

FILE NUMBER: A-2024-0363

*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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** SALEHA NAHDI  
**Address** 14 PEBBLESTONE CIR., BRAMPTON, ON, L6S 4M8  
 \_\_\_\_\_  
**Phone #** 905-789-7695 **Fax #** \_\_\_\_\_  
**Email** saleha\_nahdi@hotmail.com

2. **Name of Agent** HARJINDER SINGH / MEM ENGINEERING INC.  
**Address** UNIT-28, 2355 DERRY ROAD EAST, MISSISSAUGA ON L5S1V6  
 \_\_\_\_\_  
**Phone #** 905-673-9100 **Fax #** \_\_\_\_\_  
**Email** MEM.PENG@OUTLOOK.COM

3. **Nature and extent of relief applied for (variances requested):**  
TO PERMIT A PROPOSED OPEN ROOF PORCH OVER EXISTING WOODEN DECK IN REAR YARD WITH REDUCED SETBACK  
OF 2.6 M FROM REAR LOT LINE.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
ZONING BY LAW REQUIRES A MIMINUM OF 7.5 M OF REAR SETBACK  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** 14  
**Plan Number/Concession Number** M1074  
**Municipal Address** 14 PEBBLESTONE CIR., BRAMPTON, ON, L6S 4M8

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.841 M  
**Depth** 36.911 M  
**Area** 346.57 M2

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:

TWO STOREY DETACHED BRICK DWELLING

GFA - 165.74 M2

LENGTH OF PROPERTY - 17.40 M, WIDTH - 6.53 M, HEIGHT - 9.0 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED OPEN ROOF PORCH OVER EXISTING WOODEN DECK IN REAR YARD WITH REDUCED SETBACK OF 2.6 M FROM REAR LOT LINE.

SIZE OF OPEN ROOF PORCH - 4.57 M X 5.25M AND HEIGHT - 3.4 M from grade

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 6.07 M

Rear yard setback 7.88 M

Side yard setback 1.24 M

Side yard setback 2.12 M

PROPOSED

Front yard setback 6.07 M

Rear yard setback REDUCED TO 3.27 M FROM PROPOSED OPEN PORCH

Side yard setback 1.24 M

Side yard setback 2.12 M

10. Date of Acquisition of subject land: 2019

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: 2005

15. Length of time the existing uses of the subject property have been continued: 19 YEARS

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 \_\_\_\_\_

Raman Kumar  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 13 DAY OF Sept., 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, Raman Kumar, 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 13 DAY OF  
Sept, 2024

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

Raman Kumar  
Signature of Applicant or Authorized Agent

[Signature]  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_  
R1D-588 , Mature Neighbourhood

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.

Shiza Athar \_\_\_\_\_ 2024/09/12  
Zoning Officer Date

DATE RECEIVED Sept 13, 2024  
VL

## **APPLICATION INSTRUCTION AND INFORMATION SHEET**

### **Minor Variance or Special Permission**

(Also see instructions on the application form)

1. The application shall be filed with the Secretary-Treasurer, Committee of Adjustment, City of Brampton, 2 Wellington Street West, Brampton, and be accompanied by the applicable fee in **cash, debit, credit card or cheque made payable to the Treasurer, City of Brampton.**

#### APPLICATION FEES

*Residential and Institutional Properties	<b>\$720.00</b>
(*Residential means one lot only containing a single detached, semi-detached or townhouse dwelling unit)	
Commercial and Industrial Properties	<b>\$2,920.00</b>
All Other Properties	<b>\$2,920.00</b>

Applicant necessitated re-circulation of Notice of an Application **\$263 (plus \$5.00/per notice)**

**A PRELIMINARY PROCESSING FEE MAY BE REQUIRED BY THE CONSERVATION AUTHORITY:  
TORONTO & REGION CONSERVATION - \$525.00 CREDIT VALLEY CONSERVATION - \$280.00**

**NOTE: DEVELOPMENT CHARGES AND/OR CASH PAYMENT IN LIEU OF PARKLAND DEDICATION MAY BE PAYABLE AT THE TIME OF BUILDING PERMIT AND THE CHARGES MAY BE SIGNIFICANT.**

2. ANSWER ALL QUESTIONS. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT OR AGENT. **APPLICATIONS ARE TO BE PRINTED (SINGLE SIDED) ON 8 1/2" X 14" PAPER. All necessary variances must be confirmed with the Zoning Division prior to the application being considered by the Committee.**
3. The applicant must submit **two (2) prints** of a plan with the original copy of the application (**single sided**). The dimensions of the prints **shall be 8 1/2" x 14"** or if the plan is of a larger size, a reproduction of the plan to the size of 8 1/2" x 14" shall also be submitted. The plan shall clearly indicate the following:
  - a) The boundaries of the lands which are subject of this application shown **EDGED BY A RED COLOUR**, and the portion of the lot where the variance exists shown **MARKED BY GREEN COLOUR.**
  - b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines. **(All dimensions to be shown in metric units)**
  - c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
  - d) The current uses on land that is adjacent to the subject land.
  - e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
  - f) The location and nature of any easement affecting the subject land.
  - g) A proper site plan is to be submitted that is in accordance with the city's site plan review user guide. <https://www.brampton.ca/en/business/planning-development/pages/site-plan-application-process.aspx>.  
Required information includes, but is not limited to:
    - i. Scales & measurements are to be metric.
    - ii. Site Plan is to include abutting right-of-way width including location and, sidewalks, and utilities such as street lighting, hydro poles and fire hydrants;
4. An **Authorization Letter** from the property owner is required when the application is being signed by an agent.
5. A **Permission to Enter** is required as site inspections will be conducted by Committee Members and City Staff.

#### **A DETAILED EXPLANATORY LETTER SHOULD ACCOMPANY THE APPLICATION**

#### **TO ALL APPLICANTS:**

THE COMMITTEE HAS BEEN KNOWN TO REQUEST TO SEE COPIES OF DRAWINGS, SHOWING THE ELEVATION, CONSTRUCTION, AND EXTERIOR DESIGN OF PROPOSALS APPLIED FOR. (example - location of doors, windows, type of exterior materials proposed - brick, wood cladding, aluminum, etc.) THESE DRAWINGS DO NOT HAVE TO BE SUBMITTED WITH THE APPLICATION FORM.

IF YOU HAVE DRAWINGS SUCH AS THIS, THEY SHOULD BE BROUGHT TO THE MEETING AND PRESENTED TO THE COMMITTEE WHEN YOUR APPLICATION IS HEARD.

DRAWINGS OF THIS NATURE MAY BE HAND DRAWN AND WILL BE RETURNED TO YOU ONCE YOUR APPLICATION HAS BEEN DEALT WITH. ADDITIONAL INFORMATION SUCH AS THIS MAY PREVENT DEFERRAL OF YOUR APPLICATION.



FILE NUMBER: \_\_\_\_\_

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OF 2.6 M FROM REAR LOT LINE.

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**Area** 346.57 M2

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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:

TWO STOREY DETACHED BRICK DWELLING

GFA - 165.74 M2

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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 \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ OF \_\_\_\_\_

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

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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: \_\_\_\_\_  
R1D-588 , Mature Neighbourhood

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.

\_\_\_\_\_  
Shiza Athar  
Zoning Officer

\_\_\_\_\_  
2024/09/12  
Date

DATE RECEIVED \_\_\_\_\_

# 14 PEBBLESTONE CIR

## Property Information:

Mailing Address: 14 PEBBLESTONE CIR  
Brampton, ON  
L6X 4M8

PIN: 141140607

Roll Number: 10-08-0-011-56380-0000

Ward: 5

Secondary Plan Area: 6

Lot Number: 9

Concession Number: CON. 1 W.H.S.

Address Status: Active

Legal Description: PL M1074 LOT 14

## Owner Information:

Owner 1: NAHDI SALEHA City: BRAMPTON

Owner 2: Province: ON

Owner 3: Country:

Address 1: 14 PEBBLESTONE CIR Postal Code: L6X 4M8

Address 2:

Address 3:

## Previous Owner Information:

Names:	Effect Date:	Expiry Date:
717495 ONTARIO LIMITED, ,	8/7/1998	5/4/2000
MATIAS MANUEL, MATIAS MARGARIDA,	5/5/2000	11/27/2002

## Planning Information:

Registered Plan: 43M-1074

Assumption Date: 4/28/2003

Draft Plan Number:

Site Plan Number:

Condo Plan Number:

## Building Information:

Bldg Permit Type:

Bldg Permit Subtype:

Bldg Permit Work:

Bldg Permit Issue Date:

Occup Permit Date:

## Zoning Information:

Zone Code: R1D-588

Category: RESIDENTIAL

Type: R1D

Special Sec: 588

Split Zoned: NO

## Councillor Information:



Councillor:  
**PAUL VICENTE**  
P: 905-874-2601  
F: 905-874-2644  
E: paul.vicente@brampton.ca



Councillor:  
**ROWENA SANTOS**  
P: 905-874-2605  
F: 905-874-2644  
E: rowena.santos@brampton.ca



**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 PEBBLESTONE CIR., BRAMPTON, ON, L6S 4M8

I, SALEHA NAHDI  
please print/type the full name of the owner(s)

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

HARJINDER SINGH / MEM ENGINEERING INC.  
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 11 day of SEPTEMBER 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.**

**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 PEBBLESTONE CIR., BRAMPTON, ON, L6S 4M8

I, SALEHA NAHDI  
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 11 day of SEPTEMBER, 2024.

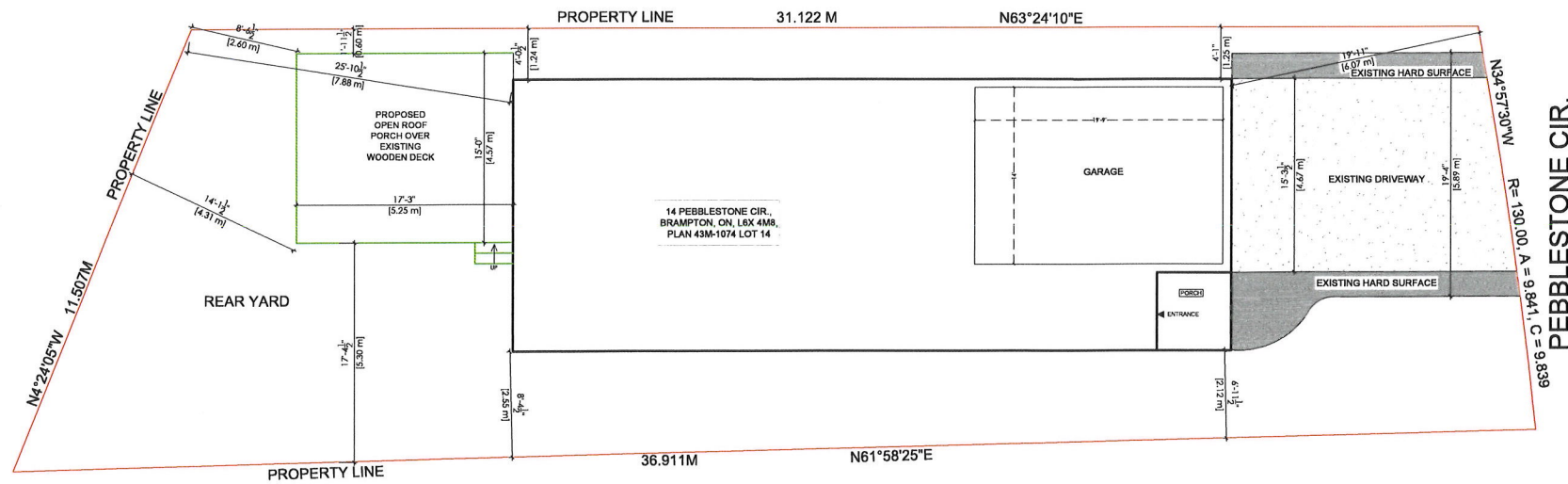


\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

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

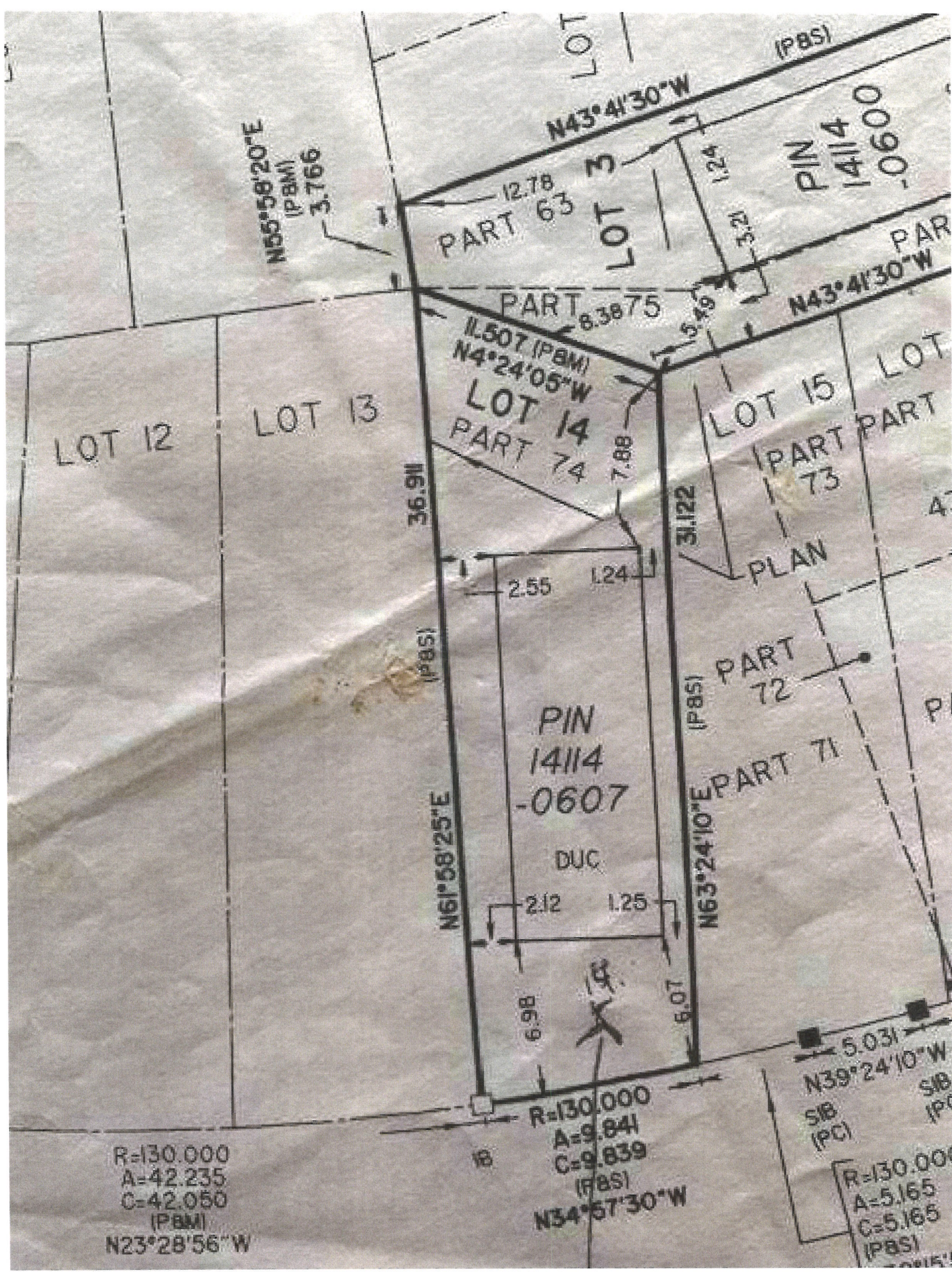
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

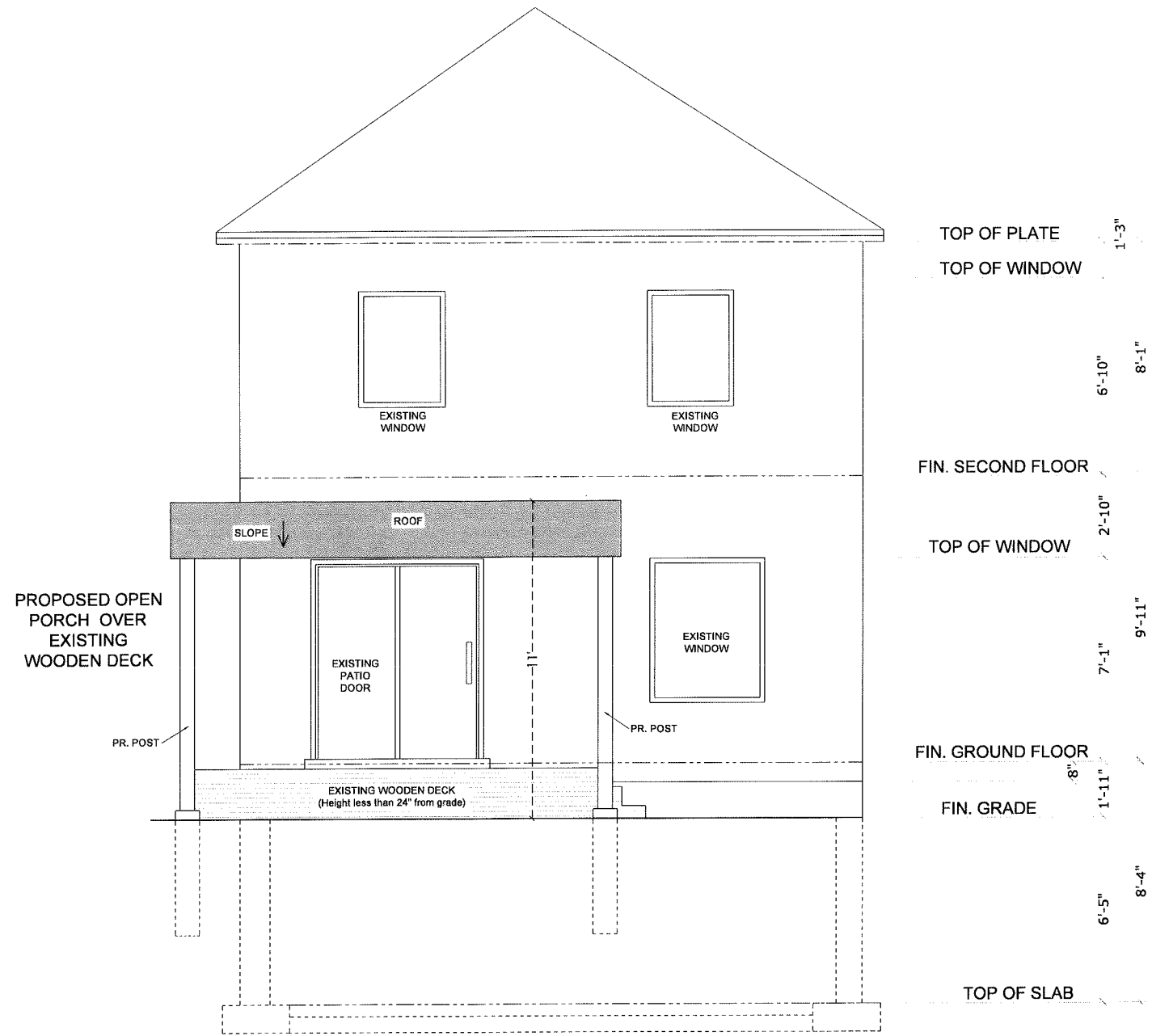
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



SITE PLAN  
 SC: 3/32"-1'-0"

General Notes		
<ul style="list-style-type: none"> <li>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.</li> <li>ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.</li> <li>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.</li> <li>DRAWINGS ARE NOT TO BE SCALED.</li> </ul>		
REVISION		
NO.	DATE	DESCRIPTION
Firm Name and Address		
<b>MEM ENGINEERING INC</b> 2355 DERRY ROAD EAST MISSISSAUGA, ON, L5S 1V6 905-517-6755 Email: harry@memengineering.ca		
PROJECT TITLE:		
14 PEBBLESTONE CIR., BRAMPTON, ON		
SHEET TITLE:		
SITE PLAN		
CLIENT EMAIL:		
CLIENT CONTACT:		
SCALE:	DRAWING NO.:	
3/32"-1'-0"	A100	
PLOT DATE:	DRAWN BY:	
09-09-2024	SB	
CHECKED BY:	DRAWN BY:	
HS	SB	





REAR ELEVATION

TOP OF PLATE 1'-3"

TOP OF WINDOW 6'-10" 8'-1"

FIN. SECOND FLOOR

TOP OF WINDOW 2'-10" 9'-11"

FIN. GROUND FLOOR 7'-1"

FIN. GRADE 8'-11"

TOP OF SLAB 6'-5" 8'-4"

General Notes			
* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.			
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REVISION			
NO.	DATE	DESCRIPTION	BY
Firm Name and Address			
<b>MEM ENGINEERING INC</b>			
2355 DERRY ROAD EAST			
MISSISSAUGA, ON, L5S 1V6			
905-517-6755			
Email: harry@memengineering.ca			
PROJECT TITLE:			
14 PEBBLESTONE CIR.,			
BRAMPTON, ON			
SHEET TITLE:			
ELEVATION			
CLIENT EMAIL:			
CLIENT CONTACT:			
SCALE:	DRAWING NO.:		
1/4" = 1'-0"			
PLOT DATE:			
09-09-2024			
DRAWN BY:			
SB			
CHECKED BY:			
HS			

A103

2024-09-11

COVERING LETTER

To

The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Subject: Minor Variance application for 14 Pebblestone Cir., Brampton, ON L6S 4M8

Sir/ Madam,

We hope this letter finds you well. Please accept our minor variance application for our client 14 Pebblestone Cir., Brampton, ON L6S 4M8.

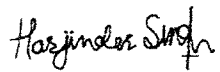
We have a proposal as follow:

1. To permit a proposed open roof porch over existing wooden deck in rear yard with reduced setback of 2.6 m from rear lot line.

So, we request you to kindly consider our application for minor variance.

We appreciate your cooperation in this matter.

Thank You,



Harjinder Singh  
P Eng. PMP, CET, RCJI

# Zoning Non-compliance Checklist

File No.

Applicant: Harjinder Singh / Mem Engineering Inc  
 Address: 14 Pebblestone Cir  
 Zoning: R1D-588 , Mature Neighbourhood  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS- SIDE	To permit an interior side yard setback of 0.6m to a proposed roof structure,	whereas the by-law requires a minimum interior side yard setback of 1.2m.	10.27(b)(i)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS	To permit a proposed roof structure to encroach 4.9m into the rear yard setback, resulting in a setback of 2.6m from the roof structure to the rear lot line,	whereas the by-law permits a roof structure to encroach a maximum 2.0m into the rear yard setback, resulting in a required setback of 5.5m from the deck to the rear lot line.	6.13(d)
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/09/12

Date