



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

FILE NUMBER: A-2024-0235

*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)** AMAN DEEP SINGH, SHARANJEET KAUR THIND  
**Address** 13 HENNA ST., BRAMPTON, ON  


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**Phone #** 647-299-2295 **Fax #** \_\_\_\_\_  
**Email** amanthind2010@hotmail.com sharanthind90@gmail.com

2. **Name of Agent** NEETU SINGH  
**Address** 5 SUMMERGATE CRT., CELEDON E  


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**Phone #** 647-533-0382 **Fax #** \_\_\_\_\_  
**Email** nt.singh2000@gmail.com

3. **Nature and extent of relief applied for (variances requested):**

1. TO PERMIT A DRIVEWAY WIDTH OF 8.5M  
 2. TO PERMIT SOFT LANDSCAPE OF .28M  
 3. TO PERMIT AN EXISTING ACCESSORY STRUCTURE HAVING SETBACKS OF 0.51 AND 0.3M TO THE NEAREST PROPERTY LINE

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

THE CONSTRUCTION WAS COMPLETED LAST YEAR AND THE OWNER WASN'T AWARE OF THE ZONING BY-LAWS

5. **Legal Description of the subject land:**  
**Lot Number** 70  
**Plan Number/Concession Number** M1958  
**Municipal Address** 13 HENNA ST., BRAMPTON ON L6P 4C5

6. **Dimension of subject land (in metric units)**  
**Frontage** 16.6M  
**Depth** 27.6M  
**Area** 457 SQM

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.)

- 2 STOREY DETACHED HOUSE WITH AN AREA OF 193.4 SQ M  
- SHED WITH AN AREA OF 6.8 SQ M

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 5.3 M  
Rear yard setback 7.2 M  
Side yard setback 1.2 M  
Side yard setback 1.2 M

PROPOSED

Front yard setback 5.3 M  
Rear yard setback 7.2 M  
Side yard setback 1.2 M  
Side yard setback 1.2 M

10. Date of Acquisition of subject land: 20 DEC 2023

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: 2016

15. Length of time the existing uses of the subject property have been continued: 8 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 _____

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY [Signature] OF BRAMPTON  
THIS 21 14 DAY OF MAY 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, NEETU SINGH Anandeep Singh, 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  
[Signature]  
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>R1F-12.2-2394</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>Dhwani Shah</u> Zoning Officer	<u>05 June 2024</u> Date

DATE RECEIVED June 14, 24  
Date Application Deemed Complete by the Municipality [Signature]

**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: 13 HENNA ST., BRAMPTON

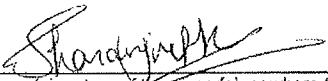
I/We, AMAN DEEP SINGH, SHARANJEET KAUR THIND  
please print/type the full name of the owner(s)

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

NEETU SINGH  
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 21 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.**

**PERMISSION TO ENTER**

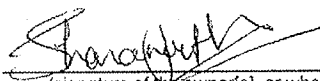
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 13 HENNA ST., BRAMPTON

We, Anam deep Singh, Saranjeet Kaur Thind  
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 21 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.*

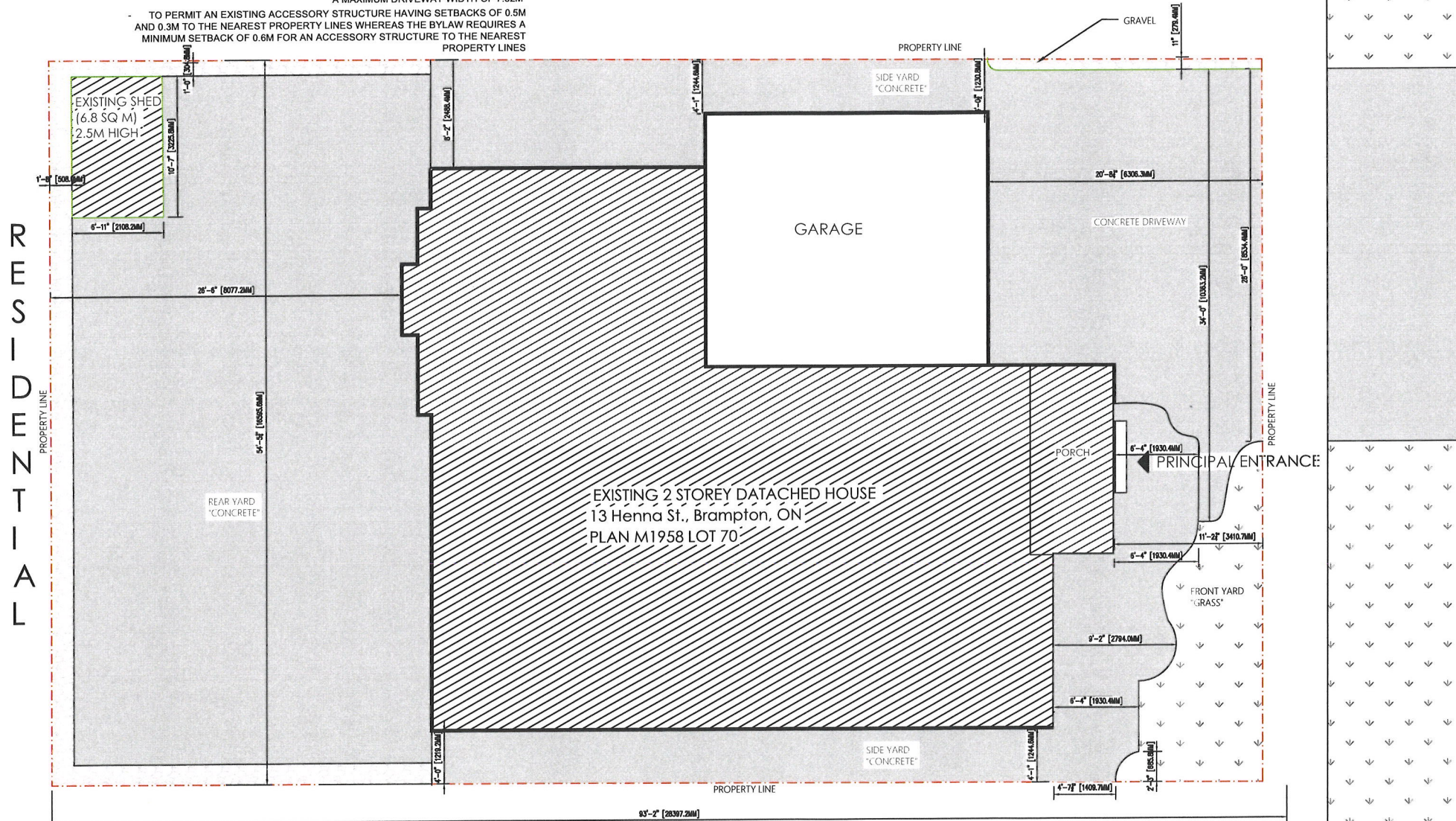
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



MINOR VARIANCE:

- TO PERMIT SOFTLANDSCAPE OF 0.28M , WHEREAS ZONING BYLAW REQUIRES MINIMUM 0.6M OF SOFTLANDSCAPE IN FRONT YARD OF A PROPERTY
- TO PERMIT DRIVEWAY WIDTH OF 8.5M , WHEREAS ZONING BYLAW REQUIRES A MAXIMUM DRIVEWAY WIDTH OF 7.32M
- TO PERMIT AN EXISTING ACCESSORY STRUCTURE HAVING SETBACKS OF 0.5M AND 0.3M TO THE NEAREST PROPERTY LINES WHEREAS THE BYLAW REQUIRES A MINIMUM SETBACK OF 0.6M FOR AN ACCESSORY STRUCTURE TO THE NEAREST PROPERTY LINES



RESIDENTIAL



HENNA STREET

**1 Existing Site Plan**  
Scale: 1/8" = 1'-0"

RESIDENTIAL

<p><b>NOTE:</b></p> <p>Contractor to verify all dimensions on site and report any discrepancies, omission and errors to the Architect before the work begins. Work to dimensions only, do not scale drawings.</p> <p>Construction must conform to the Ontario Building Code, and requirements of Authorities having jurisdiction.</p>	<p><b>DESIGNER:</b></p> <p>THE UNDERSIGNED HAVE REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER.</p> <p>NEETU NEETU  107396 NAME SIGNATURE BCIN</p>	<p><b>NORTH:</b></p> 	<p><b>PROJECT:</b></p> <p>DRIVEWAY WIDENING</p> <p><b>ADDRESS:</b></p> <p>13 HENNA ST., BRAMPTON, ON, L6P 4C5</p>	<p><b>TITLE:</b></p> <p>SITE PLAN</p>	<p><b>SCALE:</b></p> <p>AS NOTED</p>
				<p><b>DATE:</b></p> <p>MAY 15, 2024</p>	<p><b>SHEET:</b></p> <p>A1</p>
<p><b>SUBMIT FOR PERMIT MAY22, 2024</b></p> <p><b>DRAWN ON MAY 15, 2024</b></p>				<p><b>DESIGNED BY:</b></p> <p>N.S</p>	
				<p><b>DRAWN BY:</b></p> <p>N.S</p>	

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOT 70**  
**PLAN 43M-1958**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300  
 10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD 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.

**PART 2 (SURVEY REPORT)**

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

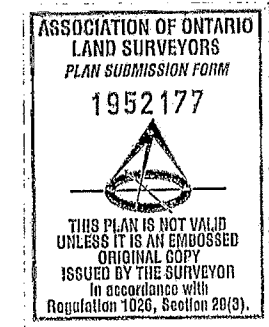
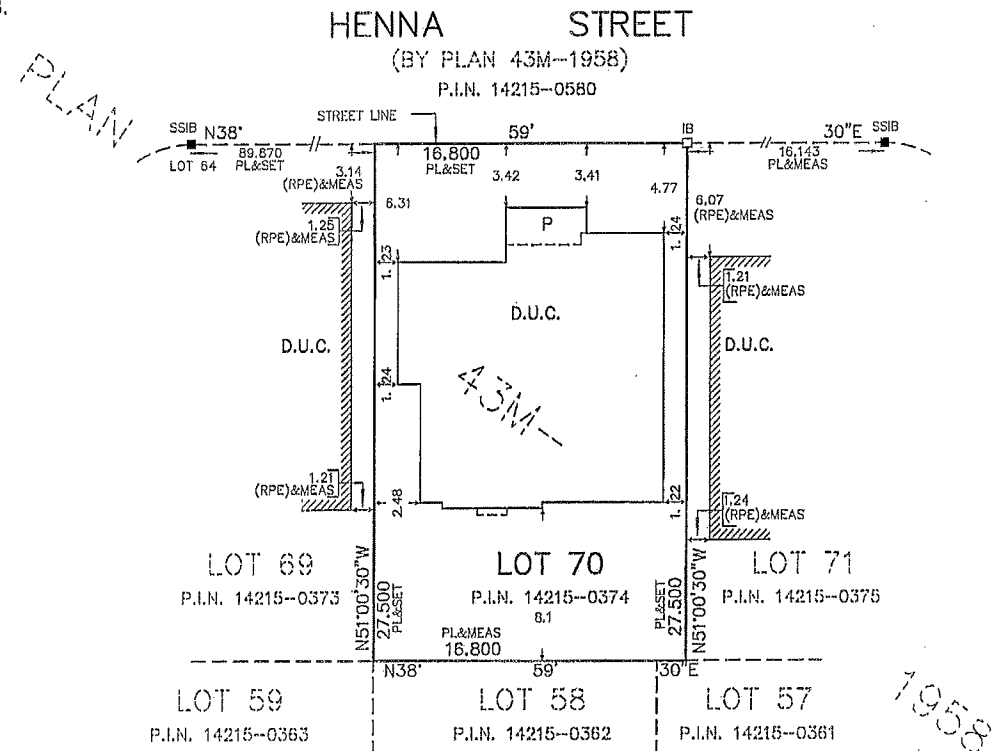
**SURVEYOR'S CERTIFICATE**

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 2<sup>nd</sup>. DAY OF JUNE ,2015

DATE Sept. 15, 2015.

*T. Singh*  
 T. SINGH  
 ONTARIO LAND SURVEYOR



**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- P DENOTES PORCH
- PL DENOTES PLAN 43M-1958
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.  
 ALL TIES TO CONCRETE FOUNDATION  
 BEARINGS ARE GRID AND ARE REFERRED TO THE  
 SOUTHEASTERLY LIMIT OF HENNA STREET AS SHOWN  
 ON PLAN 43M-1958 HAVING A BEARING OF N38°59'30"E.

THIS REPORT WAS PREPARED FOR  
 GREENPARK HOMES  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES

**rpe RADY-PENTEK & EDWARD 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.H. CHECKED: G.Y./T.S.  
 CAD FILE No.1958(14-056)-70 JOB No. 14-056





# Zoning Non-compliance Checklist

File No.

A-2024-0235

Applicant: AMAN DEEP SINGH, SHARANJEET KAUR THIND

Address: 13 HENNA ST

Zoning: R1F-12.2-2394

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			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS	<p>To permit an accessory structure (existing shed) located in the rear yard having a setback of 0.51m to the rear lot line.</p> <p>To permit an accessory structure (existing shed) located in the rear yard having a setback of 0.3m to the side lot line.</p>	Whereas the by-law requires a minimum 0.6m to the nearest lot line.	10.3(f)(ii)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 10.36m.	Whereas the by-law permits a maximum driveway width of 7.32m	10.9.1(1)(d)
LANDSCAPED OPEN SPACE	To permit 0.28m 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