

FILE NUMBER: A-2025-0019

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)** GURJINDER SINGH and Kulwant Kaur Singh (NP)  
**Address** 21 MODESTO CRESCENT,  
BRAMPTON, ON L6P 1N4

**Phone #** 416-887-1231 **Fax #** \_\_\_\_\_  
**Email** gskullar6@gmail.com

2. **Name of Agent** RAJ (NILAMRAJ) PATEL, RPD STUDIO  
**Address** SUITE 203, 7895 TRANMERE DRIVE  
MISSISSAUGA, ON L5S 1V9

**Phone #** (647) 556-2596 **Fax #** \_\_\_\_\_  
**Email** project@rpdstudio.ca

3. **Nature and extent of relief applied for (variances requested):**

1. Building height: Required minimum is 10.6 m. Proposed is 13.95 m.

2. Maximum Garage Door Height: Required minimum is 2.4 m. Proposed is 2.44 m.

3. Maximum Screening Wall Height: Required minimum is 1.00 m. Proposed is 3.81 m.

4. Maximum Cabana Height: Required minimum is 3.00 m. Proposed is 4.36 m.

5. Maximum Cabana Area: Required minimum is 15.00 sqm. Proposed is 78.25 sqm.

6. Cabana use:  
Required: Shall not be used for human habitation.  
Proposed: Shall be used for human habitation

4. **Why is it not possible to comply with the provisions of the by-law?**

- Due to the site's topography, we are raising the FFE which results in increase in the height of the structure.

- Due to the client's requirements for a contemporary styled custom home with increased interior height for spaciousness.

- Due to the roof top access provided.

5. **Legal Description of the subject land:**  
**Lot Number** LOT 17  
**Plan Number/Concession Number** PLAN M-345  
**Municipal Address** 9 MANSWOOD CRES, BRAMPTON, ON, L6T0A3

6. **Dimension of subject land (in metric units)**  
**Frontage** 91.06 metres  
**Depth** 134.94 metres  
**Area** 12125.57 sqm

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.)

One storey dwelling unit. Gross Floor Area - 390.28 square metres, Ground Floor Area - 270.69 square metres.

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

Two storey dwelling unit.

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	29.26 metres
Rear yard setback	42.32 metres
Side yard setback	52.79 metres
Side yard setback	46.40 metres

**PROPOSED**

Front yard setback	48.83 metres
Rear yard setback	25.97 metres
Side yard setback	16.08 metres
Side yard setback	27.90 metres

10. Date of Acquisition of subject land: JANUARY 4, 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: UNKNOWN
15. Length of time the existing uses of the subject property have been continued: ~ 30-40 years

16. (a) What water supply is existing/proposed?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |

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 of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ MISSISSAUGA

THIS 17 DAY OF JANUARY, 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, RAJ (NILAMRAJ) PATEL (RPD STUDIO) \_\_\_\_\_ 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 \_\_\_\_\_ MISSISSAUGA

IN THE \_\_\_\_\_ PROVINCE \_\_\_\_\_ OF

ONTARIO THIS 17 DAY OF

\_\_\_\_\_ JANUARY \_\_\_\_\_, 2025.



Signature of Applicant or Authorized Agent

A Commissioner etc.

**INDERPREET S. ARORA**  
Barrister, Solicitor & Notary  
Present Official Plan Designation:  
Mississauga - O.N. L5S1V9  
Present Zoning By-law Classification:  
T:905.303.1653, F:905.565.1124

FOR OFFICE USE ONLY

RE1

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

Philip Gaspar

Zoning Officer

Feb 07, 2025

Date

DATE RECEIVED

February 10, 2025

Date Application Deemed Complete by the Municipality

Mercedyn

**APPOINTMENT AND AUTHORIZATION OF AGENT**

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: 9 MANSWOOD CRES, BRAMPTON, ON, L6T 0A3

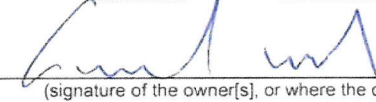
I/We, GURJINDER SINGH  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

NILAMRAJ (RAJ) PATEL, RPD STUDIO  
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 17 day of JANUARY, 2025.

  
(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**

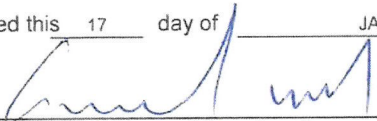
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 9 MANSWOOD CRES, BRAMPTON, ON, L6T 0A3

I/We, GURJINDER SINGH  
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 17 day of JANUARY, 2025.

  
(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**

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8. Committee of Adjustment		
Residential Minor Variance Applications		
Above/Below Grade Variance (Door/Window) <input type="checkbox"/>	\$11,949	Per Application <input type="checkbox"/>
Driveway Variance	\$11,949	Per Application <input type="checkbox"/>
Parking Variance <input type="checkbox"/>	\$11,949	Per Application <input type="checkbox"/>
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law <input type="checkbox"/>	\$11,949	Per Application <input type="checkbox"/>
All Other Variances <input type="checkbox"/>	\$2,990	Per Variance <input type="checkbox"/>
Maximum Fee <input type="checkbox"/>	\$11,949	Per Application <input type="checkbox"/>
Institutional, Commercial or Industrial (ICI) Minor Variance Applications		
Minor Variance Application <input type="checkbox"/>	11,949	Per Application <input type="checkbox"/>
“After the Fact” Variance (Residential or ICI) <input type="checkbox"/> Variance application resulting from a registered complaint, construction inspection, building order or enforcement action. <input type="checkbox"/>	\$11,949	Per Application <input type="checkbox"/>
Consent Applications		
Consent Application – Lot Creation <input type="checkbox"/>	\$10,157	Per Application <input type="checkbox"/>
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23)) <input type="checkbox"/>	\$5,078	Per Application <input type="checkbox"/>
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$5,000	Per Notice <input type="checkbox"/>
Consent Certificate	\$2,127	Per Certificate <input type="checkbox"/>
Replacement Notice Sign <input type="checkbox"/>	\$75	Per Sign <input type="checkbox"/>
<b>Committee of Adjustment Application Refunds:</b> <ul style="list-style-type: none"><li>•<input type="checkbox"/> \$400 refund if withdrawn prior to internal circulation (By-law 231-2007).<input type="checkbox"/></li><li>•<input type="checkbox"/> \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007).<input type="checkbox"/></li><li>•<input type="checkbox"/> No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007).<input type="checkbox"/></li></ul>		



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# 9 MANSWOOD CRESCENT, CITY OF BRAMPTON

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## MINOR VARIANCE SET

NO.	DRAWING TITLE
A00-MV	COVER SHEET
-	SURVEY PLAN
A01-MV	EXISTING CONDITION PLAN
A02-MV	PROPOSED DWELLING SITE PLAN
A03-MV	PROPOSED DWELLING WITH NEIGHBORHOOD CONTEXT
A04-MV	PROPOSED FRONT ELEVATIONS
A05-MV	PROPOSED ELEVATIONS
A06-MV	SITE STATISTICS

 <p><b>RPDS</b> INTEGRATED DESIGN FIRM</p> <p>SUITE 202, 7895 BRAMBLE RD., MISSISSAUGA, ON L5S 1W3 MAIL: PROJE@RPDSSTUDIO.CA CALL: 647-556-2596 WEBSITE: WWW.RPDSSTUDIO.CA</p>	<p>Contract, Sub-trades and Suppliers must check and verify all dimensions before execute the work and must report discrepancies and should not scale or measure the drawings.</p> <p>All drawings, specifications and related documents are the copyright of the designer and must be not used upon request.</p> <p>All the work must be in compliance with Ontario Building Code.</p> <p>Reproduction of drawings, specifications and related documents in part or whole is forbidden without the written consent.</p> <p>This drawing is not to be used for construction until signed and stamped by the designer.</p>	<p>The undersigned has reviewed and taken responsibility for this design and has the qualification and meets the requirements set out in Ontario Building Code to be a designer.</p> <p>Qualification information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code.</p> <p>All the work must be in compliance with Ontario Building Code.</p> <p style="text-align: center;">  </p> <p>NILAMRAJ (RAJ) PATEL      100921</p> <p>Name: _____ Signature: _____ BCIN: _____</p> <p>Registration information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code.</p> <p>RPDS      111189</p>	<p>Client Name: _____</p>	<p>Drawing Title: _____</p>	<p>Project: _____</p>	<p>Scale: _____</p>	
	<p><b>COVER SHEET</b></p>						<p>Project No.: _____</p>
	<p><b>9 MANSWOOD</b></p>						<p>Drawn by: _____</p>
	<p><b>LOT-17,</b></p>						<p>Checked by: <b>RP</b></p>
	<p><b>MANSWOOD CRESCENT,</b></p>						<p>Date: 2025/01/18</p>
<p><b>CITY OF BRAMPTON</b></p>						<p>Drawing No.: <b>A00-MV</b></p>	



# SURVEYOR'S REAL PROPERTY REPORT

## PART 1 – PLAN OF SURVEY OF LOT 17

### REGISTERED PLAN M-345

### CITY OF BRAMPTON

### REGIONAL MUNICIPALITY OF PEEI.

SCALE 1:300

MANDARIN SURVEYORS LIMITED, O.L.S. ©

**METRIC**

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

**LEGEND**

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
■	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
PI	DENOTES PLAN OF SURVEY BY DUNNING & TAYLOR LTD., O.L.S. DATE: SEPTEMBER 14, 1987
MM	DENOTES MCCONNELL, MAUGHAN LTD., O.L.S.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N.S.E.W	DENOTES NORTH, SOUTH, EAST, WEST
M.F.	DENOTES METAL FENCE
S.R.W.	DENOTES STONE RETAINING WALL
C.S.P.	DENOTES CORRUGATED STEEL PIPE
INV	DENOTES INVERT ELEVATION
U	DENOTES UTILITY
OU	DENOTES ORIGINAL UNKNOWN
DS	DENOTES DOOR SILL ELEVATION AT ENTRY
Q <sub>2</sub>	DENOTES FIRE HYDRANT
Q <sub>WH</sub>	DENOTES WATER VALVE
Wca	DENOTES CATCH BASIN
●	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
2212973

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBROIDERED  
STAMP, COPIED &  
SIGNED BY THE SURVEYOR.  
Regulation 1026, Section 29(3).

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTROPHIC AND ARE REFERRED TO THE EASTERN END OF MANHOOD CRESCENT AS SHOWN ON REGISTERED PLAN M-345 HAVING A BEARING OF N35° 30' 00" W.

**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE GEODESIC AND ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK. HORIZONTAL COORDINATES HAVING AN ELEVATION OF 182.935 M.

THIS PLAN WAS PREPARED FOR GUARANTOR SHOWN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**PART 2 (SURVEY REPORT)**

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO AN EASEMENT IN FAVOR OF BELL CANADA AS IN INSTR. No. 13307625.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF THE OVERHEAD WIRE.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF DECEMBER, 2023

DECEMBER 06, 2023

DATE

Z. ZENG

ONTARIO LAND SURVEYOR

**MANDARIN SURVEYORS LIMITED**

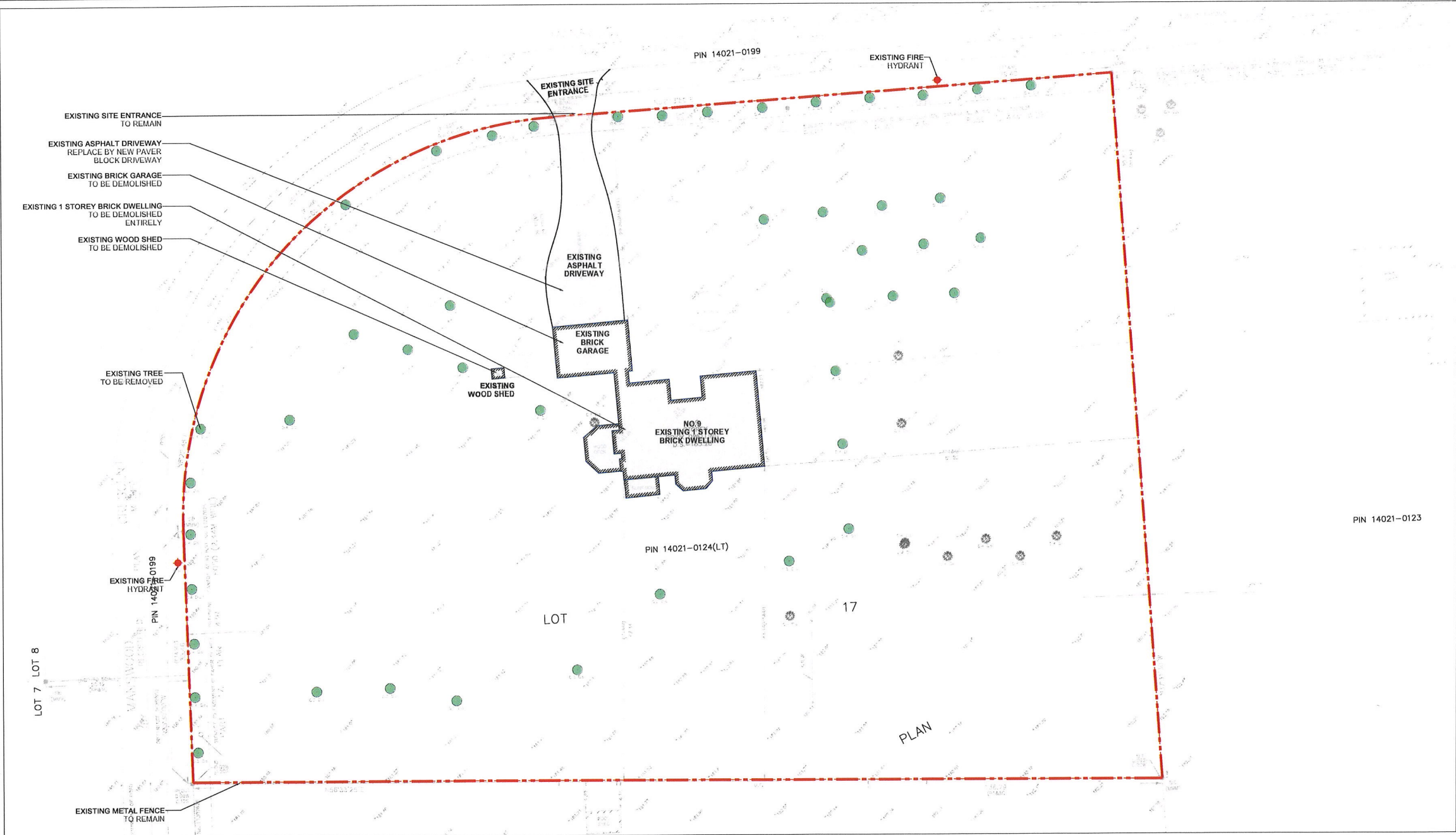
ONTARIO LAND SURVEYOR     CANADA LANDS SURVEYOR

WWW.MANDARINSURVEYORS.COM

2400 MIDLAND AVE., #121     PHONE: (647)430-1368

SCARBOROUGH, ONTARIO, M1S 5C1     E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: J.Z.     DRAWN BY: E.M.     CAD NO: 23-4775909     JOB NO: 2023-477



**RPDS**  
INTEGRATED DESIGN FIRM  
SUITE 203, 895 TRAVERE DR., MISSISSAUGA, ON L5S 1V9  
MAIL: PRODCOR@RPDSSTUDIO.CA CALL: (905) 566-2996  
WEBSITE: WWW.RPDSSTUDIO.CA

Contractor, Sub-trades and Suppliers must check and verify all dimensions before execute the work and must report discrepancies and should not scale or measure the drawings.

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Qualification information required unless the design is exempt under Division C-3.2.6.1 of the 2012 Ontario Building Code.

NILAMRAJ (RAJ) PATEL	100621
Name	Signature
BCIN	BCIN
RPDS	111189
Firm Name	BCIN

Registration information required unless the design is exempt under Division C-3.2.4.1 of the 2012 Ontario Building Code.

02	Reissued For Minor Variance	2025/01/31
01	Issued For Minor Variance	2025/01/20
No.	Revision	Date

Client Name:

Drawing Title:

**EXISTING  
CONDITION PLAN**

Project:

**9 MANSWOOD**

**LOT-17,  
MANSWOOD CRESCENT,  
CITY OF BRAMPTON**

Scale: 1 : 500

Project No.:

Drawn by:

Checked by: RP

Date: 2025/01/18

Drawing No.: **A01-MV**

MANSWOOD CRESCENT

HARDSCAPE AREA OF FRONT YARD (25.72%)  
FRONT YARD AREA: 4656.65 Sq.mt.  
HARDSCAPE AREA: 1249.00 Sq.mt.  
LANDSCAPE AREA: 3607.56 Sq.mt.

MINOR VARIANCE-1  
MAXIMUM BUILDING HEIGHT  
REQUIRED : 10.6 METRES  
PROPOSED : 13.95 METRES

MINOR VARIANCE-3  
MAXIMUM SCREENING WALL HEIGHT  
REQUIRED : 1.00 METRES  
PROPOSED : 3.81 METRES

MINOR VARIANCE-4  
MAXIMUM CABANA HEIGHT  
REQUIRED : 3.00 METRES  
PROPOSED : 4.36 METRES

MINOR VARIANCE-5  
MAXIMUM CABANA AREA  
REQUIRED : 15.00 SQUARE METRES  
PROPOSED : 78.25 SQUARE METRES

MINOR VARIANCE-6  
CABANA USE  
REQUIRED : SHALL NOT BE USED FOR HUMAN HABITATION  
PROPOSED : SHALL BE USED FOR HUMAN HABITATION

MINOR VARIANCE-2  
MAXIMUM GARAGE DOOR HEIGHT  
REQUIRED : 2.4 METRES  
PROPOSED : 2.44 METRES

PIN 14021-0123

LOT 7 LOT 8

MANSWOOD CRESCENT

EXISTING TREE  
TO BE REMOVED

PROPOSED PRIMARY  
SITE ENTRANCE

EXISTING FIRE  
HYDRANT  
PIN 14021-0199

23M SETBACK

7.5M SETBACK

7.5M SETBACK

23M SETBACK

LOT-17

LOT-16

**RPDS**  
INTEGRATED DESIGN FIRM  
SUITE 203, 7695 TRANSFER DR., MISSISSAUGA, ONTARIO L4V 1W3  
MAIL: PROJECT@RPDSSTUDIO.CA CALL: (416) 556-2586  
WEBSITE: WWW.RPDSSTUDIO.CA

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This drawing is not to be used for construction until signed and stamped by the designer.

The undersigned has reviewed and taken responsibility for this design and has the qualification and meets the requirements set out in Ontario Building Code to be a designer.  
Qualification information required unless the design is exempt under Division C-3.2.5.1 of the 2012 Ontario Building Code.  
NILAMRAJ (RAJ) PATEL  
Name Signature BCIN 100621  
Registration information required unless the design is exempt under Division C-3.2.5.1 of the 2012 Ontario Building Code.  
RPDS 111188  
Firm Name BCIN

No.	Revision	Date
02	Reissued For Minor Variance	2025/01/31
01	Issued For Minor Variance	2025/01/20

Client Name:

Drawing Title:

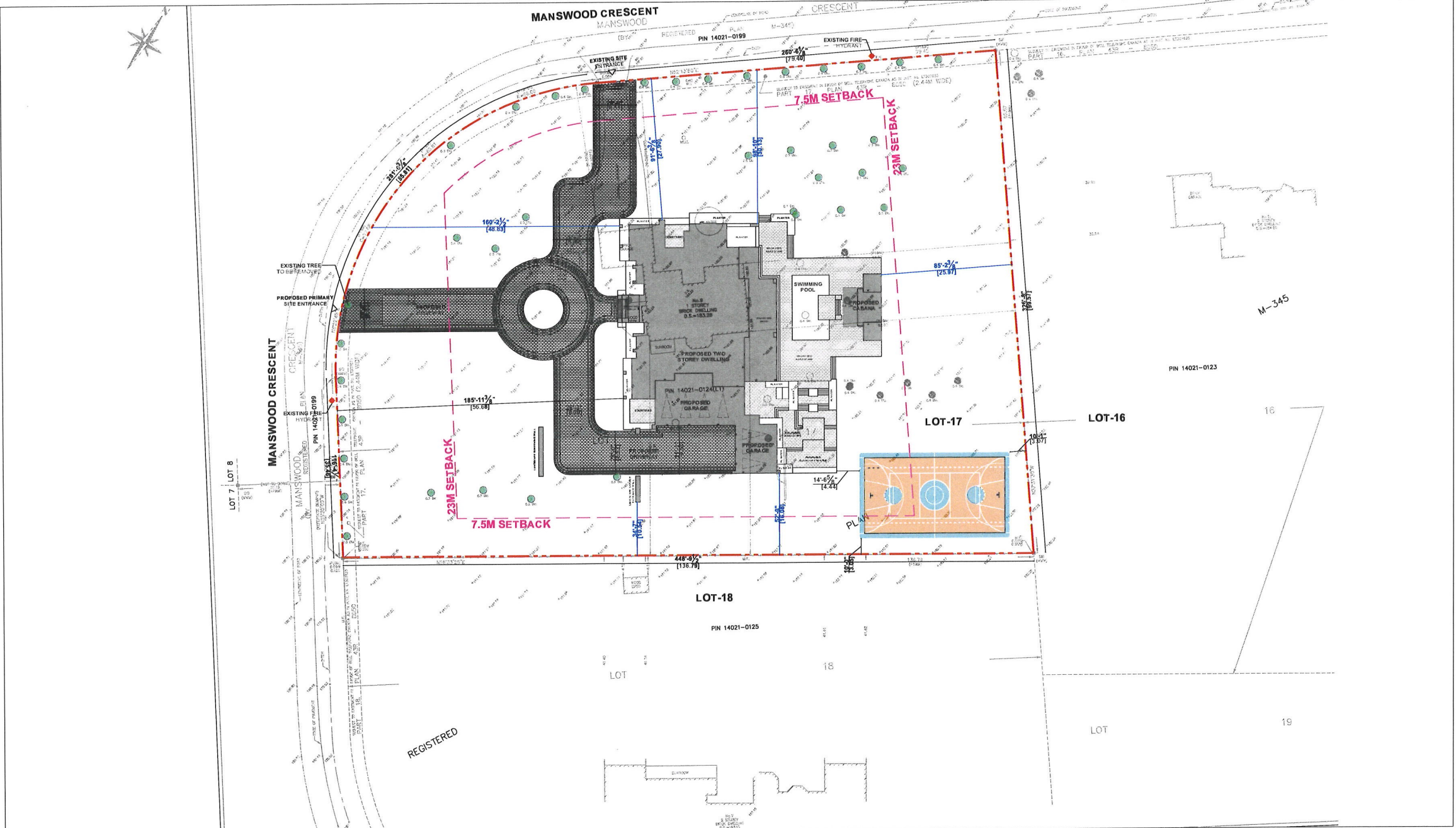
Project:

PROPOSED  
DWELLING SITE PLAN

9 MANSWOOD  
LOT-17,  
MANSWOOD CRESCENT,  
CITY OF BRAMPTON



Scale: 1 : 500  
Project No.:  
Drawn by:  
Checked by: RP  
Date: 2025/01/18  
Drawing No.:  
A02-MV



**RPDS**  
INTEGRATED DESIGN FIRM  
SUITE 203, 6895 TRAMMERE DR., MISSISSAUGA, ON L5S 1V9  
MAIL: PROJECT@RPDSINC.COM CA TEL: 647.566.2596  
WEBSITE: WWW.RPDSINC.COM

Contractor, Sub-trades and Suppliers must check and verify all dimensions before commencing the work and must report discrepancies and should not scale or measure the drawings.

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NILAMRAJ (RAJ) PATEL	100621	
Name	Signature	BCIN
Registration information required unless the design is exempt under Division C-3.2.6.1 of the 2012 Ontario Building Code.		
RPDS	111189	
Firm Name	BCIN	

02	Released For Minor Variance	2025/01/31
01	Issued For Minor Variance	2025/01/20
No.	Revision	Date

Client Name:

Drawing Title:  
**PROPOSED DWELLING WITH NEIGHBORHOOD CONTEXT**

Project:  
**9 MANSWOOD LOT-17, MANSWOOD CRESCENT, CITY OF BRAMPTON**

Scale: 1 : 700

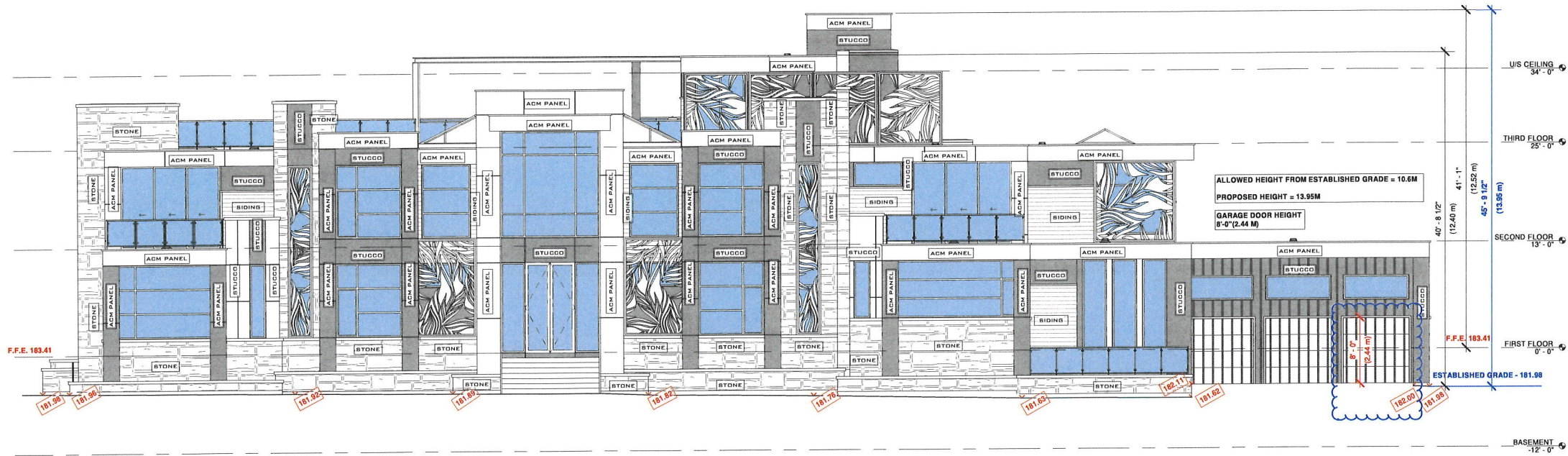
Project No.:

Drawn by:

Checked by: RP

Date: 2025/01/18

Drawing No.: **A03-MV**



1 PROPOSED FRONT ELEVATION  
1 : 150

LEGEND	
	EXISTING GRADE
	ESTABLISHED GRADE

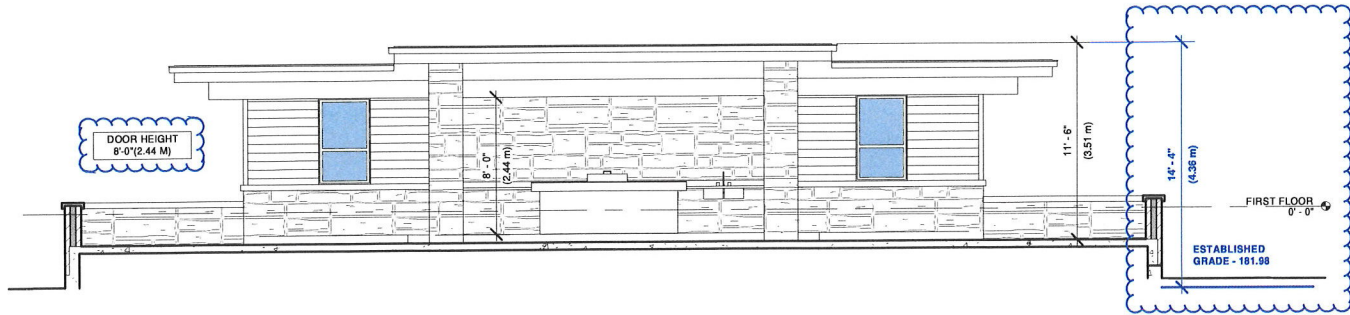
No.	Revision	Date
02	Reissued For Minor Variance	2025/01/31
01	Issued For Minor Variance	2025/01/20

Client Name:

Drawing Title:  
PROPOSED FRONT ELEVATION

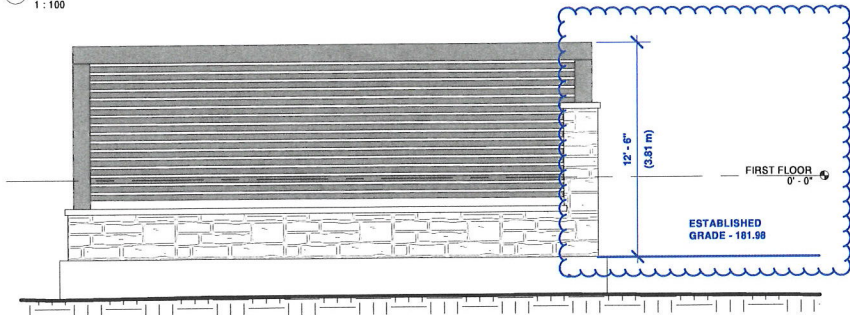
Project:  
9 MANSWOOD  
LOT-17,  
MANSWOOD CRESCENT,  
CITY OF BRAMPTON

Scale: 1 : 150  
Project No.:  
Drawn by: DR  
Checked by: RP  
Date: 2025/01/18  
Drawing No.:  
A04-MV



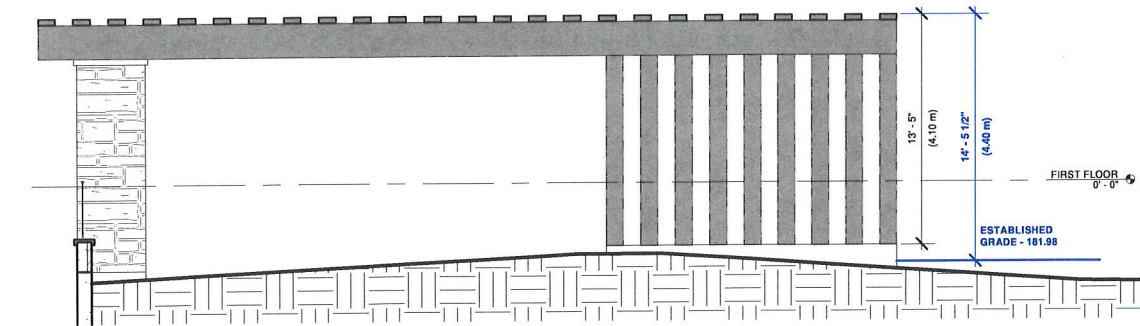
1 CABANA FRONT ELEVATION

1 : 100



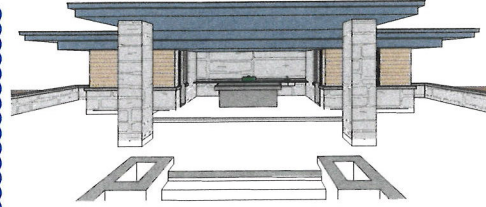
2 PRIVACY SCREENING WALL ELEVATION

1 : 100



3 GARAGE ENTRANCE WALL ELEVATION

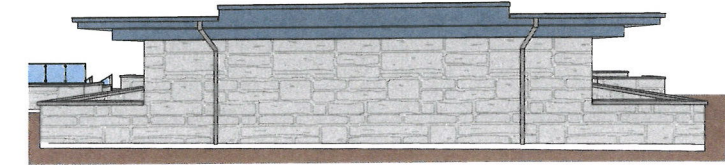
1 : 100



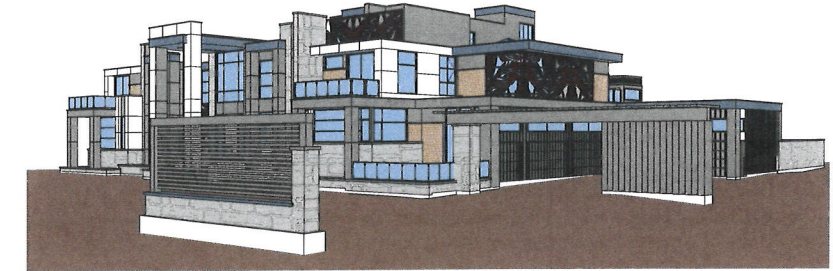
4 CABANA FRONT 3D VIEW



5 CABANA NORTHEAST 3D VIEW



6 CABANA REAR 3D VIEW



7 PRIVACY SCREENING WALL & GARAGE ENTRANCE WALL 3D VIEW

**RPDS**  
INTEGRATED DESIGN FIRM  
SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S 1V9  
MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647 566 2596  
WEBSITE: WWW.RPDSTUDIO.CA

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All the work must be in compliance with Ontario Building Code.  
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This drawing is not to be used for construction until signed and stamped by the designer.

The undersigned has reviewed and taken responsibility for this design and has the qualification and meets the requirements set out in Ontario Building Code to be a designer.  
Qualification information required unless the design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code.

NILAMRAJ (RAJ) PATEL 100621  
Name Signature BCIN  
Registration information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code.  
RPDS 111189  
Firm Name BCIN

No.	Revision	Date
02	Reissued For Minor Variance	2025/01/31
01	Issued For Minor Variance	2025/01/20

Client Name:

Drawing Title:  
**PROPOSED  
ELEVATIONS**

Project:

**9 MANSWOOD**  
LOT-17,  
MANSWOOD CRESCENT,  
CITY OF BRAMPTON

Scale: 1 : 100

Project No.:  
Drawn by: DR  
Checked by: RP  
Date: 2025/01/18  
Drawing No.:  
**A05-MV**

## SITE STATISTICS

<b><u>ADDRESS:</u></b> 9 MANSWOOD CRES., BRAMPTON, ON, L6T 0A3 ROLL NUMBER: 10-12-0-001-29900-0000 WARD: 8 PROPERTY DESCRIPTION: PLAN M345 LOT 17
---

9 MANSWOOD CRES., BRAMPTON, ON, L6T 0A3  
ROLL NUMBER: 10-12-0-001-29900-0000  
WARD: 8  
PROPERTY DESCRIPTION: PLAN M345 LOT 17

**SURVEYORS REAL PROPERTY REPORT:**  
PART 1, PLAN OF SURVEY OF PART OF LOT 17  
REGISTERED PLAN M-345  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

PART 1, PLAN OF SURVEY OF PART OF LOT 17  
REGISTERED PLAN M-345  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

**ZONING:**  
 ZONE CODE: RE1  
 CATEGORY: RESIDENTIAL [SECTION 11.1]  
 TYPE: RESIDENTIAL RURAL ESTATE ONE - RE1 ZONE  
 SPLIT ZONED: NO

ZONE CODE: RE1  
CATEGORY: RESIDENTIAL [SECTION 11.1]  
TYPE: RESIDENTIAL RURAL ESTATE ONE - RE1 ZONE  
SPLIT ZONED: NO

**NOTE: ALL SURVEY INFORMATION FROM:**  
MANDARIN SURVEYORS LIMITED  
[ONTARIO LAND SURVEYOR]  
2400 MIDLAND AVE. #121, SCARBOROUGH, ONTARIO, M1S 5C1  
DATED DECEMBER 06, 2023.

MANDARIN SURVEYORS LIMITED  
[ONTARIO LAND SURVEYOR]  
2400 MIDLAND AVE. #121, SCARBOROUGH, ONTARIO, M1S 5C1  
DATED DECEMBER 06, 2023.

**SECTION 11.1 RESIDENTIAL RURAL ESTATE ONE – RE1 ZONE**

<u>NO.</u>	<u>REQUIREMENTS</u>	<u>ALLOWED</u>	<u>PROPOSED</u>
[A]	MINIMUM LOT AREA	1.2 HECTARES	1.2125 HECTARES
[B]	MINIMUM LOT WIDTH	60 METRES	91.06 METRES
[C]	MINIMUM LOT DEPTH	NO REQUIREMENT	134.94 METRES
[D]	MINIMUM FRONT YARD DEPTH	23 METRES	48.83 METRES
[E]	MINIMUM INTERIOR SIDE YARD WIDTH	7.5 METRES	16.08 METRES
[F]	MINIMUM EXTERIOR SIDE YARD WIDTH	7.5 METRES	27.90 METRES
[G]	MINIMUM REAR YARD DEPTH	23 METRES	25.97 METRES
[H]	MAXIMUM BUILDING HEIGHT	10.6 METRES	13.95 METRES
[I]	MAXIMUM LOT COVERAGE	NO REQUIREMENT	~9.67%
[J]	MINIMUM LANDSCAPED OPEN SPACE	70% OF THE FRONT YARD	~74.28%
[K]	MINIMUM GROUND FLOOR AREA FOR MAIN BUILDING	ONE STOREY: 170 SQUARE METRES MORE THAN ONE STOREY: 115 SQUARE METRES	658.51 SQUARE METRES



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This drawing is not to be used for construction until signed and stamped by the designer.

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

Qualification information required unless the design is exempt under Division C - 3.2.5.1 of the 2012 Ontario Building Code.

NILAMRAJ (RAJ) PATEL	<i>N. Patel</i>	100621
Name	Signature	BCIN
Registration information required unless the design is exempt under Division C - 3.2.4.1 of the 2012 Ontario Building Code.		
RPDS		111189
Firm Name		BCIN

02	Reissued For Minor Variance	2025/01/31
01	Issued For Minor Variance	2025/01/20
No.	Revision	Date

**Client Name:**

Drawing Title:  
**SITE STATISTICS**

Project:

9 MANSWOOD  
LOT-17,  
MANSWOOD CRESCENT,  
CITY OF BRAMPTON

Scale:	
Project No.:	
Drawn by:	
Checked by:	RP
Date:	2025/01/18
Drawing No.:	A06-MV

HARDSCAPE AREA OF FRONT YARD (25.72%)  
FRONT YARD AREA: 4856.65 Sq.m  
HARDSCAPE AREA: 1249.09 Sq.m  
LANDSCAPE AREA: 3607.56 Sq.m

MINOR VARIANCE-1  
MAXIMUM BUILDING HEIGHT  
REQUIRED : 10.6 METRES  
PROPOSED : 13.95 METRES

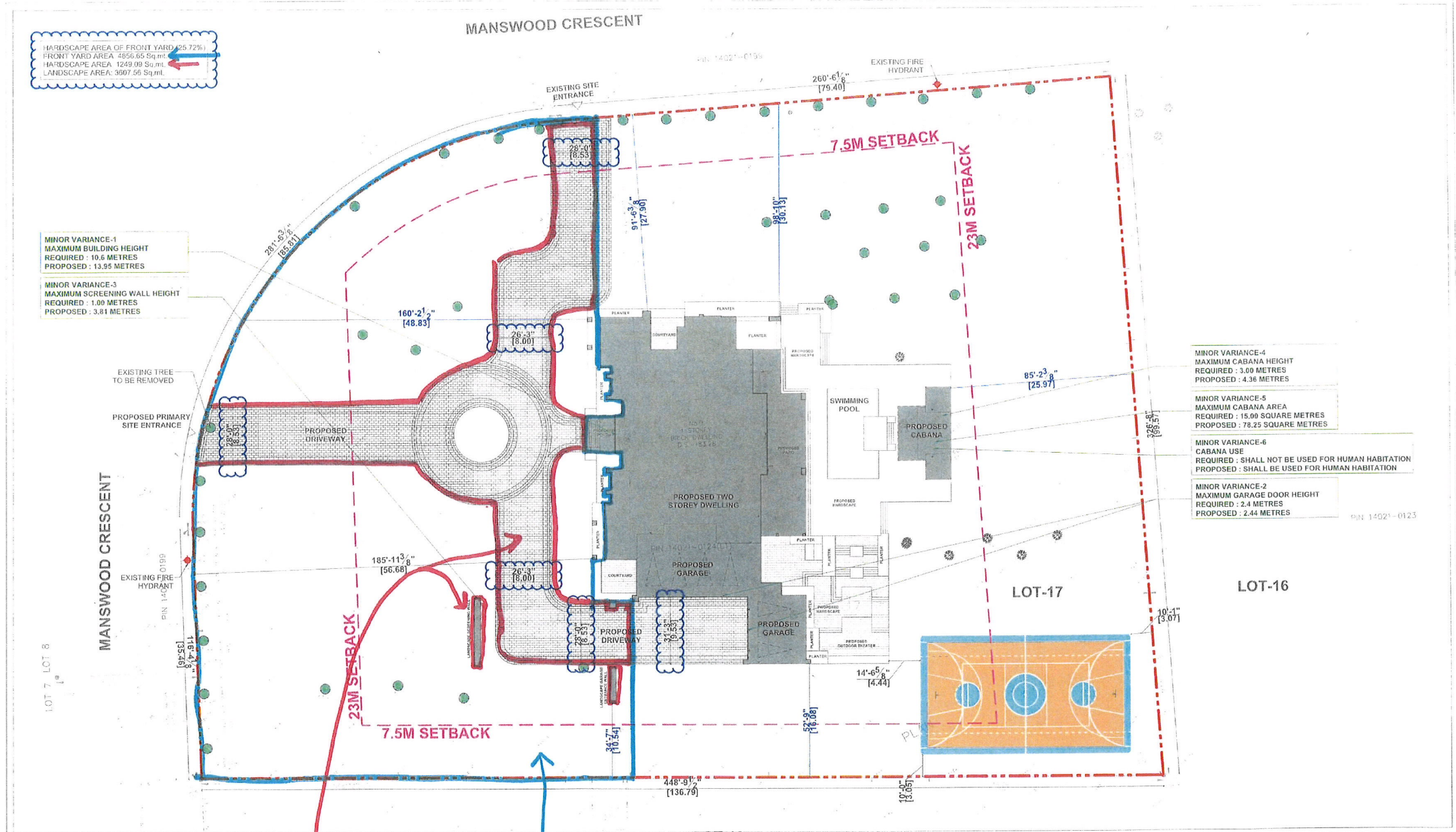
MINOR VARIANCE-3  
MAXIMUM SCREENING WALL HEIGHT  
REQUIRED : 1.00 METRES  
PROPOSED : 3.81 METRES

MINOR VARIANCE-4  
MAXIMUM CABANA HEIGHT  
REQUIRED : 3.00 METRES  
PROPOSED : 4.36 METRES

MINOR VARIANCE-5  
MAXIMUM CABANA AREA  
REQUIRED : 15.00 SQUARE METRES  
PROPOSED : 78.25 SQUARE METRES

MINOR VARIANCE-6  
CABANA USE  
REQUIRED : SHALL NOT BE USED FOR HUMAN HABITATION  
PROPOSED : SHALL BE USED FOR HUMAN HABITATION

MINOR VARIANCE-2  
MAXIMUM GARAGE DOOR HEIGHT  
REQUIRED : 2.4 METRES  
PROPOSED : 2.44 METRES



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WEBSITE: WWW.RPDSTUDIO.CA

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All the work must be in compliance with Ontario Building Code.

Reproduction of drawings, specifications and related documents in part or whole is forbidden without the written consent of the designer.

This drawing is not to be used for construction until signed and stamped by the designer.

The undersigned has reviewed and taken responsibility for this design and has the qualification and meets the requirements set out in Ontario Building Code.

Qualification: The design is exempt under Division C-3.2.4.1 of the 2012 Ontario Building Code.

NILAMRAJ (RAJ) PATEL  
Name: Signature  
Registration information required unless the design is exempt under Division C-3.2.4.1 of the 2012 Ontario Building Code  
RPDS 111189  
Firm Name: BCIN

02	Released For Minor Variance	2025/01/31
01	Issued For Minor Variance	2025/01/20
No	Revision	Date

Client Name

Drawing Title:  
PROPOSED DWELLING SITE PLAN

Project:  
9 MANSWOOD  
LOT-17,  
MANSWOOD CRESCENT,  
CITY OF BRAMPTON



Scale: 1 : 500  
Project No.:  
Drawn by:  
Checked by: RP  
Date: 2025/01/18  
Drawing No.:  
A02-MV

# Zoning Non-compliance Checklist

File No.  
A-2025-0019

Owner: GURJINDER SINGH  
Address: 9 MANSWOOD CRES  
Zoning: RE1  
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 new single detached dwelling having a building height of 13.95 m,	whereas the by-law permits a maximum building height of 10.6m.	11.1.2 (h)
GFA			
ATTACHED GARAGE	To permit a garage door height of 2.44m (8.01 ft),	whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.)	10.4.1 (J)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT / USE	To permit an accessory structure (proposed cabana) having a height of 4.36m	whereas the by-law permits an accessory structure having a maximum height of 3.50m	10.3 (h)
	To permit an accessory structure (proposed cabana) to be used for human habitation (washroom and kitchen facilities)	whereas the by-law does not permit the use.	10.3 (c)
	To permit an accessory structure (proposed cabana) having a gross floor area of 78.25 sq.m	whereas the by-law permits a maximum gross floor area of 23 sq.m for an individual accessory structure	10.3 (e) i
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
SCREENING/FENCE	To permit a fence in the required front yard having a height of 3.81m,	whereas the by-law permits a maximum fence height of 1m in the required front yard.	10.10 (a)
PARKING			
SCHEDULE "C"			

Reviewed by Zoning

Feb 07, 2025  
Date