



FILE NUMBER: A-2025-0012

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) PARAMJIT SINGH NIRWAN & PARAMJEET KAUR NIRWAN
Address 9 RAE AVE, BRAMPTON ONT L6P 0E7

Phone # 416-836-7512 Fax # _____
Email PARAMJEET.NIRWAN@PEELREGION.CA

2. Name of Agent Gursehaj Singh Nirwan
Address 9 RAE AVENUE BRAMPTON ON L6P 0E7

Phone # 647-819-8480 Fax # _____
Email Gursehajnirwan@outlook.com

3. Nature and extent of relief applied for (variances requested):
- TO PERMIT A DETACHED GARAGE HAVING A MAX BUILDING HEIGHT OF 6.7M TO TOP OF PARAPET (FLAT ROOF).

4. Why is it not possible to comply with the provisions of the by-law?
- WHEREAS THE BY-LAW PERMITS A MAXIMUM BUILDING HEIGHT OF 3.5M IN CASE OF A FLAT ROOF

5. Legal Description of the subject land:
Lot Number LOT 23
Plan Number/Concession Number PLAN M322
Municipal Address 9 RAE AVE BRAMPTON ON L6P 0E7

6. Dimension of subject land (in metric units)
Frontage 62.44M
Depth 154.04M
Area 9792.4 SQM

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

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.)

TWO STOREY DETACHED DWELLING (445 20 SQM)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED DETACHED GARAGE IN REAR YARD

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 37.3M
Rear yard setback 15.4M
Side yard setback 19.8M
Side yard setback 13.7M

PROPOSED

Front yard setback NO CHANGE
Rear yard setback 35M (TO DETACHED GARAGE)
Side yard setback 6.0M (TO DETACHED GARAGE)
Side yard setback NO CHANGE

10. Date of Acquisition of subject land: MAY 2012

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: JUNE 1991

15. Length of time the existing uses of the subject property have been continued: 33YRS

16. (a) What water supply is existing/proposed?
Municipal [checked]
Well []
Other (specify) _____

(b) What sewage disposal is/will be provided?
Municipal [checked]
Septic []
Other (specify) _____

(c) What storm drainage system is existing/proposed?
Sewers [checked]
Ditches []
Swales []
Other (specify) _____

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 # <u>A 2024-0307</u>	Decision <u>APPROVED</u>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

PS Nirwan

PS Nirwan
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY _____ OF BRAMPTON

THIS ~~20th~~ DAY OF December 20~~24~~ 22nd / JAN / 2025

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, PARAMJIT SINGH NIRWAN, 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 22 DAY OF _____

Jan 22, 2025
Mercelyn Osayamen Osaze
Commissioner, etc.
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025
A Commissioner etc.

PS Nirwan

PS Nirwan
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: Residential RE2

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Angelo Barbato
Zoning Officer

December 27, 2024
Date

DATE RECEIVED January 22, 2025

Date Application Deemed Complete by the Municipality Mercelyn

PERMISSION TO ENTER

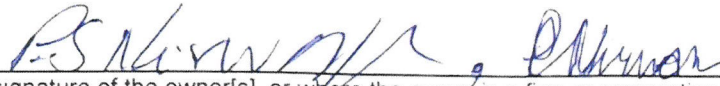
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 9 RAE AVE BRAMPTON ON L6P 0E7

I/We, PARAMJIT SINGH NIRWAN & PARAMJEET KAUR NIRWAN
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.

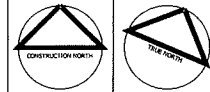
Dated this 18 day of DECEMBER, 2024.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

PARAMJIT SINGH NIRWAN, PARAMJEET KAUR NIRWAN
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

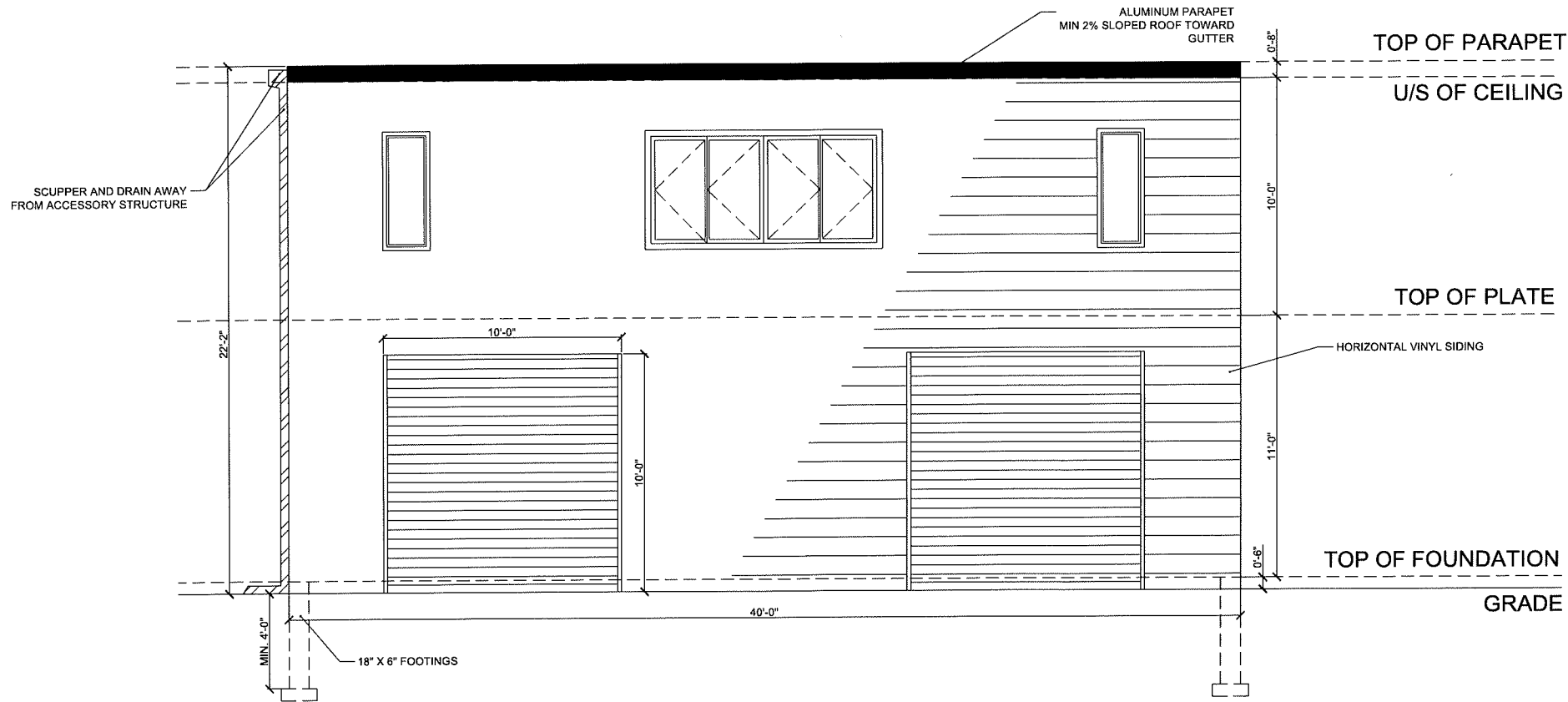
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

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



GENERAL NOTES:

1. VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS
3. DRAWINGS EXPRESSED IN FEET AND INCHES
4. REPORT ALL ERRORS OR OMISSIONS TO THE DESIGNER AS APPLICABLE.



NUMBER: DATE: REVISION:

PROFESSIONAL SEAL:

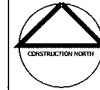
PROJECT NAME:
9 RAE AVE
MINOR VARIANCE APP

CHECKED BY: DATE CHECKED:

DRAWN BY: DATE DRAWN:
15/12/2024

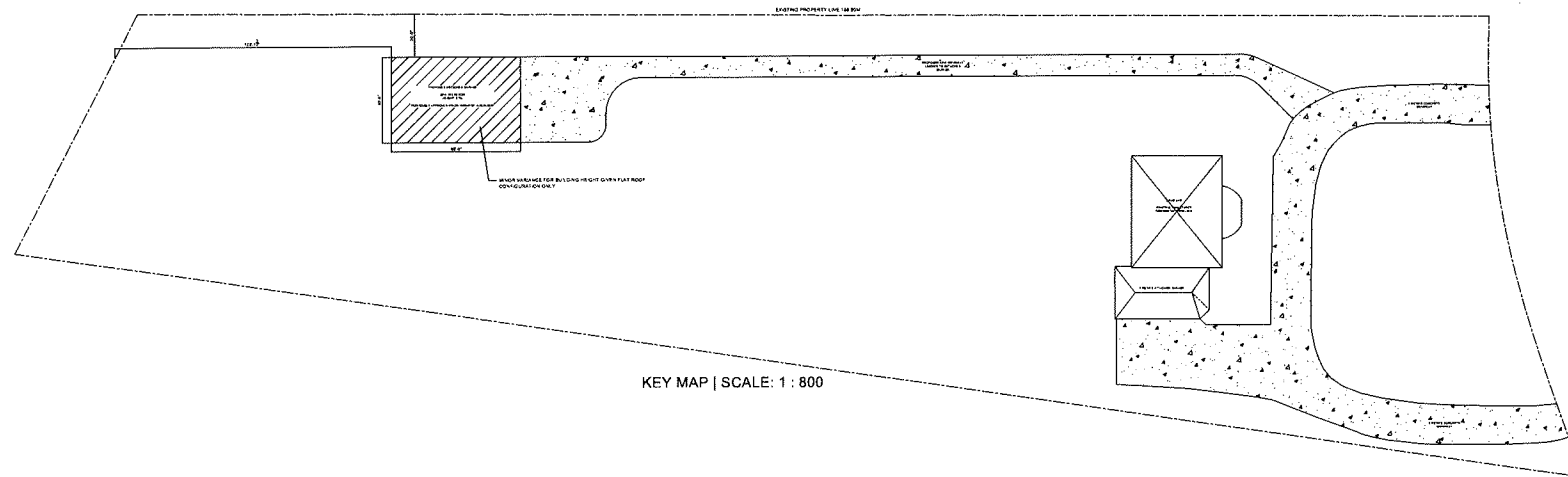
SHEET TITLE:
FRONT ELEVATION
DRAWING

SCALE: SHEET NUMBER:
1 : 60 A1

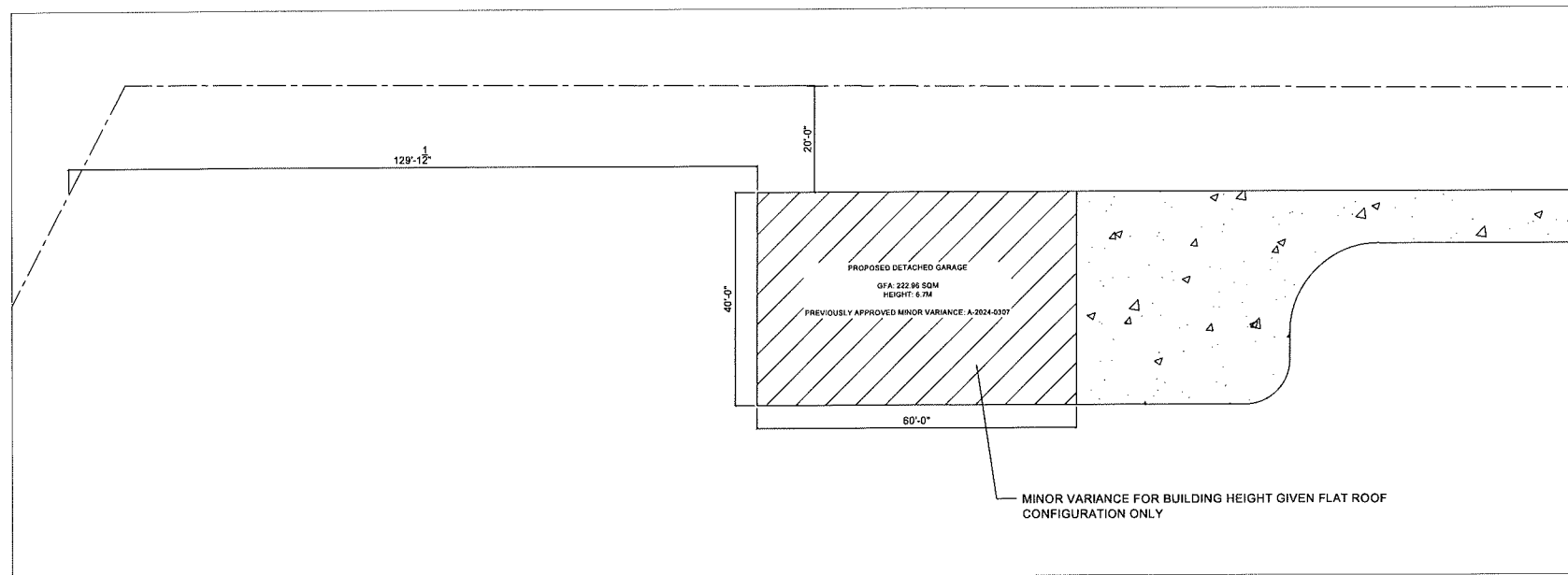


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KEY MAP | SCALE: 1 : 800



PROPOSED DETACHED GARAGE ONLY | SCALE: 1 : 300

NUMBER: DATE: REVISION:

PROFESSIONAL SEAL:

PROJECT NAME:
9 RAE AVE
MINOR VARIANCE APP

CHECKED BY: DATE CHECKED:

DRAWN BY: DATE DRAWN:
15/12/2024

SHEET TITLE:
SITE PLAN

SCALE: AS NOTED SHEET NUMBER: A0

Zoning Non-compliance Checklist

File No.
A-2025-0012

Applicant: Paramjit Singh Nirwan & Paramjeet Kaur Nirwan

Address: 9 Rae Ave.

Zoning: Residential RE2

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	To permit a proposed Detached Garage having a building height of 6.7m	whereas the by-law permits a maximum building height of 3.5m.	10.4.1.h
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
Reviewed by Zoning

December 30, 2024
Date