



*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)** Ronie Prabudial Mangra & Dalimchand Mangra  
**Address** 7 Richgrove Drive  
**Phone #** 647 284 9048 **Fax #** \_\_\_\_\_  
**Email** ronnie\_mangra@yahoo.ca

2. **Name of Agent** ANJU BHUTANI  
**Address** 18 SPARROW COURT  
BRAMPTON  
ONTARIO L6Y 3P2  
**Phone #** 647-654-8500 **Fax #** \_\_\_\_\_  
**Email** abhutani@cheerful.com

3. **Nature and extent of relief applied for (variances requested):**  
 1. TO PERMIT EXTENSION OF DRIVEWAY, HARD CONCRETE SIDE YARDS AND BACKYARD  
 WHEREAS DRIVEWAY IS ALLOWED 7.32M AND ACTUALLY IT IS 10.17M  
 2. TO PERMIT A MINIMUM(1'4")0.40 M OF PERMEABLE LANDSCAPING ABUTTING ONE SIDE LOT LINE, WHEREAS THE  
 BY-LAW REQUIRES A MINIMUM 0.6M OF PERMEABLE LANDSCAPING ABUTTING BOTH SIDE LOT LINES ON INTERIOR  
 LOTS OF DETACHED DWELLINGS.

4. **Why is it not possible to comply with the provisions of the by-law?**  
DRIVEWAY CAN BE MAXIMUM 7.32M WIDE

5. **Legal Description of the subject land:**  
**Lot Number** 4  
**Plan Number/Concession Number** 43M - 1602  
**Municipal Address** 7 RICHGROVE DRIVE

6. **Dimension of subject land (in metric units)**  
**Frontage** 17.62M  
**Depth** 30.20 M  
**Area** 597 SQ.M.

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 DWELLING(200 SQ.METER)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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	5.72 M	_____
Rear yard setback	8.44 M	_____
Side yard setback	2.74 M	_____
Side yard setback		_____

PROPOSED

Front yard setback	_____
Rear yard setback	_____
Side yard setback	_____
Side yard setback	_____

10. Date of Acquisition of subject land: 2003 \_\_\_\_\_

11. Existing uses of subject property: TWO UNIT DWELLING \_\_\_\_\_

12. Proposed uses of subject property: TWO UNIT DWELLING \_\_\_\_\_

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ BRAMPTON \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 24.

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, ANJU BHUTANI, OF THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ BRAMPTON \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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

\_\_\_\_\_ OF \_\_\_\_\_

IN THE \_\_\_\_\_ OF \_\_\_\_\_

\_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_.

Signature of Applicant or Authorized Agent

A Commissioner etc.

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 \_\_\_\_\_

**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: 7 RICHGROVE DR BRAMPTON ONTARIO L6P1X1

I/We, RONIE PRABUDIAL MANGRA AND DALIMCHAND MANGRA  
please print/type the full name of the owner(s)

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

\_\_\_\_\_ 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 10 day of April, **2024**.



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

RONIE PRABUDIAL MANGRA & DALIMCHAND MANGRA

\_\_\_\_\_  
(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**

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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 10 day of April, 2024.



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

RONIE PRABUDIAL MANGRA & DALIMCHAND MANGRA

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



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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)** Muhammed Atif & Sammiya Atif Dalimchand Mangra & Ronnie Prabudial Mangra  
**Address** 7 Richgrove Drive  
**Phone #** 647 284 9048 **Fax #** \_\_\_\_\_  
**Email** ronnie\_mangra@yahoo.ca

2. **Name of Agent** ANJU BHUTANI  
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2 STOREY DETACHED DWELLING(200 SQ.METER)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY OF BRAMPTON

THIS 24 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, ANJU BHUTANI, 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 City OF

Brampton THIS 24 DAY OF May, 2024.

A Commissioner etc.

Ayena Zahid  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R1A-1787

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Amanda Dickie  
Zoning Officer

May 21.24  
Date

DATE RECEIVED May 24, 2024  
VL



**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

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

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RONIE PRABUDIAL MANGRA & DALIMCHAND MANGRA

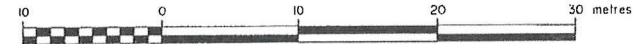
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 - PLAN SHOWING  
**LOTS 3, 4, 5 AND 6**  
**REGISTERED PLAN 43M-1602**  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 400



J. D. BARNES LIMITED

© COPYRIGHT 2004

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

**PART 2 - SURVEY REPORT**

- DESCRIPTION  
 LOTS 3, 4, 5 AND 6, REGISTERED PLAN 43M-1602, CITY OF BRAMPTON
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
 NO REGISTERED EASEMENTS ON TITLES
- ADDITIONAL REMARKS  
 NO EXISTING FENCES ALONG LOT LINES

**NOTES**

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM THE SOUTH LIMIT OF RICHGROVE DRIVE HAVING A BEARING OF N 69° 43' 30" E, IN ACCORDANCE WITH REGISTERED PLAN 43M-1602

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- P&S DENOTES REGISTERED PLAN 43M-1602 AND SET
- P&M DENOTES REGISTERED PLAN 43M-1602 AND MEASURED
- TW DENOTES TOP OF FOUNDATION WALL ELEVATION
- GS DENOTES GARAGE SILL ELEVATION
- CP DENOTES CONCRETE PORCH

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION  
 ALL FOUND SURVEY MONUMENTS SET BY J.D. BARNES LTD., OLS UNLESS NOTED OTHERWISE.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, IN THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON MAY 19, 2004

DATE Oct. 26, 2004

*Michael Gorman*  
 MICHAEL GORMAN  
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**1527462**

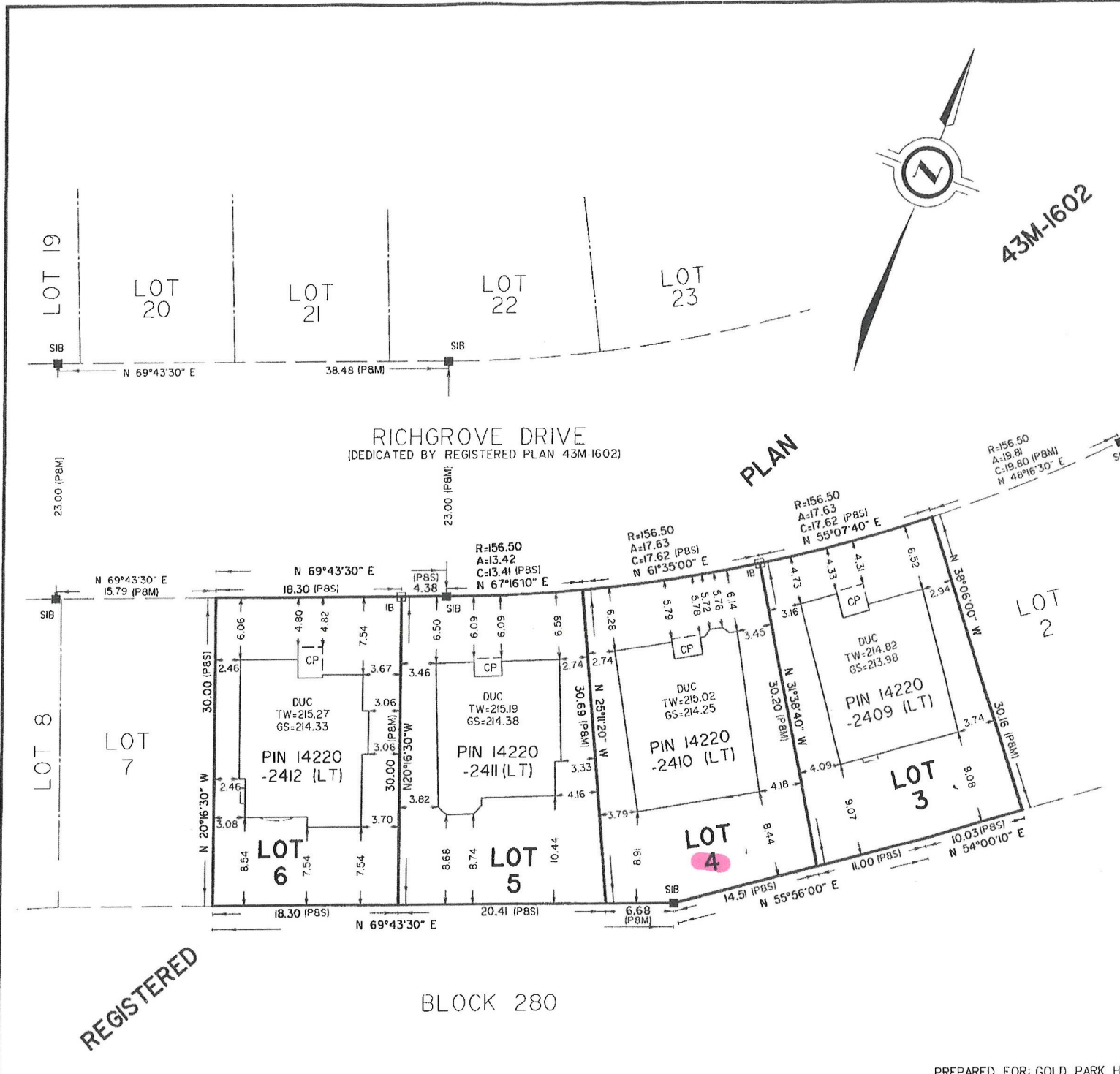


THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1028, Section 29(3).

**ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE O.REG.332/1.0**

HP	DRAWN
MG	CHECKED
03/26/2004	DATED
	Ref No.

HAM, ON L3R 9R6  
 04-21-199-00-3



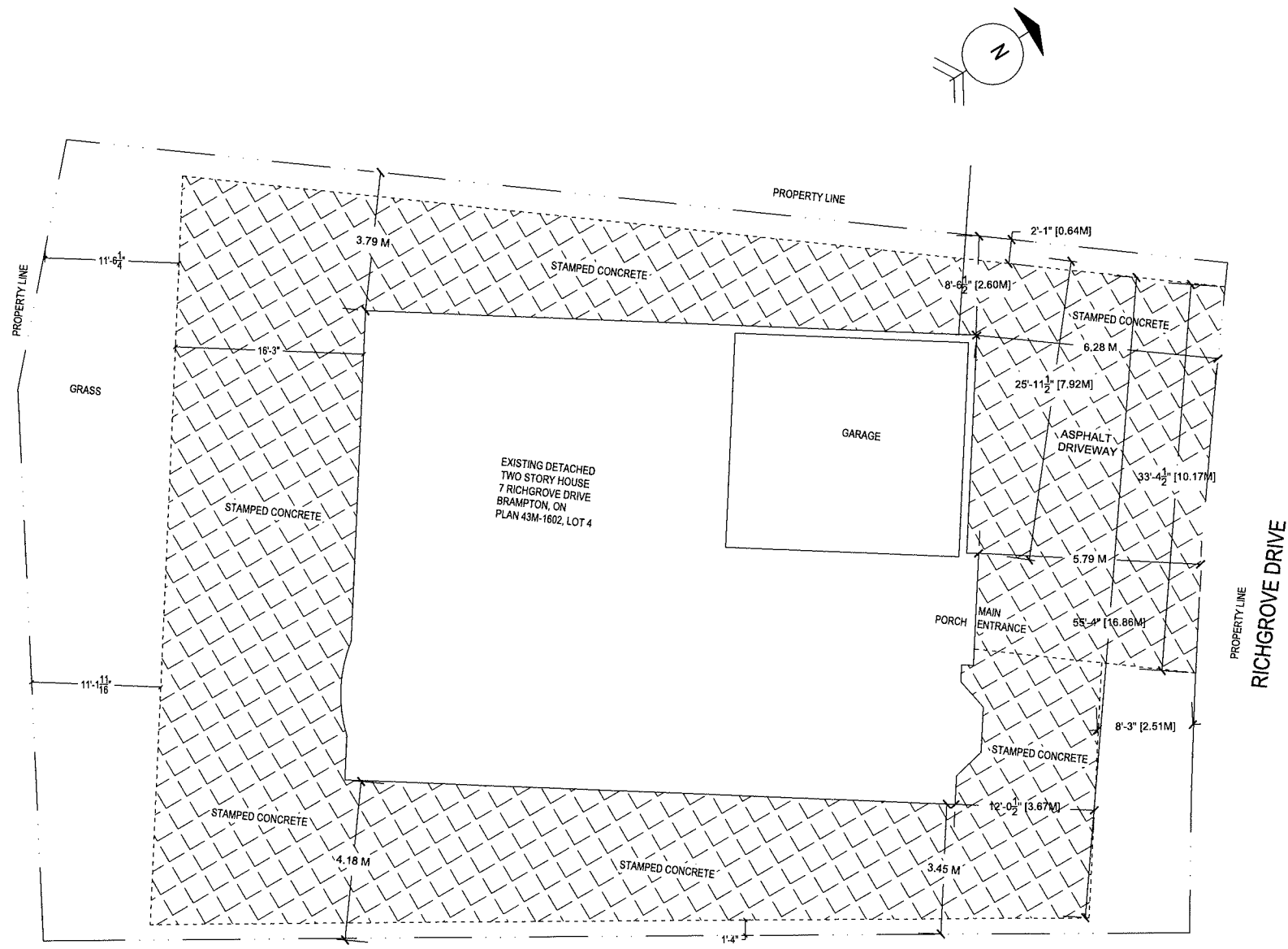
REGISTERED

BLOCK 280

PREPARED FOR: GOLD PARK HOMES

PLOTTED 26 OCT 2004 g:\4219900\srpr\srpr3106.dgn

Notes:



**HERITAGE SOLUTIONS**  
1-647-654-8500

PROJECT ADDRESS:  
7 RICHGROVE ROAD  
BRAMPTON  
ONTARIO

PROJECT DESCRIPTION:  
DRIVEWAY EXTENSION & CONCRETE  
AROUND THE HOUSE

DRAWING DESCRIPTION:  
SITE PLAN

SCALE:  
1:120

DATE:  
MAY 01, 2024

DRAWING NO:  
**A0**

REVISION:  
0

# Zoning Non-compliance Checklist

File No.

A-2024-0188

Applicant: Dalimchand Mangra, Ronie Prabudial Mangra

Address: 7 Richgrove

Zoning: R1A-1787

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 16.86m	Whereas the by-law permits a maximum driveway width of 9.14 metres	10.9
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Amanda Dickie \_\_\_\_\_  
Reviewed by Zoning

\_\_\_\_\_ May 21.24 \_\_\_\_\_  
Date