

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2024-0307  
**Property Address:** 9 Rae Avenue  
**Legal Description:** Plan M322, Lot 23, Ward 10  
**Agent:** Noble Prime Solutions  
**Owner(s):** Paramjit Singh Nirwan, Paramjeet Kaur Nirwan  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, September 17, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. 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;
2. To permit a proposed private detached garage having a gross floor area of 222.96 square metres, whereas, the by-law permits a maximum gross floor area of 48 square metres for a private detached garage;
3. To permit a proposed private detached garage having a height of 6.74 square metres, whereas the by-law permits a maximum height of 4.5 metres in the case of a peaked roof for a detached garage; and
4. To permit a proposed private detached garage having 3 vehicle garage doors, all with a maximum height of 3.05 metres, whereas the by-law permits a maximum vehicle garage door height of 2.4 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, September 12, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, September 12, 2024**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of September 2024

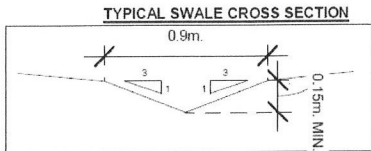
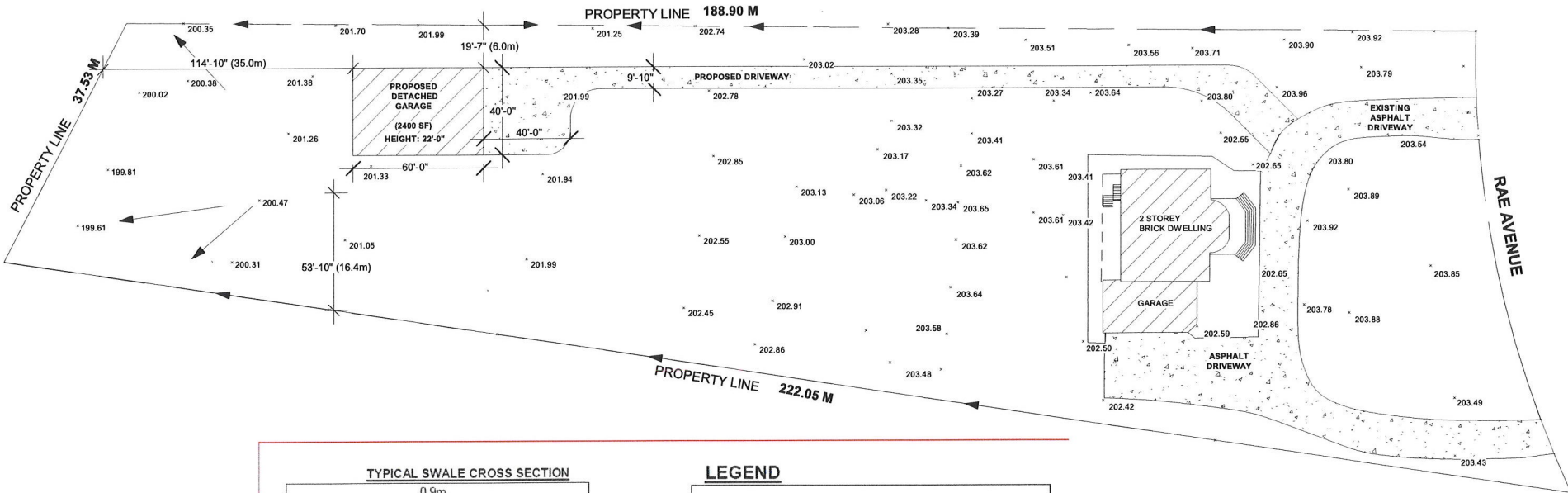
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

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

Received / Revised

SEP 04 2024

Committee of Adjustment

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