



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

FILE NUMBER: A-2024-0420

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)** SURJIT SINGH BOPARAI, NARANJAN BOPARAI, NAVNEET BOPARAI, HARMINDER BOPARAI
Address 22 HEDGEROW AVE BRAMPTON, ON, L6Y3C4

Phone # 416-727-5754 **Fax #** _____
Email bugasurjit@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 GARDEN SUITE MEASURING 46.26 sqm IN REAR YARD OF A PROPERTY,

4. **Why is it not possible to comply with the provisions of the by-law?**
-WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY

5. **Legal Description of the subject land:**
Lot Number 105
Plan Number/Concession Number M652
Municipal Address 22 HEDGEROW AVE BRAMPTON, ON, L6Y3C4

6. **Dimension of subject land (in metric units)**
Frontage 14.0
Depth 33.51
Area 483.74

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **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.)

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	6.48
Rear yard setback	10.29
Side yard setback	1.28
Side yard setback	1.20

PROPOSED

Front yard setback	NO CHANGE
Rear yard setback	2.50
Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

10. Date of Acquisition of subject land: _____

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: _____

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

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 31st 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, Ravneet 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 31st DAY OF
Oct, 2024

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
A COMMISSIONER 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: _____

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

Zoning Officer

Date

DATE RECEIVED Nov 6, 2024
Date Application Deemed _____

PERMISSION TO ENTER

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

PK

LOCATION OF THE SUBJECT LAND: 22 Hedgerow Ave Brampton, ON L6Y 3G4

I/We, SURJIT SINGH BOPARAI, NARANJAN SINGH BOPARAI, NAVNEET KAUR BOPARAI, HARMINDER KAUR BOPARAI
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 19 day of October, 2024.

Naranjan Singh, Navneet 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

APPOINTMENT AND AUTHORIZATION OF AGENT

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

PK

LOCATION OF THE SUBJECT LAND 22 Hedgecove Ave Brampton, ON L6Y 3C4

I/We, SURJIT SINGH BOPARAI, NARANJAN SINGH BOPARAI, NAVNEET KAUR BOPARAI, HARMINDER KAUR BOPARAI
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 19 day of October, 2024.

Naranjan Singh, Navneet Kaur
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Navneet
Kaur

(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.

-TO PERMIT A GARDEN SUITE MEASURING 46.26 sqm IN REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY



HEDGEROW AVENUE

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

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

S.L.A.

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

<u>DRAWN BY:</u> NK	<u>CHECKED BY:</u> JB
<u>PROJECT NUMBER:</u> 24R-30985	

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

DATE: OCT 28/24

SCALE: 1 : 100

DWG No:

A-1

BUING LOCATION SURVEY OF
LOTS 103, 104 AND 105, PLAN 43M-652
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

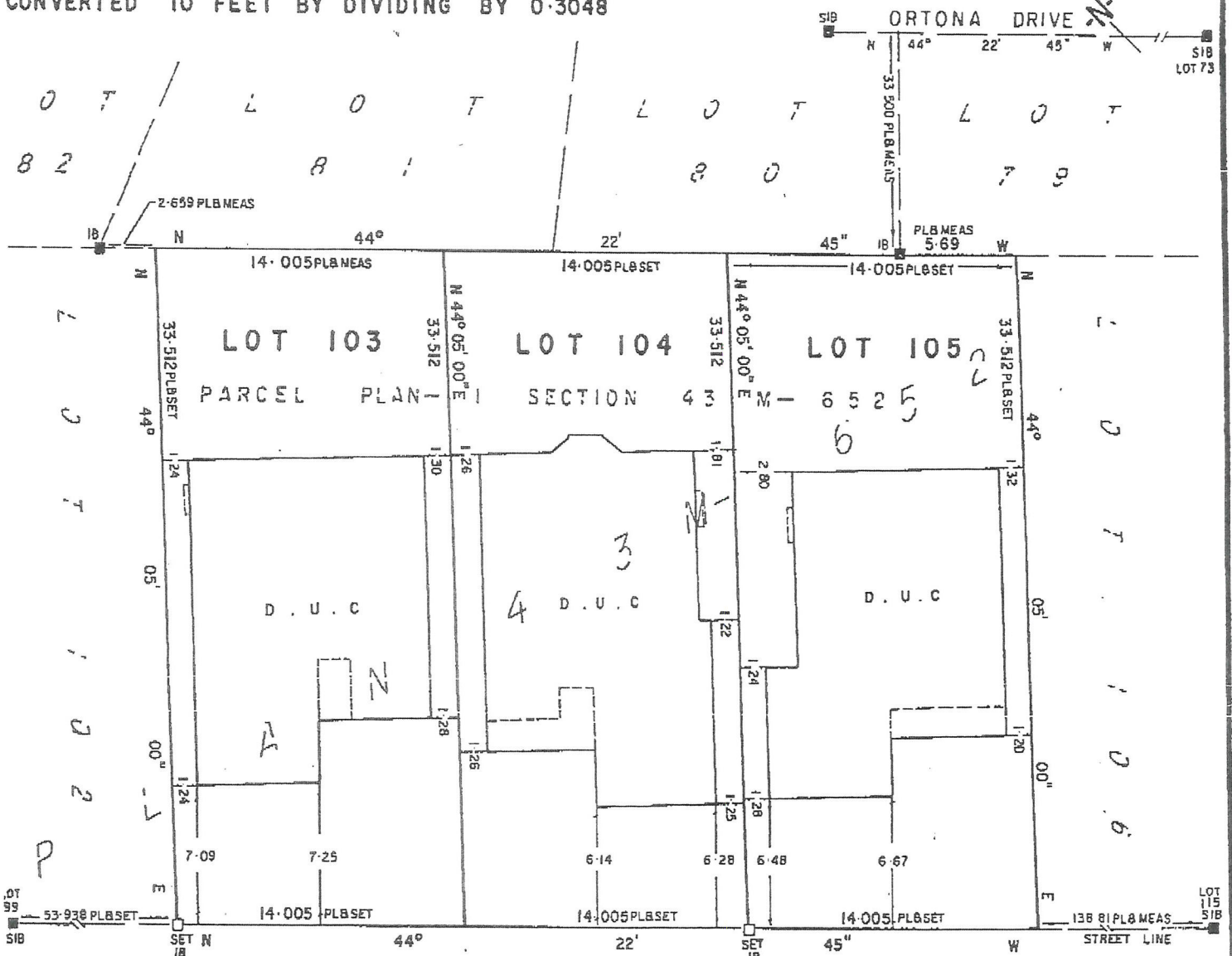
SCALE 1:300

10m 5m 0 10m 20m 30m

JOSEPH RADY-PENTEK LTD., O.L.S. 1986.

METRIC

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



HEDGEROW AVENUE
(BY PLAN 43M-652)

NOTE

D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
SIB DENOTES STANDARD IRON BAR
B DENOTES IRON BAR
■ DENOTES MONUMENT FOUND
PL DENOTES PLAN 43M-652
ALL FOUND MONUMENTS BY SCHAEFFER & REINTHALER LTD., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 1ST DAY OF DECEMBER, 1986.

DATE: DECEMBER 9, 1986.

G. K. Jenkins

G. K. JENKINS.
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
NORTH EASTERLY LIMIT OF HEDGEROW AVENUE AS SHOWN ON PLAN 43M-652
AND A BEARING OF N 44° 22' 45" W

JP JOSEPH RADY-PENTEK LTD.
ONTARIO LAND SURVEYORS
878 SHEPPARD AVE., W. DOWNSVIEW ONT.
635-5886

Zoning Non-compliance Checklist

File No.

A-2024-0420

Applicant: Pavneet Kaur
Address: 22 Hedgerow Ave
Zoning: R1B-2591
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			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
GARDEN SUITE	To permit a proposed garden suite having a gross floor area of 46.26 sq. m,	whereas the by-law permits a maximum gross floor area of 35 sq. m for a garden suite in all other residential zones.	10.16.2 (c)(ii)
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/11/06

Date