



FILE NUMBER: A-2024-0411

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)

SHILPA SHILPA, NITIN KHANNA

Address

34 HOLLOWGROVE BLVD BRAMPTON L6P 1B1

Phone #

6473270885

Fax #

Email

NITINKHANNAACCDUOS90@GMAIL.COM
2.

Name of Agent

MANPREET KOHLI

Address

66 ENMOUNT DR, BRAMPTON, ON L6T4C9

Phone #

437 984 5005

Fax #

Email

PANJABDESIGN@GMAIL.COM
3.

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

Current zoning bylaws do not permit Beauty Salon as home occupation in semi detached house. Variance is requested to have Beauty Salon as home occupation permitted in semi detached dwelling.
4.

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

Current zoning bylaws do not permit Beauty salon as home occupation in semi detached house. Owner intends to pursue beauty salon as profession to support family in her existing semi detached house.
5.

Legal Description of the subject land:

Lot Number

LOT 92R

Plan Number/Concession Number

M1377

Municipal Address

34 HOLLOWGROVE BLVD BRAMPTON L6P 1B1
6.

Dimension of subject land (in metric units)

Frontage

6.9

Depth

34.66, 34.60

Area

238.94
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

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 _____ |

Shilpa
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON
THIS 06 29 DAY OF OCT, 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, SHILPA SHILPA, 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 29 DAY OF
OCT, 2024

[Signature]
A Commissioner etc.

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

Shilpa
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1A-1612

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

2024/10/28

Date

DATE RECEIVED

Oct 29, 2024

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:

SINGLE FAMILY DWELLING, GFA 179.73 SQ M, HEIGHT 2 STOREY

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SINGLE FAMILY DWELLING, GFA 179.73 SQ M, HEIGHT 2 STOREY

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 | 6.09 |
| Rear yard setback | 10.40 |
| Side yard setback | 0 |
| Side yard setback | 1.22 |

PROPOSED

| | |
|--------------------|-------|
| Front yard setback | 6.09 |
| Rear yard setback | 10.40 |
| Side yard setback | 0 |
| Side yard setback | 1.22 |

10. Date of Acquisition of subject land: Jun 2020

11. Existing uses of subject property: SINGLE FAMILY DWELLING

12. Proposed uses of subject property: SINGLE FAMILY DWELLING

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: DEC 2000

15. Length of time the existing uses of the subject property have been continued: 24 YEARS

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 ☐

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 34 HOLLOWGROVE BLVD, BRAMPTON L6P 1B1

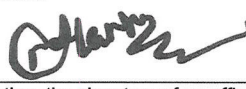

I/We, SHILPA SHILPA, NITIN KHANNA
please print/type the full name of the owner(s)

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

MANPREET KOHLI
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 01 day of OCT, 2024.


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

SHILPA SHILPA Nitin Khanna
(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 34 HOLLOWGROVE BLVD, BRAMPTON L6P 1B1

I/We, SHILPA SHILPA, NITIN KHANNA
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 01 day of OCT, 2024.



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

SHILPA SHILPA Nitin Khanna
(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.

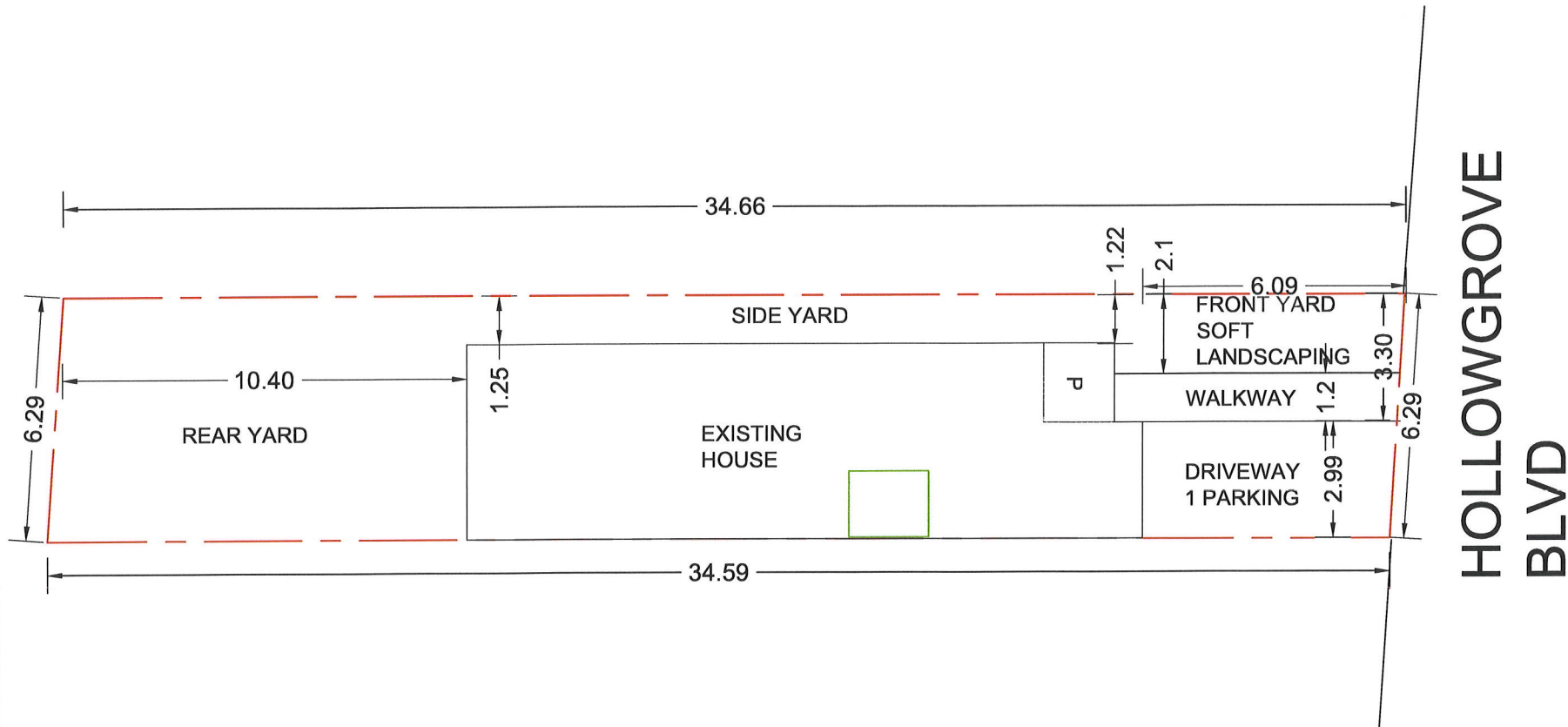
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

SCALE 1:300
10m 5m 10m 20m 30m
RADY-PENTIK & EDWARD SURVEYING LTD., O.L.S., 2000
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

| SCHEDULE | | | |
|-------------|------------|---------|------------|
| PART | ALL OF LOT | PLAN | ALL OF PIN |
| 1 & 2 | 84 | | 14220-0440 |
| 3 & 4 | 85 | | 14220-0417 |
| 5 & 6 | 86 | | 14220-0418 |
| 7 & 8 | 87 | | 14270-0419 |
| 9 & 10 | 88 | 43W-137 | 14270-0420 |
| 11 & 12 | 89 | | 14270-0421 |
| 13 & 14 | 90 | | 14220-0422 |
| 15 & 16 | 91 | | 14220-0423 |
| 17, 18 & 19 | 92 | | 14220-0424 |

RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
465 WILSON AVENUE, DOWNSVIEW, ONTARIO
416-635-5000
DRAWN: V.K. CHECKED: T.S. ACAD FILE 00-00806
JOB No. 00-018


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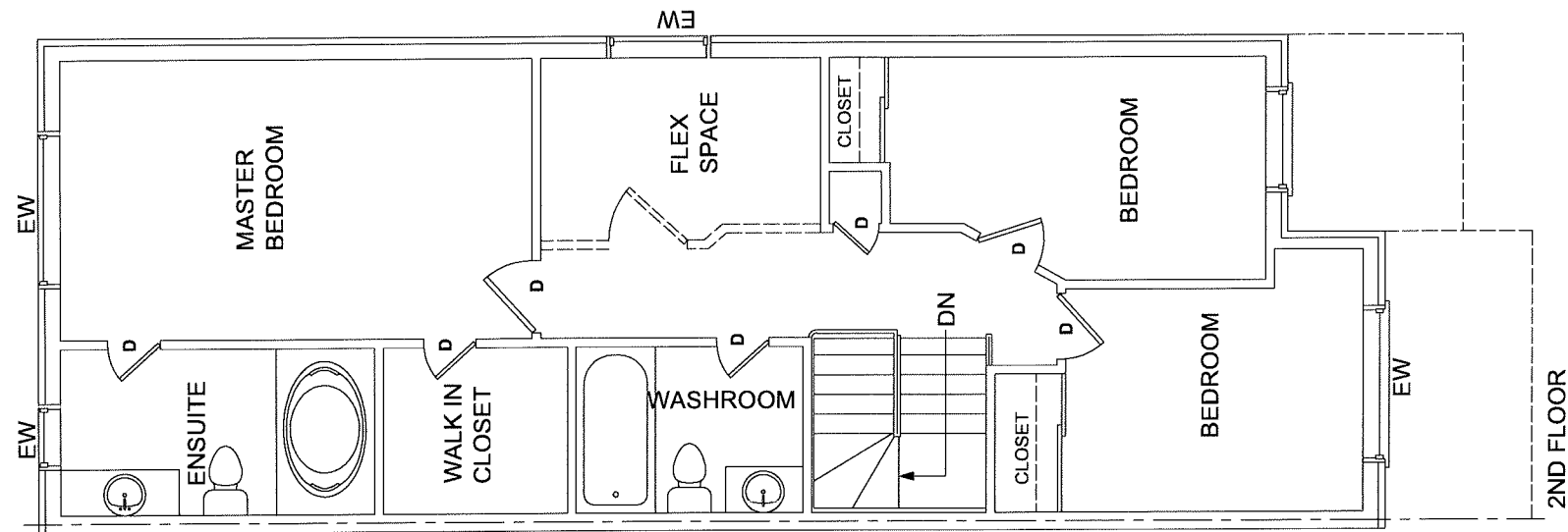


● FIRE
HYDRANT

● HYDRO
POLE

ALL DIMENTIONS IN METERS

| | | |
|---|-----------------|------|
| GENERAL NOTES: | | |
| I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. | | |
| Individual BCIN: 20565 Firm BCIN: 110812 | | |
| SIGNATURE: | | |
| MANPREET KOHLI | | |
|  | | |
| NO. | REVISION/ ISSUE | DATE |
| 1. | INITIAL ISSUE | |
| FIRM NAME & ADDRESS: | | |
| PUNJAB DESIGN & CONSTRUCTIONS INC. | | |
| BCIN: 110812 | | |
| PH: 437 984 5005 | | |
| PROJECT NAME & ADDRESS: | | |
| 34 HOLLOWGROVE BLVD | | |
| SHEET NAME: | | |
| SITE PLAN DRAWING | | |
| DATE: | | |
| SCALE: 8 MM= 1 M | | |
| SHEET NO.: SP1 | | |



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI



| NO. | REVISION/ ISSUE | DATE |
|-----|-----------------|------|
| 1. | INITIAL ISSUE | |

FIRM NAME & ADDRESS:

PUNJAB DESIGN & CONSTRUCTIONS INC.
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

34 HOLLOWGROVE

SHEET NAME:

**2ND FLOOR PLAN
ARCHITECTURAL
DRAWING**

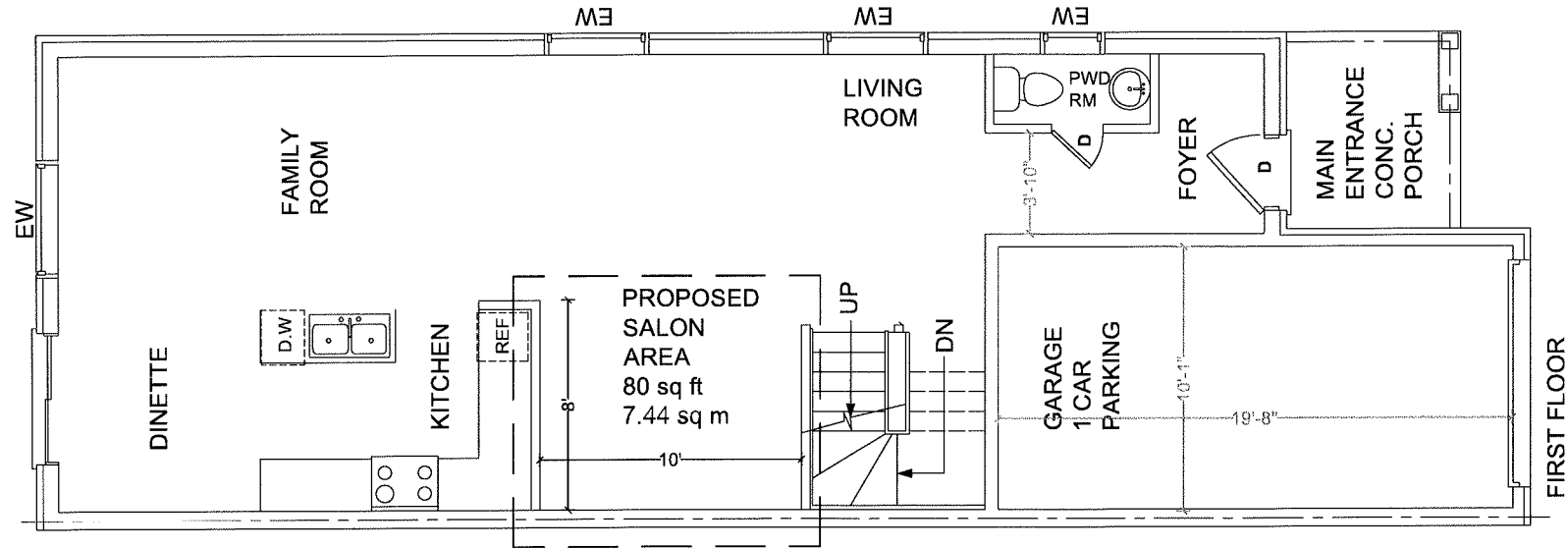
DATE:

SCALE:

1:64

SHEET NO.:

A3



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI



| NO. | REVISION/ ISSUE | DATE |
|-----|-----------------|------|
| 1. | INITIAL ISSUE | |

FIRM NAME & ADDRESS:

**PUNJAB DESIGN &
CONSTRUCTIONS INC.**
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

**34 HOLLOWGROVE
BLVD**

SHEET NAME:

**FIRST FLOOR PLAN
ARCHITECTURAL
DRAWING**

DATE:

SCALE:

1:64

SHEET NO.:

A2

SCALE 1:300
10m 5m 0 10m 20m 30m
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., 2000

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 43R-24700

RECEIVED AND DEPOSITED

DATE Sept 15, 2000

ASST. DEPT. *Enoch Enigma*
LAND REGISTRAR FOR THE LAND FILES
DIVISION OF PEEL (No. 43)

| SCHEDULE | | | |
|-------------|---------------|---------|-------------|
| PART | A-1 OF LOT | PLAN | ALL OF PLAN |
| 1 & 2 | 84 | | 14220-0416 |
| 3 & 4 | 85 | | 14220-0417 |
| 5 & 6 | 86 | | 14220-0418 |
| 7 & 8 | 87 | | 14220-0419 |
| 9 & 10 | 88 | 43M-127 | 14220-0420 |
| 11 & 12 | 89 | | 14220-0421 |
| 13 & 14 | 90 | | 14220-0422 |
| 15 & 16 | 91 | | 14220-0423 |
| 17, 18 & 19 | 92 | | 14220-0424 |

I CERTIFY THAT:
1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.

2 THE SURVEY WAS COMPLETED ON THE 23 DAY OF Aug. , 2000.

DATE SEPT. 6th, 2000


T. SINGH
ONTARIO LAND SURVEYOR

NOTES

| | |
|--------|-------------------------------------|
| ■ | DENOTES MONUMENT FOUND |
| □ | DENOTES MONUMENT SP. |
| SB | DENOTES STANDARD IRON BAR |
| IB | DENOTES IRON BAR |
| SSB | DENOTES SHORT STANDARD IRON BAR |
| (WT) | DENOTES WITNESS |
| D.C.C. | DENOTES DWELLING UNDER CONSTRUCTION |
| G | DENOTES CENTRELINE OF WALL |
| P.N. | DENOTES PROPERTY IDENTIFIER NUMBER |
| P | DENOTES PORCH |

ALL SET MONUMENTS ARE IRON BARS UNLESS NOTED OTHERWISE.

ALL FOUND MONUMENTS BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL TIES TAKEN TO CONCRETE FOUNDATION.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
EAST LIMIT OF LOT 92 AS SHOWN ON
PLAN 43M-1377 HAVING A BEARING OF N02°01'25"E

DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE
MUNICIPAL FREEDOM OF INFORMATION AND
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56

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ONTARIO LAND SURVEYORS
465 WILSON AVENUE, DOWNSVIEW, ONTARIO
416-635-5000
DRAWN, V.K. CHECKED, T.S. ACAD. FILE 00-01806
JOB No. 00-018

Zoning Non-compliance Checklist

File No.
A-2024-0411

Applicant: Manpreet Kohli
Address: 34 Hollowgrove Blvd
Zoning: R1A-1612
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 | | | |
| HOME OCCUPATION | <div><div>- To permit a personal service shop (salon) as a home occupation in a semi-detached dwelling,</div><div>- To permit 0 parking spaces for a 7.44 sq. m. home occupation,</div></div> | <div><div>- whereas the by-law only permits an office as a home occupation in a semi-detached dwelling.</div><div>- whereas the by-law requires a minimum of one parking space for every 20.0 sq. m. of floor area occupied by the home occupation.</div></div> | <div>6.12.2</div> <div>10.9.1 (G.)</div> |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| GARAGE WIDTH | | | |
| LANDSCAPED OPEN SPACE | | | |
| ENCROACHMENTS | | | |
| TWO-UNIT DWELLING | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Shiza Athar

Reviewed by Zoning

2024/10/29

Date