

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note: You are receiving this notice as you are within 60 meters of the subject property.**

Application Number: A-2025-0025
Property Address: 28 Rosegarden Drive
Legal Description: Plan M350, Lot 15, Ward 10
Agent: Shane Edwards/Kurtis Van Keulen
(Huis Design Studio Ltd.)
Owner(s): Harpreet Singh Chahal, Gagandeep Kaur Chahal
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, April 29, 2025, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a garage door height of 2.74 metres (9 feet), whereas the by-law permits a maximum garage door height of 2.4 metres (7.87 feet);
2. To permit a single detached dwelling having a building height of 14.49 metres (3 stories), whereas the by-law permits a maximum building height of 10.6 metres;
3. To permit an accessory structure (cabana) having a height of 7.26 metres (23 feet 9.5 inches), whereas the by-law permits an accessory structure having a maximum height of 3.5 metres;
4. To permit an accessory structure (cabana) having a gross floor area of 172.50 square metres (1,856.77 square feet), whereas the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure;
5. 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; and
6. To permit a door height of 2.74 metres (9 feet) to accessory buildings (cabana), whereas the by-law permits a maximum door height of 2.4 metres (7.87 feet) to accessory buildings.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, April 24, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, April 24, 2025**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

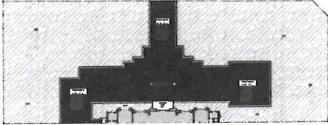
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 14th day of April 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

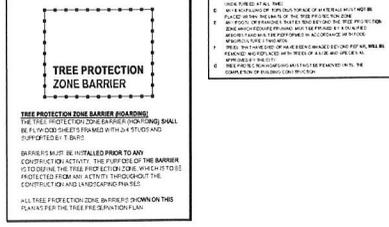
SITE STATISTICS -28 ROSEGARDEN DRIVE

LOT-ZONE CODE: RE2 LOT 16 REGISTERED PLAN M-350 CITY OF BRAMPTON	
SITE AREA	9515.66 SQ FT (873.73 SQ M) (0.87373 HA)
SITE FRONTAGE	89.76 M
BUILDING HEIGHT	14.49 M
LOT COVERAGE	
PROPOSED DWELLING	6967.16 SQ FT (647.27 SQ M)
PROPOSED FRONT PORCH (COV. PORTION)	188.47 SQ FT (15.62 SQ M)
PROPOSED SIDE PORCHES (COV. PORTION)	104.27 SQ FT (9.68 SQ M)
PROPOSED REAR PORCHES (COV. PORTION)	1435.99 SQ FT (133.40 SQ M)
PROPOSED CABANA	1696.76 SQ FT (172.50 SQ M)
PROPOSED COVERED FRONT ENTRY	486.76 SQ FT (44.86 SQ M)
COVERAGE TOTAL	1023.16 SQ M
PERCENTAGE OF LOT COVERAGE	11.99%
GROSS FLOOR AREA	
ATTACHED GARAGE (NOT INCL.)	271.50 SQ FT (25.21 SQ M)
BASEMENT AREA (NOT INCL.)	100.00 SQ FT (9.29 SQ M)
GROUND FLOOR AREA	5719.96 SQ FT (531.34 SQ M)
SECOND FLOOR AREA	7192.53 SQ FT (668.21 SQ M)
THIRD FLOOR AREA	1696.76 SQ FT (157.55 SQ M)
SUBTOTAL	14607.76 SQ FT (1357.11 SQ M)
OPEN AREAS (SUBTRACTED)	7646.72 SQ FT (707.93 SQ M)
G.F.A. TOTAL	12961.04 SQ FT (1204.18 SQ M)
FRONT YARD LANDSCAPING	
FRONT YARD AREA	32761.09 SQ FT (3043.61 SQ M)
PROPOSED DRIVEWAY	5535.34 SQ FT (509.69 SQ M)
PROPOSED FRONT PORCH & STEPS	188.46 SQ FT (17.50 SQ M)
TOTAL HARD LANDSCAPED AREA	903.36 SQ M (29.68%)
PROPOSED GRASS	2159.87 SQ M
TOTAL SOFT LANDSCAPED AREA	2146.25 SQ M (70.32%)



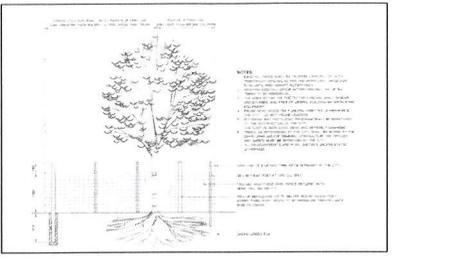
FRONT YARD LANDSCAPING DIAGRAM SOFT LANDSCAPED AREA (NOTE FOR NOT TO SCALE FOR DISPLAY PURPOSES ONLY)

- GENERAL NOTES - 28 ROSEGARDEN DR.**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRAMPTON ZONING BY-LAW AND THE CITY OF BRAMPTON BUILDING CODE.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BRAMPTON.
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ARCHITECTURAL SITE PLAN

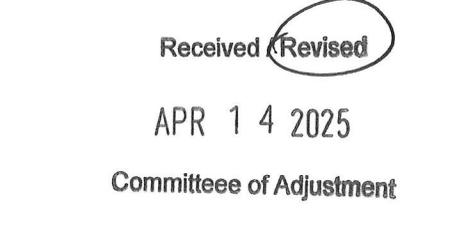
LOCATION 28 Rosegarden Dr. Brampton, ON L6P 5E3		
Item	Description	OSB Reference
1	Project Description: Ontario Building Code Matrix Parts 3 & 5	
2	Major Occupancy Group: 2 - Office	2.1.1.1
3	Building Area: Existing: New: 819.77 sq ft: Total: 819.77 sq ft	3.1.1.1
4	Construction Code: Existing: New: 1984: Total: 1984	3.1.1.2
5	Number of Stories: Above grade: 2	3.1.1.3
6	Number of Stories: Below grade: 1	3.1.1.4
7	Building Classification: Group C, Use 2 - Office, Increased Area	3.1.1.5
8	Separate System: Existing: New: 0: Total: 0	3.1.1.6
9	Handicap: Required: Yes: No: 0: Total: 0	3.1.1.7
10	Fire Alarm: Required: Yes: No: 0: Total: 0	3.1.1.8
11	Major Occupancy Group: Existing: New: 1984: Total: 1984	3.1.1.9
12	High Building: Yes: No: 0: Total: 0	3.1.1.10
13	Permitted Construction: Yes: No: 0: Total: 0	3.1.1.11
14	Maximum Area: Existing: New: 0: Total: 0	3.1.1.12
15	Computer Load: Existing: New: 0: Total: 0	3.1.1.13
16	Barrier Free Design: Yes: No: 0: Total: 0	3.1.1.14
17	Horizontal Accessibility: Yes: No: 0: Total: 0	3.1.1.15
18	Fire: Existing: New: 0: Total: 0	3.1.1.16
19	Fire: Existing: New: 0: Total: 0	3.1.1.17
20	Fire: Existing: New: 0: Total: 0	3.1.1.18
21	Fire: Existing: New: 0: Total: 0	3.1.1.19
22	Fire: Existing: New: 0: Total: 0	3.1.1.20



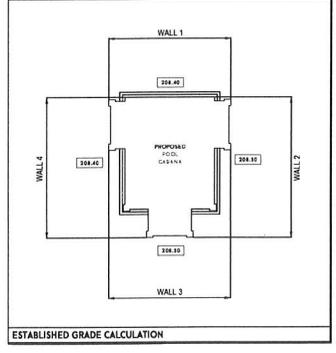
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CABANA AREA	1696.76 SQ FT (172.50 SQ M)
CABANA HEIGHT	7.26 M

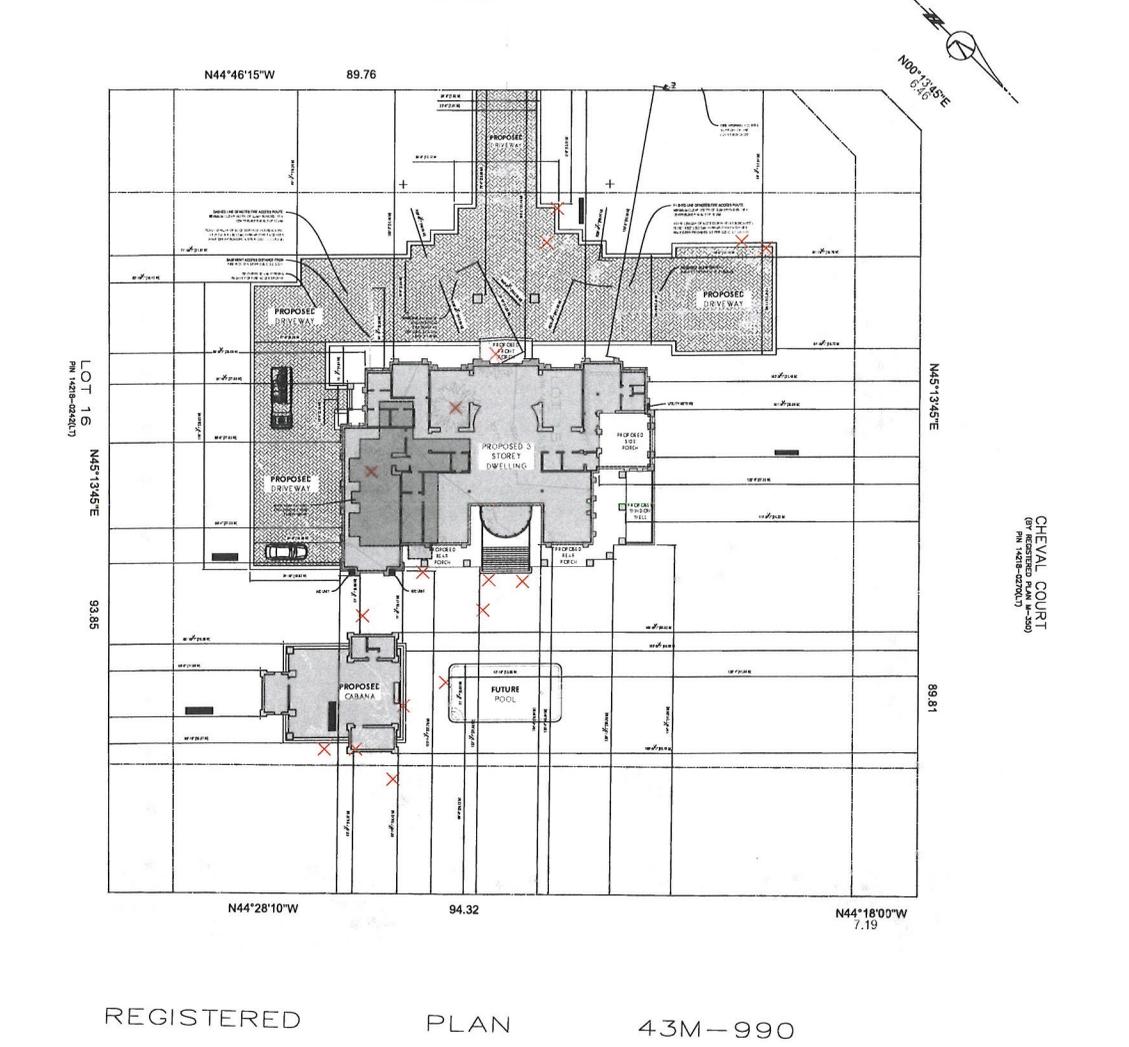
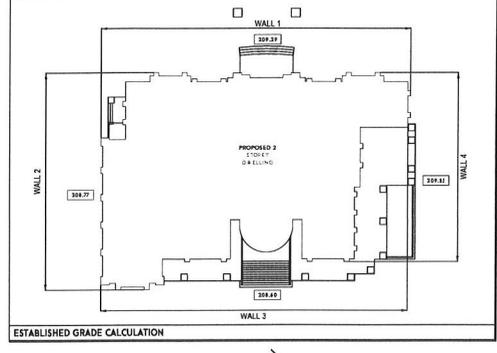
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ARCHITECTURAL SITE PLAN



EST. GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION
WALL 1	209.29
WALL 2	206.77
WALL 3	206.60
WALL 4	209.35
TOTAL:	836.01
EST. GRADE	209.00
PROPOSED DWELLING GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION
WALL 1	208.40
WALL 2	208.30
WALL 3	208.30
WALL 4	208.40
TOTAL:	833.40
EST. GRADE	208.35
PROPOSED CABANA GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION
WALL 1	208.40
WALL 2	208.30
WALL 3	208.30
WALL 4	208.40
TOTAL:	833.40
EST. GRADE	208.35



Received (Revised)

APR 14 2025

Committee of Adjustment

REGISTERED PLAN 43M-990

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ARCHITECTURAL SITE PLAN

PROPOSED DWELLING

PROPOSED CABANA

PROPOSED DRIVEWAY

FUTURE POOL

WALL 1

WALL 2

WALL 3

WALL 4

PROPOSED 3 STOREY DWELLING

PROPOSED CABANA

PROPOSED DRIVEWAY

FUTURE POOL

N44°46'15"W

89.76

N44°28'10"W

94.32

N44°18'00"W

7.19

N45°13'45"E

93.86

N45°13'45"E

93.86

N45°13'45"E

89.81

14218-026(L)

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