



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)** Jaspreet Narwal & Harneet Narwal, JASPREET JOHAL (P.N.)  
**Address** 14 Dawes Rd, Brampton, ON, L6X 0R9

**Phone #** +1 6474574023 **Fax #** \_\_\_\_\_  
**Email** JASPREETNARWAL@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. Reduction in length of parking space in a driveway(Required- 5.4 m &Proposed- 3.67 m)

4. **Why is it not possible to comply with the provisions of the by-law?**  
we want to build a legal secondary dwelling unit for rental purpose which will help us in managing mortgage for our property. As per site conditions we have 3.67 M of parking space on the Drive-way whereas required parking space is 5.4 M. Kindly accept our request for minor variance so that we can apply for building permit.

5. **Legal Description of the subject land:**  
**Lot Number** 50  
**Plan Number/Concession Number** M1751  
**Municipal Address** 14 DAWES RD, BRAMPTON, ON, L6X 0R9

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.30 M  
**Depth** 27.00 M  
**Area** 305.10 SQM

7. **Access to the subject land is by:**  
Provincial Highway  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  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: 111.26 SQM  
 Gross Floor Area: 294.62 SQM  
 No. of Levels: 2  
 Width: 8.75 M  
 Length: 13.48 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 4.34 M  
 Rear yard setback 7.6 M  
 Side yard setback 1.22 M  
 Side yard setback 1.25 M

**PROPOSED**

Front yard setback 4.34 M  
 Rear yard setback 7.6 M  
 Side yard setback 1.22 M  
 Side yard setback 1.25 M

10. Date of Acquisition of subject land: 2018
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: 2012
15. Length of time the existing uses of the subject property have been continued: 6 yrs

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 _____

*Paras*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 4 DAY OF 09, 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 4 DAY OF  
Sept, 2024

Valerie Low  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 21, 2027.

Signature of Applicant or Authorized Agent

Submit by Email

*[Signature]*  
A Commissioner etc.

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R1D-1300 \_\_\_\_\_

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

Shiza Athar  
Zoning Officer

2024/08/09  
Date

DATE RECEIVED Sept 4, 2024

Date Application Deemed Complete by the Municipality VL

**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: 14 Dawes Rd, Brampton, ON, L6X 0R9

I/We, Jaspreet Narwal & Harneet Narwal, JASPREET JOHAL (P.N.)  
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 07 day of August, 2024.

JN

JN

(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: 14 Dawes Rd, Brampton, ON, L6X 0R9

I/We, Jaspreet Narwal & Hameet Narwal (JASPREET JOHAL C.P.N.O.)  
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 07 day of August, 2024.

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

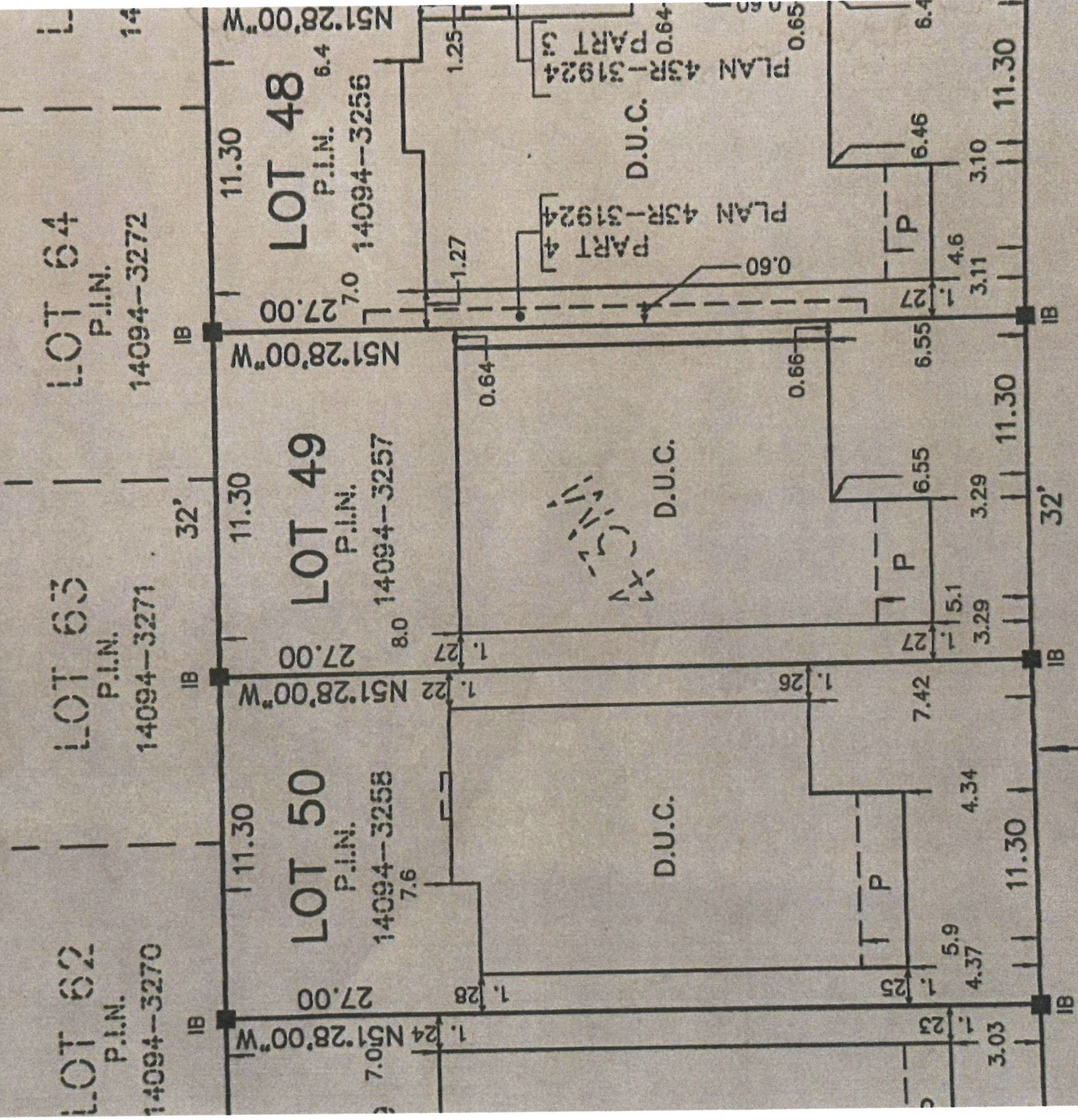
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

*NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.*

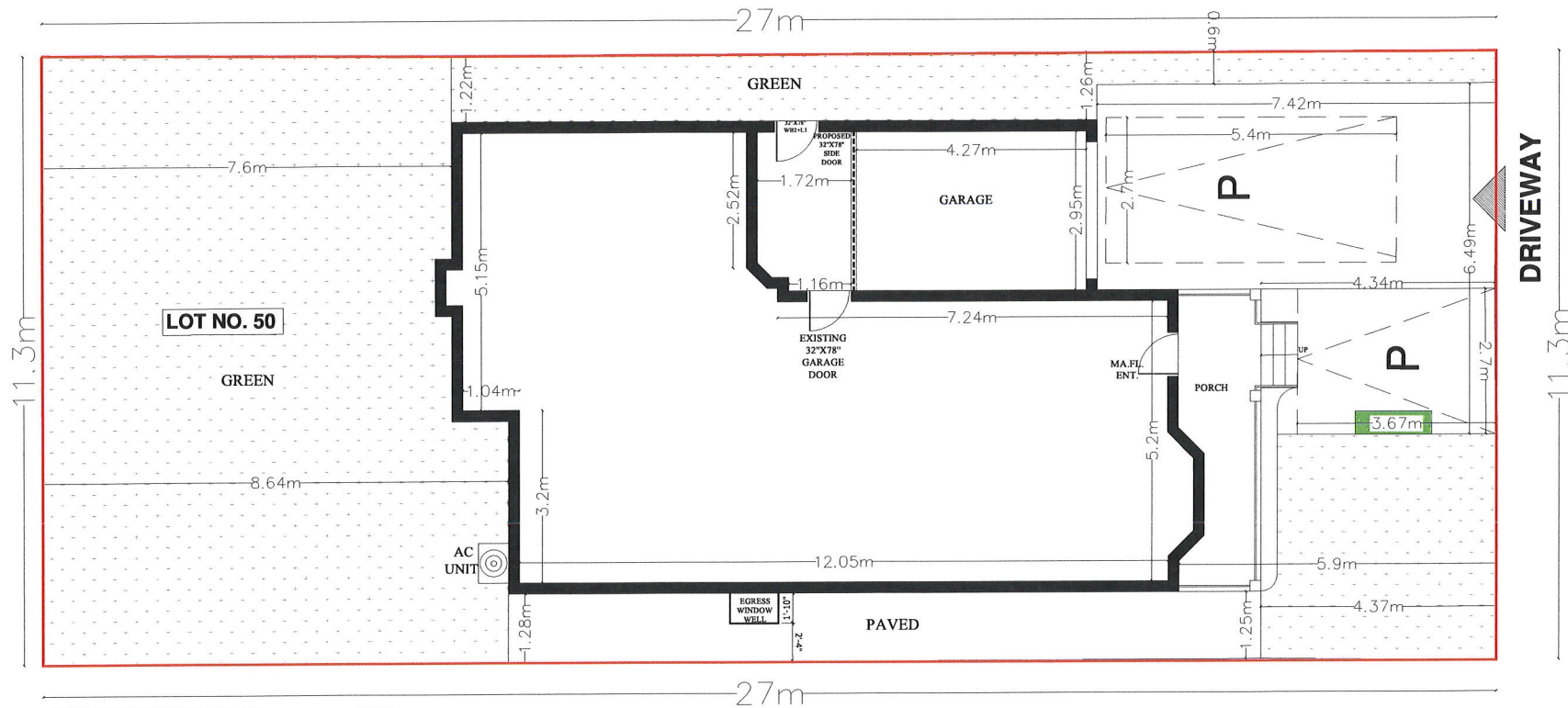
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

METRES AND CAN

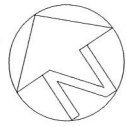
0.3048.



DAWES ROAD



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



**14 DAWES ROAD**

GROSS FLOOR AREA = 3,171.34 SFT / 294.62 SM  
 GROUND FLOOR AREA = 1197.63 SFT / 111.26 SM  
 LOT AREA = 3283.19 SFT / 305.01 SM

**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  
 SECONDARY UNIT**

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-325.1 OF THE BUILDING CODE

SHIVANG TARIKA 106440  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

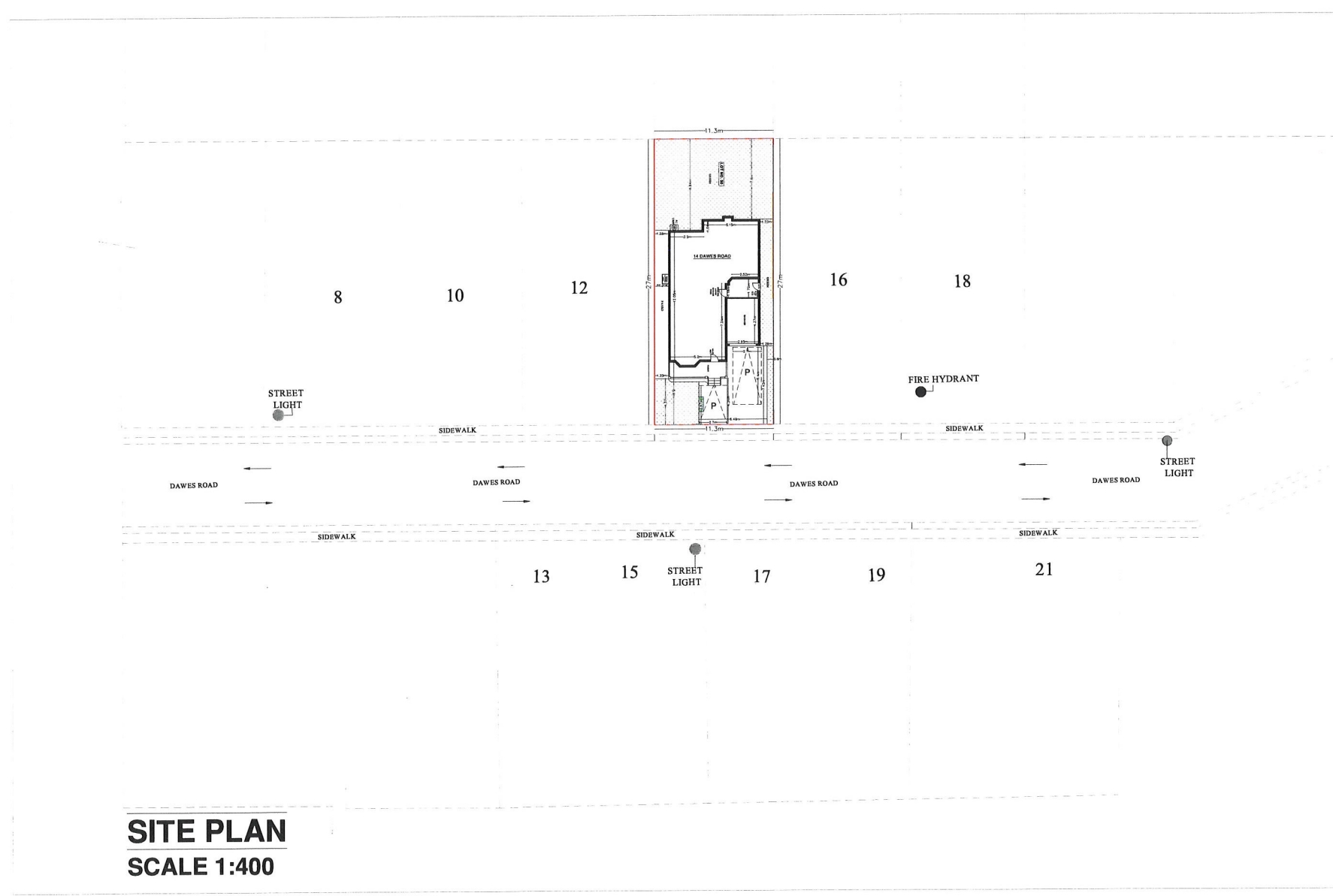
SITE PLAN

CITY : BRAMPTON

14 DAWES ROAD

EXISTING DWELLING

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



**SITE PLAN**  
**SCALE 1:400**

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**SHIVANG TARIKA** 106440  
 NAME SIGNATURE BCIN

*SHIVANG TARIKA*

NO	REVISION / ISSUE	DATE

**SITE PLAN**

CITY : BRAMPTON

14 DAWES ROAD

EXISTING DWELLING

PROJECT	SHEET
AUG 2024	<b>A1-1</b>
SCALE 1:400	



# Zoning Non-compliance Checklist

File No.  
A-2024-0332

Applicant: Shivang Tarika  
Address: 14 Dawes Rd  
Zoning: R1D-1300  
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			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
RESIDENTIAL DRIVEWAY	To permit a parking space depth of 3.67m,	whereas the by-law requires a minimum parking space depth of 5.4m.	6.17.1
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/08/09

Date