

**Application for Minor Variance**  
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2024-0420  
**Property Address:** 22 Hedgerow Avenue  
**Legal Description:** Plan M652, Lot 105, Ward 4  
**Agent:** Noble Prime Solutions Ltd c/o Pavneet Kaur  
**Owner(s):** Surjit Singh Boparai, Naranjan Boparai,  
Navneet Boparai, and Harminder Boparai  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, February 25, 2025, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a proposed garden suite having a gross floor area of 44.12 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite in all other residential zones.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, February 20, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, February 20, 2025**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 10th day of February 2025

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

Received / Revised

JAN 29 2025

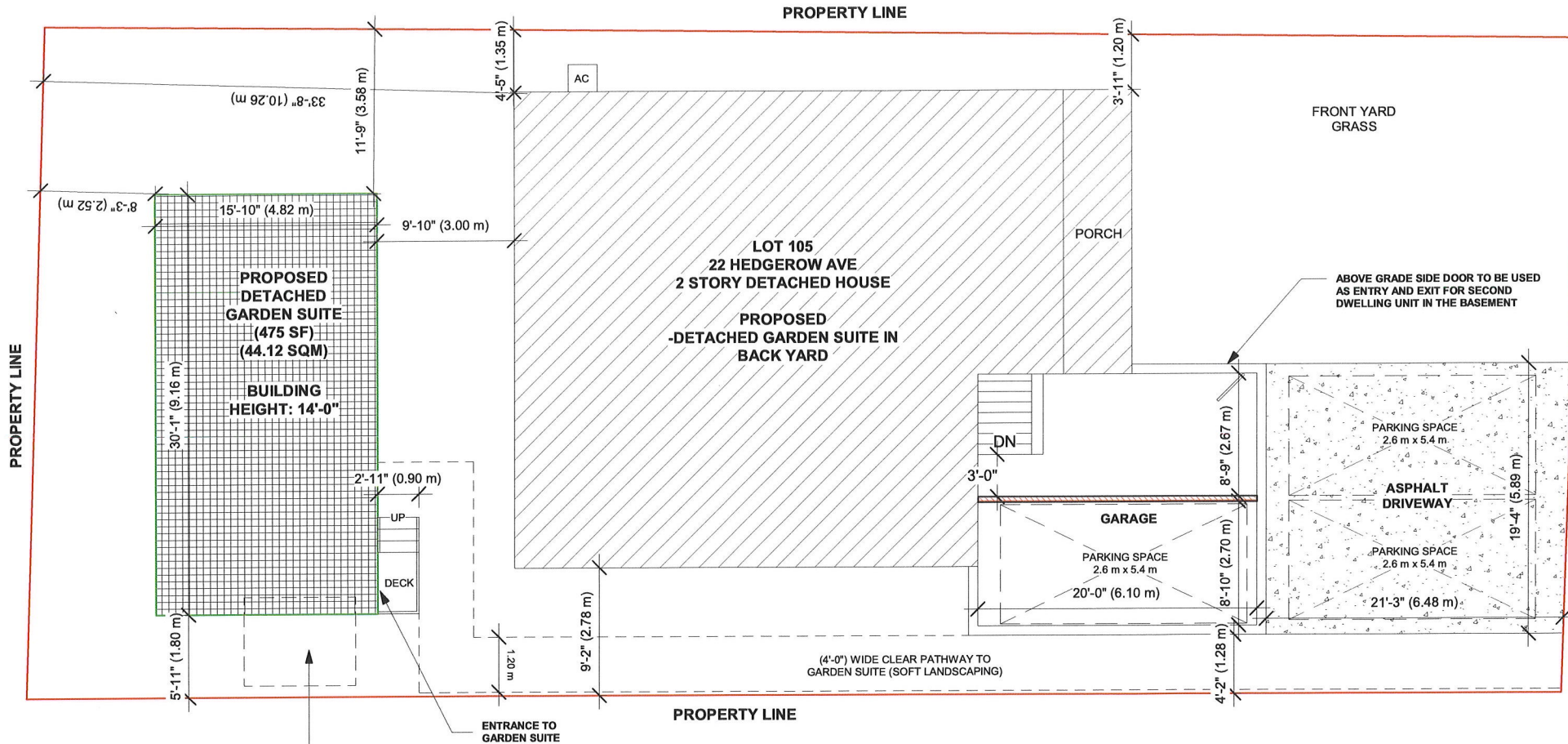
Committee of Adjustment

**MINOR VARIANCE**

**-TO PERMIT A GARDEN SUITE MEASURING 44.12 sqm IN REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY**

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.

**SITE PLAN/ GRADING PLAN**



**HEIGHT OF GARDEN SUITE: 14'-0"**

**HEDGEROW AVENUE**

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

*[Signature]*

FIRM	BCIN
Noble Prime Solutions Ltd	118716

OCT 28/24

01 ISSUED FOR PERMIT	OCT 28/24
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ADDRESS: 22 HEDGEROW AVE, BRAMPTON, ON

DRAWN BY: NK	CHECKED BY: JB
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PROJECT NUMBER: 24R-30985

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

DATE: OCT 28/24	DWG No:
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SCALE: 1 : 100	A-1
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