

MAY 08 2025

Committee of Adjustment

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 37.00 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	<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]
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
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 _____

Date Application Deemed _____

Revised 2022/02/17

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

AFFIDAVIT

I, Pavneet Kaur of the City of Brampton
(your name) (Name of city, town, village)

being the Applicant Authorized agent Agent's rep having made application(s) to the
(check appropriate box)

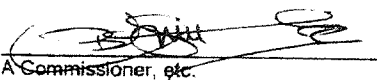
Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 22 Hedgicrow Ave

Make oath and say as follows:

- I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
 - Application number(s);
 - Date, time and location of the hearing;
 - The purpose and effect of the consent application and/or the minor variance(s).
- I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at coa@brampton.ca no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton
in the Regional Municipality of Peel, this

31st day of Oct 2024


A Commissioner, etc.

BRUNEET SINGH ARORA
Barrister Solicitor & Notary Public

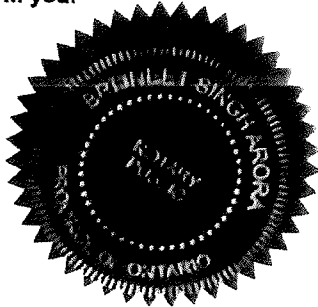
300-50 Sunny Meadows Blvd
Brampton Ontario L6R 0Y7

Ph# 905-791-2500; Fax # 905-790-7137

Pavneet Kaur
Signature of Applicant/Authorized Agent

Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.

Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.



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: 22 Hedgerow Ave. Brampton, ON L6Y 3C4

IN We, Surjit Singh, Naranjan Singh, Navneet Kaur, 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.

Dated this 19 day of October, 2024.

Narayan Singh, ०२५१३० for signature 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

Authorization

Owners: Surjit S., Naranjan S., Navneet K., Harminder K. Boparai

Property Address: 22 Hedgerow Ave Brampton ON L6Y 3C4

Re: Authorize a representative to access plans and Apply for
Building Permit

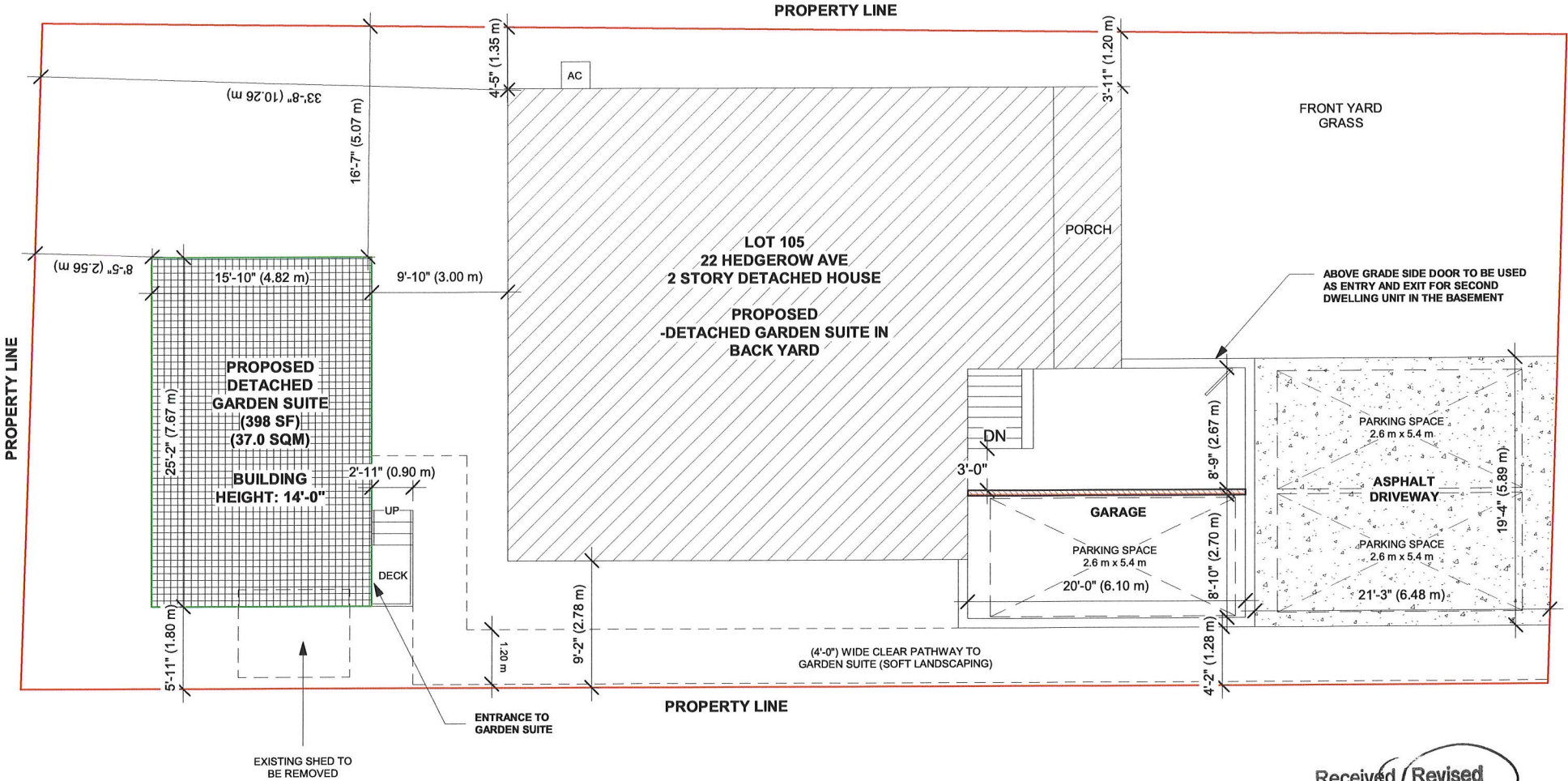
I, Surjit, Navneet, Naranjan, Harminder Boparai, being the owner
of the above noted property, authorize **(Noble Prime Solutions
Ltd)** to access, get copies of plans, zoning details, drawings and
other documents related to this property on my behalf and apply
for Building Permit.

Signed: Surjit Singh, Navneet Kaur

Dated: 19/10/2024

MINOR VARIANCE

-TO PERMIT A GARDEN SUITE MEASURING 37.00 sqm IN REAR YARD OF A PROPERTY, WHEREAS
ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY



HEIGHT OF GARDEN SUITE: 14'-0"

Received / Revised

MAY 08 2025

Committee of Adjustment

HEDGEROW AVENUE

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

Bella

FIRM	BCIN
Noble Prime Solutions Ltd	118716

OCT 28/24

01 ISSUED FOR PERMIT OCT 28/24

ADDRESS:
22 HEDGEROW AVE,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB
PROJECT NUMBER: 24R-30985

NOBLE PRIME SOLUTIONS LTD.
2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.

info@nobleltd.ca
(437) 888 1800

DATE: OCT 28/24 DWG No: A-1
SCALE: 1 : 100

SITE PLAN/ GRADING PLAN



MAY 06 2025

Committee of Adjustment

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

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(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

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Plan Number/Concession Number M652
Municipal Address 22 HEDGEROW AVE BRAMPTON, ON, L6Y3C4

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Frontage 14.0
Depth 33.51
Area 483.74

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.)

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

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

PROPOSED

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Side yard setback	NO CHANGE
Side yard setback	NO CHANGE

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11. Existing uses of subject property: RESIDENTIAL
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13. Existing uses of abutting properties: RESIDENTIAL
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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.

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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 IN ONTARIO
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
309 - 58 Sunny Meadows 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 _____

Date Application Deemed _____

Revised 2022/02/17

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

AFFIDAVIT

I, Pauneet Kaur of the City of Brampton
(your name) (Name of city, town, village)

being the ☒ Applicant ☐ Authorized agent ☐ Agent's rep. having made application(s) to the
(check appropriate box)

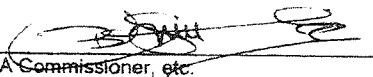
Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 22 Hedgycroft Ave

Make oath and say as follows:

- I hereby declare that I will post the required sign(s) along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line, in a location clearly visible from the street and include on the face of the sign the following information:
 - Application number(s);
 - Date, time and location of the hearing;
 - The purpose and effect of the consent application and/or the minor variance(s).
- I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at coa@brampton.ca no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton
in the Regional Municipality of Peel, this

31st day of Oct 2024

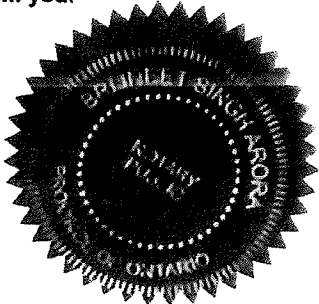

A Commissioner, etc.

BRUNEET SINGH ARORA
Barrister Solicitor & Notary Public

Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.

309-50 Sunny Meadows Blvd
Brampton Ontario L6R 0Y7
Ph# 905-791-2500; Fax # 905-790-7753

Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.



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: 22 Hedgerow Ave. Brampton, ON L6Y 3C4

I/We, Surjit Singh, Naranjan Singh, Navneet Kaur, 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, ਸਰਜਿਤ ਸਿੰਘ, 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

Authorization

Owners: Surjit S., Naranjan S., Navneet K., Harminder K. Boparai

Property Address: 22 Hedgerow Ave Brampton ON L6Y 3C4

Re: Authorize a representative to access plans and Apply for Building Permit

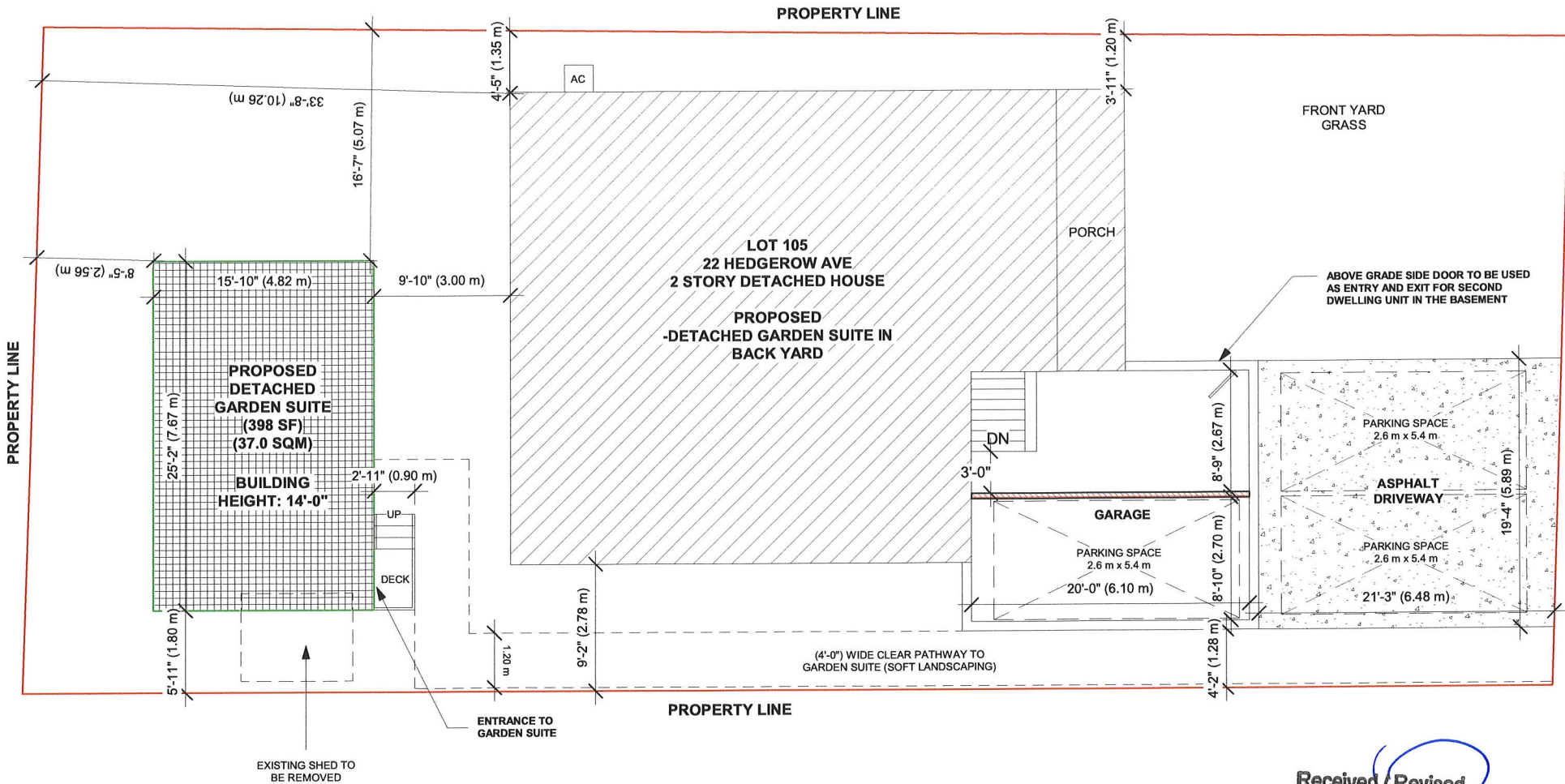
I, Surjit, Navneet, Naranjan, Harminder Boparai, being the owner of the above noted property, authorize **(Noble Prime Solutions Ltd)** to access, get copies of plans, zoning details, drawings and other documents related to this property on my behalf and apply for Building Permit.

Signed: Surjit Singh, Naranjan Singh, Navneet Kaur

Dated: 19/10/2024

MINOR VARIANCE

-TO PERMIT A GARDEN SUITE MEASURING 37.00 sqm IN REAR YARD OF A PROPERTY, WHEREAS
ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY



HEIGHT OF GARDEN SUITE: 14'-0"

Received / Revised
MAY 06 2025
Committee of Adjustment

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

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

DRAWN BY: NK	CHECKED BY: JB
PROJECT NUMBER: 24R-30985	

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

DATE: OCT 28/24	DWG No:
SCALE: 1 : 100	A-1

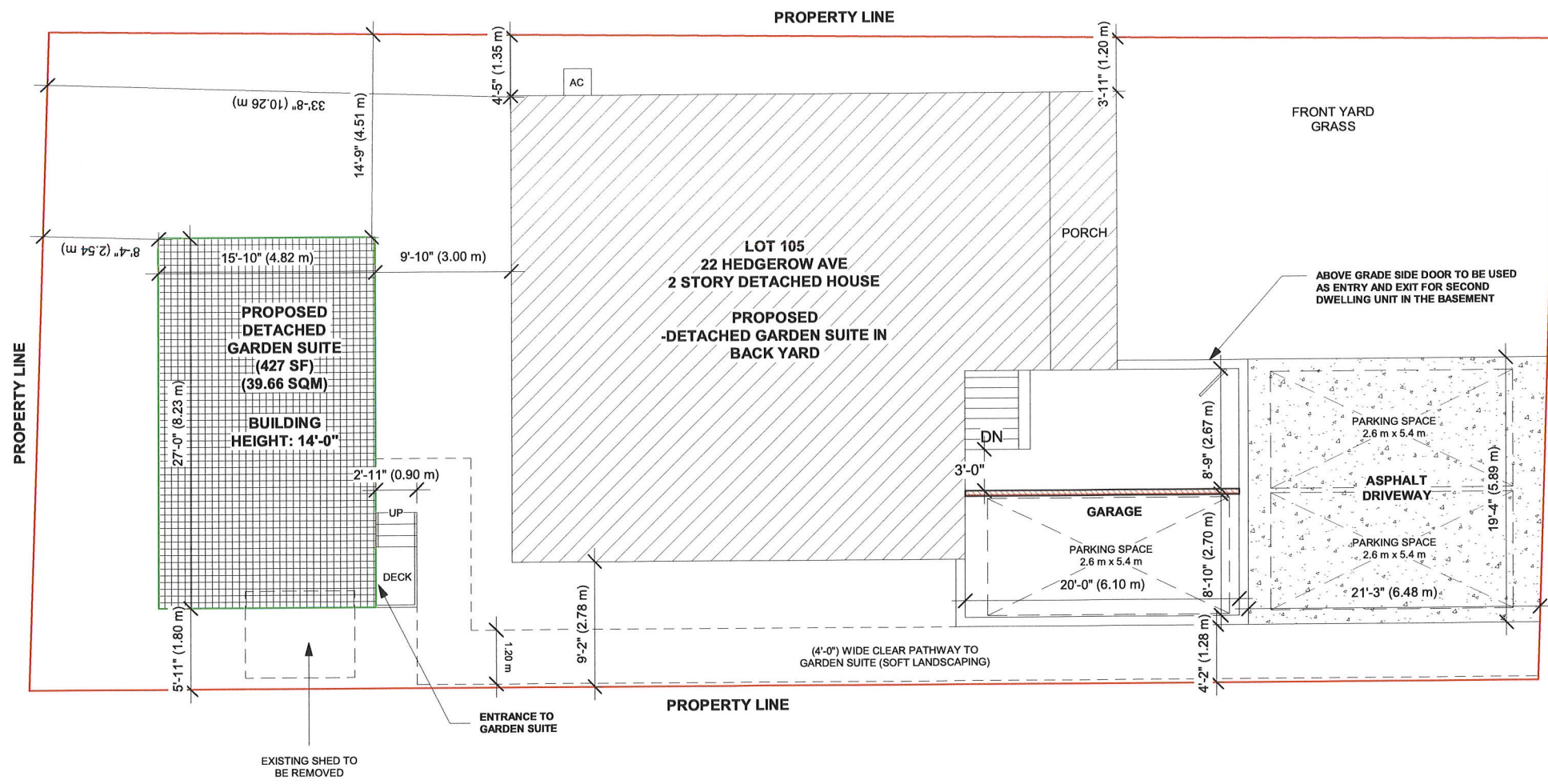
Received **Revised**

MAR 06 2025

Committee of Adjustment

MINOR VARIANCE

-TO PERMIT A GARDEN SUITE MEASURING 39.66 sqm IN REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY



HEIGHT OF GARDEN SUITE: 14'-0"

HEDGEROW AVENUE

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGN/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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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

[Signature]

FIRM	BCIN
Noble Prime Solutions Ltd	118716

OCT 28/24

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01 ISSUED FOR PERMIT	OCT 28/24
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ADDRESS:
22 HEDGEROW AVE,
BRAMPTON, ON

DRAWN BY: NK	CHECKED BY: JB
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PROJECT NUMBER: 24R-30985

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

DATE: OCT 28/24	DWG No: A-1
SCALE: 1 : 100	

FILE NUMBER: A-2024-0420

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Phone # 437-888-1800 **Fax #** _____
Email APPLICATIONS@NOBLELTD.CA

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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 ☒
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]
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
Barrister Solicitor & Notary Public
Commissioner of Oaths in and for Ontario
300-50 Sunny Meadows 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

Date Application Deemed

Revised 2022/02/17

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 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 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, ੨੨੫੧੨੨ ਸ੍ਰ ਸੁਰਜਿਤ ਨਾਵਨੀਤ ਕੌਰ
(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 Hedgerow 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

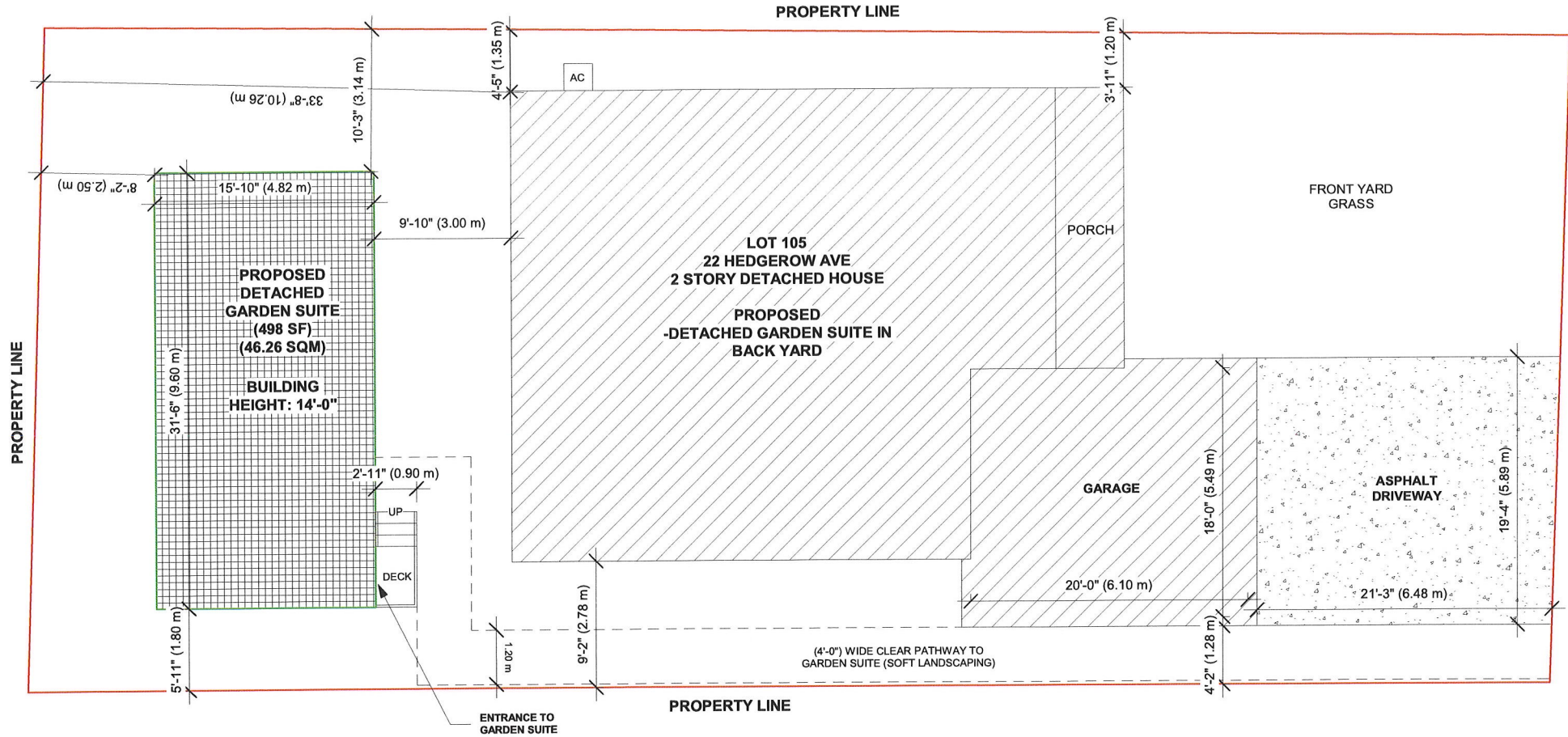
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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.

MINOR VARIANCE

-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



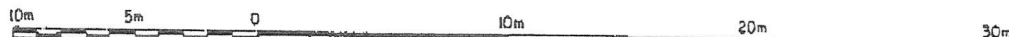
HEIGHT OF GARDEN SUITE: 14'-0"

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	
			
FIRM		BCIN	
Noble Prime Solutions Ltd		118716	
OCT 28/24			
01	ISSUED FOR PERMIT	OCT 28/24	
ADDRESS:			
22 HEDGEROW AVE, BRAMPTON, ON			
DRAWN BY: NK		CHECKED BY: JB	
PROJECT NUMBER:		24R-30985	
NOBLE PRIME SOLUTIONS LTD.			
2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON.			
info@nobleltd.ca (437) 888 1800			
DATE: OCT 28/24		DWG No:	
SCALE: 1: 100		A-1	

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

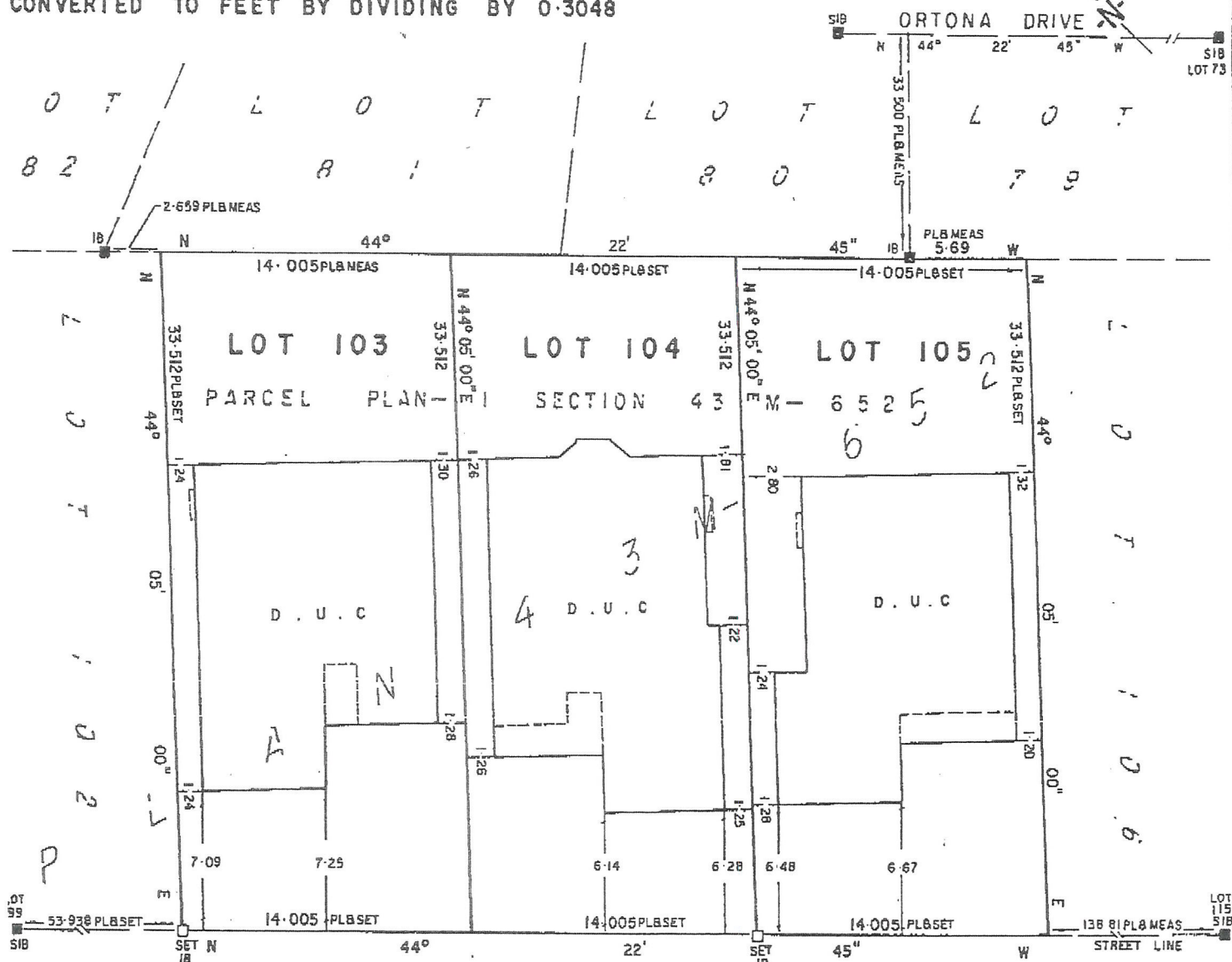
SCALE 1:300



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
A BEARING OF N 44° 22' 45" W

JP JOSEPH RADY-PENTEK LTD.
ONTARIO LAND SURVEYORS
678 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