



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

FILE NUMBER: A-2024-0307

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)** PARAMJIT SINGH NIRWAN , PARAMJEET KAUR NIRWAN
Address 9 RAE AVE. BRAMPTON ON L6P 0E7

Phone # 416-836-7512 **Fax #** _____
Email Parmjeet.nirwan@peelregion.ca, simarjitsingh84@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 DETACHED GARAGE HAVING A GFA OF 222.96 SM

-TO PERMIT A DETACHED GARAGE WITH A BUILDING HEIGHT OF 6.73M

-TO PERMIT AN OVERHEAD DOOR WITH HEIGHT OF 3.04M

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

-WHEREAS THE BY-LAW PERMITS A MAXIMUM GFA OF 48 SM;

-WHEREAS THE BY-LAW PERMITS A MAXIMUM BUILDING HEIGHT OF 4.5M;

-WHEREAS THE BY-LAW PERMITS A MAXIMUM 2.4M

5. **Legal Description of the subject land:**
Lot Number 23
Plan Number/Concession Number M322
Municipal Address 9 RAE AVE BRAMPTON ON L6P 0E7

6. **Dimension of subject land (in metric units)**
Frontage 62.44 M
Depth 154.04 M
Area 9792.4 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.)

TWO STOREY DETACHED DWELLING WITH THE AREA OF 445.2 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

-PROPOSED DETACHED GARAGE IN THE BACK YARD

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	37.3 M
Rear yard setback	154.0 M
Side yard setback	19.8 M
Side yard setback	13.7 M

PROPOSED

Front yard setback	165.9 M
Rear yard setback	5.0 M
Side yard setback	11.6 M
Side yard setback	11.7 M

10. Date of Acquisition of subject land: MAY, 2012
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: JUNE 1991
15. Length of time the existing uses of the subject property have been continued: 33

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 #	A-2021-0029	Decision	APPROVED	Relief	_____
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____

Pavneet Kaur

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 5 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 5th DAY OF
June, 2024.

Pavneet Kaur

Signature of Applicant or Authorized Agent

A Commissioner ARORA
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309-50 Sunny Meadow Blvd,
Brampton Ontario L6R 0Y7
Ph# 905-791-2500; Fax # 905-790-7757

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

RE2

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

JOHN C. CABRAL

Zoning Officer

2024-08-08

Date

DATE RECEIVED

AUG 9, 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: 9 RAE AVE BRAMPTON, ON, L6P0E7

I/We, PARAMJIT SINGH NIRWAN , PARAMJEET KAUR NIRWAN
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 20 day of JAN, 2021.

Paramjit Nirwan Paramjeet Nirwan
(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

LOCATION OF THE SUBJECT LAND: 9 RAE AVE BRAMPTON, ON, L6P0E7

I/We, PARAMJIT SINGH NIRWAN , PARAMJEET KAUR NIRWAN
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 20 day of JAN, 20²¹.

Paramjit Nirwan

Paramjeet Nirwan

(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.

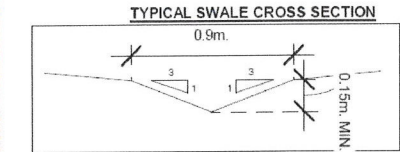
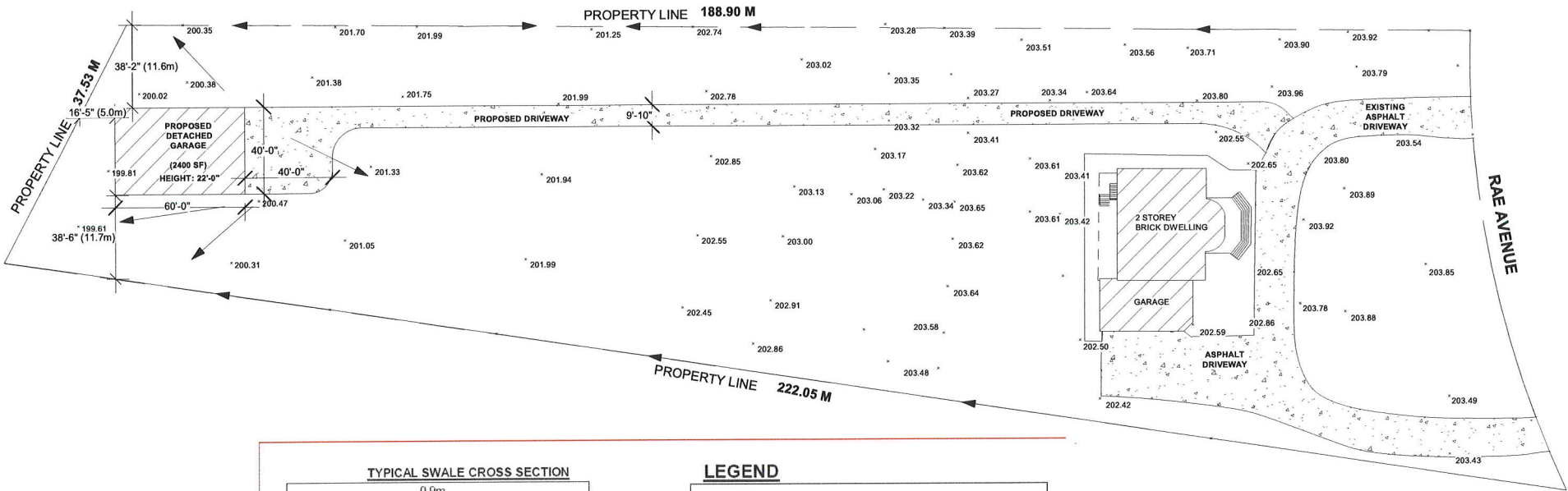
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

MINOR VARIANCE

- TO PERMIT A DETACHED GARAGE HAVING A GFA OF 222.96 SM, WHEREAS THE BY-LAW PERMITS A MAXIMUM GFA OF 48 SM;
- TO PERMIT A DETACHED GARAGE WITH A BUILDING HEIGHT OF 6.73M, WHEREAS THE BY-LAW PERMITS A MAXIMUM BUILDING HEIGHT OF 4.5M;
- TO PERMIT AN OVERHEAD DOOR WITH HEIGHT OF 3.04M, WHEREAS THE BY-LAW PERMITS A MAXIMUM 2.4M.

PLAN M 332 LOT 23
9 RAE AVE
2 STORY DETACHED HOUSE

PROPOSED
-DETACHED GARAGE IN BACK YARD



LEGEND

- - SWALE DIRECTION
- SOG - SLAB ON GRADE ELEVATION

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.

SITE PLAN

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

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FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 29/24

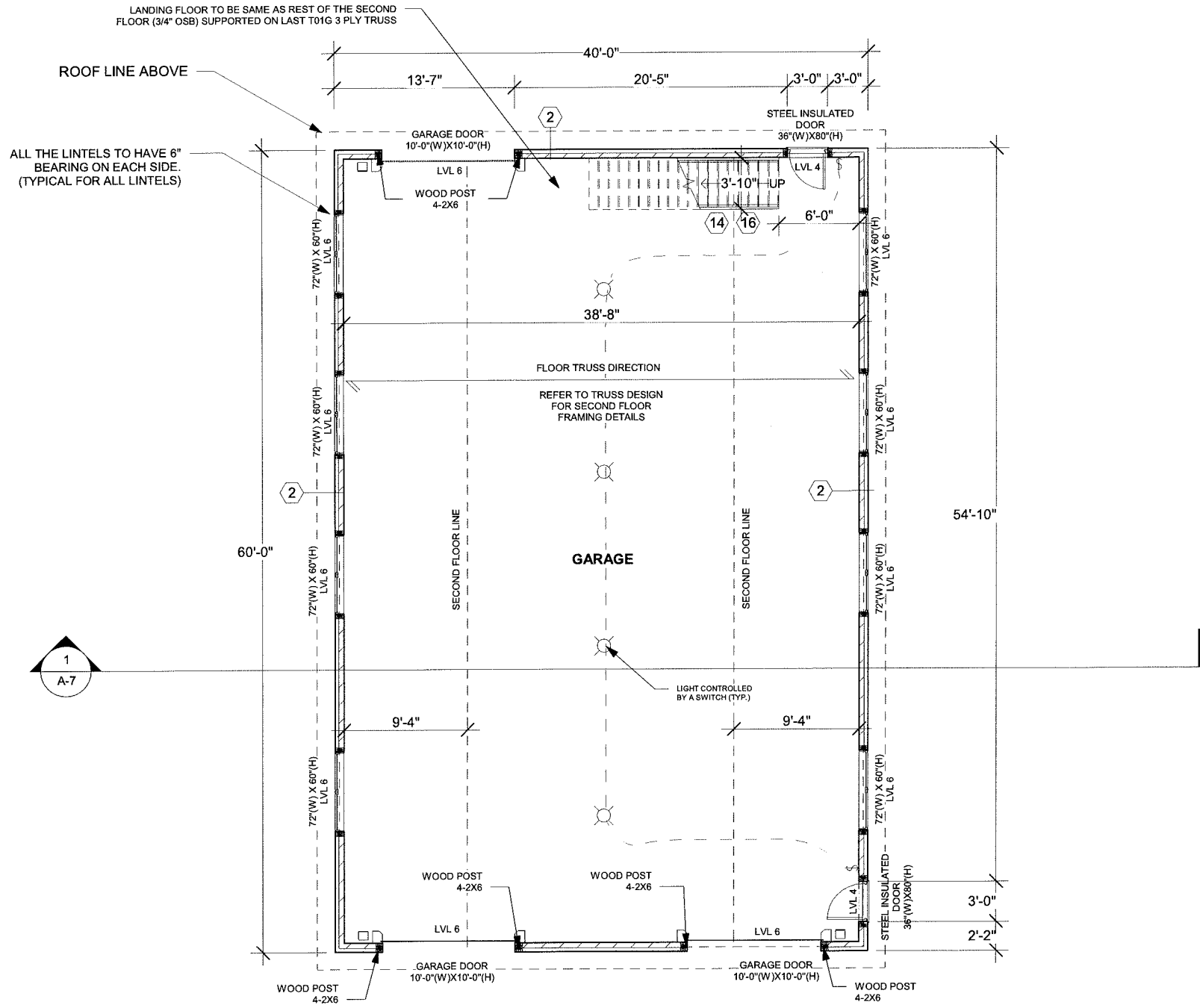
01	ISSUED FOR PERMIT	AUG 29/24
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ADDRESS:
9 RAE AVE
BRAMPTON, ON

DRAWN BY:	SHK	CHECKED BY:	JB
PROJECT NUMBER:	21R...		

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

DATE:	AUG 29/24	DWG No:	
SCALE:	1 : 650		A-1



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.

PROPOSED GROUND FLOOR

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 29/24

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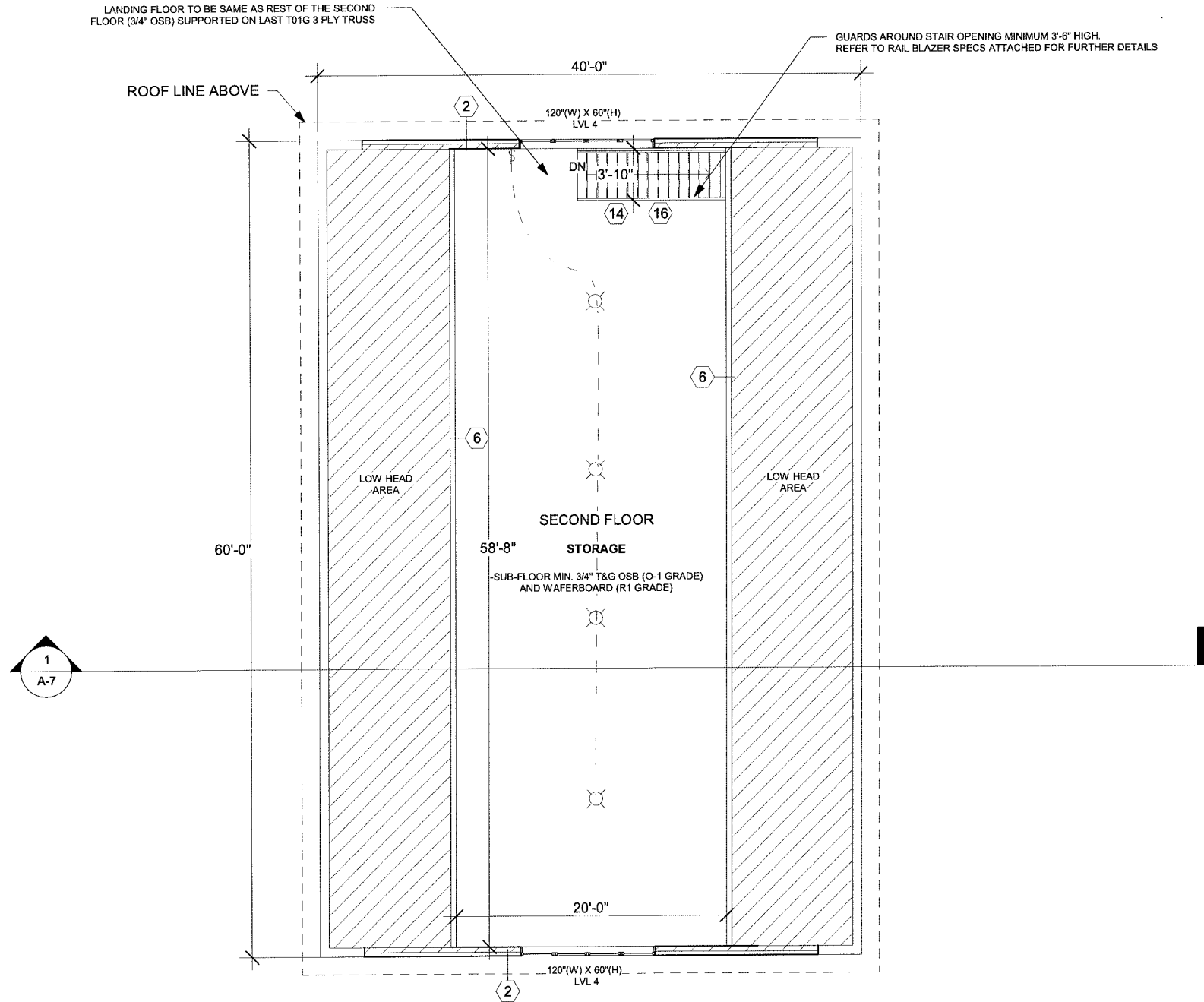
ADDRESS:
9 RAE AVE
BRAMPTON, ON

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

DATE:	AUG 29/24	DWG No:	A-3
SCALE:	1/8" = 1'-0"		



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.

PROPOSED SECOND FLOOR

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 29/24

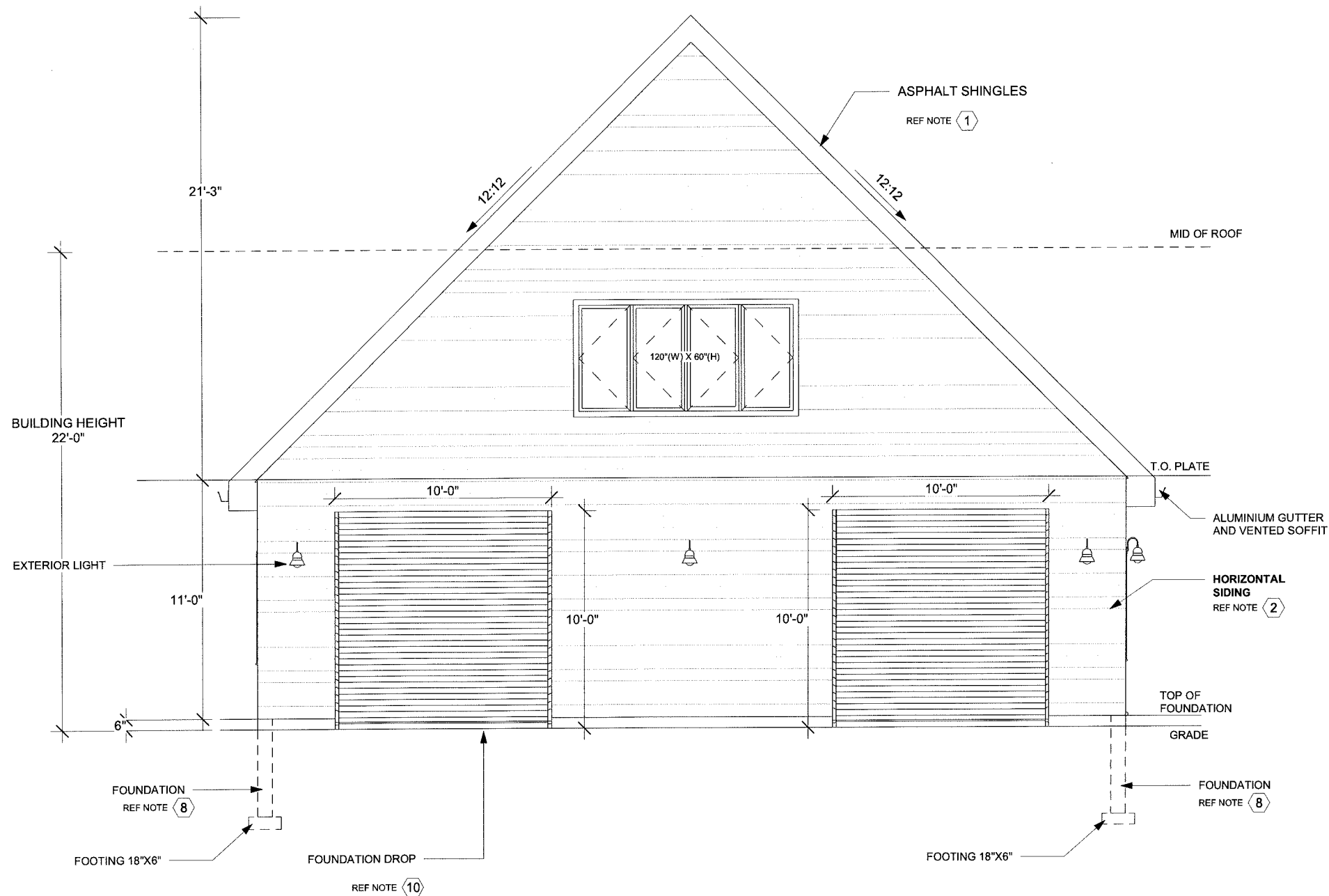
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ADDRESS:
9 RAE AVE
BRAMPTON, ON

DRAWN BY:	SHK	CHECKED BY:	JB
PROJECT NUMBER:	21R...		

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

DATE:	AUG 29/24	DWG No:	A-3.5
SCALE:	1/8" = 1'-0"		



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.

FRONT ELEVATION VIEW

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 29/24

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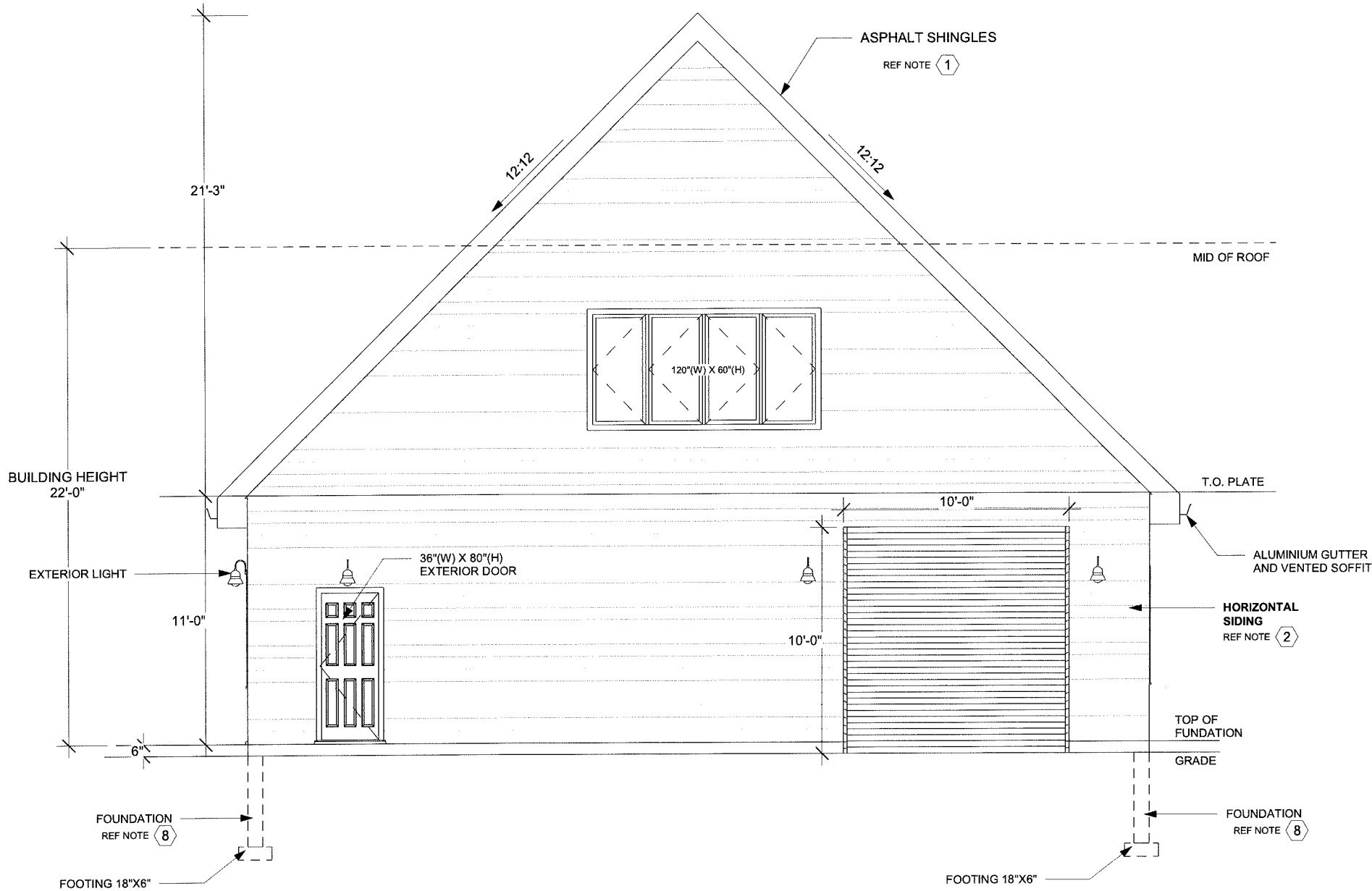
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9 RAE AVE
BRAMPTON, ON

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PROJECT NUMBER:	21R...		

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

DATE:	AUG 29/24	DWG No:	A-4
SCALE:	1 : 55		

WALL AREA = 860 SF
ALLOWABLE OPENING = 28% (240.8 SF)
PROPOSED WINDOW OPENING = 38 SF
TOTAL OPENING WITH ENLARGED WINDOW = 38 SF



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REAR ELEVATION VIEW

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER
Tanvir Rai

BCIN
103482

Tanvir Rai

FIRM
Noble Prime Solutions Ltd

BCIN
118716

AUG 29/24

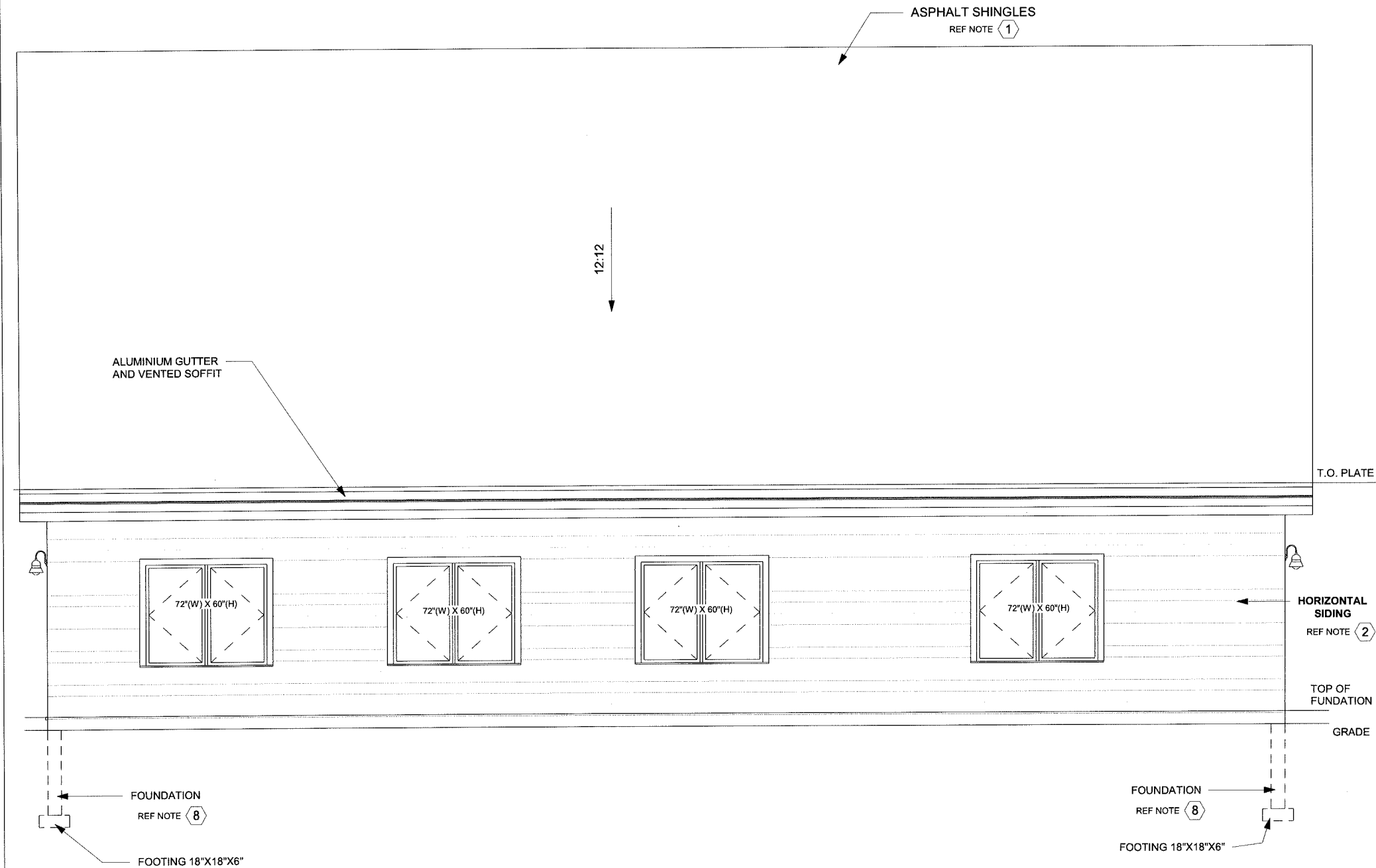
01 ISSUED FOR PERMIT AUG 29/24

ADDRESS:
9 RAE AVE
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 21R...

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

DATE: AUG 29/24 DWG No:
SCALE: 1 : 55 A-4.5



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LEFT ELEVATION VIEW

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 29/24

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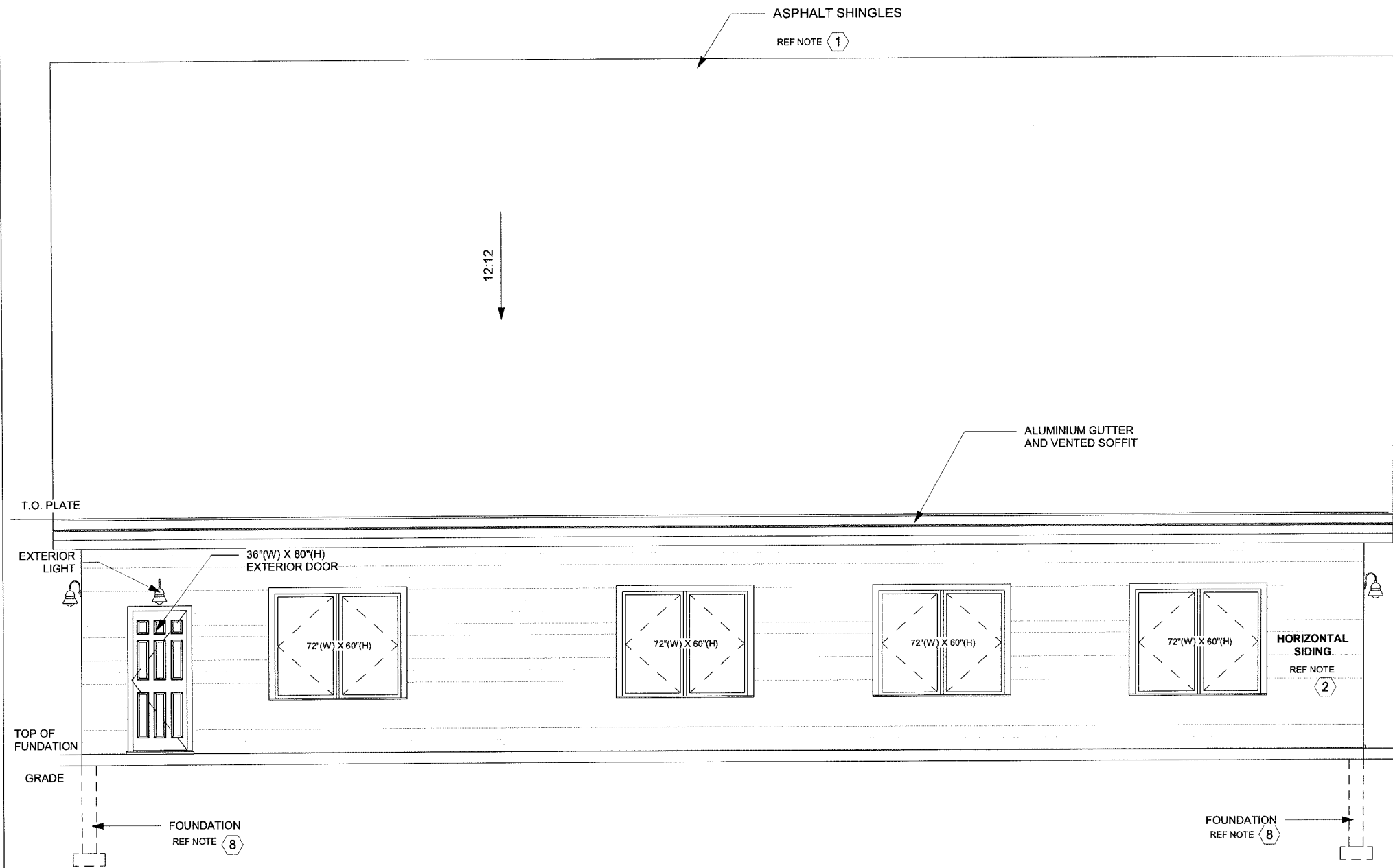
ADDRESS:
9 RAE AVE
BRAMPTON, ON

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PROJECT NUMBER: 21R...

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

DATE: AUG 29/24	DWG No:
SCALE: 1 : 55	A-5



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RIGHT ELEVATION VIEW

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 29/24

01 ISSUED FOR PERMIT	AUG 29/24
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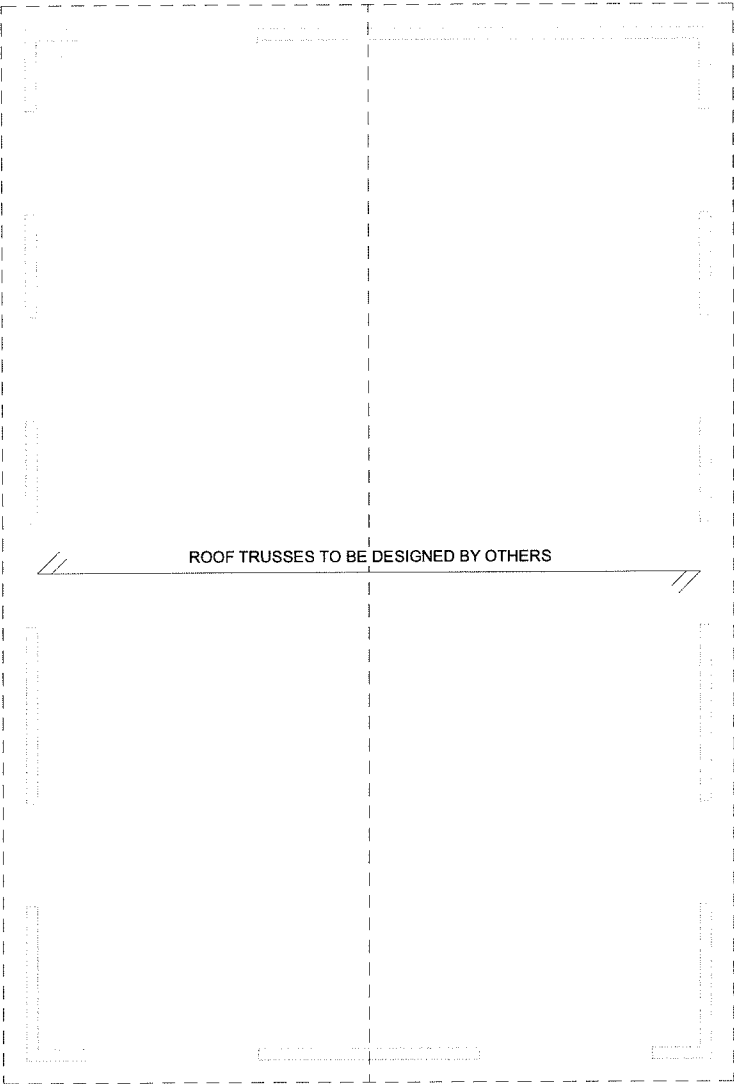
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9 RAE AVE
BRAMPTON, ON

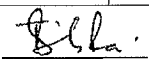
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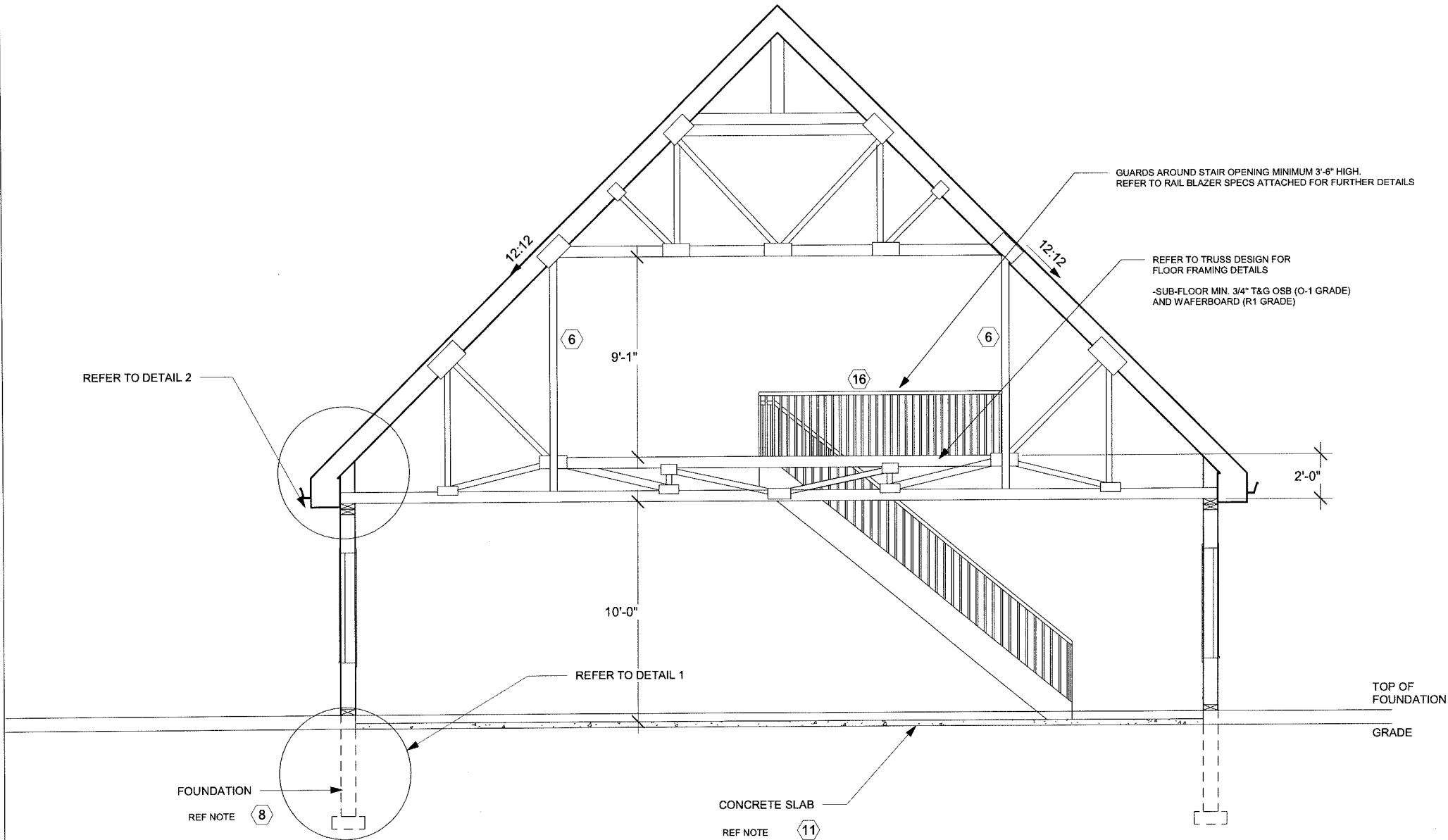
PROJECT NUMBER: 21R...

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
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info@nobletd.ca
(437) 888 1800

DATE: AUG 29/24	DWG No:
SCALE: 1 : 55	A-5.5



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The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer			
QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)			
DESIGNER		BCIN	
Tanvir Rai		103482	
			
FIRM		BCIN	
Noble Prime Solutions Ltd		118716	
AUG 29/24			
01 ISSUED FOR PERMIT		AUG 29/24	
ADDRESS: 9 RAE AVE BRAMPTON, ON			
DRAWN BY: NK		CHECKED BY: JB	
PROJECT NUMBER:		21R...	
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON info@nobeltd.ca (437) 888 1800			
DATE: AUG 29/24		DWG No:	
SCALE: 1 : 100		A-6	



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.

SECTION VIEW

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
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Tanvir Rai	103482

Tanvir Rai

FIRM	BCIN
Noble Prime Solutions Ltd	118716

AUG 29/24

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BRAMPTON, ON

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PROJECT NUMBER:	21R...		

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

DATE:	AUG 29/24	DWG No:	A-7
SCALE:	1 : 55		

Zoning Non-compliance Checklist

File No.
A-2024-0307

Applicant: PARAMJIT SINGH NIRWAN, PARAMJEET KAUR NIRWAN
Address: 9 Rae Ave, Brampton, ON L6P 0E7
Zoning: RE2
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
DETACHED GARAGE	To permit a proposed private detached garage in the rear yard.	Whereas the by-law permits a private detached garage only if there is no attached private garage or carport already on the lot.	10.4.1(a)
	To permit a proposed private detached garage having a gross floor area of 331.96m²	whereas, the by-law permits a maximum gross floor area of 48m² for a private detached garage	10.4.1(g)
	To permit a proposed private detached garage having a height of 6.74m²	Whereas the by-law permits a maximum height of 4.5m in the case of a peaked roof for a detached garage	10.4.1.(h)
	To permit a proposed private detached garage having 3 vehicle garage doors, all with a maximum height of 3.05m	Whereas the by-law permits a maximum vehicle garage door height of 2.4m	10.4.1.(j)
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2024-08-08

Date