

FILE NUMBER: A-2024-0425

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)** Lovepreet Bhullar & Gurneet Kaur  
**Address** 74 Traverston Court, Brampton

**Phone #** 647 448 4545 **Fax #** \_\_\_\_\_  
**Email** labbibhullar77@gmail.com

2. **Name of Agent** Anju Bhutani  
**Address** 18 Sparrow Court, Brampton, Ontario

**Phone #** 647 654 8500 **Fax #** \_\_\_\_\_  
**Email** abhutani@cheerful.com

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

Variance needed to park oversized vehicle in the driveway.

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

Zoning By-Law 270-2004 prohibits parking of oversized vehicle in residential area.

5. **Legal Description of the subject land:**  
**Lot Number** 195 Part 5  
**Plan Number/Concession Number** M 101  
**Municipal Address** 74 Traverston Court

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.14 M  
**Depth** 30.48M  
**Area** 278.59 SQ.M.

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.)

Two Dwelling Unit Detached House

**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	7.02
Rear yard setback	7.79
Side yard setback	0.96
Side yard setback	1.27

**PROPOSED**

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: April 2023

11. Existing uses of subject property: Two Unit Dwelling

12. Proposed uses of subject property: Two Unit Dwelling

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 | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |

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 City OF Brampton  
THIS 6 DAY OF November, 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, Anju Bhutani, 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 6 DAY OF November, 2024

Signature of Applicant or Authorized Agent

Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
A Commissioner etc. for the Corporation of the  
City of Brampton

Expires September 20, 2026 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

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  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 74 Traverston Court

I/We, Lovepreet Bhullar And Gurneet Kaur  
please print/type the full name of the owner(s)

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

Anju Bhutani <sup>Anju Bhutani</sup>  
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 2222 day of May Oct, 2024.

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

Gurneet Kaur  
(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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 74 Traverston Court

I/We, Lovepreet Bhullar & Gurneet Kaur  
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 22<sup>22</sup> day of May Oct, 2024.

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

Gurneet Kaur  
(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**

PLAN OF SURVEY OF  
**LOTS 194 AND 195, PLAN M-101**  
 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL  
 (FORMERLY TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)  
 SCALE 1" = 20'  
 MARSHALL MACKLIN MONAGHAN LIMITED  
 ONTARIO LAND SURVEYORS  
 1976

LT 2989

PLAN 43R-4800

Moved JAN. 12/1977  
*McNab*  
 ASSISTANT EXAMINER OF SURVEYS

PLAN 43R 4800

Recorded under No. 112492

Registered March 3, 1977

*Desautels*  
 LAND REGISTRAR

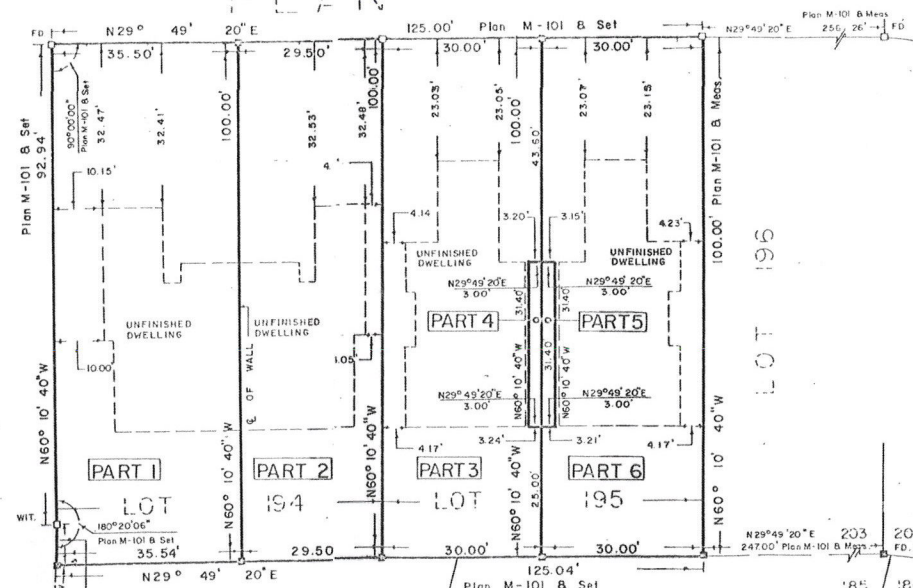
PARTS 1 to 6 BOTH INCLUSIVE : Part of  
 Parcel Plan - I, Section M-101

TRAVERSTON COURT

PLAN

DRIVE

SOMERSET



PART	LOT	PLAN	AREA
1	194	M-101	35.50 SQ FT
2	194	"	29.50 " "
3	195	"	2906 " "
4	195	"	94 " "
5	195	"	94 " "
6	195	"	2906 " "

- denotes Standard Iron Bar (1"sq. x 4'long)
- " Iron Bar (5/8" sq x 2'long)
- " Iron Bar (5/8" round x 2'long)
- FD. " Found

Bearings shown hereon are astronomic and are referred to the N 29° 49' 20" E of the easterly limit of Traverston Court in accordance with Plan M-101.

ALL HANGING LINES HAVE BEEN VERIFIED

ALL TIES WERE TAKEN TO CONCRETE FOUNDATION.

**SURVEYOR'S CERTIFICATE**

- I HEREBY CERTIFY
1. That this survey and plan are correct and in accordance with The Surveys Act and The Land Titles Act and the regulations made thereunder;
  2. That I was present at and did personally supervise the survey represented by this plan;
  3. That this plan contains a true copy of the field notes of survey;
  4. That the survey was completed on the 21<sup>st</sup> day of Dec., 1976.

Marshall Macklin Monaghan Limited  
 ONTARIO LAND SURVEYORS

*David B. Seales*  
 DAVID B. SEALES - ONTARIO LAND SURVEYOR

JAN 5<sup>th</sup> 1977  
 DATE

drawn M.A.S. checked J.H.K. scale 1" = 20' date  
**Marshall Macklin Monaghan Limited**  
 Consulting Engineers Surveyors Planners  
 77 City Centre Drive, Mississauga, Ont., 270-0450

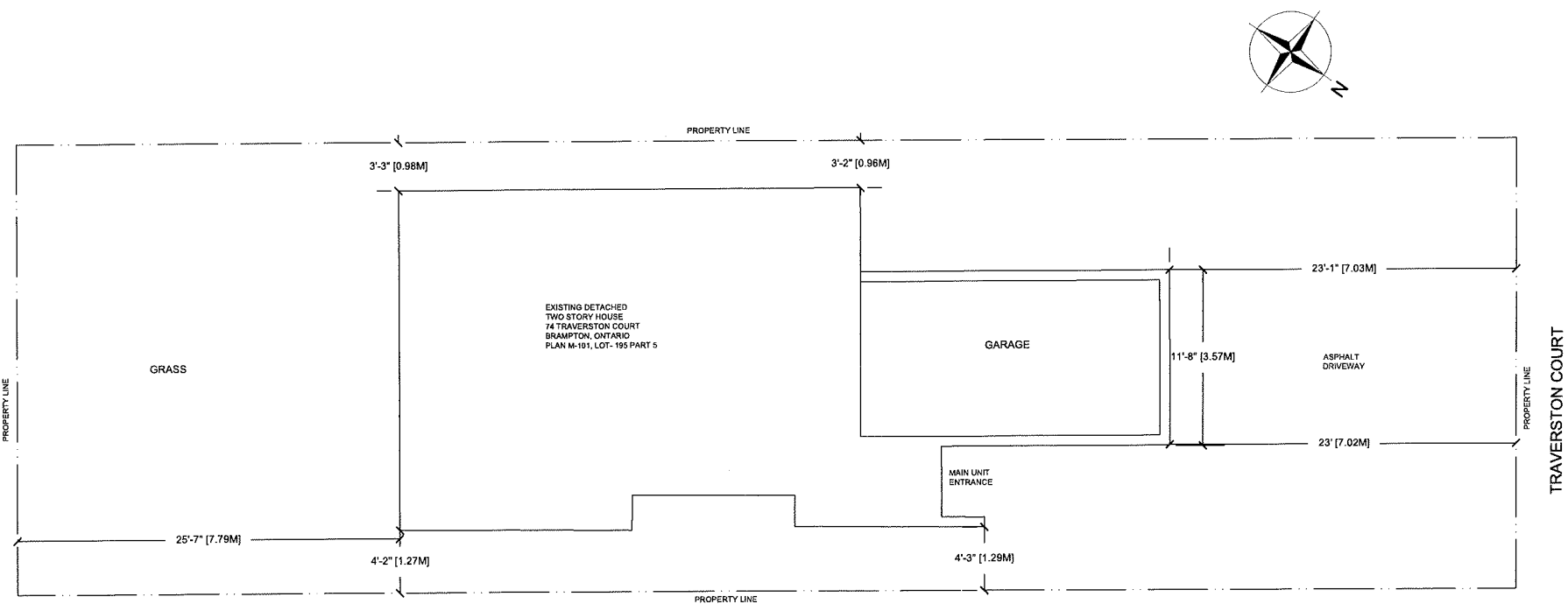
drawing no.  
 2576 - 077 - 5

IMPERIAL LINEN 100-2-74

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

**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
 USE AND REPRODUCTION OF THESE DOCUMENTS**

B2



Notes:

**HERITAGE  
SOLUTIONS**  
1-647-654-8500

PROJECT ADDRESS:  
74 TRAVERSTON COURT  
BRAMPTON  
ONTARIO

PROJECT DESCRIPTION:  
DRIVEWAY FOR LARGE VEHICLE

DRAWING DESCRIPTION:  
SITE PLAN

SCALE:  
1:100

DATE:  
MAY 23, 2024

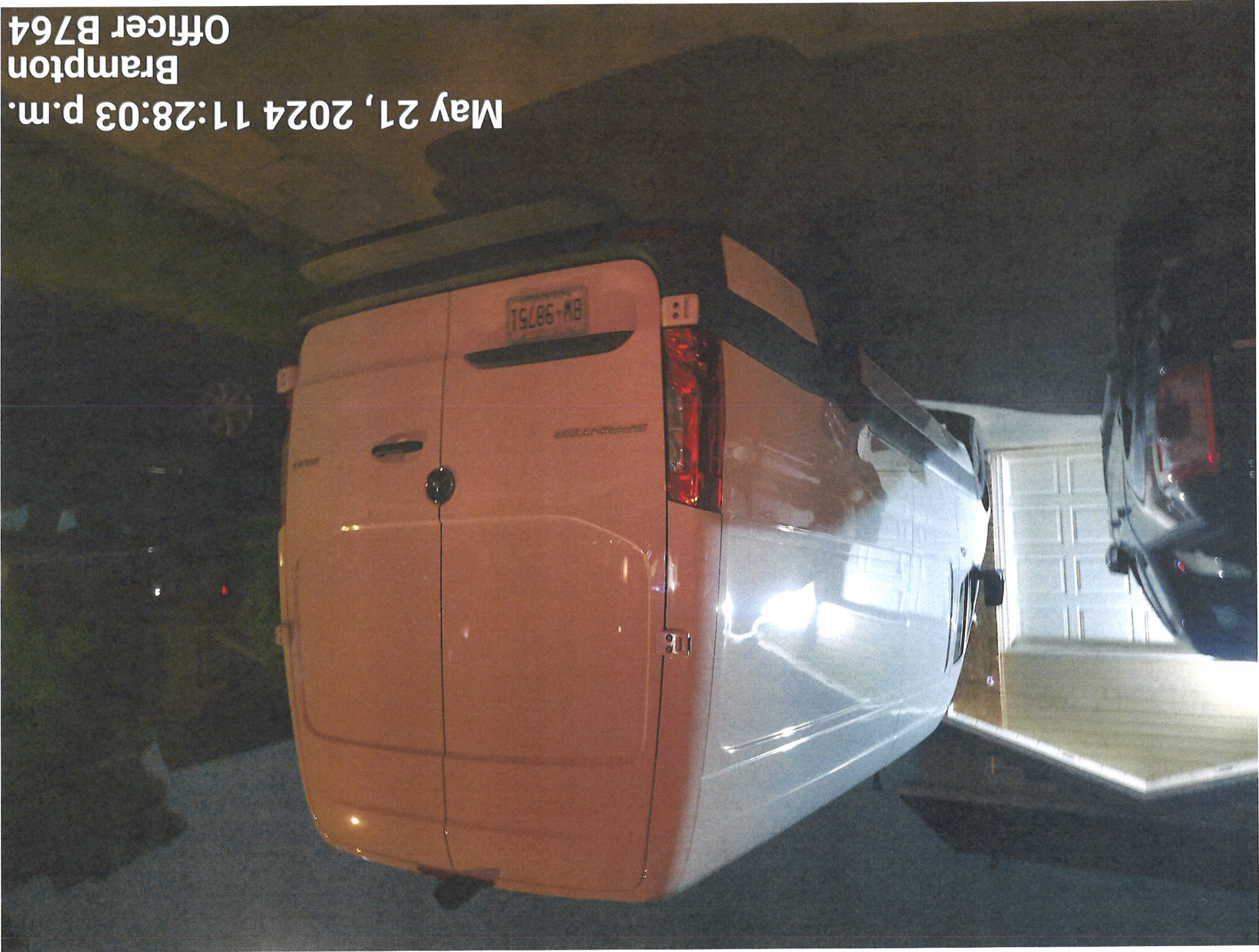
DRAWING NO:

A0

REVISION:

0





May 21, 2024 11:28:03 p.m.  
Brampton  
Officer B764



**Cabral, John**

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**From:** Brown, Marco  
**Sent:** 2024/06/18 1:15 AM  
**To:** Cabral, John  
**Cc:** Vani, Clara  
**Subject:** Re: [EXTERNAL] MINOR VARIANCE APPLICATION FOR 74 TRAVERSTON COURT  
**Attachments:** TimePhoto\_20240521\_232727.jpg; TimePhoto\_20240521\_232756.jpg; TimePhoto\_20240521\_232803.jpg; TimePhoto\_20240521\_232736.jpg; TimePhoto\_20240521\_232743.jpg; TimePhoto\_20240521\_232811.jpg; 74 Traverston Crt.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning, John,

Amanda# 1815438  
Address: 74 Traverston Crt, Brampton

I wanted to inform you that Enforcement and Bylaw Services have an open file for the vehicle in question. One of the reasons the homeowner applied for a minor variance is due to a complaint from the public. We attended the property, measured the vehicle, and found it exceeds the length limit of 6.7 meters in length, including attachments, and is almost certainly over the height threshold of 2.6 meters.

**Our inspection measurements were as follows:**

- Length: 6.9 meters
- Height: 2.7 meters

**Vehicle Specs/information from VIN:**

- ✓ Plate# BW98751
- ✓ VIN# W1Y4KCHY6PP577183
- ✓ Model: Sprinter 2500 Passenger
- ✓ Configuration: 170-In WB High Roof
- ✓ Length: 274.41 inches / 6.97 meters
- ✓ Height: 113.39 inches / 2.88 meters
- ✓ Overall width: 79.53 inches/ 2.02 meters

If you are satisfied with the measurements the homeowner agent submitted, as this is a zoning matter, Enforcement and Bylaw Services will close their file.

Please let me know if you have any questions or concerns.

Thanks.



Regards,

Marco Brown, Badge B764  
**Enforcement Supervisor**

Enforcement and By Law Services  
Flower City Community Campus  
8850 McLaughlin Road, Unit #2  
Brampton, ON L6Y 5T1  
[marco.brown@brampton.ca](mailto:marco.brown@brampton.ca)  
T: 905.458.3424 Ext.63238  
TTY: 905.874.2130  
T:416-903-1455  
Fax: 905.458.3903

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**From:** Bhutani <abhutani@cheerful.com>  
**Sent:** Monday, June 17, 2024 1:02:28 PM  
**To:** Brown, Marco <Marco.Brown@brampton.ca>  
**Subject:** Fw: RE: [EXTERNAL] MINOR VARIANCE APPLICATION FOR 74 TRAVERSTON COURT

Good Morning Brown,

I am forwarding you this email, I got as a response to the minor variance application.

Thanks & regards,  
Anju

**Sent:** Thursday, June 13, 2024 at 1:05 PM  
**From:** "Cabral, John" <John.Cabral@brampton.ca>  
**To:** "Bhutani" <abhutani@cheerful.com>  
**Cc:** "Vani, Clara" <Clara.Vani@brampton.ca>, "COA" <coa@brampton.ca>  
**Subject:** RE: [EXTERNAL] MINOR VARIANCE APPLICATION FOR 74 TRAVERSTON COURT

Hi Anju, thank you

- Based on the dimensions provided, this vehicle would not be considered an oversized motor vehicle. (2.6m height x 6.7m length).
- Further, the setback from the closest point of the garage to the closest point of the front property line shows 23.07' (7.03m); and is capable of accommodating the 5.49m length of the vehicle specified.

As a result, a minor variance is not required for this application



All the best,

**John C. Cabral**  
Plans Examiner, Zoning Services  
City of Brampton

**T:** 905.874.3791  
[john.cabral@brampton.ca](mailto:john.cabral@brampton.ca)



**From:** Bhutani <abhutani@cheerful.com>  
**Sent:** Friday, June 7, 2024 8:46 AM  
**To:** Cabral, John <John.Cabral@brampton.ca>  
**Cc:** Vani, Clara <Clara.Vani@brampton.ca>; COA <coa@brampton.ca>  
**Subject:** RE: [EXTERNAL] MINOR VARIANCE APPLICATION FOR 74 TRAVERSTON COURT

Good Morning,

The pics are attached. The answer for the comments:

1. 2023 MERCEDES-BENZ SPRINTER 2500 WB 170 CARGO
2. Motor Vehicle L-5.49m , W- 2.01 m & H-2.49m
3. Van is parked for night time from 7 pm to 9 am.
4. This is for the company owned by the home owner GI Renovation Solutions Ltd.

I am attaching here some pics from the site.

Thanks & regards,

Anju

647 654 8500

**Sent:** Thursday, May 30, 2024 at 10:16 AM  
**From:** "Cabral, John" <[John.Cabral@brampton.ca](mailto:John.Cabral@brampton.ca)>  
**To:** "Bhutani" <[abhutani@cheerful.com](mailto:abhutani@cheerful.com)>  
**Cc:** "Vani, Clara" <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>, "COA" <[coa@brampton.ca](mailto:coa@brampton.ca)>  
**Subject:** RE: [EXTERNAL]Re: MINOR VARIANCE APPLICATION FOR 74 TRAVERSTON COURT

Thank you for your application with the City of Brampton. Please see comments below:

1. Please provide a specific description of oversized motor vehicle (Cargo can, trailer, excavator, etc.) Please feel free to provide photos as a supplement.
2. Please provide dimensions of oversized motor vehicle (L x W x H)
3. Please indicate the length of time the motor vehicle is intended to parked.
4. Please indicate if this vehicle belongs to a home occupation, or an offsite business location. If it is for a home occupation, please include the approved license for the home occupation.

Further items may apply upon subsequent reviews.

Best,

**John C. Cabral**  
Plans Examiner, Zoning Services  
City of Brampton

**T:** 905.874.3791  
[john.cabral@brampton.ca](mailto:john.cabral@brampton.ca)



**From:** Bhutani <[abhutani@cheerful.com](mailto:abhutani@cheerful.com)>  
**Sent:** Friday, May 24, 2024 12:01 AM  
**To:** COA <[coa@brampton.ca](mailto:coa@brampton.ca)>; Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Subject:** [EXTERNAL]Re: MINOR VARIANCE APPLICATION FOR 74 TRAVERSTON COURT



**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Vani,

I have attached here the application , survey and site plan for 74 TRAVERSTON COURT.

Thanks & regards,

Anju

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

# Zoning Non-compliance Checklist

File No.  
A 2024-0425

Applicant: Lovepreet Bhullar  
Address: 74 Traverston Ct, Brampton, ON L6Z 1C9  
Zoning: R2A(2)  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
PARKING	To permit the parking of an oversized motor vehicle (2023 Mercedes-Benz Sprinter 2500 WB 170 Cargo) having a length of 6.97m and a height of 2.88m on a residential driveway.	Whereas the by-law does not permit the parking of an oversized motor vehicle.	6.31
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

2024-06-26

Date