

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) Harpreet Singh Chahal & Gagandeep Kaur Chahal

Address 28 Rosegarden Dr, Brampton, ON L6P 0E5

Phone # 28rosegarden28@gmail.com Fax # \_\_\_\_\_

Email 416-727-0013

2. Name of Agent Shane Edwards / Kurtis Van Keulen (Huis Design Studio LTD.)

Address 1A Conestoga Drive (Unit 301), Brampton, ON L6Z 4N5

Phone # 647-206-9655 / 1-833-456-4847 (ext.2) Fax # \_\_\_\_\_

Email kurtis@huisdesigns.ca / shane@huisdesigns.ca

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

Proposed Two Storey (Partial Third Storey) detached single family dwelling:

Zoning By-law Section 10.5 (a) - Attached garage door height shall not exceed 2.4 metres.  
The proposed garage door total height is 2.74 metres; seeking a relief of 0.34 metres.

Zoning By-law Section 11.2.2 (h) - Maximum building height (10.6 metres).  
The proposed building height is 14.49 metres; requiring a relief of 3.89 metres.

Proposed Pool Cabana (Accessory Structure):

Zoning By-law Section 10.3 (i) - Accessory Structure Gross floor Area (40 SQ.M)  
The proposed pool cabana area is 172.50 SQ.M ; requiring a relief of 132.50 SQ.M.

Zoning By-Law Section 10.3 (h) - Accessory Structure building height (3.5 meters - Flat Roof)  
The proposed pool cabana height is 7.26m ; requiring a relief of 3.76 m.

Zoning By-Law Section 10.3 (l) - Accessory Structure Door height (2.4 meters)  
The proposed pool cabana doors total height are 2.74 meters ; requiring relief of 0.34 meters.

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

Proposed Two Storey (Partial Third Storey) detached single family dwelling:

Section 10.5 (a) - The proposed garage door height is desired to better aesthetically and functionally suit this style and size of dwelling.

Section 11.2.2 (h) - Due to the proposed width and sprawling nature of the dwelling an appropriate roof style/slope was designed to suit the architectural aesthetics.The steeper slope results in a height that exceeds what is permitted by the by-law.

Proposed Pool Cabana (Accessory Structure):

Section 10.3 (i) - The gross floor area of the pool cabana matches the proposed dwelling.

Section 10.3 (h) - The height of the proposed cabana matches the proposed dwelling.

Section 10.3 (l)- The height of the doors for the cabana is desired to better aesthetically and functionally suit this style and size of cabana.

5. Legal Description of the subject land:

Lot Number 15

Plan Number/Concession Number Registered Plan M-350

Municipal Address 28 Rosegarden Dr, Brampton, ON L6P 0E5

6. Dimension of subject land (in metric units)

Frontage 89.76 m

Depth 93.85 m

Area 8873.73 sq.m (0.887373 HA)

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 ☐

0. 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:**

Existing two storey single family dwelling:  
Ground Floor Area = 237.46 sq.m, Gross Floor Area = 474.92 sq.m  
Building Height = 9.60 m (Estimated) , Building Length & Width = 18.82 m & 26.86 m

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

Proposed two storey (partial third storey) Single Family Dwelling:  
Ground Floor Area = 531.34 sq.m, Gross Floor Area = 1204.18 sq.m  
Building Height = 14.19 m, Building Length & Width = 25.37 m & 35.92 m

Proposed Pool Cabana:  
Gross Floor Area = 172.50 sq.m  
Building Height = 7.26 m, Building Length & Width = 16.15m & 14.16 m

1. 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 setback25.81 m

Rear yard setback49.55 m

Side yard setback12.12 m (Exterior Side Yard - Towards Cheval Court)

Side yard setback55.44 m (Interior Side Yard)

PROPOSED

Front yard setbackDwelling: 31.37m / Pool Cabana: 63.49 m

Rear yard setbackDwelling: 31.17m / Pool Cabana: 16.33 m

Side yard setbackDwelling: 34.95 m / Pool Cabana: 64.61 m (Exterior Side Yard - Towards Cheval Court)

Side yard setbackDwelling: 22.90 m / Pool Cabana: 13.56 m (Interior Side Yard)

0. Date of Acquisition of subject land: 2023

1. Existing uses of subject property: Residential Single Family Dwelling

2. Proposed uses of subject property: Residential Single Family Dwelling

3. Existing uses of abutting properties: All abutting properties are residential dwellings.

4. Date of construction of all buildings & structures on subject land: 1995 (assumed)

5. Length of time the existing uses of the subject property have been continued: 30 years

16. (a) What water supply is existing/proposed?

Municipal☒

Well☐

Other(specify)

(b) What sewage disposal is/will be provided?

Municipal☐

Septic☒

Other (specify)

(c ) What storm drainage system is existing/proposed?

Sewers☐

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

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

THIS 12th DAY OF February, 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, Shane Edwards (Huis Design Studio LTD.), 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 \_\_\_\_\_ DAY OF \_\_\_\_\_  
a Commissioner etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025.  
A Commissioner etc.

Signature of Applicant or Authorized Agent

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

Mercedyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025.

**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: 28 Rosegarden Dr, Brampton, ON L6P 0E5

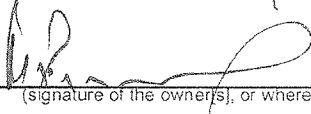
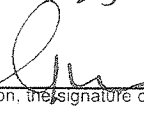
I/We, Harpreet Singh Chahal & Gagan Deep Kumar Chahal  
please print/type the full name of the owner(s)

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

Shane Edwards / Kurtis Van Keulen (Huis Design Studio 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 25<sup>th</sup> day of Feb., 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.**

**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: 28 Rosegarden Dr, Brampton, ON L6P 0E5

I/We. Harpreet Singh Chahal & Gagandeep Kaur Chahal  
(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.

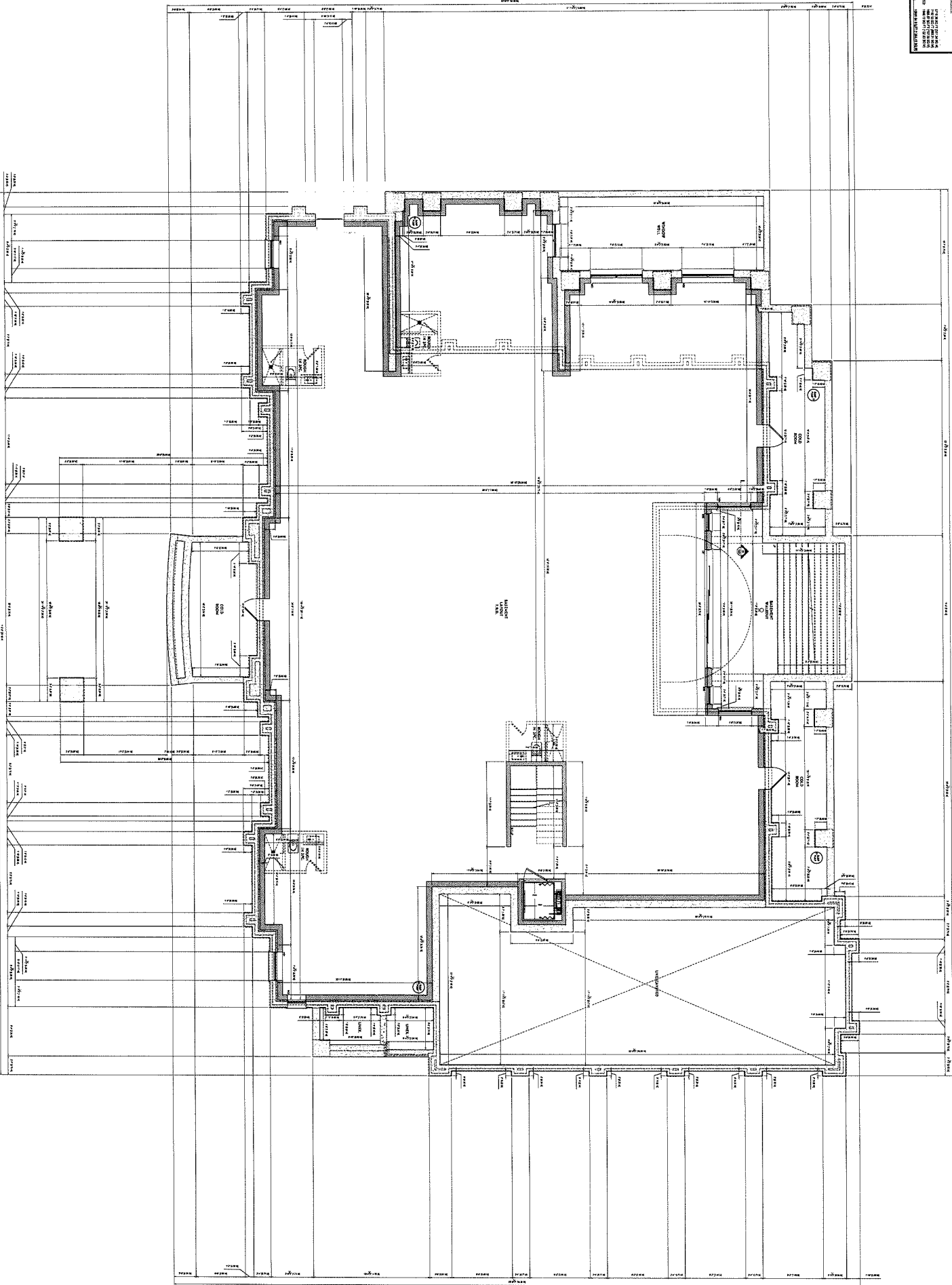
Dated this 25<sup>th</sup> day of Feb, 2025  
[Signature]  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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**

NOTES:  
1. ALL DIMENSIONS ARE IN METERS.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.  
4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.



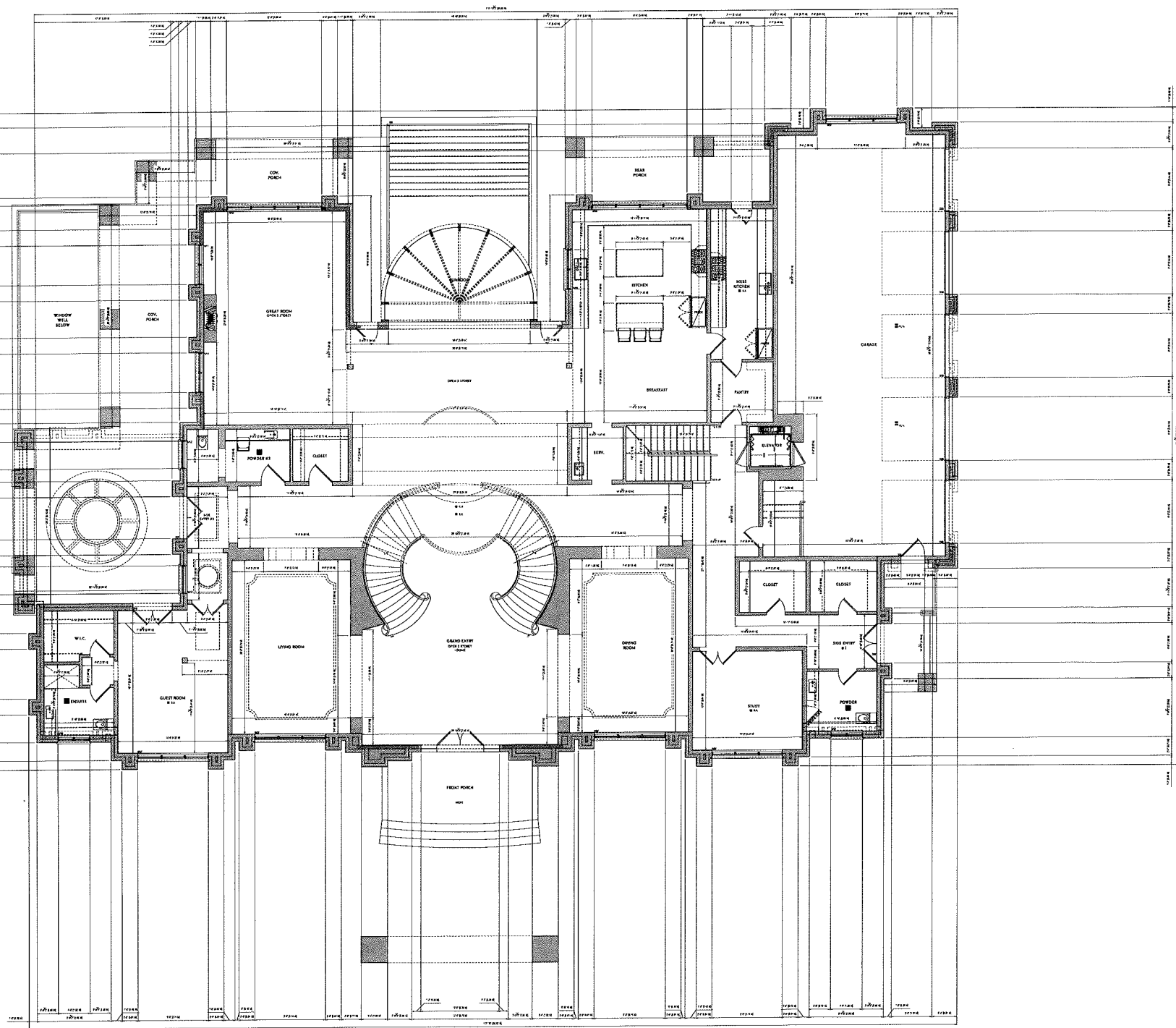
BASMENT FLOOR PLAN

**hust** **hust**

1001

GROUND FLOOR AREA CALCULATIONS  
SCHEDULED ROOM AREA  
TOTAL GROUND FLOOR AREA  
TOTAL GROUND FLOOR AREA  
TOTAL GROUND FLOOR AREA

GROUND FLOOR PLAN



**huis** design studio

ARCHITECTS

1000 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.HUISDESIGNSTUDIO.COM

OWNER: [REDACTED]  
ARCHITECT: [REDACTED]  
DATE: 11/11/2011  
PROJECT: [REDACTED]  
SHEET: A102

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

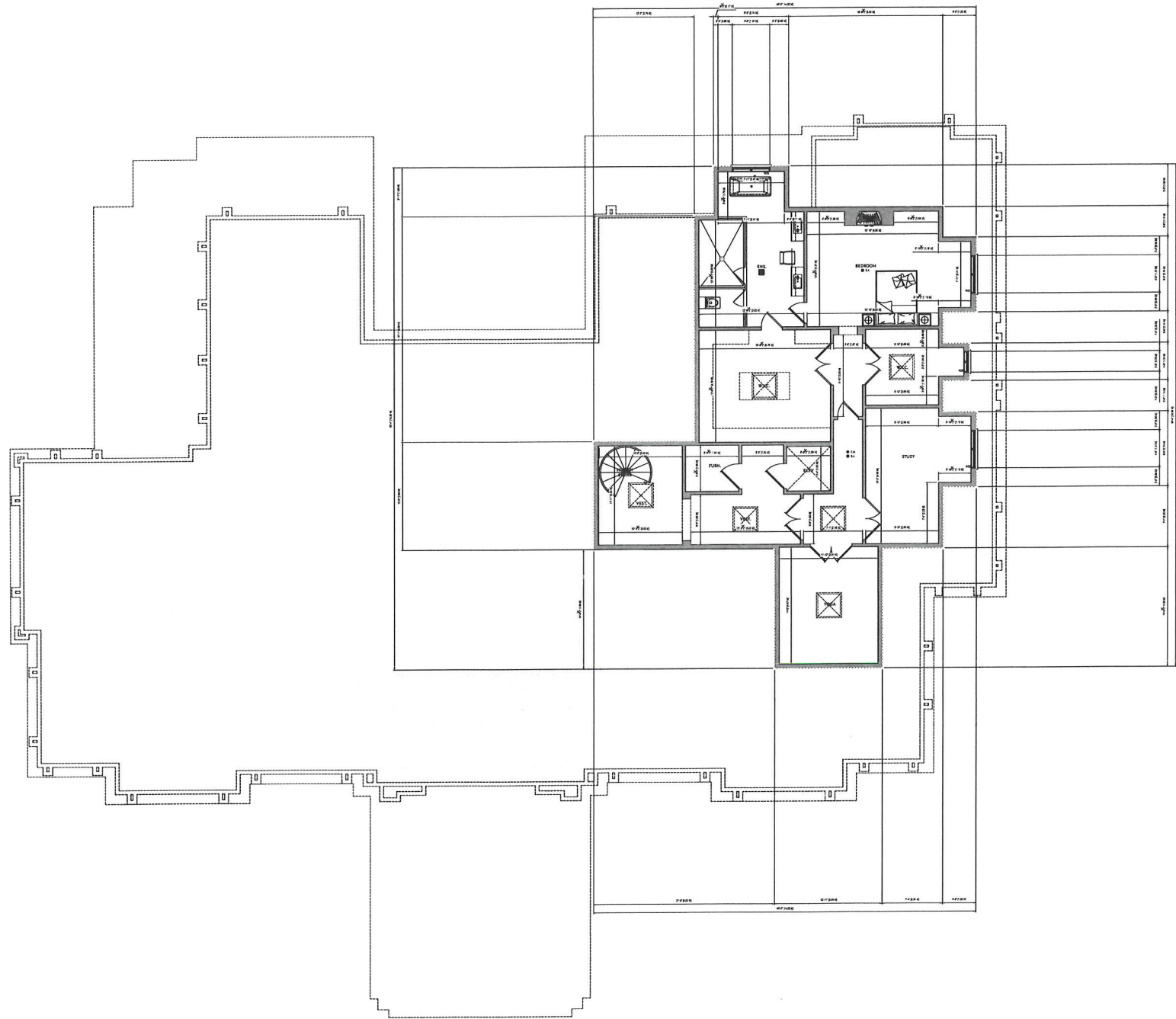
3/4" = 1'-0"

1" = 1'-0"





FLOOR AREA RELATIONS	
GROUND FLOOR AREA	171.00 SQ. FT. (15.94 SQ. M)
SECOND FLOOR AREA	171.00 SQ. FT. (15.94 SQ. M)
THIRD FLOOR AREA	171.00 SQ. FT. (15.94 SQ. M)
OPEN AREA TO BE DEDUCTED	10.00 SQ. FT. (0.93 SQ. M)
TOTAL GROUND FLOOR AREA	161.00 SQ. FT. (14.91 SQ. M)



THIRD FLOOR PLAN

huis  
interior design studio

1000 BROADWAY, SUITE 1000  
NEW YORK, NY 10018  
TEL: 212 691 1000  
WWW.HUISDESIGNS.COM

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS.

**REVISIONS**

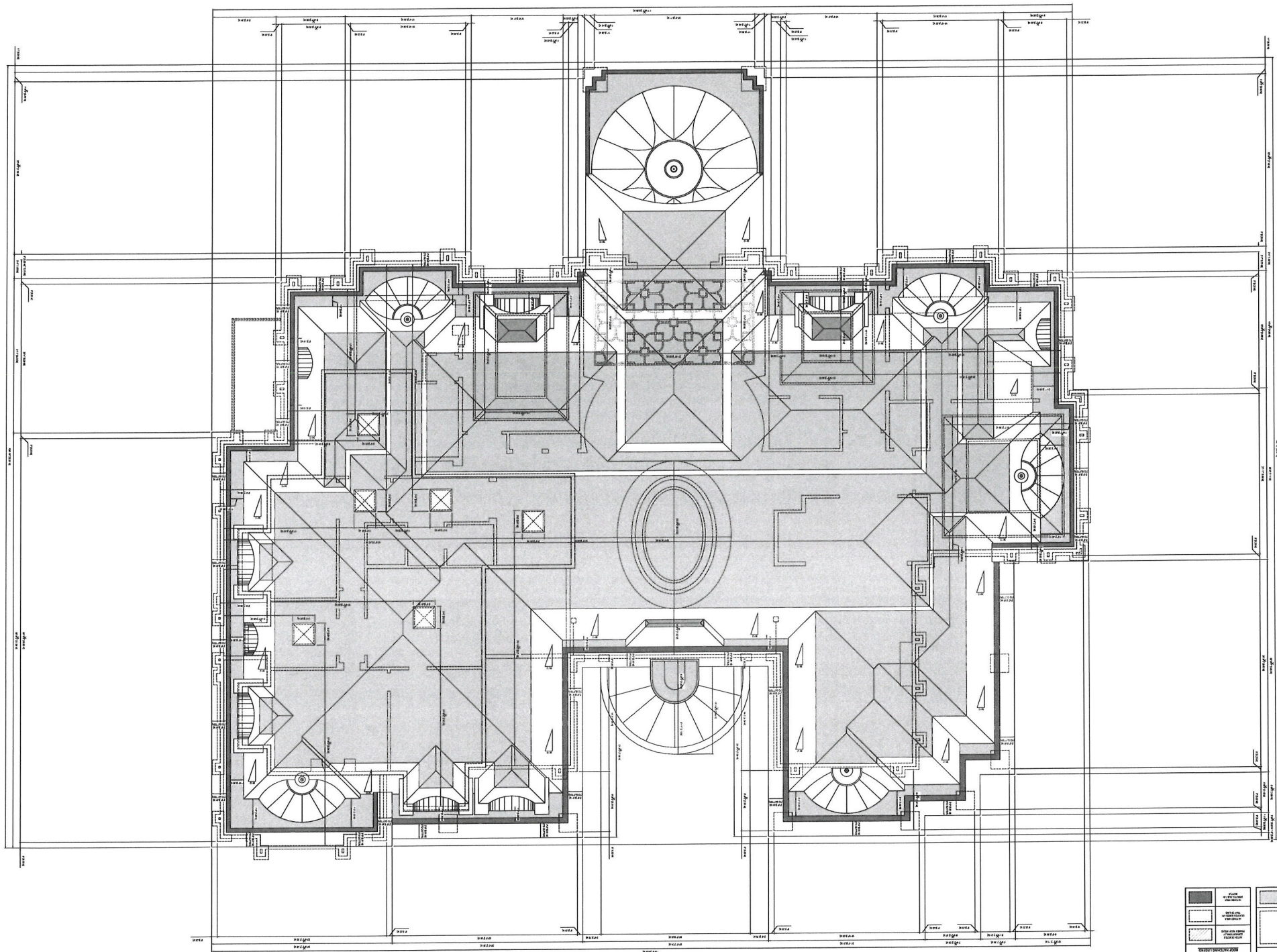
NO.	DATE	DESCRIPTION
1	10/10/11	ISSUED FOR PERMIT
2	10/10/11	ISSUED FOR PERMIT
3	10/10/11	ISSUED FOR PERMIT
4	10/10/11	ISSUED FOR PERMIT
5	10/10/11	ISSUED FOR PERMIT
6	10/10/11	ISSUED FOR PERMIT
7	10/10/11	ISSUED FOR PERMIT
8	10/10/11	ISSUED FOR PERMIT
9	10/10/11	ISSUED FOR PERMIT
10	10/10/11	ISSUED FOR PERMIT




**PROJECT DATA**




PROJECT NO. 1000  
PROJECT NAME: 1000 BROADWAY  
PROJECT ADDRESS: 1000 BROADWAY  
PROJECT CITY: NEW YORK  
PROJECT STATE: NY  
PROJECT ZIP: 10018  
PROJECT PHONE: 212 691 1000  
PROJECT FAX: 212 691 1001  
PROJECT EMAIL: info@huis.com

**DESIGNER DATA**

DESIGNER: huis  
DESIGNER ADDRESS: 1000 BROADWAY, SUITE 1000  
DESIGNER CITY: NEW YORK  
DESIGNER STATE: NY  
DESIGNER ZIP: 10018  
DESIGNER PHONE: 212 691 1000  
DESIGNER FAX: 212 691 1001  
DESIGNER EMAIL: info@huis.com



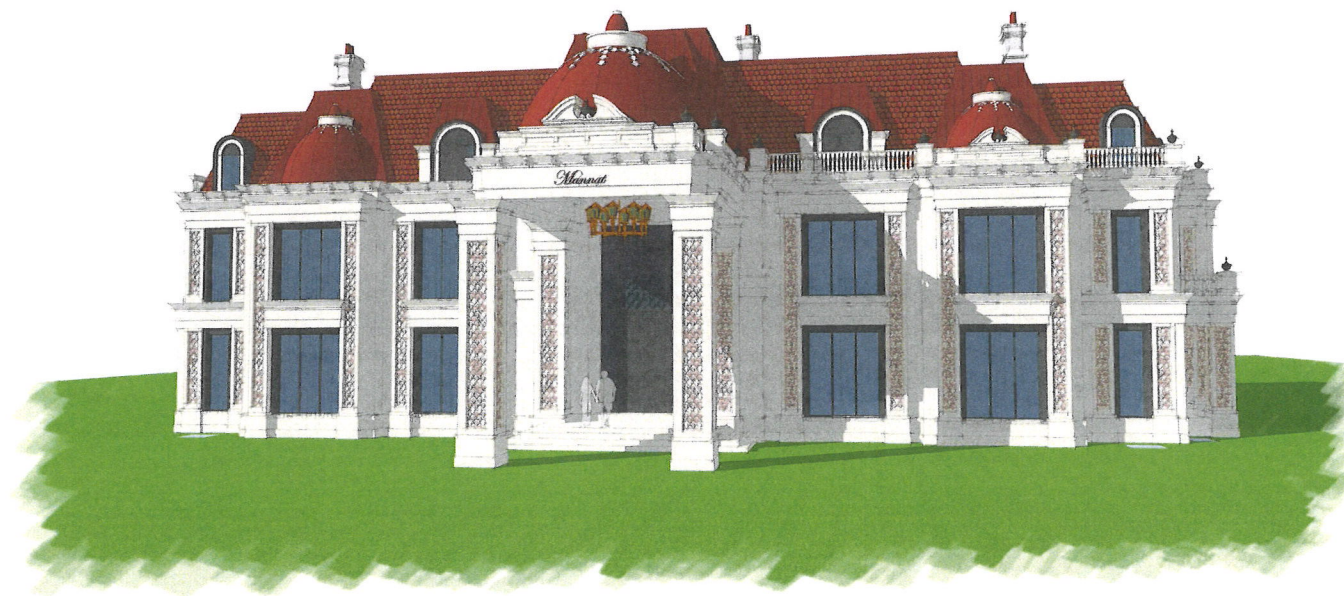
	FULL WITZ VON SCHNITZ
	ONLY VON SCHNITZ
	ONLY VON SCHNITZ
HOW MANY LETTERS	

	WITZ VON SCHNITZ
	ONLY VON SCHNITZ
	ONLY VON SCHNITZ
HOW MANY LETTERS	









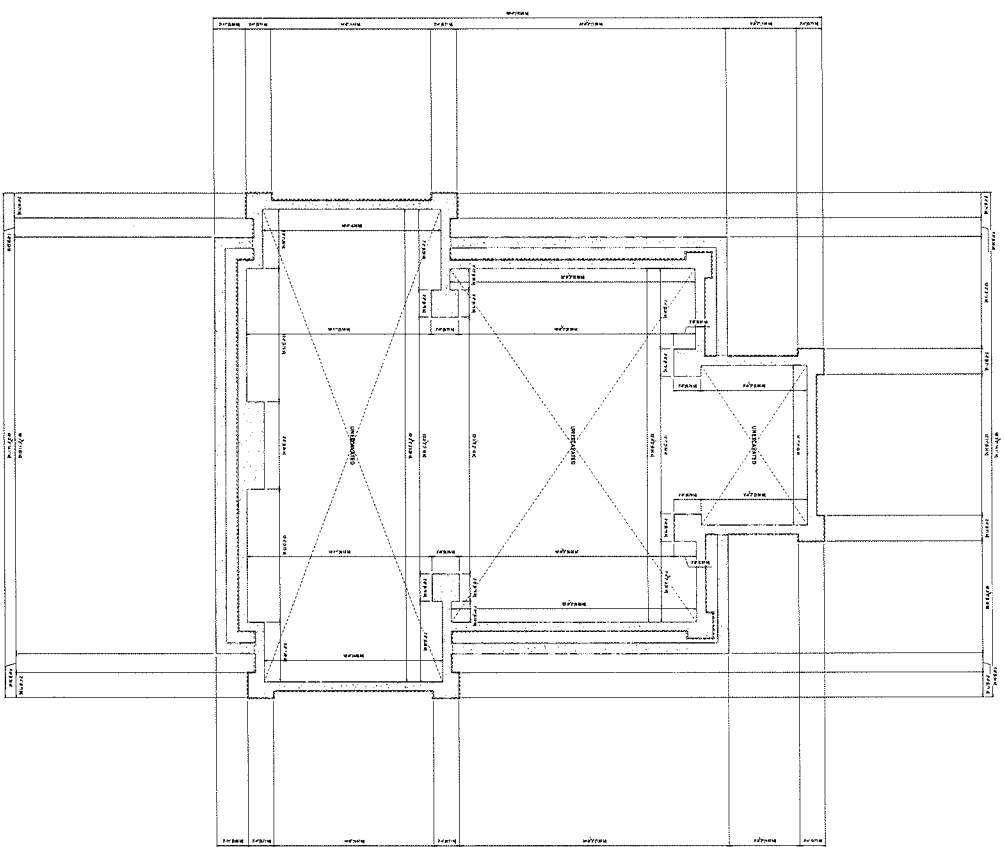
NOTE: 3D COLOUR ELEVATIONS SHOWN ONLY TO DEPICT PROPOSED COLOUR SCHEME OF EXTERIOR FINISHES. REFER TO ARCHITECTURAL ELEVATIONS FOR EXTERIOR FINISH DESCRIPTIONS

<b>huis!</b> design studio ARCHITECTS & INTERIORS 14, D'ALMEIDA STREET, SINGAPORE 119226 T: 65 6333 1111 E: info@huisdesignstudio.com	<b>PROJECT DATA</b> PROJECT NAME: <b>MANNA</b> PROJECT ADDRESS: <b>11, KEMAS STREET, SINGAPORE 119226</b> PROJECT TYPE: <b>COMMERCIAL</b> PROJECT STATUS: <b>COMPLETED</b> PROJECT START DATE: <b>2018</b> PROJECT END DATE: <b>2019</b>		<b>DESIGN TEAM</b> ARCHITECT: <b>MANNA</b> INTERIORS: <b>MANNA</b> LANDSCAPE: <b>MANNA</b> PROJECT MANAGER: <b>MANNA</b> PROJECT COORDINATOR: <b>MANNA</b> PROJECT ASSISTANT: <b>MANNA</b> PROJECT OFFICE: <b>MANNA</b> PROJECT PHONE: <b>MANNA</b> PROJECT EMAIL: <b>MANNA</b> PROJECT WEBSITE: <b>MANNA</b>		<b>REVISIONS</b> NO.   DATE   DESCRIPTION 1   2018-12-10   INITIAL DESIGN 2   2019-01-15   REVISION 1 3   2019-02-28   REVISION 2 4   2019-03-15   REVISION 3 5   2019-04-01   REVISION 4 6   2019-04-15   REVISION 5 7   2019-05-01   REVISION 6 8   2019-05-15   REVISION 7 9   2019-06-01   REVISION 8 10   2019-06-15   REVISION 9 11   2019-07-01   REVISION 10 12   2019-07-15   REVISION 11 13   2019-08-01   REVISION 12 14   2019-08-15   REVISION 13 15   2019-09-01   REVISION 14 16   2019-09-15   REVISION 15 17   2019-10-01   REVISION 16 18   2019-10-15   REVISION 17 19   2019-11-01   REVISION 18 20   2019-11-15   REVISION 19 21   2019-12-01   REVISION 20 22   2019-12-15   REVISION 21 23   2020-01-01   REVISION 22 24   2020-01-15   REVISION 23 25   2020-02-01   REVISION 24 26   2020-02-15   REVISION 25 27   2020-03-01   REVISION 26 28   2020-03-15   REVISION 27 29   2020-04-01   REVISION 28 30   2020-04-15   REVISION 29 31   2020-05-01   REVISION 30 32   2020-05-15   REVISION 31 33   2020-06-01   REVISION 32 34   2020-06-15   REVISION 33 35   2020-07-01   REVISION 34 36   2020-07-15   REVISION 35 37   2020-08-01   REVISION 36 38   2020-08-15   REVISION 37 39   2020-09-01   REVISION 38 40   2020-09-15   REVISION 39 41   2020-10-01   REVISION 40 42   2020-10-15   REVISION 41 43   2020-11-01   REVISION 42 44   2020-11-15   REVISION 43 45   2020-12-01   REVISION 44 46   2020-12-15   REVISION 45 47   2021-01-01   REVISION 46 48   2021-01-15   REVISION 47 49   2021-02-01   REVISION 48 50   2021-02-15   REVISION 49 51   2021-03-01   REVISION 50 52   2021-03-15   REVISION 51 53   2021-04-01   REVISION 52 54   2021-04-15   REVISION 53 55   2021-05-01   REVISION 54 56   2021-05-15   REVISION 55 57   2021-06-01   REVISION 56 58   2021-06-15   REVISION 57 59   2021-07-01   REVISION 58 60   2021-07-15   REVISION 59 61   2021-08-01   REVISION 60 62   2021-08-15   REVISION 61 63   2021-09-01   REVISION 62 64   2021-09-15   REVISION 63 65   2021-10-01   REVISION 64 66   2021-10-15   REVISION 65 67   2021-11-01   REVISION 66 68   2021-11-15   REVISION 67 69   2021-12-01   REVISION 68 70   2021-12-15   REVISION 69 71   2022-01-01   REVISION 70 72   2022-01-15   REVISION 71 73   2022-02-01   REVISION 72 74   2022-02-15   REVISION 73 75   2022-03-01   REVISION 74 76   2022-03-15   REVISION 75 77   2022-04-01   REVISION 76 78   2022-04-15   REVISION 77 79   2022-05-01   REVISION 78 80   2022-05-15   REVISION 79 81   2022-06-01   REVISION 80 82   2022-06-15   REVISION 81 83   2022-07-01   REVISION 82 84   2022-07-15   REVISION 83 85   2022-08-01   REVISION 84 86   2022-08-15   REVISION 85 87   2022-09-01   REVISION 86 88   2022-09-15   REVISION 87 89   2022-10-01   REVISION 88 90   2022-10-15   REVISION 89 91   2022-11-01   REVISION 90 92   2022-11-15   REVISION 91 93   2022-12-01   REVISION 92 94   2022-12-15   REVISION 93 95   2023-01-01   REVISION 94 96   2023-01-15   REVISION 95 97   2023-02-01   REVISION 96 98   2023-02-15   REVISION 97 99   2023-03-01   REVISION 98 100   2023-03-15   REVISION 99 101   2023-04-01   REVISION 100 102   2023-04-15   REVISION 101 103   2023-05-01   REVISION 102 104   2023-05-15   REVISION 103 105   2023-06-01   REVISION 104 106   2023-06-15   REVISION 105 107   2023-07-01   REVISION 106 108   2023-07-15   REVISION 107 109   2023-08-01   REVISION 108 110   2023-08-15   REVISION 109 111   2023-09-01   REVISION 110 112   2023-09-15   REVISION 111 113   2023-10-01   REVISION 112 114   2023-10-15   REVISION 113 115   2023-11-01   REVISION 114 116   2023-11-15   REVISION 115 117   2023-12-01   REVISION 116 118   2023-12-15   REVISION 117 119   2024-01-01   REVISION 118 120   2024-01-15   REVISION 119 121   2024-02-01   REVISION 120 122   2024-02-15   REVISION 121 123   2024-03-01   REVISION 122 124   2024-03-15   REVISION 123 125   2024-04-01   REVISION 124 126   2024-04-15   REVISION 125 127   2024-05-01   REVISION 126 128   2024-05-15   REVISION 127 129   2024-06-01   REVISION 128 130   2024-06-15   REVISION 129 131   2024-07-01   REVISION 130 132   2024-07-15   REVISION 131 133   2024-08-01   REVISION 132 134   2024-08-15   REVISION 133 135   2024-09-01   REVISION 134 136   2024-09-15   REVISION 135 137   2024-10-01   REVISION 136 138   2024-10-15   REVISION 137 139   2024-11-01   REVISION 138 140   2024-11-15   REVISION 139 141   2024-12-01   REVISION 140 142   2024-12-15   REVISION 141 143   2025-01-01   REVISION 142 144   2025-01-15   REVISION 143 145   2025-02-01   REVISION 144 146   2025-02-15   REVISION 145 147   2025-03-01   REVISION 146 148   2025-03-15   REVISION 147 149   2025-04-01   REVISION 148 150   2025-04-15   REVISION 149 151   2025-05-01   REVISION 150 152   2025-05-15   REVISION 151 153   2025-06-01   REVISION 152 154   2025-06-15   REVISION 153 155   2025-07-01   REVISION 154 156   2025-07-15   REVISION 155 157   2025-08-01   REVISION 156 158   2025-08-15   REVISION 157 159   2025-09-01   REVISION 158 160   2025-09-15   REVISION 159 161   2025-10-01   REVISION 160 162   2025-10-15   REVISION 161 163   2025-11-01   REVISION 162 164   2025-11-15   REVISION 163 165   2025-12-01   REVISION 164 166   2025-12-15   REVISION 165 167   2026-01-01   REVISION 166 168   2026-01-15   REVISION 167 169   2026-02-01   REVISION 168 170   2026-02-15   REVISION 169 171   2026-03-01   REVISION 170 172   2026-03-15   REVISION 171 173   2026-04-01   REVISION 172 174   2026-04-15   REVISION 173 175   2026-05-01   REVISION 174 176   2026-05-15   REVISION 175 177   2026-06-01   REVISION 176 178   2026-06-15   REVISION 177 179   2026-07-01   REVISION 178 180   2026-07-15   REVISION 179 181   2026-08-01   REVISION 180 182   2026-08-15   REVISION 181 183   2026-09-01   REVISION 182 184   2026-09-15   REVISION 183 185   2026-10-01   REVISION 184 186   2026-10-15   REVISION 185 187   2026-11-01   REVISION 186 188   2026-11-15   REVISION 187 189   2026-12-01   REVISION 188 190   2026-12-15   REVISION 189 191   2027-01-01   REVISION 190 192   2027-01-15   REVISION 191 193   2027-02-01   REVISION 192 194   2027-02-15   REVISION 193 195   2027-03-01   REVISION 194 196   2027-03-15   REVISION 195 197   2027-04-01   REVISION 196 198   2027-04-15   REVISION 197 199   2027-05-01   REVISION 198 200   2027-05-15   REVISION 199 201   2027-06-01   REVISION 200 202   2027-06-15   REVISION 201 203   2027-07-01   REVISION 202 204   2027-07-15   REVISION 203 205   2027-08-01   REVISION 204 206   2027-08-15   REVISION 205 207   2027-09-01   REVISION 206 208   2027-09-15   REVISION 207 209   2027-10-01   REVISION 208 210   2027-10-15   REVISION 209 211   2027-11-01   REVISION 210 212   2027-11-15   REVISION 211 213   2027-12-01   REVISION 212 214   2027-12-15   REVISION 213 215   2028-01-01   REVISION 214 216   2028-01-15   REVISION 215 217   2028-02-01   REVISION 216 218   2028-02-15   REVISION 217 219   2028-03-01   REVISION 218 220   2028-03-15   REVISION 219 221   2028-04-01   REVISION 220 222   2028-04-15   REVISION 221 223   2028-05-01   REVISION 222 224   2028-05-15   REVISION 223 225   2028-06-01   REVISION 224 226   2028-06-15   REVISION 225 227   2028-07-01   REVISION 226 228   2028-07-15   REVISION 227 229   2028-08-01   REVISION 228 230   2028-08-15   REVISION 229 231   2028-09-01   REVISION 230 232   2028-09-15   REVISION 231 233   2028-10-01   REVISION 232 234   2028-10-15   REVISION 233 235   2028-11-01   REVISION 234 236   2028-11-15   REVISION 235 237   2028-12-01   REVISION 236 238   2028-12-15   REVISION 237 239   2029-01-01   REVISION 238 240   2029-01-15   REVISION 239 241   2029-02-01   REVISION 240 242   2029-02-15   REVISION 241 243   2029-03-01   REVISION 242 244   2029-03-15   REVISION 243 245   2029-04-01   REVISION 244 246   2029-04-15   REVISION 245 247   2029-05-01   REVISION 246 248   2029-05-15   REVISION 247 249   2029-06-01   REVISION 248 250   2029-06-15   REVISION 249 251   2029-07-01   REVISION 250 252   2029-07-15   REVISION 251 253   2029-08-01   REVISION 252 254   2029-08-15   REVISION 253 255   2029-09-01   REVISION 254 256   2029-09-15   REVISION 255 257   2029-10-01   REVISION 256 258   2029-10-15   REVISION 257 259   2029-11-01   REVISION 258 260   2029-11-15   REVISION 259 261   2029-12-01   REVISION 260 262   2029-12-15   REVISION 261 263   2030-01-01   REVISION 262 264   2030-01-15   REVISION 263 265   2030-02-01   REVISION 264 266   2030-02-15   REVISION 265 267   2030-03-01   REVISION 266 268   2030-03-15   REVISION 267 269   2030-04-01   REVISION 268 270   2030-04-15   REVISION 269 271   2030-05-01   REVISION 270 272   2030-05-15   REVISION 271 273   2030-06-01   REVISION 272 274   2030-06-15   REVISION 273 275   2030-07-01   REVISION 274 276   2030-07-15   REVISION 275 277   2030-08-01   REVISION 276 278   2030-08-15   REVISION 277 279   2030-09-01   REVISION 278 280   2030-09-15   REVISION 279 281   2030-10-01   REVISION 280 282   2030-10-15   REVISION 281 283   2030-11-01   REVISION 282 284   2030-11-15   REVISION 283 285   2030-12-01   REVISION 284 286   2030-12-15   REVISION 285 287   2031-01-01   REVISION 286 288   2031-01-15   REVISION 287 289   2031-02-01   REVISION 288 290   2031-02-15   REVISION 289 291   2031-03-01   REVISION 290 292   2031-03-15   REVISION 291 293   2031-04-01   REVISION 292 294   2031-04-15   REVISION 293 295   2031-05-01   REVISION 294 296   2031-05-15   REVISION 295 297   2031-06-01   REVISION 296 298   2031-06-15   REVISION 297 299   2031-07-01   REVISION 298 300   2031-07-15   REVISION 299 301   2031-08-01   REVISION 300 302   2031-08-15   REVISION 301 303   2031-09-01   REVISION 302 304   2031-09-15   REVISION 303 305   2031-10-01   REVISION 304 306   2031-10-15   REVISION 305 307   2031-11-01   REVISION 306 308   2031-11-15   REVISION 307 309   2031-12-01   REVISION 308 310   2031-12-15   REVISION 309 311   2032-01-01   REVISION 310 312   2032-01-15   REVISION 311 313   2032-02-01   REVISION 312 314   2032-02-15   REVISION 313 315   2032-03-01   REVISION 314 316   2032-03-15   REVISION 315 317   2032-04-01   REVISION 316 318   2032-04-15   REVISION 317 319   2032-05-01   REVISION 318 320   2032-05-15   REVISION 319 321   2032-06-01   REVISION 320 322   2032-06-15   REVISION 321 323   2032-07-01   REVISION 322 324   2032-07-15   REVISION 323 325   2032-08-01   REVISION 324 326   2032-08-15   REVISION 325 327   2032-09-01   REVISION 326 328   2032-09-15   REVISION 327 329   2032-10-01   REVISION 328 330   2032-10-15   REVISION 329 331   2032-11-01   REVISION 330 332   2032-11-15   REVISION 331 333   2032-12-01   REVISION 332 334   2032-12-15   REVISION 333 335   2033-01-01   REVISION 334 336   2033-01-15   REVISION 335 337   2033-02-01   REVISION 336 338   2033-02-15   REVISION 337 339   2033-03-01   REVISION 338 340   2033-03-15   REVISION 339 341   2033-04-01   REVISION 340 342   2033-04-15   REVISION 341 343   2033-05-01   REVISION 342 344   2033-05-15   REVISION 343 345   2033-06-01   REVISION 344 346   2033-06-15   REVISION 345 347   2033-07-01   REVISION 346 348   2033-07-15   REVISION 347 349   2033-08-01   REVISION 348 350   2033-08-15   REVISION 349 351   2033-09-01   REVISION 350 352   2033-09-15   REVISION 351 353   2033-10-01   REVISION 352 354   2033-10-15   REVISION 353 355   2033-11-01   REVISION 354 356   2033-11-15   REVISION 355 357   2033-12-01   REVISION 356 358   2033-12-15   REVISION 357 359   2034-01-01   REVISION 358 360   2034-01-15   REVISION 359 361   2034-02-01   REVISION 360 362   2034-02-15   REVISION 361 363   2034-03-01   REVISION 362 364   2034-03-15   REVISION 363 365   2034-04-01   REVISION 364 366   2034-04-15   REVISION 365 367   2034-05-01   REVISION 366 368   2034-05-15   REVISION 367 369   2034-06-01   REVISION 368 370   2034-06-15   REVISION 369 371   2034-07-01   REVISION 370 372   2034-07-15   REVISION 371 373   2034-08-01   REVISION 372 374   2034-08-15   REVISION 373 375   2034-09-01   REVISION 374 376   2034-09-15   REVISION 375 377   2034-10-01   REVISION 376 378   2034-10-15   REVISION 377 379   2034-11-01   REVISION 378 380   2034-11-15   REVISION 379 381   2034-12-01   REVISION 380 382   2034-12-15   REVISION 381 383   2035-01-01   REVISION 382 384   2035-01-15   REVISION 383 385   2035-02-01   REVISION 384 386   2035-02-15   REVISION 385 387   2035-03-01   REVISION 386 388   2035-03-15   REVISION 387 389   2035-04-01   REVISION 388 390   2035-04-15   REVISION 389 391   2035-05-01   REVISION 390 392   2035-05-15   REVISION 391 393   2035-06-01   REVISION 392 394   2035-06-15   REVISION 393 395   2035-07-01   REVISION 394 396   2035-07-15   REVISION 395 397   2035-08-01   REVISION 396 398   2035-08-15   REVISION 397 399   2035-09-01   REVISION 398 400   2035-09-15   REVISION 399 401   2035-10-01   REVISION 400 402   2035-10-15   REVISION 401 403   2035-11-01   REVISION 402 404   2035-11-15   REVISION 403 405   2035-12-01   REVISION 404 406   2035-12-15   REVISION 405 407   2036-01-01   REVISION 406 408   2036-01-15   REVISION 407 409   2036-02-01   REVISION 408 410   2036-02-15   REVISION 409 411   2036-03-01   REVISION 410 412   2036-03-15   REVISION 411 413   2036-04-01   REVISION 412 414   2036-04-15   REVISION 413 415   2036-05-01   REVISION 414 416   2036-05-15   REVISION 415 417   2036-06-01   REVISION 416 418   2036-06-15   REVISION 417 419   2036-07-01   REVISION 418 420   2036-07-15   REVISION 419 421   2036-08-01   REVISION 420 422   2036-08-15   REVISION 421 423   2036-09-01   REVISION 422 424   2036-09-15   REVISION 423 425   2036-10-01   REVISION 424 426   2036-10-15   REVISION 425 427   2036-11-01   REVISION 426 428   2036-11-15   REVISION 427 429   2036-12-01   REVISION 428 430   2036-12-15   REVISION 429 431   2037-01-01   REVISION 430 432   2037-01-15   REVISION 431 433   2037-02-01   REVISION 432 434   2037-02-15   REVISION 433 435   2037-03-01   REVISION 434 436   2037-03-15   REVISION 435 437   2037-04-01   REVISION 436 438   2037-04-15   REVISION 437 439   2037-05-01   REVISION 438 440   2037-0
---	--	--	---	--	---

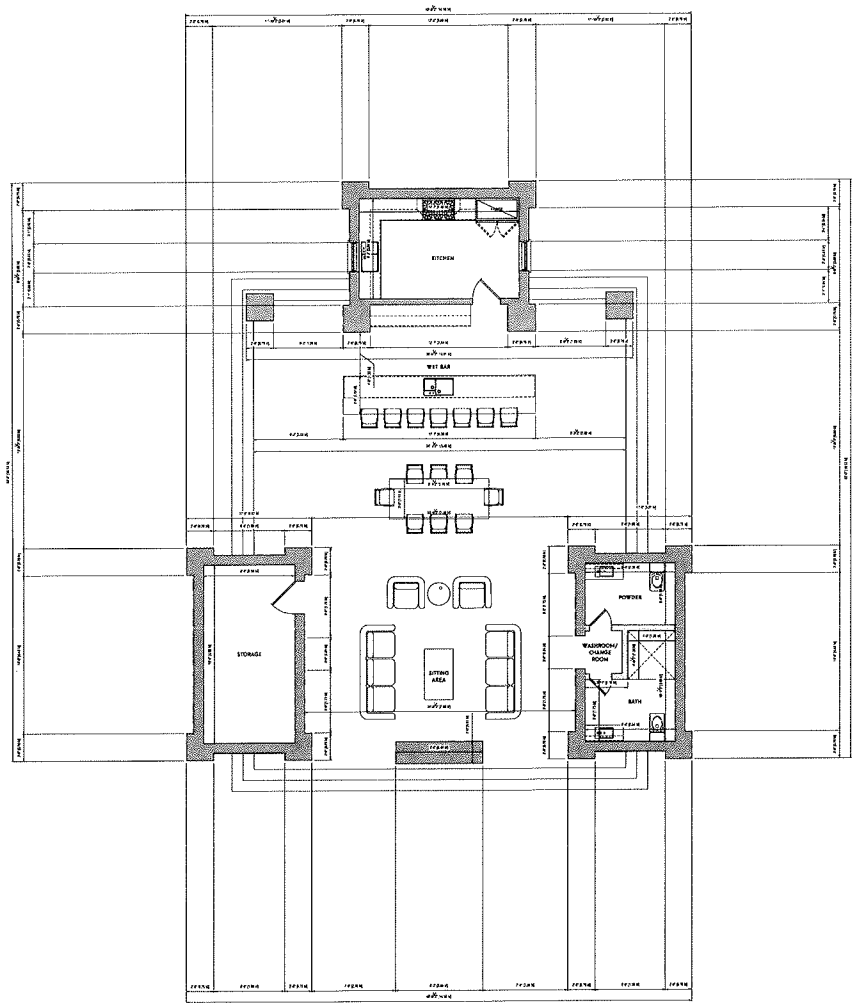






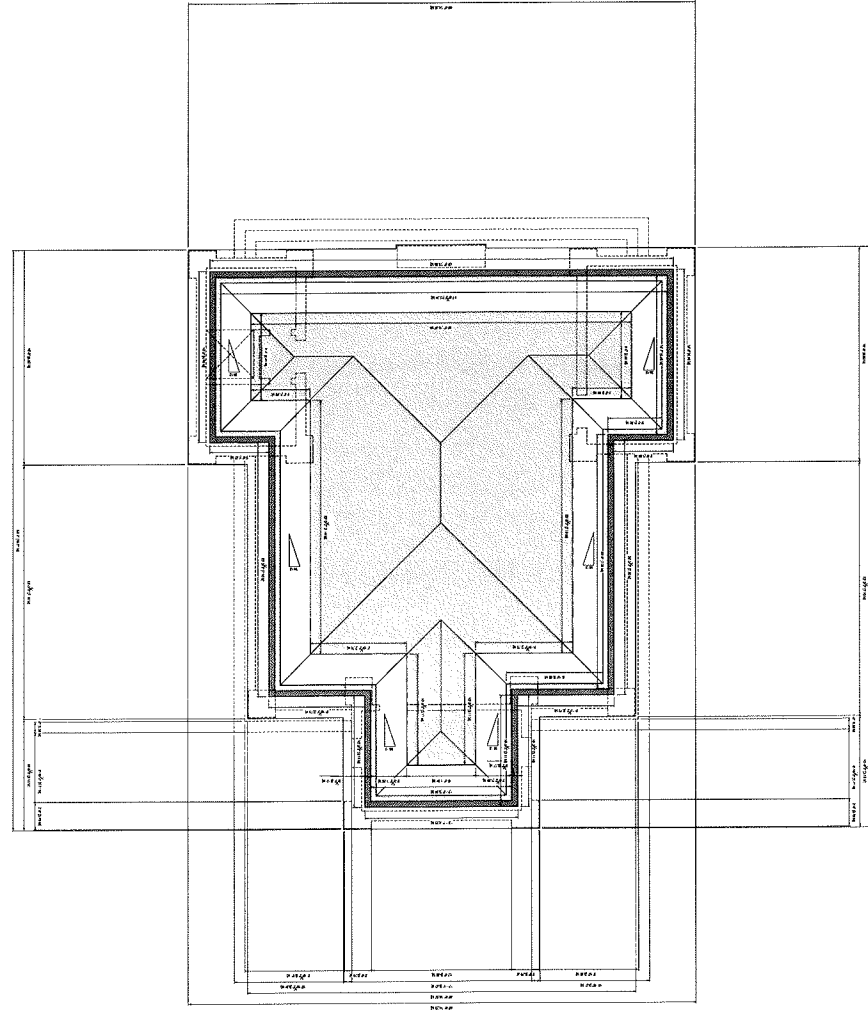


CABANA FOUNDATION PLAN



CABANA FOUNDATION PLAN







ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ

**ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ**

**ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ**

**ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ**

**ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ  
ԿՐԹԱՆՈՒՅՑՈՒԹՅԱՆ  
ՄԻՆԻՍՏԵՐՈՒԹՅԱՆ**

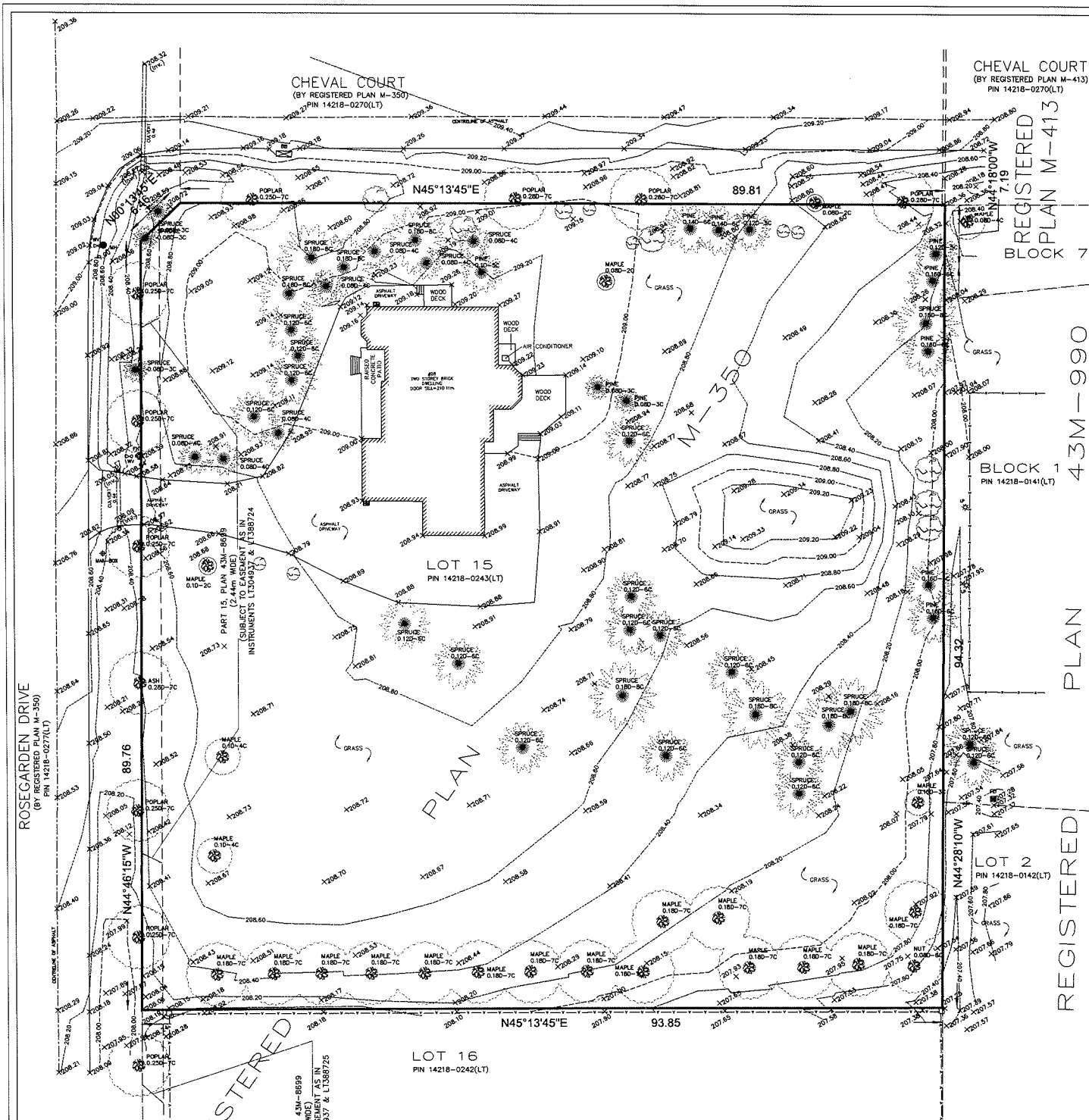












TOPOGRAPHY OF  
LOT 15  
REGISTERED PLAN M-350  
CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:500  
VAN LANKVELD SURVEYING LIMITED, 2024

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

**BENCH MARK**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO  
CITY OF BRAMPTON BENCHMARK No. 139 HAVING AN ELEVATION OF  
209.467 METRES.

ONE STOREY RED BRICK DWELLING ON THE EAST SIDE OF GOREWAY  
DRIVE, 1.61km NORTH OF CASTLEMORE ROAD, TABLET IS SET 2.37  
METRES SOUTH OF THE NORTHWEST CORNER OF FOUNDATION AND 0.9  
METRES ABOVE GROUND.

**NOTE**  
BOUNDARY INFORMATION WAS DERIVED FROM REGISTERED PLAN M-350  
AND ARE NOT VERIFIED BY FIELD MEASUREMENTS.

BUSHES, TREES LESS THAN 0.15D AND DEAD TREE WERE NOT LOCATED  
UNLESS NOTED OTHERWISE

**LEGEND**

- (Inv.) DENOTES INVERT
- 125.45 x DENOTES EXISTING GRADE ELEVATION
- 0.10SC DENOTES CONIFEROUS TREE WITH TRUNK  
AND CANOPY DIAMETER
- 0.10SC DENOTES DECIDUOUS TREE WITH TRUNK  
AND CANOPY DIAMETER
- FD DENOTES FRENCH DRAIN
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- WV DENOTES WATER VALVE
- BBB DENOTES BELL BOX
- MM DENOTES MANHOLE
- POST DENOTES POST
- PS1 DENOTES ROAD SIGN
- LP DENOTES LIGHT POLE
- WIF DENOTES WROUGHT IRON FENCE
- CLF DENOTES CHAIN LINK FENCE
- FH DENOTES FIRE HYDRANT
- SH DENOTES SHRUB/BUSH

FIELD WORK WAS COMPLETED ON THE 3rd DAY OF JULY, 2024.

VAN LANKVELD SURVEYING LIMITED		© COPYRIGHT 2024 VAN LANKVELD SURVEYING LIMITED Unauthorized reproduction, distribution, alteration or use of this plan, in whole or in part, is strictly prohibited.			
110 GOLDCREST ROAD BRAMPTON, ON L6S1H4	41 MONCRIEFF DRIVE ETOBICOKE, ON M9W 2R3	FIELD: M.V.	DRAWN: M.V.	CHECKED: T.V.	JOB NO: 24-2688-T
TEL(905) 792-6641 eMAIL: VLG-S@OUTLOOK.COM		DWG NAME: 24-2688-T.DWG		PLOT INFO: 2024-07-08	

# Zoning Non-compliance Checklist

File No.

A-2025-0025

Owner: Harpreet Singh Chahal

Address: 28 ROSEGARDEN DR

Zoning: RE2-1500

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
ATTACHED GARAGE	To permit a garage door height of 2.74m (9 ft),	whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.)	10.4.1 (J)
BUILDING HEIGHT	To permit a single detached dwelling having a building height of 14.49m (3 stories)	whereas the by-law permits a maximum building height of 10.6m.	11.2.2 (h)
GFA			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit an accessory structure (cabana) having a height of 7.26m (23 ft 9.5 inches),	whereas the by-law permits an accessory structure having a maximum height of 3.5m	10.3 (h)
	To permit an accessory structure (cabana) having a gross floor area of 172.50 sq. m (1,856.77 sq. ft.)	whereas the by-law permits a maximum gross floor area of 23 sq.m for an individual accessory structure	10.3 (e) i
	To permit an accessory structure (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 a door height of 2.74m (9 ft) to accessory buildings (cabana),	whereas the by-law permits a maximum door height of 2.4m (7.87 ft.) to accessory buildings.	10.3 (l)
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			

Philip Gaspar

Reviewed by Zoning

March 3, 2025

Date