

FILE NUMBER:

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)

Address

Phone #

Fax #

Email

2.

Name of Agent

Address

Phone #

Fax #

Email

3.

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

4.

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

5.

Legal Description of the subject land:

Lot Number

Plan Number/Concession Number

Municipal Address

6.

Dimension of subject land (in metric units)

Frontage

Depth

Area

7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

Seasonal Road

Other Public Road

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.)

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PROPOSED BUILDINGS/STRUCTURES on the subject land:

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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: \_\_\_\_\_

11. Existing uses of subject property: \_\_\_\_\_

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: \_\_\_\_\_

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

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

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, \_\_\_\_\_, OF THE \_\_\_\_\_ OF \_\_\_\_\_  
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 \_\_\_\_\_

Date Application Deemed  
Complete by the Municipality

**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: 27 MOORCROFT PL, BRAMPTON, ON, L6P 4P8

I/We, Tejpal Bedi, Gaganbir Bedi, Manjit Bedi & Jasvinder Bedi

please print/type the full name of the owner(s)

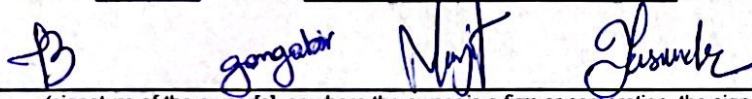
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Shivang Tarika

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 08 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

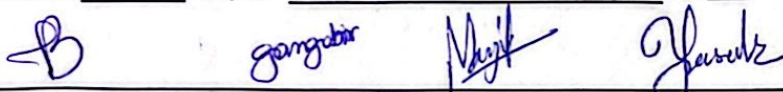
LOCATION OF THE SUBJECT LAND: 27 MOORCROFT PL, BRAMPTON, ON, L6P 4P8

I/We, Tejpal Bedi, Gaganbir Bedi, Manjit Bedi & Jasvinder Bedi

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 08 day of MAY, 2024.

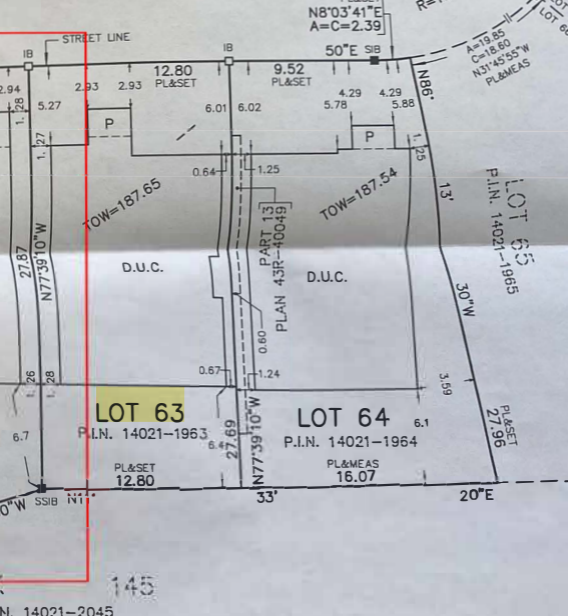


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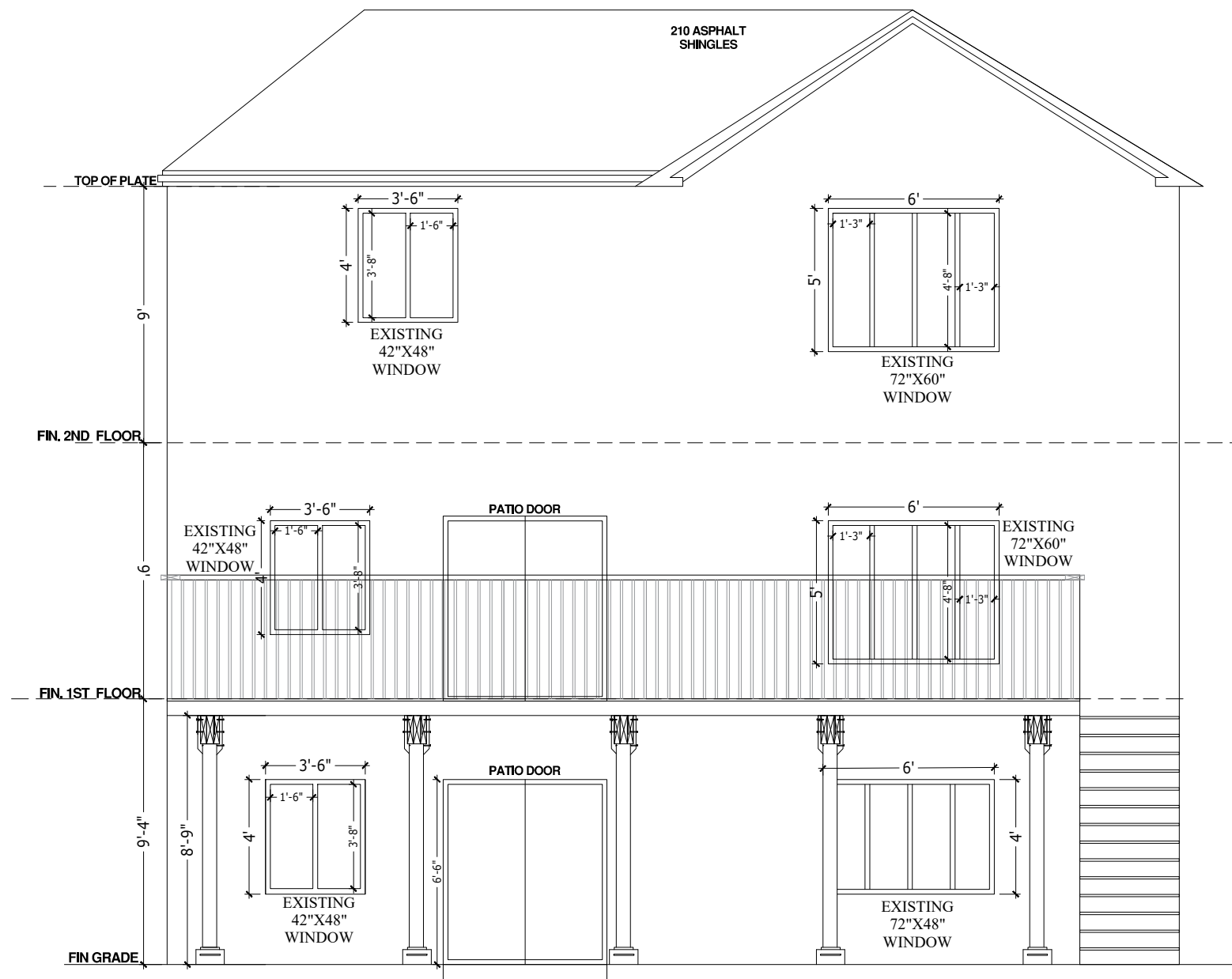
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**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

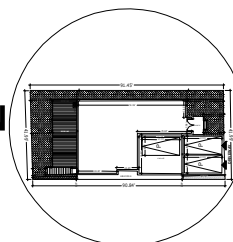






**REAR SIDE ELEVATION**  
**SCALE 3/16"=1'-0"**

**KEY PLAN**



#### GENERAL NOTES

DO NOT SCALE DRAWINGS  
PROPERTY RIGHTS RETAINED BY:  
BG CONSTRUCTION DESIGN  
ANY REPRODUCTION IN WHOLE OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

#### SCOPE OF WORK

#### PROPOSAL TO CONSTRUCT A DECK

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN,  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE ONTARIO BUILDING CODE  
TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
REQUIRED UNLESS DESIGN IS EXEMPT  
UNDER DIV. C-3.2.5.1 OF THE BUILDING CODE

**SHIVANG TARIKA** **106440**  
NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

#### REAR ELEVATION

CITY : BRAMPTON

27 MOORCROFT PLACE

EXISTING DWELLING

PROJECT	SHEET <b>A6</b>
MAY 2024	
SCALE 3/16"=1'-0"	

June 14, 2024

PAR-DPP-2024-00055

**By Email: [coa@brampton.ca](mailto:coa@brampton.ca); [clara.vani@brampton.ca](mailto:clara.vani@brampton.ca)**

Clara Vani  
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment  
Committee of Adjustment  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Clara Vani,

**Re: Minor Variance Application – A-2024-0177**  
**27 Moorcroft Place**  
**City of Brampton, Region of Peel**  
**Owner: Tejpal Bedi, Manjit Bedi and Jasvinder Bedi**  
**Agent: Rely Solution Inc. c/o Shivang Tarika**

This letter acknowledges receipt of the subject minor variance application, received on May 17, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and the circulated materials listed in Appendix A to this letter in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

In addition, TRCA staff have also reviewed this application in accordance with Ontario Regulation 41/24. Where development activity is proposed, within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the regulation.

The subject property is located partially within TRCA's Regulated Area of the Humber River Watershed. Specifically, the subject land is located adjacent to the Regulatory Flood Plain (off the lot) associated with a tributary of the Humber River. As such, a TRCA permit pursuant to Ontario Regulation 41/24 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Areas on the property. Based on our review, the proposed development will be located within TRCA's regulated portion of the site.

### **Purpose of the Application**

TRCA staff understand that the purpose of Minor Variance Application is to:

1. To permit a proposed deck to encroach 3.1 metres into the rear yard setback, resulting in a setback of 2.9 metres from the deck to the rear property line, whereas the by-law permits a deck to encroach a maximum 2 metres into the rear yard setback, resulting in a required setback of 4 metres from the deck to the rear lot line.

TRCA staff understand there is an existing single-family dwelling on the lot. It is our understanding that the requested variances are required to facilitate the unenclosed (approx. 36 sq.m.) rear yard deck and a second-unit dwelling.

### **Application Specific Comments**

Based on our review, the proposed works are located within TRCA's regulated area on the property due to the adjacent Regulatory Floodplain in the rear yard. The nearest Water Surface Elevation and velocity are 184.44m and 0.57 m/s at the subject property respectively.

As such, a TRCA permit pursuant to Ontario Regulation 41/24 will be required. Please advise the applicant to submit a TRCA permit application for the proposed second unit dwelling and rear yard deck (Application for Development, Interference with Wetlands & Alterations to Shorelines and Watercourses – Ontario Regulation 166/06) and the associated review fee of \$535.00 (Works on Private Residential Property – Minor).

TRCA policies require that you demonstrate that “new” development, including the legalization of a secondary dwelling is not subject to flooding. The proposed second-unit dwelling must be properly dry flood-proofed according to TRCA policies and standards, including any potential basement windows and entrances. Given the above, TRCA has concerns with floodproofing of the proposed works in this minor variance application, as submitted. TRCA requests that the applicant contacts the undersigned to initiate discussions regarding TRCA's concerns.

Should the applicant disagree with this preliminary flood plain analysis, the applicant may hire a consultant to determine the flooding extent of the spill using two-dimensional hydraulic model, otherwise the applicant is required to apply the preliminary result of TRCA's flood modelling.

### **Recommendation**

TRCA staff recommend **deferral** of Minor Variance Application assigned City File no. **A-2024-0177** to provide an opportunity for the applicant to revise the proposed works and address TRCA's staff concerns. Should the Committee not grant deferral of the application at the June 18, 2024, Committee of Adjustment meeting, TRCA staff recommend denial of the application at this time.

A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property.

### **Fee**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a fee of \$660.00 (Variance Residential – Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic  
Planner I  
Development Planning and Permits | Development and Engineering Services  
Toronto and Region Conservation Authority  
Telephone: (437) 880-2368  
Email: Marina.Janakovic@trca.ca

## **Appendix A: Circulated Materials**

- Sheet no. A1, Existing Dwelling, dated May 2024, prepared by Rely Solution Inc.

FILE NUMBER:

A-2024-0177

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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)   Tejpal Bedi ,Manjit Bedi & Jasvinder Bedi

Address   27 MOORCROFT PL, BRAMPTON, ON, L6P 4P8

Phone #   +1 647-449-7946

Fax #

Email   Bedimanjit26@gmail.com

2.

Name of Agent   Shivang Tarika

Address   106 Morningside Dr, Georgetown, L7G0M2, ON

Phone #   4168212630

Fax #

Email   shivang@relysolution.com

3.

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

A. To Propose a deck in the rear yard.

B. Proposed Rear Yard Set back is 1.91m and the required is 6.00 m.

4.

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

The owner of the property wants to built a deck in the rear yard for the excess to the building from the backyard. The required rear side setback is 6.00m whereas the proposed setback is 1.91m because of the deck. We would like to ask for minor variance.

5.

Legal Description of the subject land:

Lot Number   63

Plan Number/Concession Number   M2092

Municipal Address   27 MOORCROFT PL, BRAMPTON.

6.

Dimension of subject land (in metric units)

Frontage   12.80 M

Depth   27.87 M

Area   356.73 SQM

7.

Access to the subject land is by:

Provincial Highway   ☐

Municipal Road Maintained All Year   ☒

Private Right-of-Way   ☐

Seasonal Road   ☐

Other Public Road   ☐

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.)

Ground Floor Area: 175.67 sqm  
No. of Levels: 2  
Width: 10.85 m  
Length: 16.41 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 2.93 M

Rear yard setback 6.4 M

Side yard setback 1.27 M

Side yard setback 0.64 M

**PROPOSED**

Front yard setback 2.93 M

Rear yard setback 1.91 M

Side yard setback 1.27 M

Side yard setback 0.64 M

10. Date of Acquisition of subject land: 2023

11. Existing uses of subject property: Residential - Single Dwelling Unit

12. Proposed uses of subject property: Residential - Two Dwelling Unit

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 2020

15. Length of time the existing uses of the subject property have been continued: 3 yrs

16. (a) What water supply is existing/proposed?

Municipal ☒  
Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒  
Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☒  
Ditches ☐  
Swales ☐

Other (specify) \_\_\_\_\_

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 _____

Paras

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 17 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, PARAS NARANG, 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 17th DAY OF

May, 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

Paras

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

MZO 171-20

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

2024-05-16

Date

DATE RECEIVED

May 17, 2024.

Date Application Deemed  
Complete by the Municipality

**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: 27 MOORCROFT PL, BRAMPTON, ON, L6P 4P8

I/We, Tejpal Bedi, Gaganbir Bedi, Manjit Bedi & Jasvinder Bedi  
please print/type the full name of the owner(s)

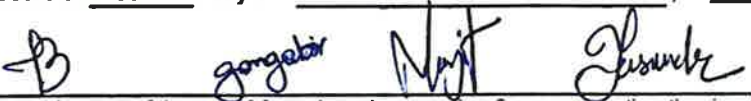
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Shivang Tarika

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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.

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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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**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
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Dated this 08 day of MAY, 2024.

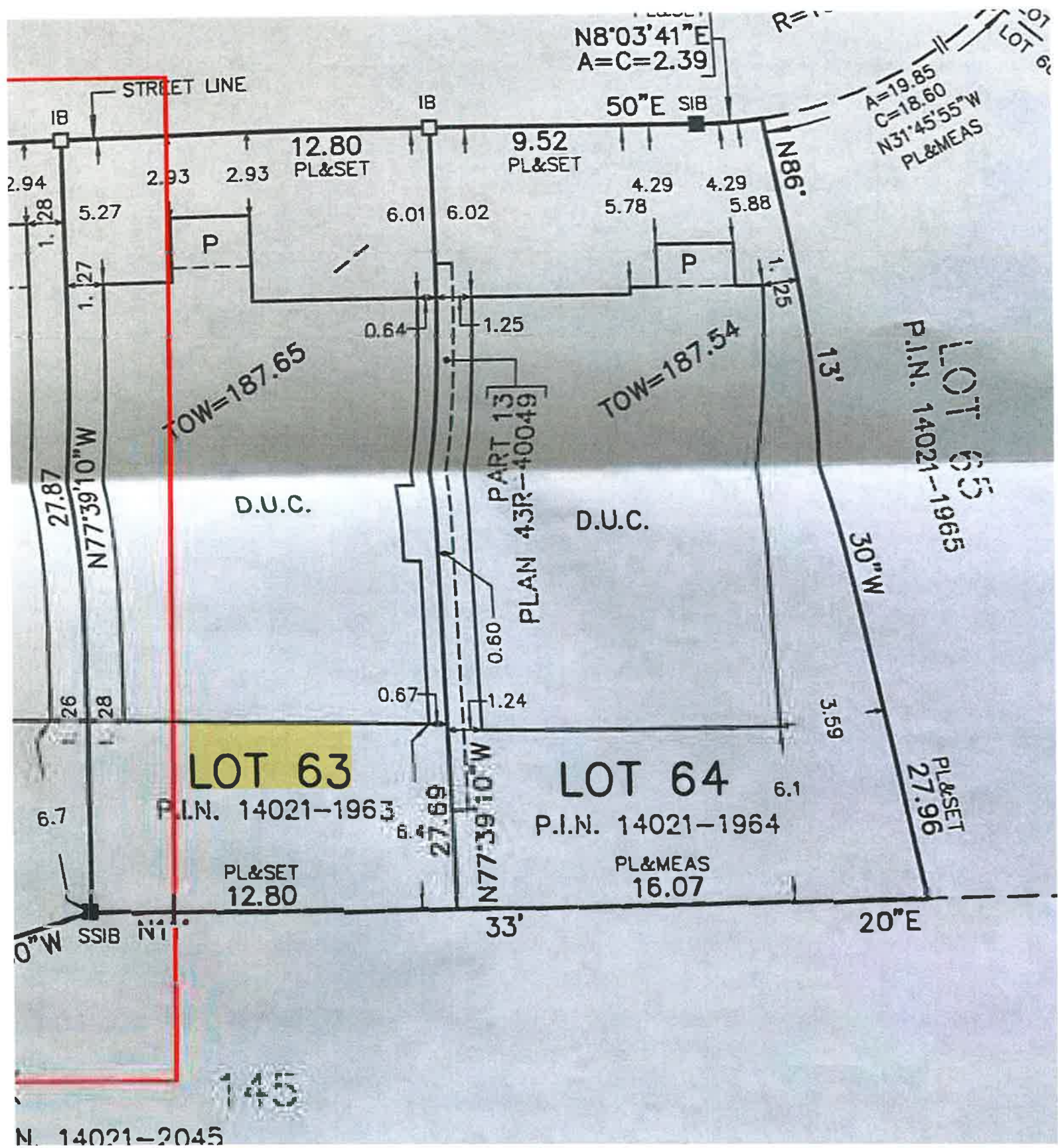


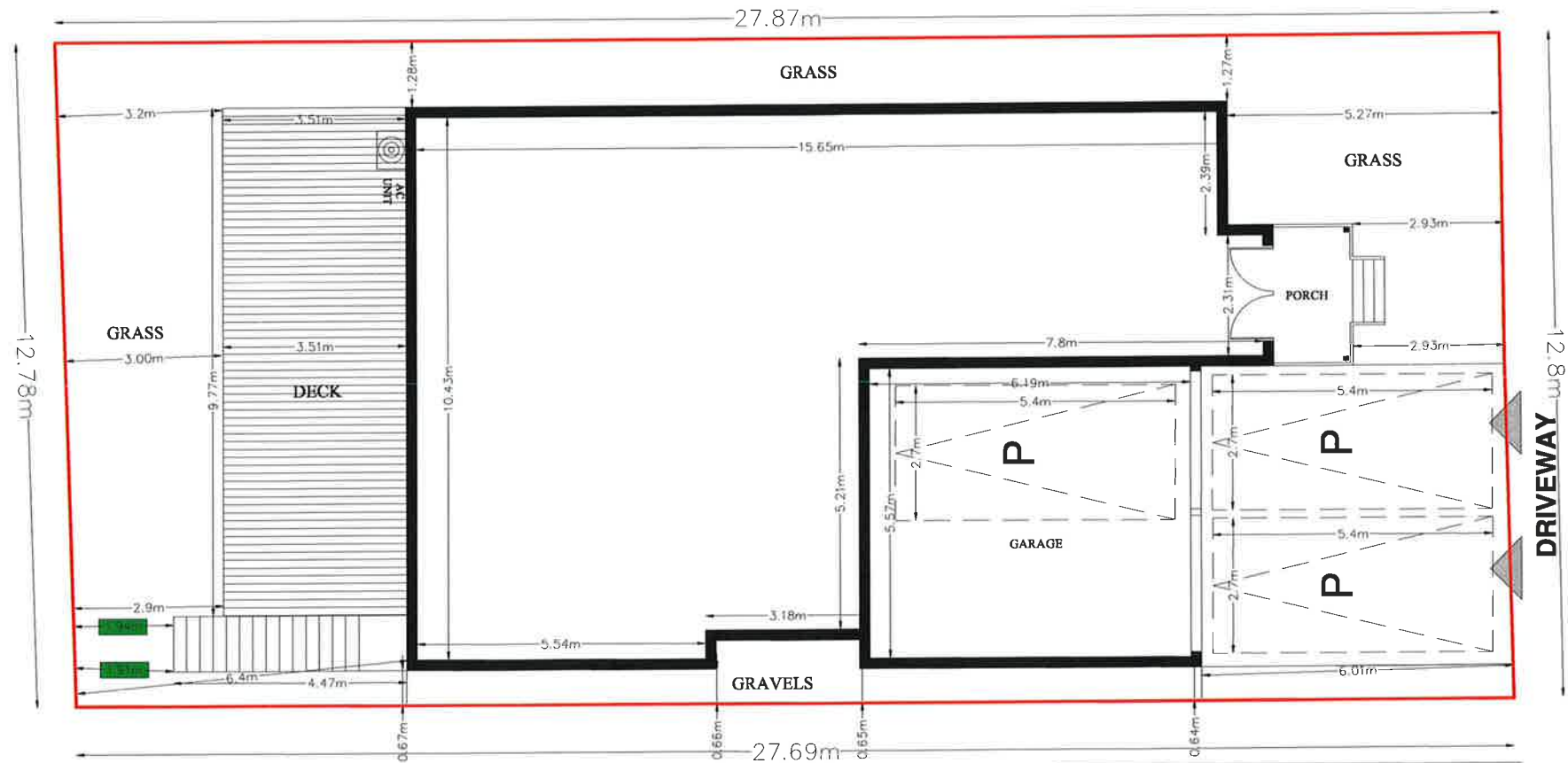
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**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**





**SITE PLAN**  
**SCALE 1/8"=1'-0"**



**27 MOORCROFT PLACE**  
**LOT 63**

GROUND FLOOR AREA = 1890.99 SFT / 175.67 SM  
LOT AREA = 3825.50 SFT / 355.40 SM

**GENERAL NOTES**

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PROPERTY RIGHTS RETAINED BY:  
BG CONSTRUCTION DESIGN  
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UNDER THE RULES AND BY-LAWS OF THE  
CORPORATION IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY  
ALL DRAWINGS ARE IN METRIC SCALE

**SCOPE OF WORK**

**PROPOSAL TO CONSTRUCT  
A DECK**

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN,  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE ONTARIO BUILDING CODE  
TO BE A DESIGNER.

**QUALIFICATION INFORMATION**  
REQUIRED UNLESS DESIGN IS EXEMPT  
UNDER DIV. C.32.5.1 OF THE BUILDING CODE

**SITIVANG TARIKA** **106440**  
NAME SIGNATURE BCIN

*SITIVANG TARIKA*

NO	REVISION / ISSUE	DATE

**SITE PLAN**

**CITY : BRAMPTON**

**27 MOORCROFT PLACE**

**EXISTING DWELLING**

PROJECT	SHEET
MAY 2024	<b>A1</b>
SCALE 1/8"=1'-0"	

# Zoning Non-compliance Checklist

File No.  
A 2024-0177

Applicant: Tejpal Bedi ,Gaganbir Bedi ,Manjit Bedi & Jasvinder Bedi  
Address: 27 MOORCROFT PL, BRAMPTON, ON, L6P 4P8  
Zoning: MZO 171-20  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit a maximum encroachment of 3.1m for a proposed uncovered, unenclosed deck in the rear yard, resulting in a minimum rear yard setback of 2.9m.	Whereas the by-law permits a maximum encroachment of 2m into the minimum rear yard setback for an open and roofed porch, balcony or deck.	MZO 171-20 4.(3)17
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

JOHN C. CABRAL

Reviewed by Zoning

2024-05-16

Date