

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) SUNIL BUNGAY, MEENU BUNGAY

Address 12 BERNARD AVE BRAMPTON, ON, L6Y 5S6

Phone # 647-262-6752 Fax #

Email bungaysunil05@hotmail.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 MINIMUM SIDE YARD SETBACK OF 1.42m TO A DETACHED GARDEN SUIT
-TO PERMIT A SEPARATION DISTANCE OF 2.79m TO THE MAIN DWELLING FROM A GARDEN SUITE,
-TO PERMIT A DRIVEWAY WIDTH OF 5.63m
-TO PERMIT A REDUCED PARKING SIZE OF 2.6m X 4.9m ON DRIVEWAY

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

WHEREAS ZONING BY LAW
REQUIRES THE MINIMUM SIDE YARD SETBCAK OF 1.8m FOR THE GARDEN SUITE
IN THE REAR YARD-WHEREAS ZONING BY
LAW REQUIRES A MINIMUM BUILDING SEPARATION DISTANCE OF 3.0m FOR A
GARDEN SUITE;

5. Legal Description of the subject land:

Lot Number

Plan Number/Concession Number PLAN M1644 BLK 25

Municipal Address 12 BERNARD AVE BRAMPTON, ON, L6Y 5S6

6. Dimension of subject land (in metric units)

Frontage 8.41

Depth 27.49

Area 228.44

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.)

N/A

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	5.15
Rear yard setback	10.34
Side yard setback	1.55
Side yard setback	0

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	2.50
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: _____

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: _____

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 _____

Pavneet Kaur
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 06 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
Canada THIS 6th DAY OF
June, 2024

Pavneet Kaur
Signature of Applicant or Authorized Agent

[Signature]
A GRANDEUR ARORA
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
369-58 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: _____

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 June 7, 2024

Date Application Deemed _____

Revised 2022/02/17

✓

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: 12, BERNARD AVENUE, BRAMPTON, L6Y 5S 6

I/We, SUNIL BUNGAY & MEENU BUNGAY
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 23rd day of May, 2024

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

N/A
(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: 12, BERNARD AVENUE, BRAMPTON, L6Y5S6

I/We, SUNIL BUNGAY & MEENU BUNGAY
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 23rd day of MAY, 2024.

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

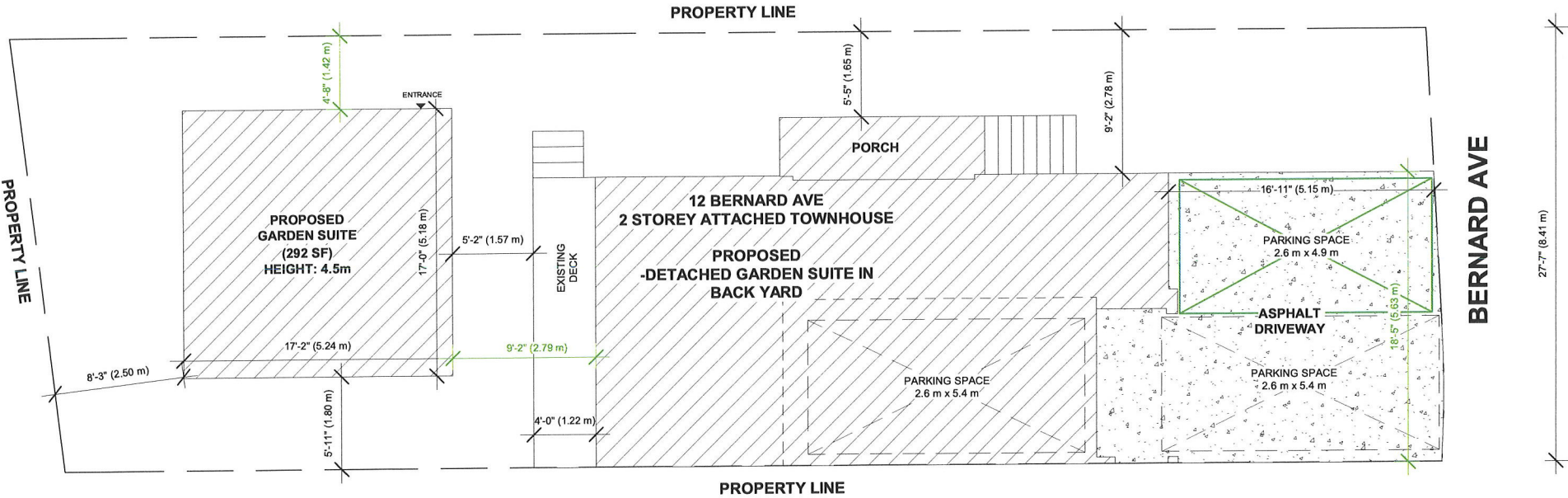
N/A
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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 MINIMUM SIDE YARD SETBACK OF 1.42m TO A DETACHED GARDEN SUITE, WHEREAS ZONING BY LAW REQUIRES THE MINIMUM SIDE YARD SETBACK OF 1.8m FOR THE GARDEN SUITE IN THE REAR YARD;
- TO PERMIT A SEPARATION DISTANCE OF 2.79m TO THE MAIN DWELLING FROM A GARDEN SUITE, WHEREAS ZONING BY LAW REQUIRES A MINIMUM BUILDING SEPARATION DISTANCE OF 3.0m FOR A GARDEN SUITE;
- TO PERMIT A DRIVEWAY WIDTH OF 5.63m, WHERE AS ZONING BY LAW PERMITS A MAXIMUM DRIVEWAY WIDTH OF 5.5m;
- TO PERMIT A REDUCED PARKING SIZE OF 2.6m X 4.9m ON DRIVEWAY, WHEREAS ZONING BY LAW REQUIRES MINIMUM PARKING SIZE OF 2.6m X 5.4m



SITE PLAN/ GRADING PLAN

STAMP

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.

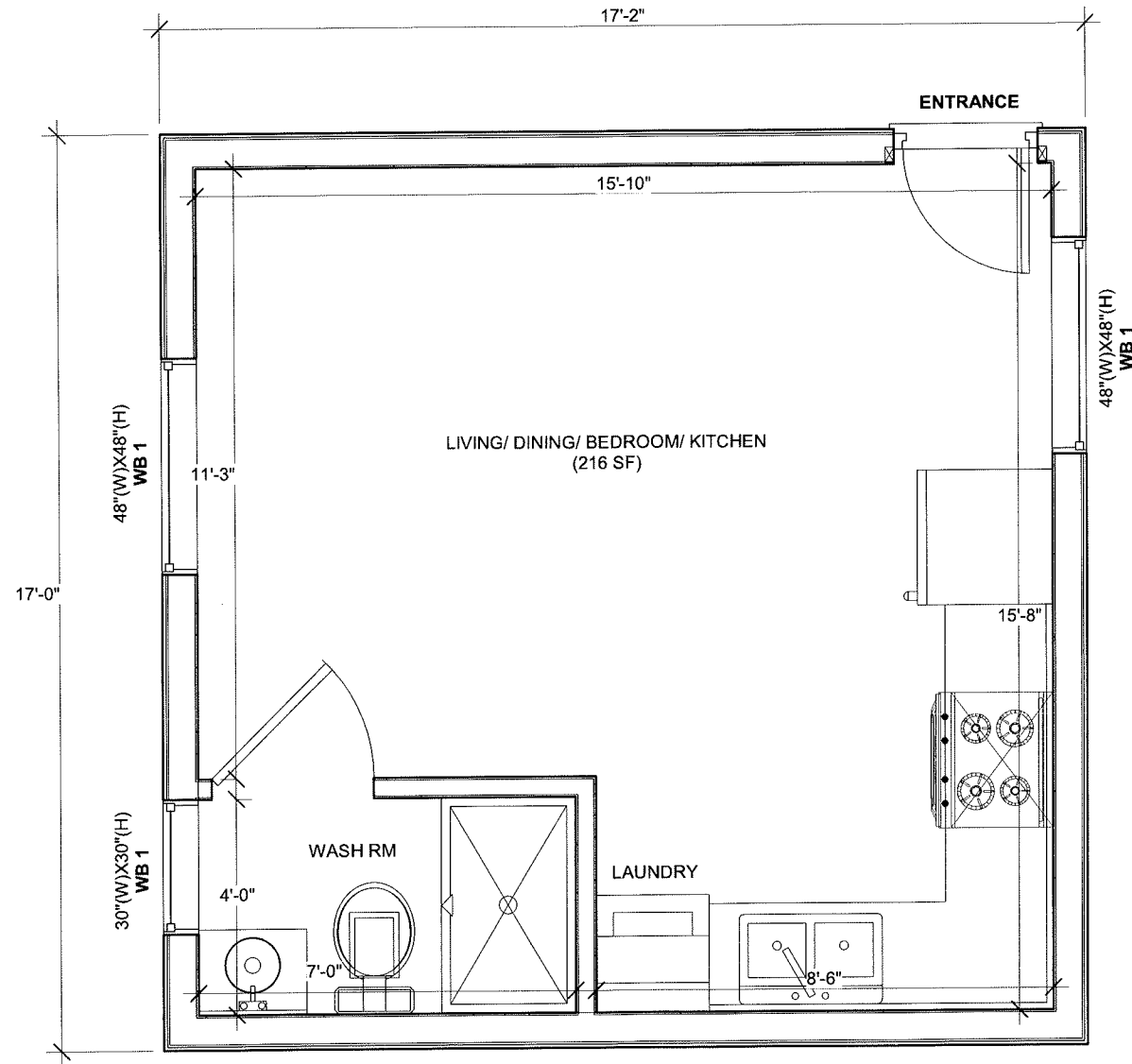
01 ISSUED FOR PERMIT MAY 10/24

ADDRESS:
12 BERNARD AVE,
BRAMPTON, ON

DRAWN BY: SHK CHECKED BY: JB
PROJECT NUMBER: 24R-30041

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

DATE: MAY 10/24 DWG No: A-1
SCALE: 1 : 90



GARDEN SUITE AREA: 292 SF

GROUND FLOOR

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.

STAMP

01 ISSUED FOR PERMIT MAY 10/24

ADDRESS:
12 BERNARD AVE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB

PROJECT NUMBER: 24R-30041

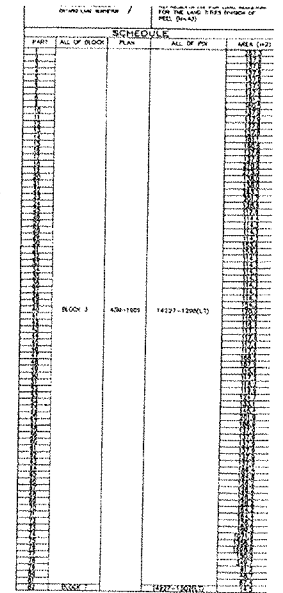
**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON
info@nobleltd.ca
(437) 888 1800

DATE: MAY 10/24

SCALE: 1:30

DWG No:

A-3



PAGE 28 - SUBJECT TO EASEMENT IN GROSS AS IN INSTRUMENT # 203212321

PLAN OF SURVEY OF
BLOCKS 3 AND 7
PLAN 43M-1909
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

Scale 1:500

KROHAR SURVEYORS LTD

METRIC DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING _____

REARVIEW SHOWN HEREFORE ARE ASTROLOGICAL AND ARE PREPARED TO THE NORTHWESTERLY LIGHT OF NEW SPAIN ROAD AS SHOWN ON PLAT 430-1000 HAVING A BEARING OF NORTH 30°W

TO DESIGN OUR MEASURED FROM HORIZONTAL CENTER, WORKMAN 12 40, 01005282 AND NO. 04510000, PREPARED TO THE CENTRAL CO-ORDINATE SYSTEM USE ZONE 17, CENTRAL, MEXICAN 81°00' WEST LONGITUDE, 8° UTMALTA TRANSVERSE MERCATOR PROJECTION, READ BY CHAINMAN, APPLY A COUNTERCLOCKWISE ROTATION OF 0°12'30"

FROM 0047100327 FROM 00470300186
 N: 4 247 003 552 N: 4 042 581 915
 Z: 0005001311 E: 579 003 201

DISTANCES GIVEN HEREON ARE POSITIVE GROUND DISTANCES AND CAN
 BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTION
 SCALE FACTOR OF 0.9988.

[illegible]

NOTES

ALL FOUND MONUMENTS ARE BY MICHAEL SURVEYORS LTD. O.R. (1979)
UNLESS OTHERWISE NOTED.

ALL PLANTED MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED.

BEARINGS AND DISTANCES ALONG THE EXTERIOR BOUNDARIES SHOWN HEREON
ARE IN ACCORDANCE WITH PLAN 034-1000. BEARINGS AND DISTANCES OF
DEVELOPING PART 26 SHOWN HEREON ARE IN ACCORDANCE WITH
PLAN USR-34007.

LEGEND

- 8 DENNIS STEVE MOVEMENT FOUND
 11 59 DENNIS STEVE MOVEMENT PLANTED
 12 DENNIS STEWART JOHN HAWK
 35H DENNIS STEWART STANFORD FROM UAR
 13 DENNIS STUFF
 14 DENNIS SUGGESTIVE PVA
 15 DENNIS TALKED
 16 DENNIS TAYLOR
 17 DENNIS THOMAS LAMCHONG
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SURVEYOR'S CERTIFICATE

THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

DATE: OCTOBER 17, 2013
 BY: PATRICK WOODLEY
 PATRICK WOODLEY
 DISTRICT CLERK, MISSOURI

EAST HALF LOT 12, CONCESSION 2
EAST OF HURONTARIO STREET
PART 8, PLAN 43R-18881
PIN 14227-1258(LT)

PART 1
PLAN 43R-35325

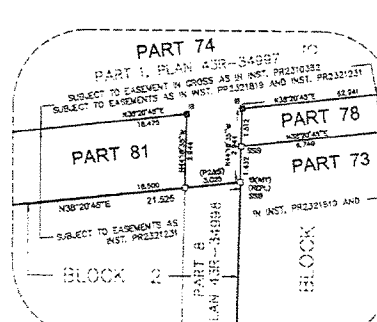
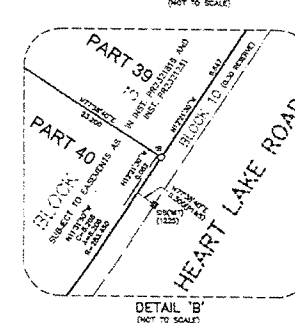
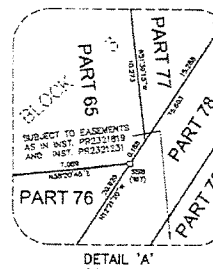
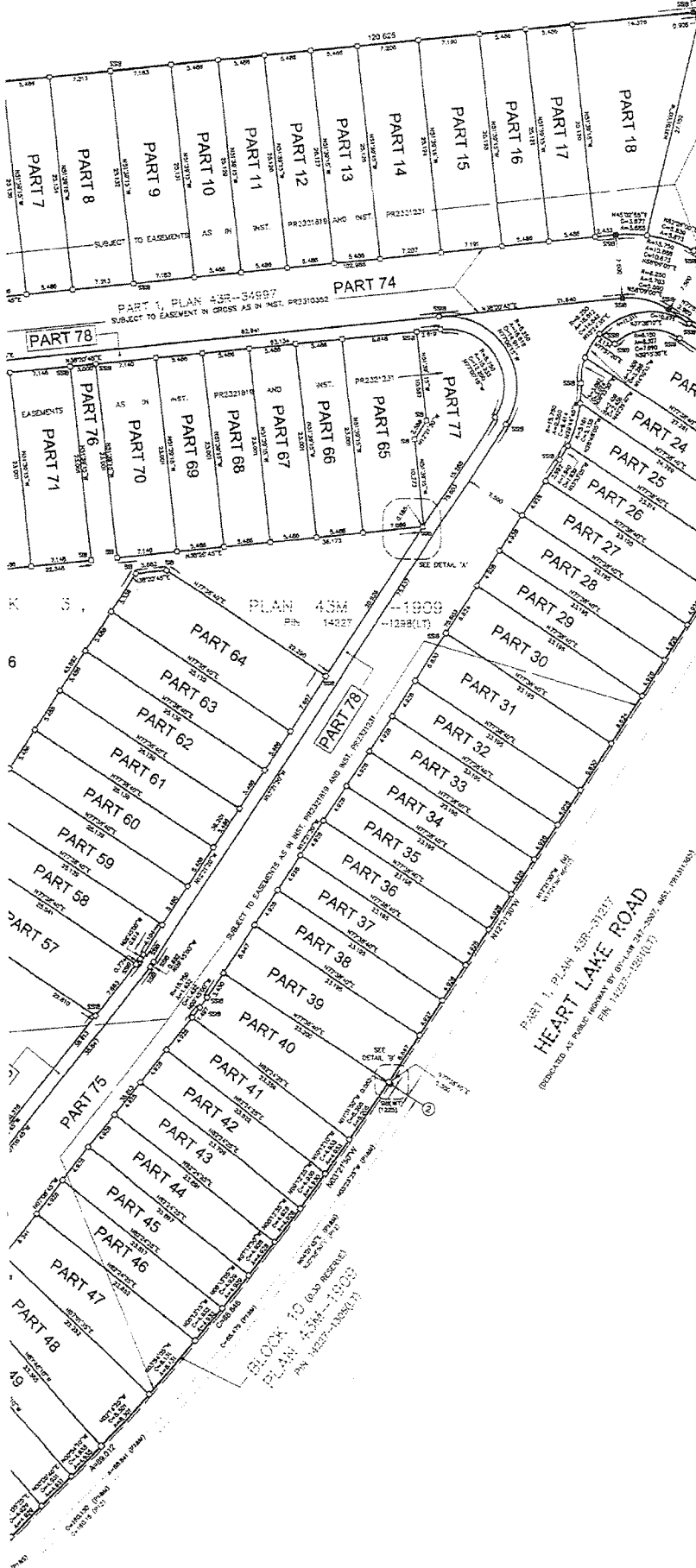
BLOCK 12
(0.20 RESERVE)

PLAN 43M-
BLOCK 4
PIN 14227-1259(LT)

BLOCK 8

1809 SPRUCE WOOD
ROAD
(INTERSECTED BY PLAN 43M-1894)

PART 10 (0.20 RESERVE)
PLAN 43M-19229
PIN 14227-1258(LT)



PART 1
PLAN 43R-33325

BLOCK 12
(0.30 RESERVE)

PLAN 43M--

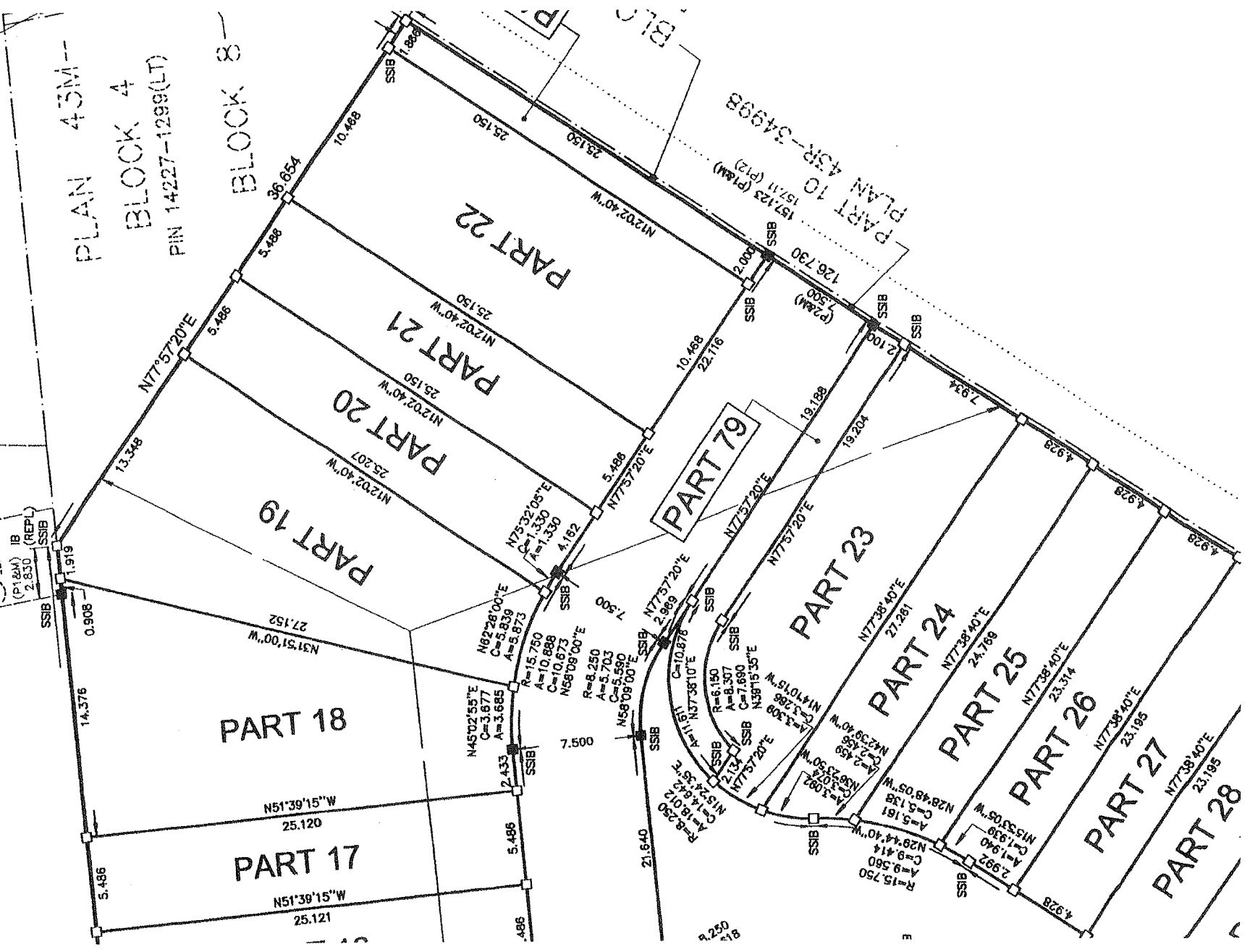
BLOCK 4
PIN 14227-1299(LT)

BLOCK 8-

PART 4
PLAN 43R-18861

PART 5
PLAN 43R-18861
PIN 14227-1258(LT)

PART 10
PLAN 43R-34998
157.123 (P1&M)
157.11 (P12)



Zoning Non-compliance Checklist

File No.
A-2024-0212

Applicant: PAVNEET KAUR
Address: 12 BERNARD AVE
Zoning: R3A-2807 Residential
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	<div>To permit an interior side yard setback of 1.42m to a garden suite</div> <div>To permit a separation distance from the principal dwelling of 2.79m to a garden suite</div>	<div>whereas the by-law requires a minimum interior side yard setback of 1.8m.</div> <div>whereas the by-law requires a minimum separation distance of 3.0m.</div>	<div>10.16.2.e</div> <div>10.16.2.f</div>
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	<div>To permit a driveway width of 5.63m</div> <div>To permit a parking space depth of 4.9m</div>	<div>whereas the by-law permits a maximum driveway width of 5.5m</div> <div>whereas the by-law requires a minimum parking space depth of 5.4m</div>	<div>10.9.1.B.1. a</div> <div>10.16.(h).(i))</div>
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato

Reviewed by Zoning

June 5, 2024

Date