



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

FILE NUMBER: A-2024-0462

*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)** Tejinder Singh Vohra  
**Address** 2 Glengrove Crt Brampton  
 \_\_\_\_\_  
 \_\_\_\_\_  
**Phone #** 506 400 0444 **Fax #** \_\_\_\_\_  
**Email** tejindersingh15@gmail.com

2. **Name of Agent** \_\_\_\_\_  
**Address** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

3. **Nature and extent of relief applied for (variances requested):**  
 I plan for a garden suite on my side yard, demention is 36' Length x 39'.6" width. The garden Suite needs (499.4 Sq.ft.) 46.396 sq. meter. The standard required garden suite is 35 sq. meters. Height needs 6.705 meters. The standard height required is 4.5 meters. The rooftop needs a flat roof. See schedule A & B.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 I am facing difficulty complying with the provisions of the by-law in my garden suite plan, there could be several factors related to local zoning regulations, building codes, or the design constraints outlined in the by-law. Here are some potential reasons why compliance might be challenging:  
 1. Exceeding Maximum Allowed Height

5. **Legal Description of the subject land:**  
**Lot Number** PT LT 148, Part 6, 43R1697; City of Brampton  
**Plan Number/Concession Number** PL 860  
**Municipal Address** 2 Glengrove Crt Brampton

6. **Dimension of subject land (in metric units)**  
**Frontage** 13.18  
**Depth** 18.65  
**Area** 653.68

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.)

There is Semi detached home with 2 Stories with legal basement. See Schedule A.

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

Garden Suite Area 499.4sq ft  
Flat roof  
6.70m height for building structure.

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 57'50"  
Rear yard setback \_\_\_\_\_  
Side yard setback 115'-0"  
Side yard setback \_\_\_\_\_

**PROPOSED**

Front yard setback \_\_\_\_\_  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: 31 May 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: 50 years approx. ago
15. Length of time the existing uses of the subject property have been continued: 55 years approx.

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?

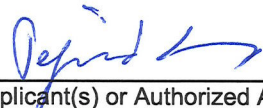
Yes  No

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 _____

Tejinder Singh Vohra   
Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 16th DAY OF December, 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, Tejinder Singh Vohra, 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 16th DAY OF \_\_\_\_\_

December, 2024.

Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026

Tejinder Singh Vohra   
Signature of Applicant or Authorized Agent

  
A Commissioner etc.

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R2A(1)-100

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

2024/12/13  
Date

DATE RECEIVED December 16, 2024  
Date Application Deemed Complete by the Municipality Clara

**PERMISSION TO ENTER**

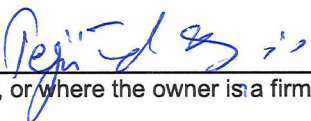
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 2 Glengrove Crt Brampton

I/We, Tejinder Singh Vohra  
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 3 day of December, 2024.

Tejinder Singh Vohra   
(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.**

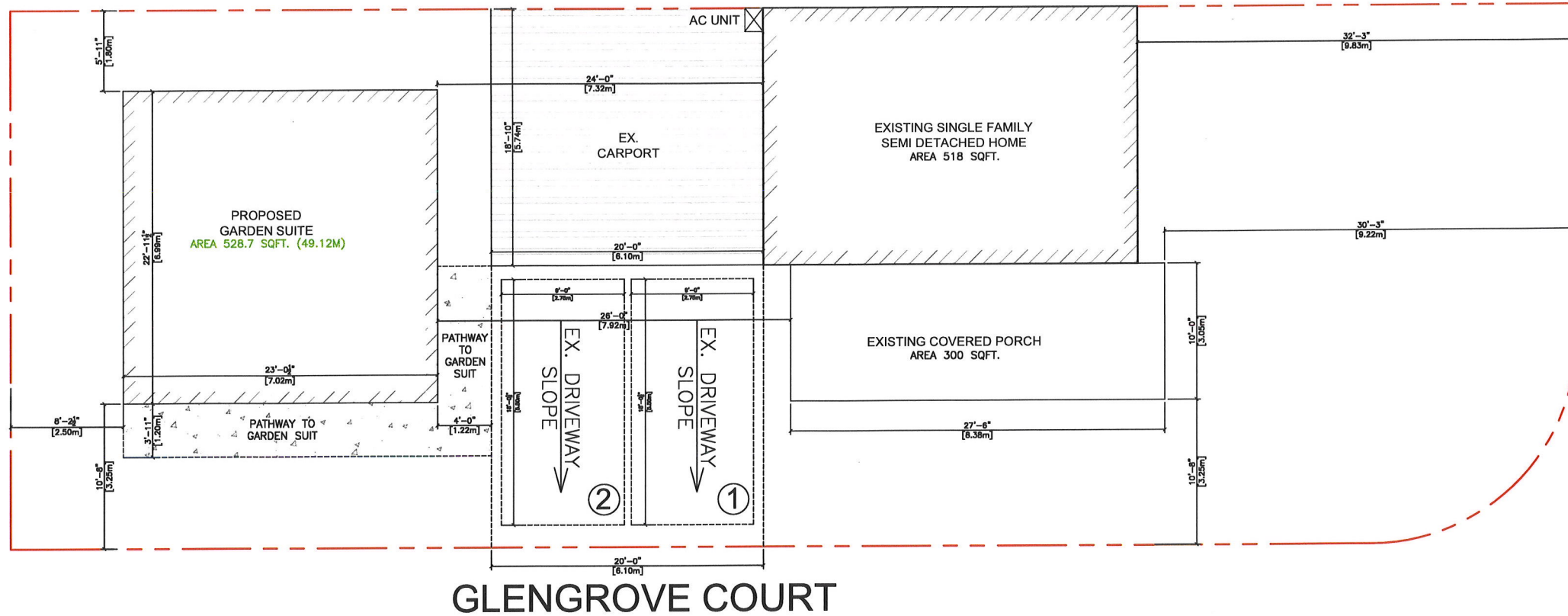
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

# A101: SITE PLAN

$$1/8'' = 1'-0''$$

SITE DATA	
ZONING	R2A(1)
PLAN NUMBER	-
LOT AREA	417.5 m <sup>2</sup>
DEPTH	35.05 m
FRONTAGE	12.04 m

MINOR VARIANCE	ALLOWED	PROPOSED
MAX. BUILDING HEIGHT	4.5m	6.7m
MAX. BUILDING AREA	35SQM	49.12 SQMT
MAX. LOT COVERAGE	33%	38%



GREENBRIAR ROAD

GLENGROVE COURT



No.	REVISION	No.
1		
2		
3		
4		
5		
6		
7		

CONFORM TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. OWNER, BUILDER/CONTRACTOR SHALL FOLLOW ALL PLANS, SECTIONS & DETAILS AS PER INDICATED. COORDINATOR SHALL TAKE NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE COORDINATOR TO RELATE TO ENGINEER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION. PRIOR TO COMMENCEMENT OF THE WORK, THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE COORDINATOR, AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE COORDINATOR WRITTEN AUTHORITY.

**Project Address/Name:**  
2 Glengrove Court  
Brampton, ON  
L6S 1Z3

**Client Name & Address:**  
Tejinder Singh  
2 Glengrove Court  
Brampton, ON

**Project Description:**  
MINOR VARIANCE APPLICATION

**Sheet Title:**  
A101: PROPOSED SITE PLAN

**Date:** 12 DEC 2024

**Scale:** SCALE : 3/16" = 1'-0"

**Coordinated by:**  
RAVINDER SINGH

**Contact:**  
(416) 400 - 7812  
urbanbuildingdesigns@gmail.com  
www.urbanbuildingdesigns.com

**Drawn by:** RS

**Checked by:** -

**Quotation No.:** UBD2024-136

**Project No.:** UBD202401A136

**Drawing No.:** A101



REGISTERED PLAN 800  
 TOWNSHIP OF CHINGUACOUSY  
 COUNTY OF PEEL - now being in the  
 city of Brampton in the  
 Regional Municipality  
 of Peel

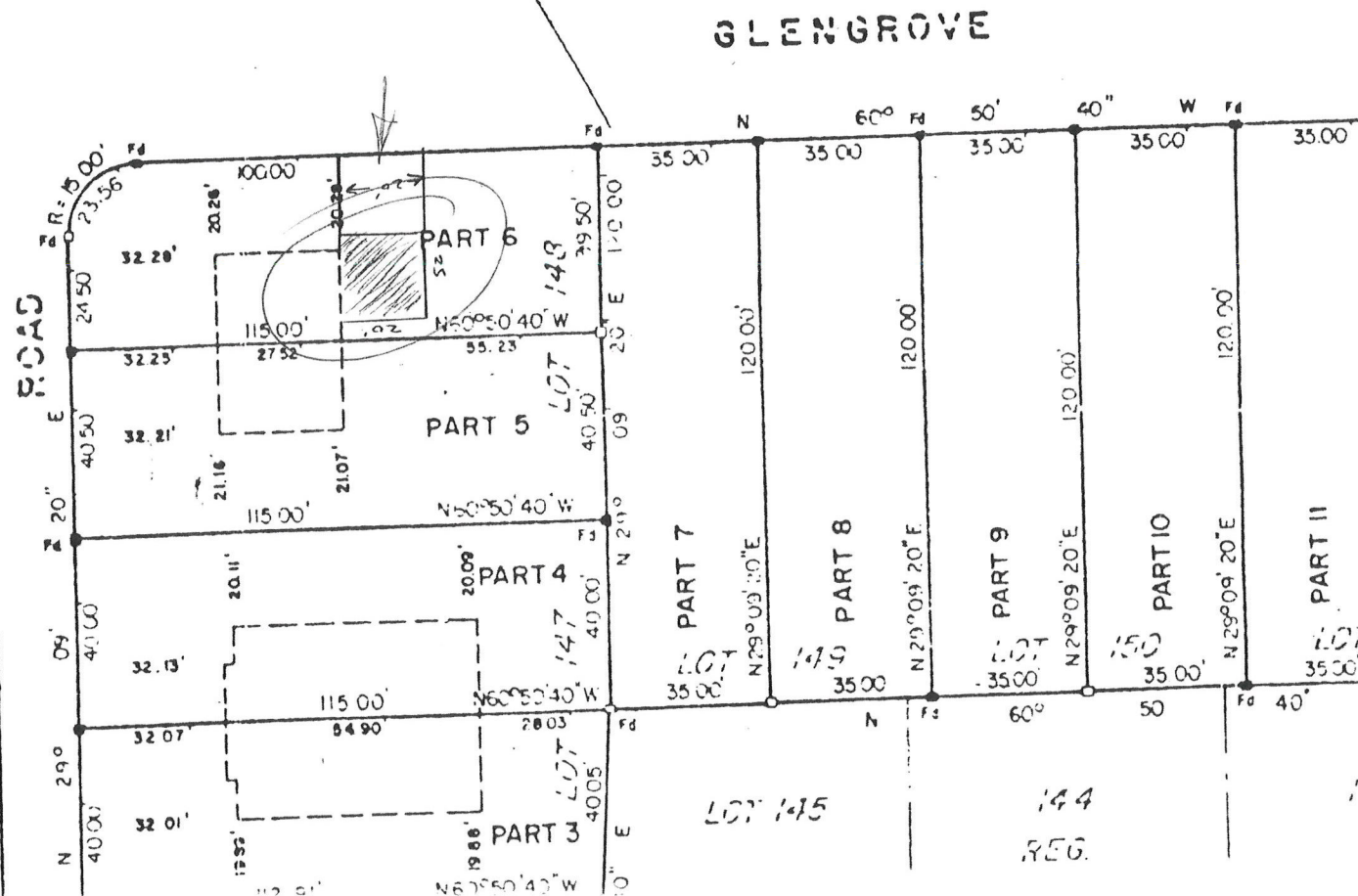
SCALE 1" = 40'  
 1973

CURVE DATA TABLE			
PART No	RADIUS	CHORD	CHC
1	15.00	21.92	N
1	400.00	23.90	N
2	400.00	3.49	N
6	15.00	21.21	N
13	100.00	7.95	N
14	100.00	36.23	N
15	100.00	14.55	N
15	60.00	21.25	N
16	60.00	30.82	N
17	60.00	23.30	N
18	60.00	27.24	N
18	3865.88	83.94	N

**FILE COPY**  
 Permit 80323

SCHEDULE B

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
 UNDER THE  
 MUNICIPAL FREEDOM OF INFORMATION AND  
 PROTECTION OF PRIVACY ACT R.S.O. 1996c. 156  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
 USE AND REPRODUCTION OF THESE DOCUMENTS



# Zoning Non-compliance Checklist

File No. A-2024-0462

Applicant: Tejinder Singh Vohra  
 Address: 2 Glengrove Crt  
 Zoning: R2A(1)-100  
 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	-To permit a lot coverage of 38%,	-whereas the by-law permits a maximum lot coverage of 33.3% for semi-detached dwelling.	15.2.2(i)
GARDEN SUITE	- To permit a proposed garden suite having a gross floor area of 49.12 sq. m,	-whereas the by-law permits a maximum gross floor area of 35 sq. m in all other Residential zones.	10.16.2 (c)
	- To permit a proposed garden suite having a height of 6.7m,	-whereas the by-law permits a garden suite having a maximum height of 4.5m in all other Residential zones.	10.16.2 (h)
	-To permit a proposed garden suite having a separation distance of 1.22m from the existing attached carport,	-whereas the by-law requires a minimum separation distance of 3.0m from the principal dwelling.	10.16.2 (f)
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/12/13

Date