

Flower City



brampton.ca

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]

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.

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

DECLARED BEFORE ME AT THE
CITY OF BRAMPTON

IN THE REGION OF _____

PEEL THIS 29 DAY OF

OCT, 2024

[Signature]
A Commissioner etc.

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 _____ 2024/10/28
Zoning Officer 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

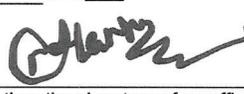
I/We, SHILPA SHILPA, NITIN KHANNA
please print/type the full name of the owner(s)

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.)

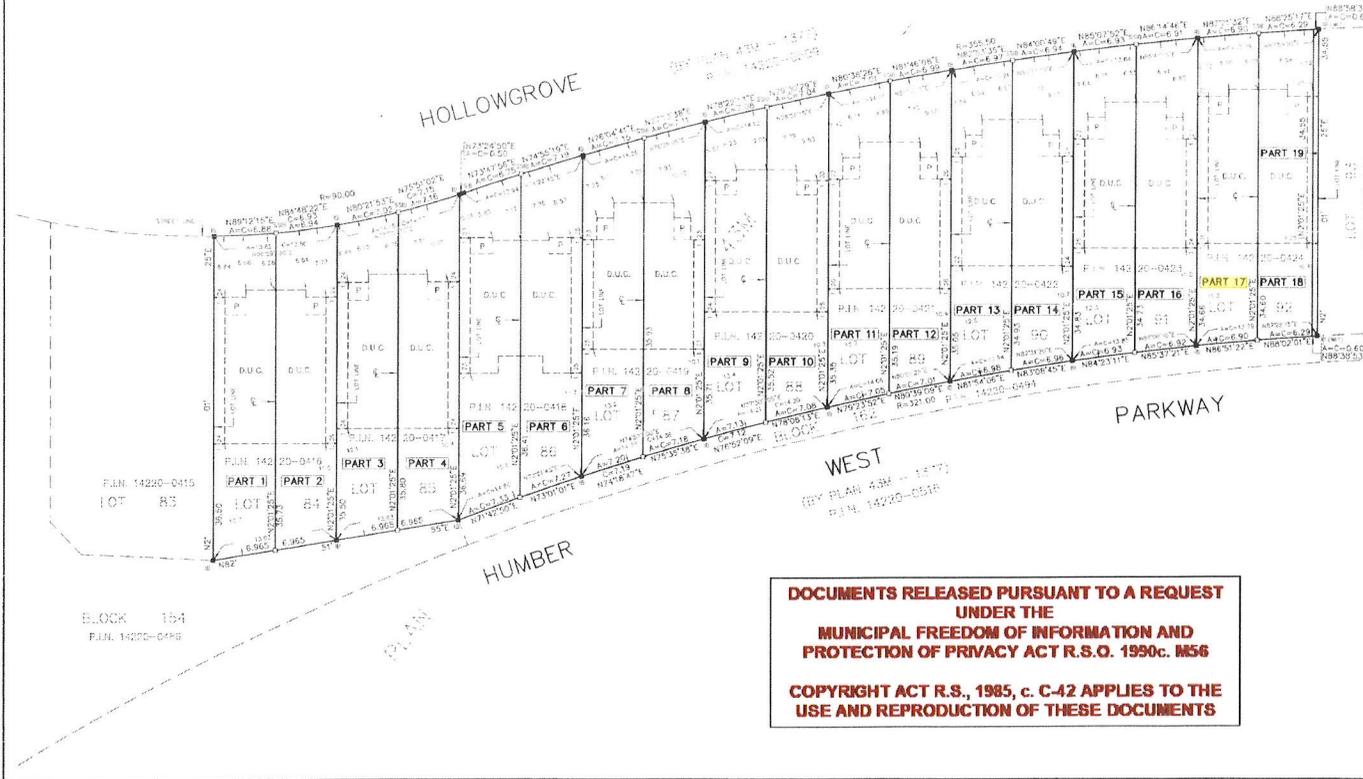
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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

PLAN OF SURVEY OF
 LOTS 84, 85, 86, 87, 88, 89, 90, 91 AND 92
 PLAN 43M-1377
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300
 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



**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**

REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT
 DATE Sept. 6th, 2000
[Signature]
 SURV. O.L.S.

PLAN 43R-24700
 RECEIVED AND DEPOSITED
 DATE Sept. 15, 2000
[Signature]
 ASST. DEPT. CLERK
 LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF PEEL (No. 43)

SCHEDULE			
PART	A.L.C. 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-1377	14220-0420
11 & 12	89	14220-0421	
13 & 14	90	14220-0422	
15 & 16	91	14220-0423	
17, 18 & 19	92	14220-0424	

SURVEYOR'S CERTIFICATE

- 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
[Signature]
 SURV. O.L.S.
 ONTARIO LAND SURVEYOR

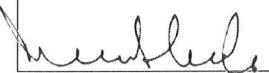
NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- (W/T) DENOTES WITNESS
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- ℄ DENOTES CENTRELINE OF WALL
- P.I.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

RP RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 465 MILLSON AVENUE, DOWNSVIEW, ONTARIO
 416-636-5000
 DRAWN: V.K. CHECKED: T.S. JOB No. 00-018

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

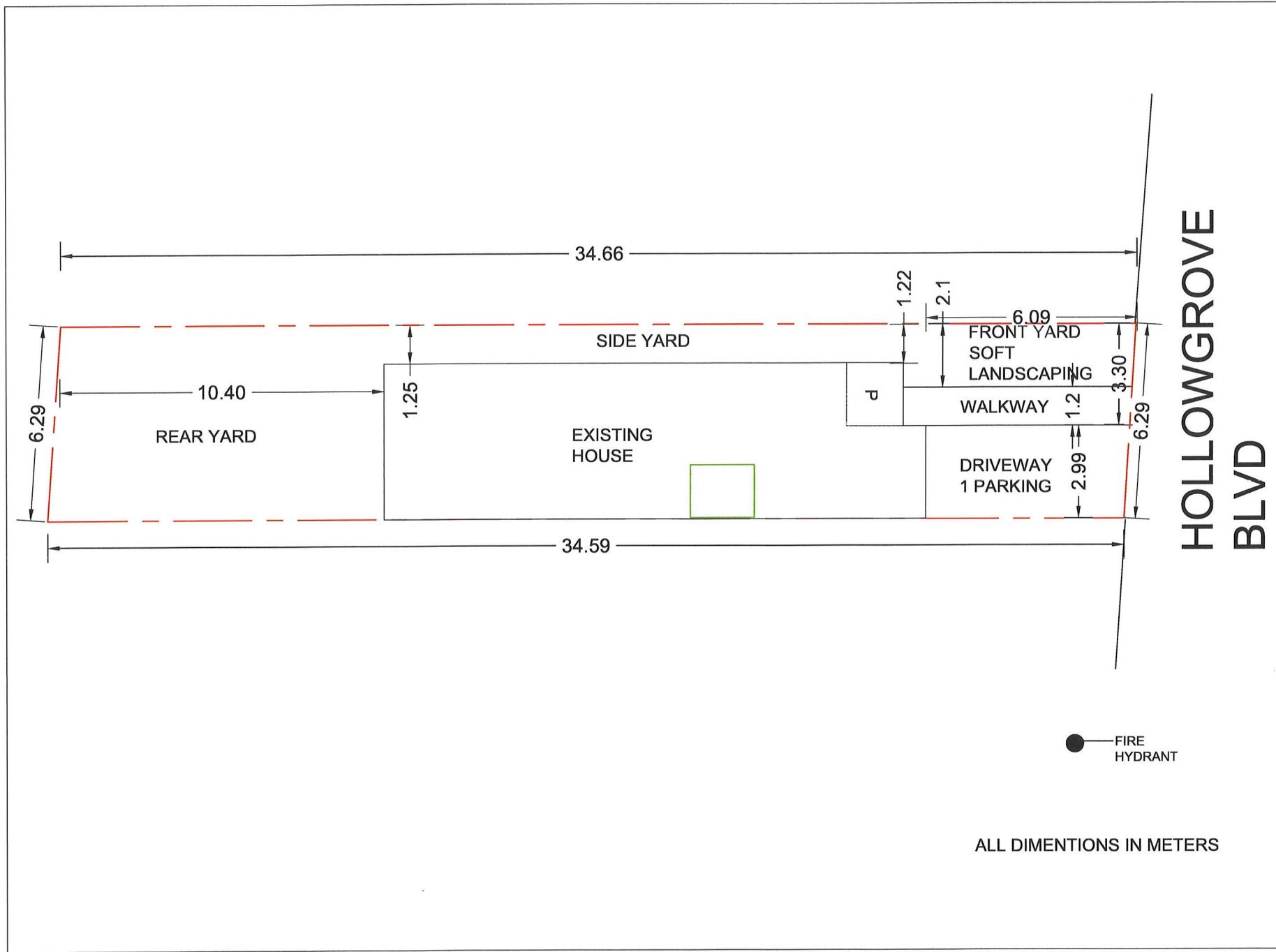
PROJECT NAME & ADDRESS:
 34 HOLLOWGROVE BLVD

SHEET NAME:
 SITE PLAN
 DRAWING

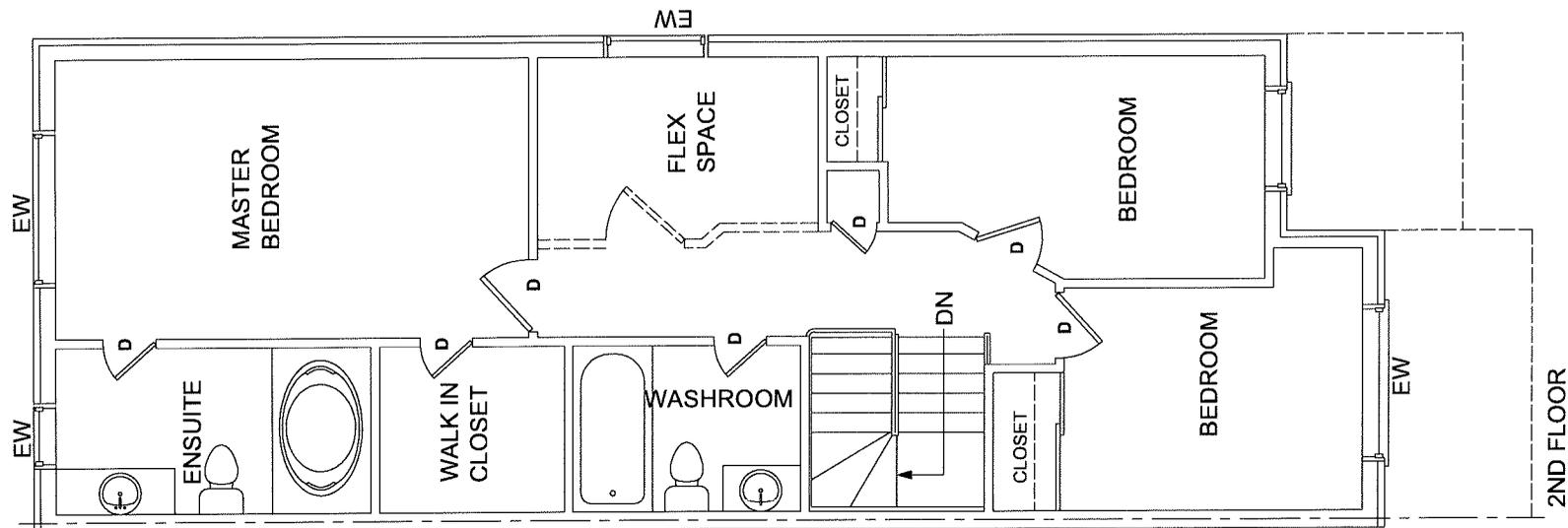
DATE:

SCALE: 8 MM= 1 M

SHEET NO.: SP1



ALL DIMENTIONS IN METERS



GENERAL NOTES:

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Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI

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**

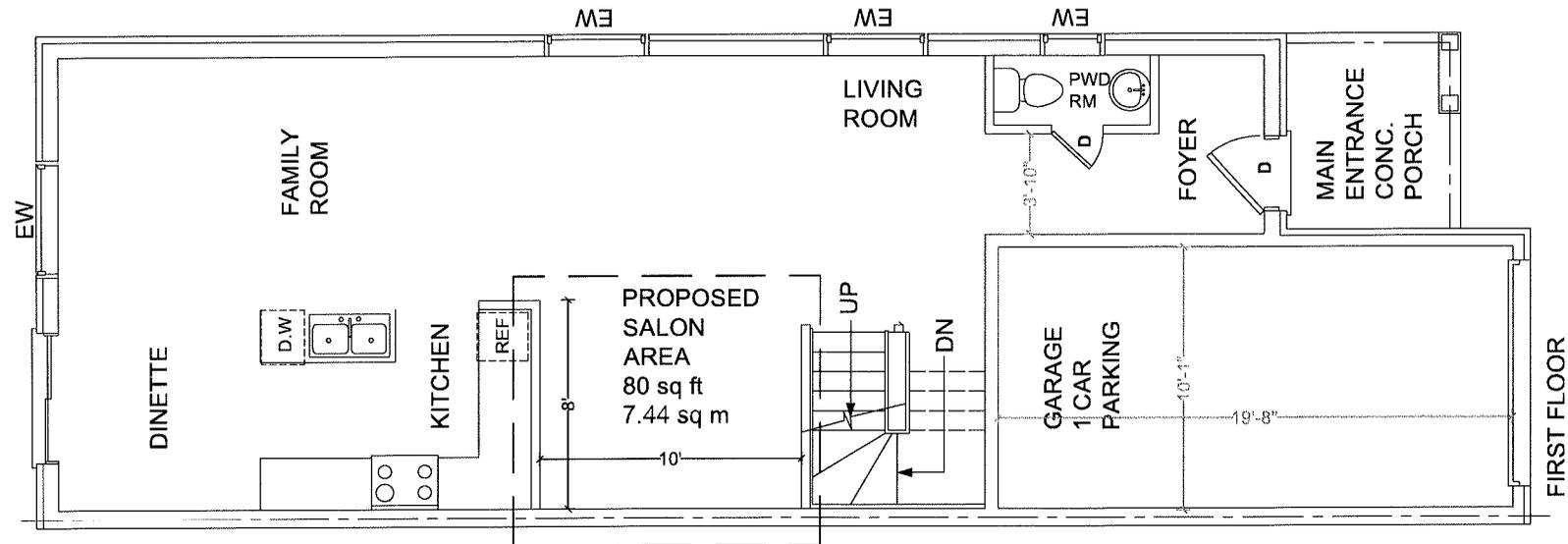
DATE:

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

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

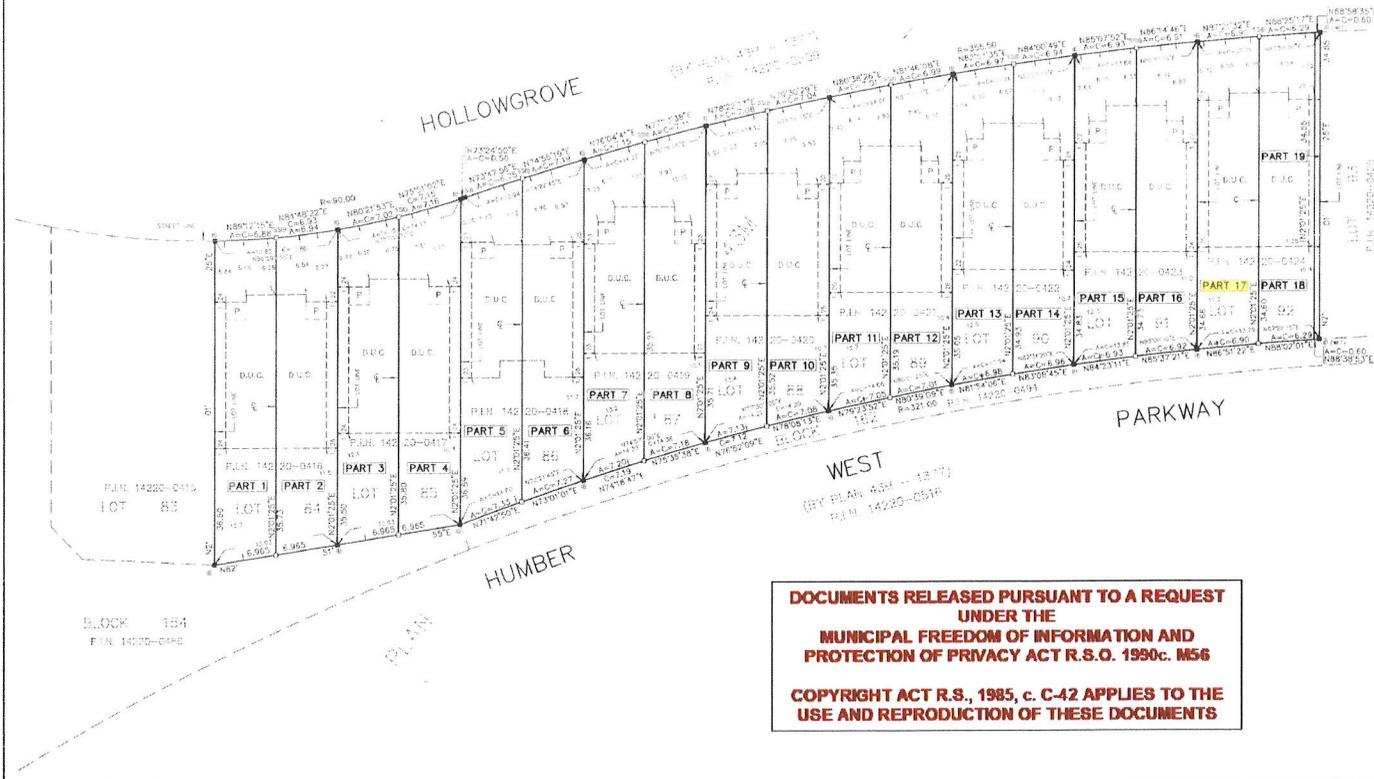
SHEET NO.:

A2

PLAN OF SURVEY OF
 LOTS 84, 85, 86, 87, 88, 89, 90, 91 AND 92
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 REGIONAL MUNICIPALITY OF PEEL

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RETURN TO O.L.S.

REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE LAND TITLES ACT
 DATE Sept 6th, 2000
L. Singh
 O.L.S.

PLAN 43R-24700

RECEIVED AND DEPOSITED
 DATE Sept 15, 2000

Ass. Dir. Small Business
 LAND REGISTRAR FOR THE LAND TITLES
 DIVISION OF PEEL (No. 43)

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17, 18 & 19	92	14220-0424	

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

DATE Sept 6th, 2000
L. Singh
 O.L.S.
 ONTARIO LAND SURVEYOR

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 ONTARIO LAND SURVEYORS
 465 WILSON AVENUE, DOWNSVIEW, ONTARIO
 416-630-5000
 DRAWN: V.K. CHECKED: T.S. 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	<ul style="list-style-type: none"> - To permit a personal service shop (salon) as a home occupation in a semi-detached dwelling, - To permit 0 parking spaces for a 7.44 sq. m. home occupation, 	<ul style="list-style-type: none"> - whereas the by-law only permits an office as a home occupation in a semi-detached dwelling. - 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. 	<p>6.12.2</p> <p>10.9.1 (G.)</p>
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