



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0434

*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)** JITENDER SINGH, JAGMINDER KAUR  
**Address** 39 PEAK DR BRAMPTON, ON, L6X5S6

**Phone #** 647-978-5146 **Fax #** \_\_\_\_\_  
**Email** JITENDER.KELVINSALES@GMAIL.COM

2. **Name of Agent** PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)  
**Address** 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** APPLICATIONS@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**  
-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD WITH A SETBACK OF 3.17M

4. **Why is it not possible to comply with the provisions of the by-law?**  
WHEREAS ZONING BY LAW REQUIRES MINIMUM REQUIRED EXTERIOR SIDE YARD SETBACK OF 4.5M

5. **Legal Description of the subject land:**  
**Lot Number** 57  
**Plan Number/Concession Number** M2087  
**Municipal Address** 39 PEAK DR BRAMPTON, ON, L6X5S6

6. **Dimension of subject land (in metric units)**  
**Frontage** 14.9  
**Depth** 32.0  
**Area** 471.42

7. **Access to the subject land is by:**

|                                    |                                     |                   |                          |
|------------------------------------|-------------------------------------|-------------------|--------------------------|
| Provincial Highway                 | <input type="checkbox"/>            | Seasonal Road     | <input type="checkbox"/> |
| Municipal Road Maintained All Year | <input checked="" type="checkbox"/> | Other Public Road | <input type="checkbox"/> |
| Private Right-of-Way               | <input type="checkbox"/>            | Water             | <input type="checkbox"/> |

- 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.)

N/A

**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 | 5.28  |
| Rear yard setback  | 11.30 |
| Side yard setback  | 0.64  |
| Side yard setback  | 2.70  |

**PROPOSED**

|                    |     |
|--------------------|-----|
| Front yard setback | N/A |
| Rear yard setback  | N/A |
| Side yard setback  | N/A |
| Side yard setback  | N/A |

10. Date of Acquisition of subject land: 16 March 2023

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: May 2022

15. Length of time the existing uses of the subject property have been continued: 2 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

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 14<sup>th</sup> 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, Pavneet Kaur, 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

Region OF Peel  
IN THE Province OF  
Ontario THIS 14 DAY OF  
Nov, 2024.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

[Signature]  
A ~~GRANDES PRAIRIES~~ ARORA  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Sunny Meadow Blvd,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: 11-2485

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

\_\_\_\_\_  
2024/11/18  
Date

DATE RECEIVED Nov 21, 2024  
Date Application Deemed \_\_\_\_\_  
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: 39 Peak Drive Brampton L6X5S6

IN We, Jitender Singh & Jagminder Kaur  
please print/type the full name of the owner(s)

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

Noble Prime Solutions Ltd

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 7 day of NOVEMBER, 2024

Jagminder Kaur  
(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. 39 Oak drive Brampton L6X5S6  
I/We, Jitender Singh & Jagminder 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 7 day of NOVEMBER, 2024

Jitender Singh Jagminder Kaur  
(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**

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF LOTS 57, 58, 59,**  
**60, 61, 62, 63 AND 64**  
**PLAN 43M-2087**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300  
 10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

**METRIC**

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

**ASSOCIATION OF ONTARIO**  
**LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
**2202815**



THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 ORIGINAL COPY  
 ISSUED BY THE SURVEYOR  
 In accordance with  
 Regulation 1026, Section 29(3).

**NOTES**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-2087
- P DENOTES PORCH
- TOW DENOTES TOP OF WALL ELEVATION

ALL FOUND MONUMENTS BY J. D. BARNES LIMITED, O.L.S.  
 ALL TIES TO CONCRETE FOUNDATION.

BEARINGS ARE GRID AND ARE REFERRED TO THE  
 NORTHWEST LIMIT OF EASTMAN DRIVE AS SHOWN ON  
 PLAN 43M-2087 HAVING A BEARING OF N44°41'10"E.

**PART 2 (SURVEY REPORT)**

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

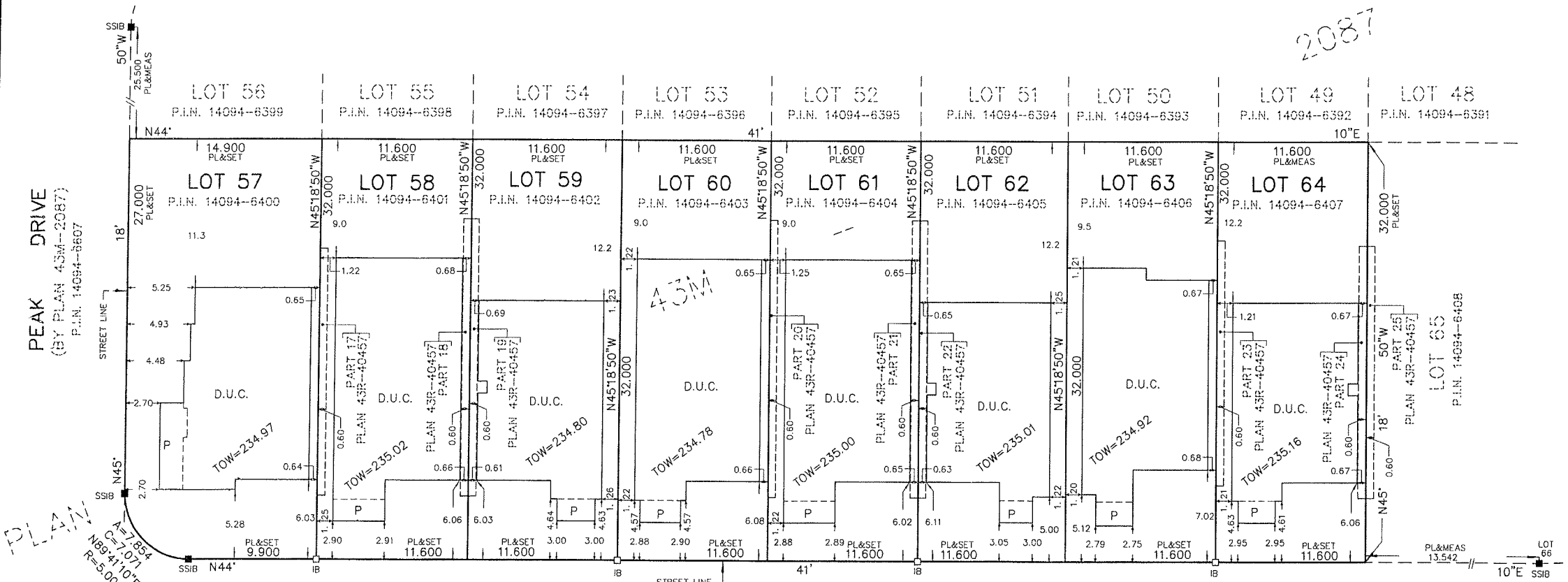
**SURVEYOR'S CERTIFICATE**

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 8<sup>th</sup> DAY OF SEPTEMBER, 2022.

DATE NOVEMBER 7, 2022.

I. A. ABRAHAM  
 ONTARIO LAND SURVEYOR



THIS REPORT WAS PREPARED FOR  
 PARADISE HOMES  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY OTHER PARTIES

**EASTMAN DRIVE**

(BY PLAN 43M-2087)

P.I.N. 14094-6611



**R-PE SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3  
 Tel. (416)635-5000 Fax (416)635-5001  
 Tel. (905)264-0881 Fax (905)264-2099  
 Website: www.r-pe.ca  
 DRAWN: V.K.  
 CAD FILE No. 2087-57

CHECKED: I.A.A./T.S.  
 JOB No. 22-095



**SURVEYOR'S REAL PROPERTY REPORT**

**PART 1**  
**PLAN OF LOTS 57, 58, 59,**  
**60, 61, 62, 63 AND 64**  
**PLAN 43M-2087**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1:300  
 10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

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**ASSOCIATION OF ONTARIO**  
**LAND SURVEYORS**  
 PLAN SUBMISSION FORM  
 2202815



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

**NOTES**

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**PART 2 (SURVEY REPORT)**

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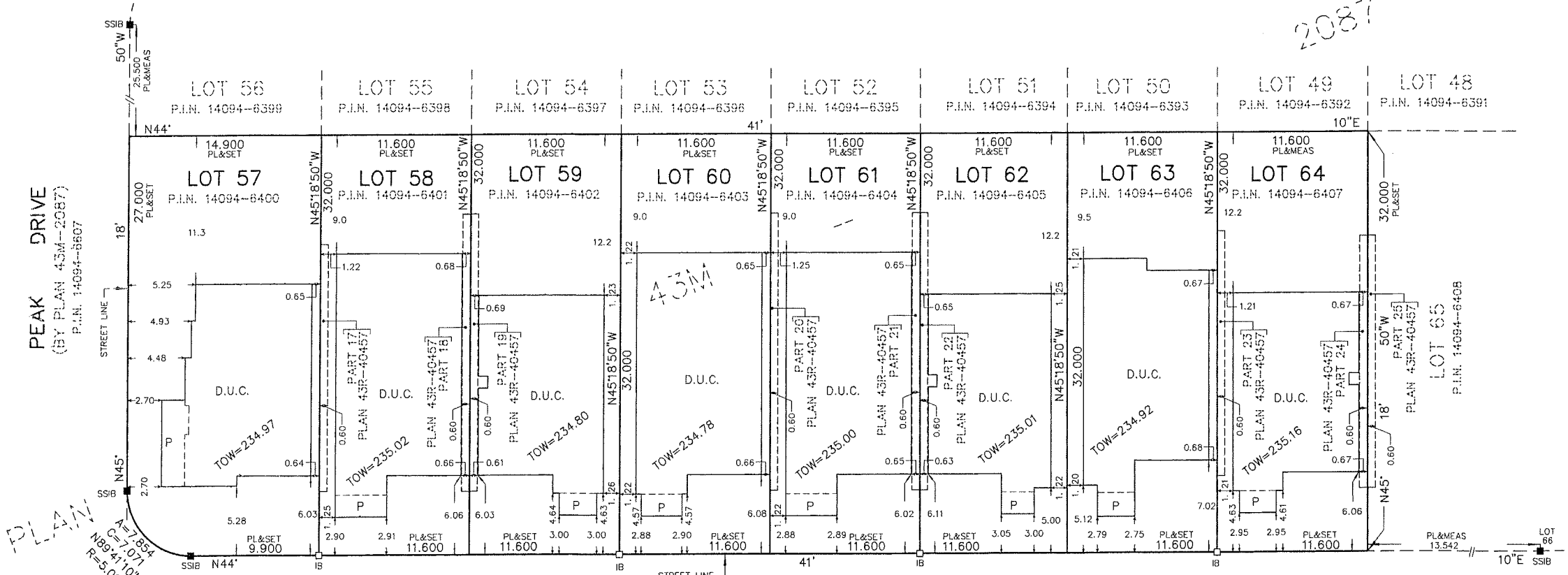
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2. THE SURVEY WAS COMPLETED ON THE 8<sup>th</sup> DAY OF SEPTEMBER, 2022.

DATE NOVEMBER 7, 2022.

I. A. ABRAHAM  
 ONTARIO LAND SURVEYOR



PEAK DRIVE  
 (BY PLAN 43M-2087)  
 P.I.N. 14094-5607

EASTMAN DRIVE

(BY PLAN 43M-2087)

P.I.N. 14094-6611



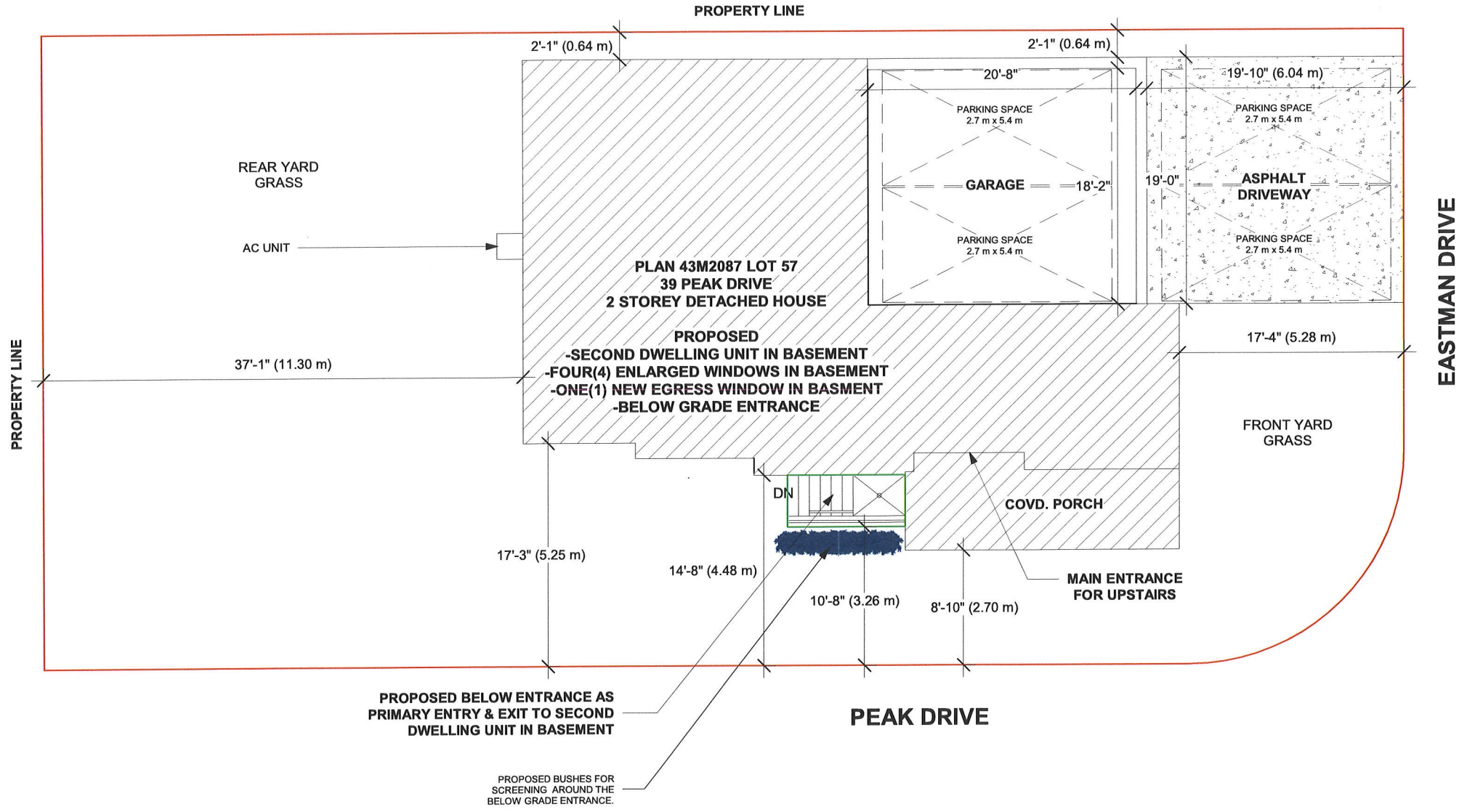
**R-PE SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3  
 Tel. (416)635-5000 Fax (416)635-5001  
 Tel. (905)264-0881 Fax (905)264-2099  
 Website: www.r-pe.ca  
 DRAWN: V.K. CHECKED: I.A.A./T.S.  
 CAD FILE No. 2087-57 JOB No. 22-095

THIS REPORT WAS PREPARED FOR PARADISE HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES



**MINOR VARIANCE**

**-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD WITH A SETBACK OF 3.17M, WHEREAS ZONING BY LAW REQUIRES MINIMUM REQUIRED EXTERIOR SIDE YARD SETBACK OF 4.5M.**



**SITE PLAN**

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

01 ISSUED FOR VARIANCE NOV 13/24

ADDRESS:  
39 PEAK DR,  
BRAMPTON, ON.

DRAWN BY: PS CHECKED BY: TR  
PROJECT NUMBER: 24R-29703

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: NOV 13/24 DWG No: A-1  
SCALE: 1" = 5'-4"



# Zoning Non-compliance Checklist

File No.  
A-2024-0434

Applicant: Pavneet Kaur  
Address: 39 Peak Dr  
Zoning: I1-2485  
By-law 270-2004, as amended

| Category                                 | Proposal   | By-law Requirement  | Section #                                   |
|--|--|---|---|
| USE                                      |  |   |   |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH   |  |   |   |
| BUILDING SETBACKS<br>FRONT / SIDE / REAR |  |   |   |
| BUILDING SIZE                            |  |   |   |
| BUILDING HEIGHT                          |  |   |   |
| COVERAGE                                 |  |   |   |
| BELOW GRADE<br>ENTRANCE                  | <p>-To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,</p> <p>- To permit a proposed exterior side yard setback of 3.26m to a stairway leading to a below grade entrance,</p> | <p>- whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard.</p> <p>- whereas the by-law requires a minimum exterior side yard setback of 4.5m.</p> | <p>10.23.1</p> <p>2485.2 &amp; R1E-11.6</p> |
| ACCESSORY STRUCTURE<br>SETBACKS          |  |   |   |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT     |  |   |   |
| MULTIPLE ACCESSORY<br>STRUCTURES         |  |   |   |
| GARAGE WIDTH                             |  |   |   |
| LANDSCAPED OPEN<br>SPACE                 |  |   |   |
| ENCROACHMENTS                            |  |   |   |
| TWO-UNIT DWELLING                        |  |   |   |
| SCHEDULE "C"                             |  |   |   |
| OTHER – DECK                             |  |   |   |

Shiza Athar

Reviewed by Zoning

2024/11/18

Date