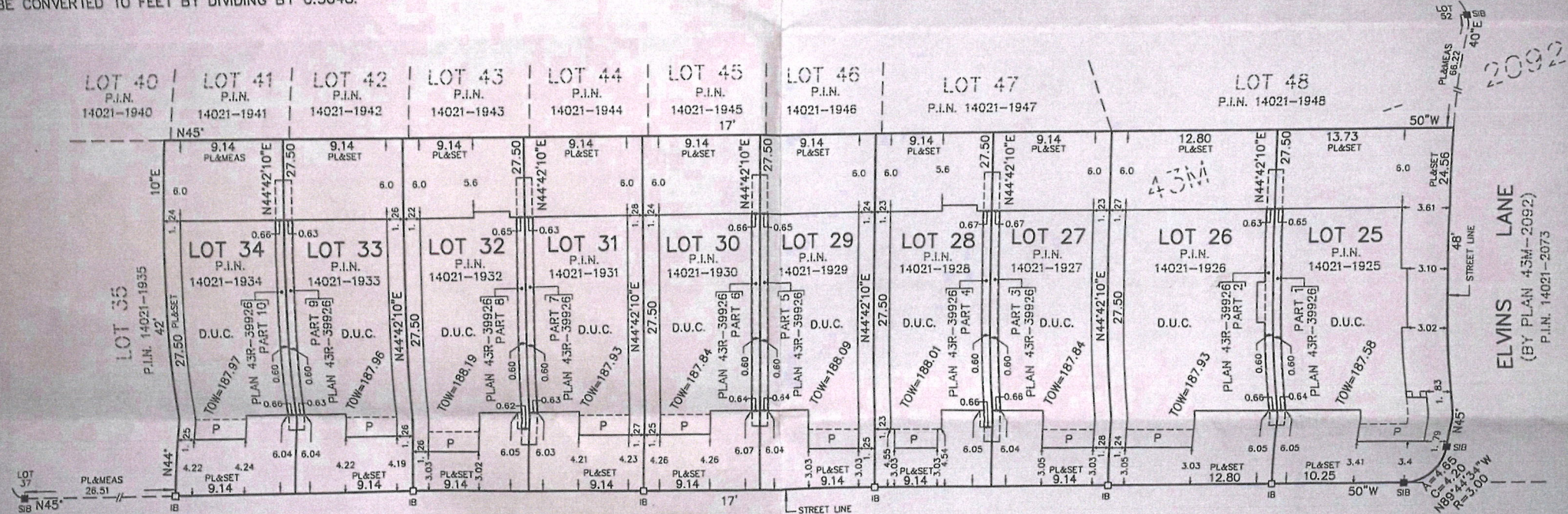
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

**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 THE 6<sup>th</sup> DAY OF MAY, 2021.  
DATE AUGUST 26, 2021.

*T.S.*  
T. SINGH  
ONTARIO LAND SURVEYOR



PLAN

BOOKTON STREET

STREET

ELVINS LANE  
(BY PLAN 43M-2092)  
P.I.N. 14021-2075

(BY PLAN 43M-2092)  
P.I.N. 14021-2071

**PLEASE SEE ATTACHED  
NOTES AS THEY FORM  
PART OF THE  
REVIEWED DRAWINGS**

**rpe R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3  
Tel. (416)635-5000 Fax (416)635-5001  
Tel. (905)264-0881 Fax (905)264-2099  
Website: www.r-pe.ca  
DRAWN: V.K. CHECKED: T.S.  
CAD FILE No. 2092-25 JOB No. 21-025

THIS REPORT WAS PREPARED FOR POETRY LIVING HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES  
© R-PE SURVEYING LTD., O.L.S., 2021.

\*21-025\* \*43M-2092 L25-34\*



Scanned with CamScanner

# Zoning Non-compliance Checklist

File No.

A-2024-232

Applicant: Kulwinder Batth

Address: 11 Bookton St.

Zoning: MZO 171-20 Residential

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			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.84m  To permit a parking space depth of 2.43m  To permit 0.3m of permeable landscaping abutting the side lot line	whereas the by-law permits a maximum driveway width of 7.0m  whereas the by-law requires a minimum parking space depth of 5.4m  whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1.1.c.  10.16.(h).(i) )  10.9.1.B.4(a)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

\_\_\_\_\_  
Angelo Barbato  
Reviewed by Zoning

\_\_\_\_\_  
June 5, 2024  
Date