



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

FILE NUMBER: A-2024-0464

*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)** Sonia Takhar  
**Address** 8 DUNEGRASS WAY BRAMPTON, ON, L6P2T7  
**Phone #** 647-206-3021 **Fax #** \_\_\_\_\_  
**Email** r-takhar@hotmail.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 OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT WITH SETBACK OF 1.59m,

4. **Why is it not possible to comply with the provisions of the by-law?**  
 WHEREAS ZONING BY LAW REQUIRES A MINIMUM SETBACK OF 3.0m TO A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY.

5. **Legal Description of the subject land:**  
**Lot Number** 137  
**Plan Number/Concession Number** M1713  
**Municipal Address** 8 DUNEGRASS WAY BRAMPTON, ON, L6P2T7

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.52  
**Depth** 26  
**Area** 391.44

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	5.80
Rear yard setback	7
Side yard setback	0.65
Side yard setback	3.21

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	NO CHANGE
Side yard setback	NO CHANGE
Side yard setback	1.59

- 10. Date of Acquisition of subject land: September 20, 2024
- 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: 2006
- 15. Length of time the existing uses of the subject property have been continued: 18 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 _____

PKaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 11 DAY OF October, 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 11 DAY OF  
Oct, 2024.

PKaur  
Signature of Applicant or Authorized Agent

A GRUPEESH 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

<b>FOR OFFICE USE ONLY</b>	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>R1C-1884</u>
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 December 16, 2024  
Date Application Deemed March 17

**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: 8 Dunegrass Way, Brampton ON. L6P2T7

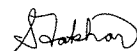
I/We, Sonia Takhar  
please print/type the full name of the owner(s)

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 10 day of October, 2024.



\_\_\_\_\_  
(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**

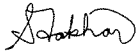
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 8 Dunegrass Way, Brampton, ON. L6P2T7

I/We, Sonia Takhar  
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 10 day of October, 2024.



\_\_\_\_\_  
(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 129, 136 AND 137**  
**PLAN 43M-1713**  
**CITY OF BRAMPTON**  
**REGIONAL MUNICIPALITY OF PEEL**

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

RADY-PENTEK & EDWARD 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.

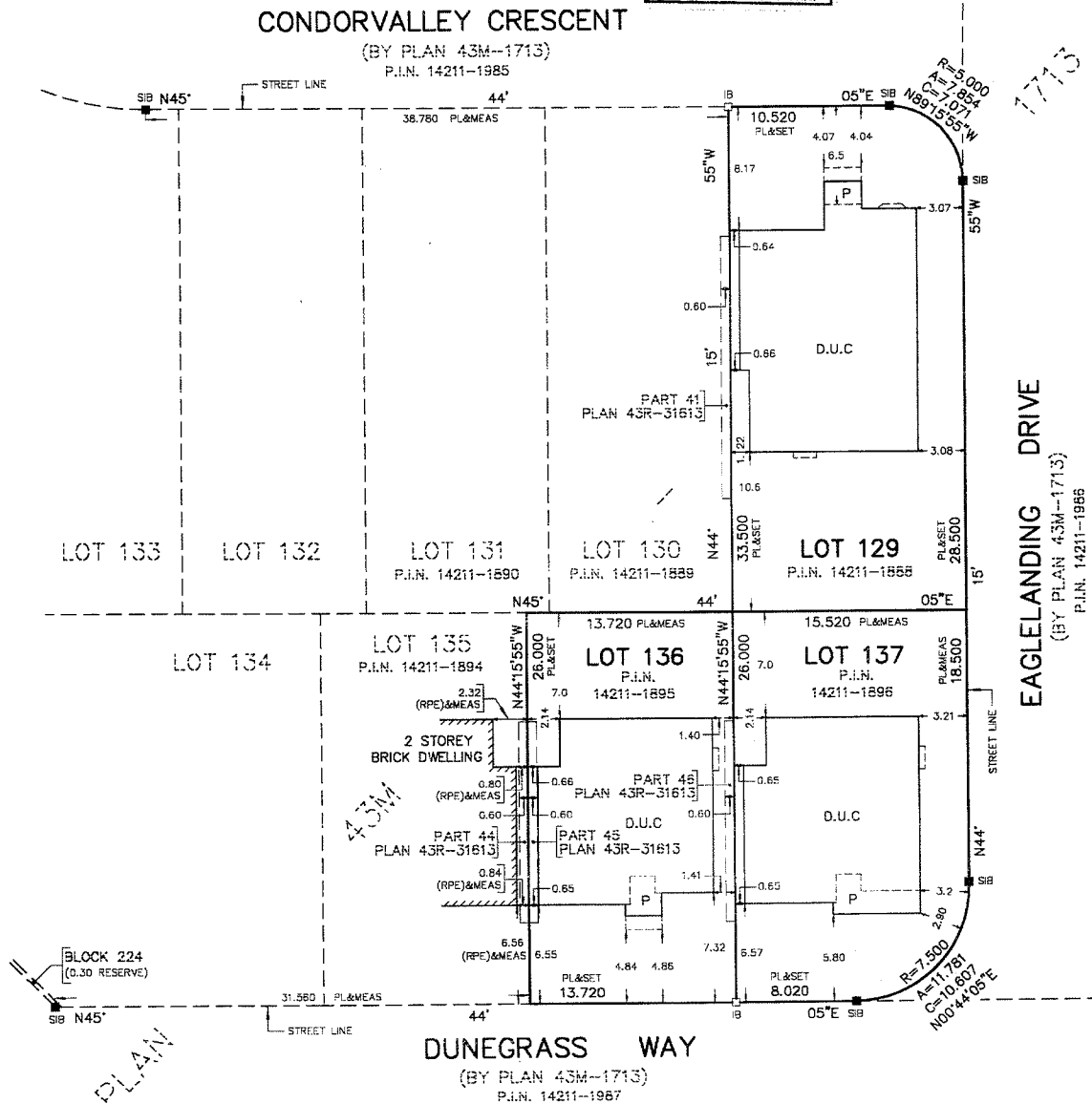
**PART 2 (SURVEY REPORT)**

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

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1670875



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
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 43M-1713
- P DENOTES PORCH
- (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

ALL FOUND MONUMENTS BY SCHAEFFER & DZALDOV LIMITED, O.L.S.

ALL TIES TO CONCRETE FOUNDATION

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWEST LIMIT OF DUNEGRASS WAY AS SHOWN ON PLAN 43M-1713 HAVING A BEARING OF N45°44'05"E

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

©RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. 2007

**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 27 DAY OF Sept., 2007

DATE Oct. 12, 2007

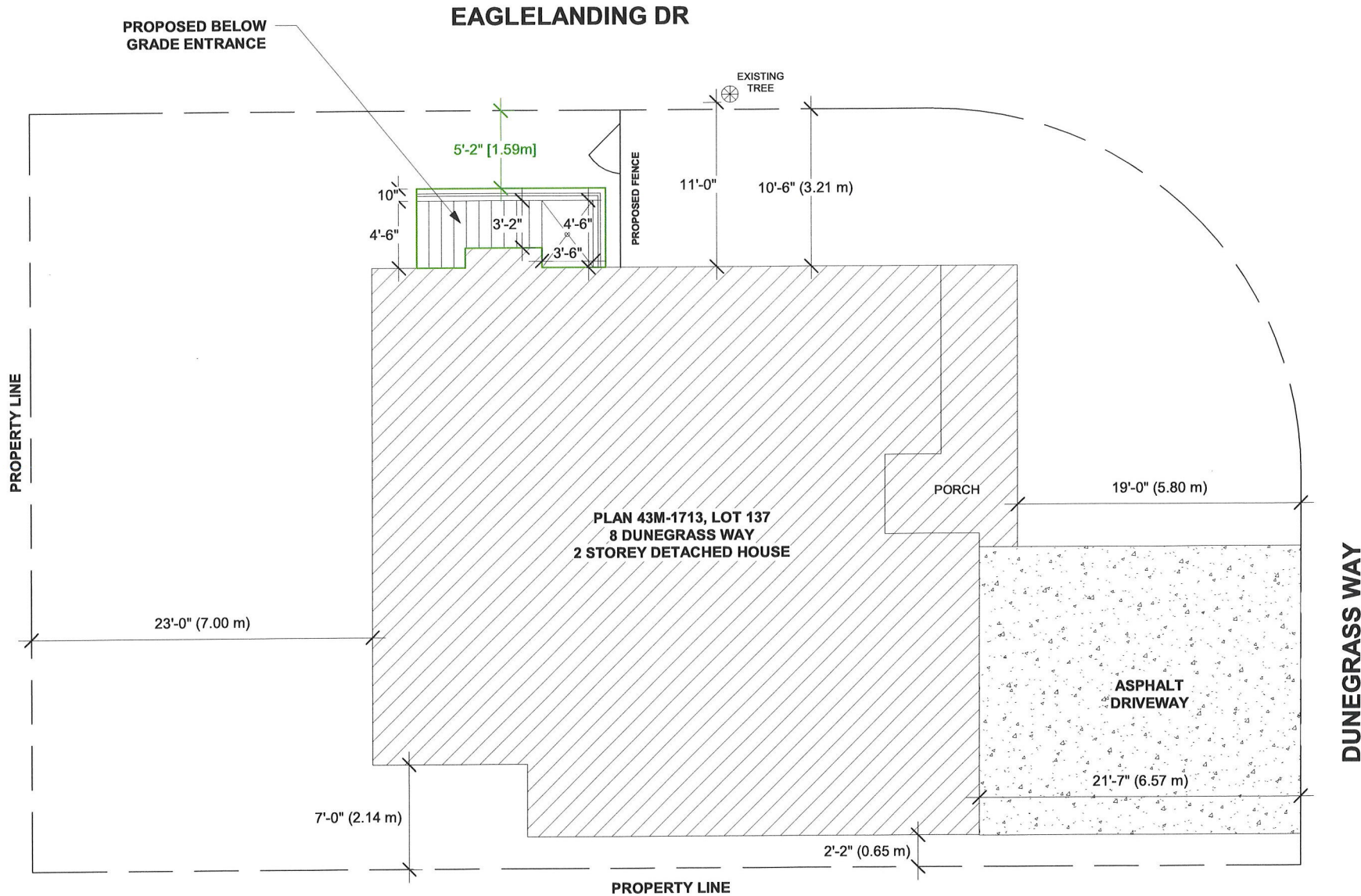
*T. Singh*  
 T. SINGH  
 ONTARIO LAND SURVEYOR



**RADY-PENTEK & EDWARD 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: G.Y. CHECKED: T.S.  
 JOB No. 06-170 CAD FILE No. 1713-129

**MINOR VARIANCE**

-TO PERMIT A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY FACILITATING THE SECOND DWELLING UNIT IN BASEMENT WITH SETBACK OF 1.59m, WHEREAS ZONING BY LAW REQUIRES A MINIMUM SETBACK OF 3.0m TO A BELOW GRADE ENTRANCE IN THE EXTERIOR SIDE YARD OF A PROPERTY.



PLAN 43M-1713, LOT 137  
8 DUNEGRASS WAY  
2 STOREY DETACHED HOUSE

**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 OCT 10/24

ADDRESS:  
8 DUNEGRASS WAY,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 24R-30913

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

DATE: OCT 10/24 DWG No: A-1  
SCALE: 1 : 90

# Zoning Non-compliance Checklist

File No. A-2024-0464
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Applicant: Pavneet Kaur  
 Address: 8 Dunegrass Way  
 Zoning: R1C-1884  
 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	<ul style="list-style-type: none"> <li>- To permit a proposed exterior stairway leading to a below grade entrance in a required side yard,</li> <li>- To permit a proposed exterior side yard setback of 1.59m to a stairway leading to a below grade entrance,</li> </ul>	<ul style="list-style-type: none"> <li>- whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard.</li> <li>- whereas the by-law requires a minimum exterior side yard setback of 3.0m.</li> </ul>	<p>10.23.1</p> <p>1884.2 (6)</p>
ACCESSORY STRUCTURE SETBACKS			
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

2024/11/18

Date



In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

**AFFIDAVIT**

I, Pavneet Kaur of the City of Brampton

being the  Applicant  Authorized agent  Agent's rep. having made application(s) to the

Committee of Adjustment of the Corporation of the City of Brampton, for the property

located at: 8 Dunegross Way

Make oath and say as follows:

1. I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
  - a. Application number(s);
  - b. Date, time and location of the hearing;
  - c. The purpose and effect of the consent application and/or the minor variance(s).
2. I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at [coa@brampton.ca](mailto:coa@brampton.ca) no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton  
in the Regional Municipality of Peel, this

11 day of Oct 2024

  
A Commissioner, etc.

BRUNEET SINGH ARORA  
Barrister Solicitor & Notary Public

**Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.**

300 - 50 Sunny Meadows Blvd  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7737

**Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.**

