



*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  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 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 \_\_\_\_\_  
Peel THIS 31st DAY OF  
Oct, 2024

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

[Signature]  
A Commissioner  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 50 Smoky 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 \_\_\_\_\_

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)

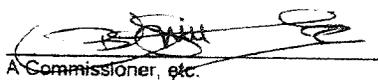
Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 22 Hedgycrow Ave

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](mailto: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

31<sup>st</sup> day of Oct 2024

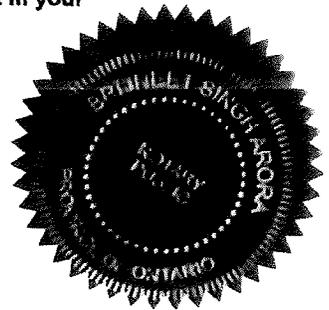


Pavneet Kaur  
Signature of Applicant/Authorized Agent

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.**

**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 3G1

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, ਨਰਜਨ ਸਿੰਘ ਸੁਰਜਿਤ ਕੌਰ ਨਵਨੀਤ 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**

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

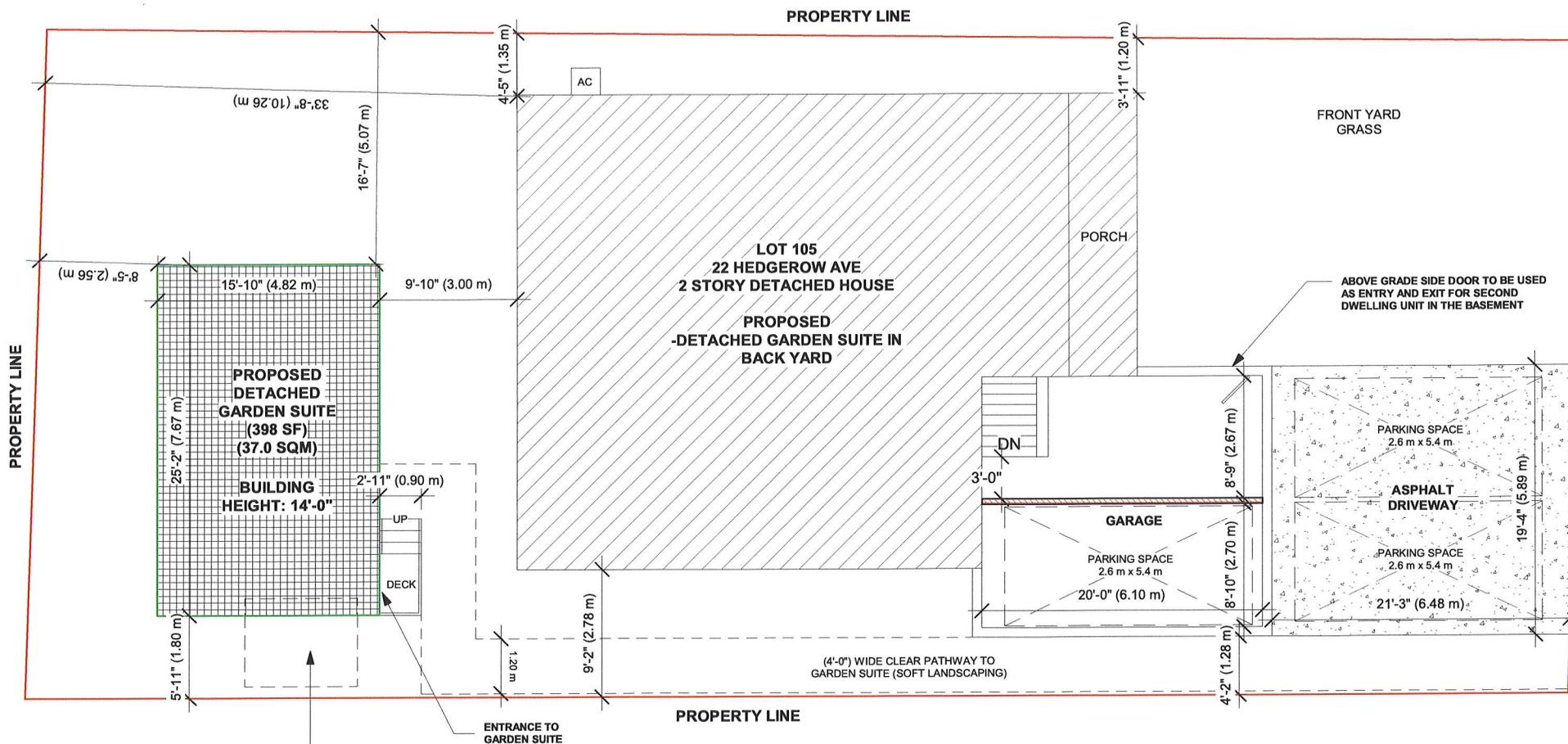
I, Surjit, Navneet, Naranjan, Harminder Boparai, being the owner of the above noted property, authorize **(Noble Prime Solutions Ltd)** to access, get copies of plans, zoning details, drawings and other documents related to this property on my behalf and apply for Building Permit.

Signed: Surjit Singh, Navneet Kaur, 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**



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

HEDGEROW AVENUE

FRONT YARD GRASS

PORCH

LOT 105  
22 HEDGEROW AVE  
2 STORY DETACHED HOUSE  
  
PROPOSED  
-DETACHED GARDEN SUITE IN  
BACK YARD

PROPOSED  
DETACHED  
GARDEN SUITE  
(398 SF)  
(37.0 SQM)

BUILDING  
HEIGHT: 14'-0"

GARAGE

PARKING SPACE  
2.6 m x 5.4 m

ASPHALT  
DRIVEWAY

PARKING SPACE  
2.6 m x 5.4 m

PARKING SPACE  
2.6 m x 5.4 m

ABOVE GRADE SIDE DOOR TO BE USED  
AS ENTRY AND EXIT FOR SECOND  
DWELLING UNIT IN THE BASEMENT

(4'-0") WIDE CLEAR PATHWAY TO  
GARDEN SUITE (SOFT LANDSCAPING)

EXISTING SHED TO  
BE REMOVED

ENTRANCE TO  
GARDEN SUITE

Received / Revised

MAY 08 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

*[Signature]*

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: A-1
SCALE: 1 : 100	

HEIGHT OF GARDEN SUITE: 14'-0"

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

FILE NUMBER: A-2024-0420

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**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 #** \_\_\_\_\_  
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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	<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.)

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**EXISTING**

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

- 10. Date of Acquisition of subject land: \_\_\_\_\_

- 11. Existing uses of subject property: RESIDENTIAL

- 12. Proposed uses of subject property: RESIDENTIAL

- 13. Existing uses of abutting properties: RESIDENTIAL

- 14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

- 15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

- 16. (a) What water supply is existing/proposed?  
 Municipal  Other (specify) \_\_\_\_\_  
 Well

- (b) What sewage disposal is/will be provided?  
 Municipal  Other (specify) \_\_\_\_\_  
 Septic

- (c) What storm drainage system is existing/proposed?  
 Sewers  Other (specify) \_\_\_\_\_  
 Ditches   
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

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

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 31st DAY OF October, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Ravneet Kaur, OF THE City OF Brampton  
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE  
Region OF Peel  
IN THE Province OF \_\_\_\_\_  
Canada THIS 31st DAY OF  
Oct, 2024

[Signature]  
Signature of Applicant or Authorized Agent

[Signature]  
A ~~COMMISSIONER~~ BAROR  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309 - 58 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 \_\_\_\_\_

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 Hedgerow Ave

Make oath and say as follows:

1. 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:
  - a. Application number(s);
  - b. Date, time and location of the hearing;
  - c. The purpose and effect of the consent application and/or the minor variance(s).
2. 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](mailto: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

31<sup>st</sup> day of Oct 2024

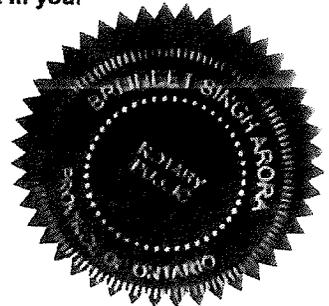
  
A Commissioner, etc.

**BRIJEET 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 Meadow Blvd  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7737

**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, 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

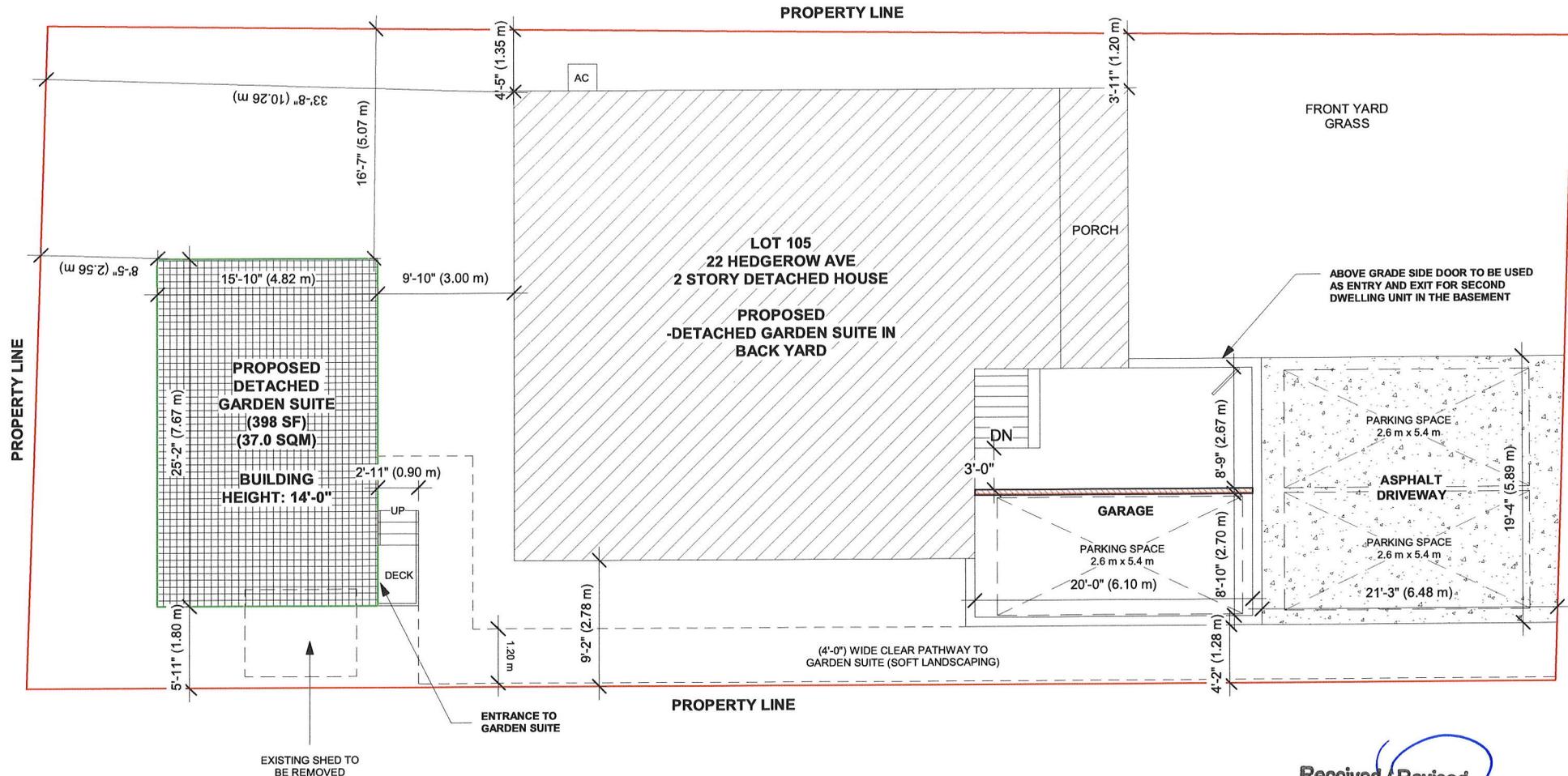
I, Surjit, Navneet, Naranjan, Harminder Boparai, being the owner of the above noted property, authorize **(Noble Prime Solutions Ltd)** to access, get copies of plans, zoning details, drawings and other documents related to this property on my behalf and apply for Building Permit.

Signed: Surjit Singh, Navneet Kaur, Naranjan Singh, Harminder 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)

<b>DESIGNER</b>	<b>BCIN</b>
Tanvir Rai	103482
<i>Tanvir Rai</i>	
<b>FIRM</b>	<b>BCIN</b>
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

**HEDGEROW AVENUE**

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**

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QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

*Tanvir Rai*

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

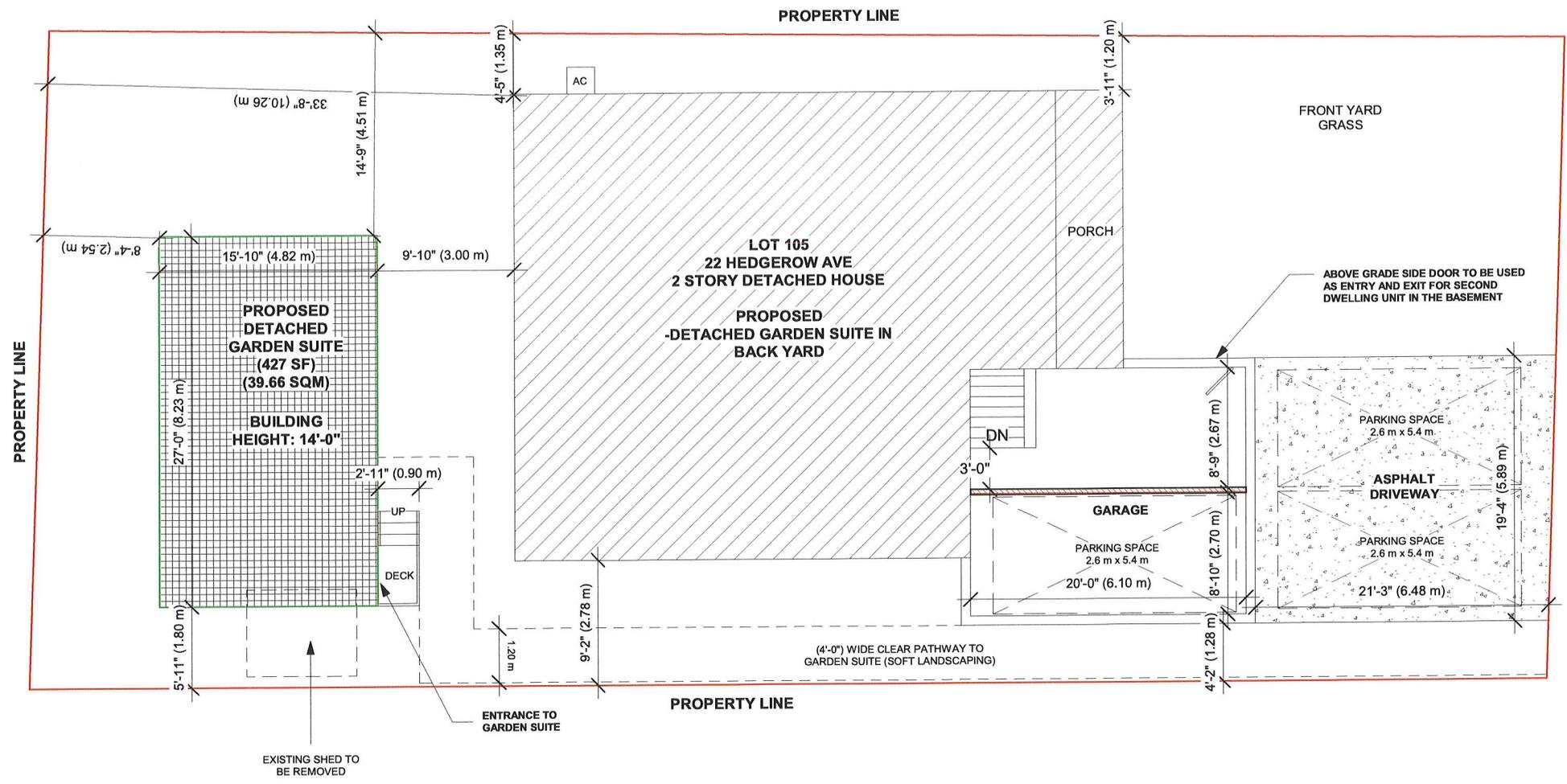
PROJECT NUMBER: 24R-30985

**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

**HEDGEROW AVENUE**



**HEIGHT OF GARDEN SUITE: 14'-0"**



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

FILE NUMBER: A-2024-0420

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** SURJIT SINGH BOPARAI, NARANJAN BOPARAI, NAVNEET BOPARAI, HARMINDER BOPARAI  
**Address** 22 HEDGEROW AVE BRAMPTON, ON, L6Y3C4

**Phone #** 416-727-5754 **Fax #** \_\_\_\_\_  
**Email** bugasurjit@hotmail.com

2. **Name of Agent** PAVNEET KAUR( NOBLE PRIME SOLUTIONS LTD)  
**Address** 19-2131 WILLIAMS PKWY BRAMPTON ON, L6S 5Z4

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

3. **Nature and extent of relief applied for (variances requested):**  
-TO PERMIT A GARDEN SUITE MEASURING 46.26 sqm IN REAR YARD OF A PROPERTY,

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

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

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

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

- 8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

N/A

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

N/A

- 9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

**EXISTING**

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

**PROPOSED**

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

10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: RESIDENTIAL

12. Proposed uses of subject property: RESIDENTIAL

13. Existing uses of abutting properties: RESIDENTIAL

14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_

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

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

Municipal  Other (specify) \_\_\_\_\_  
 Well

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

Municipal  Other (specify) \_\_\_\_\_  
 Septic

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

Sewers  Other (specify) \_\_\_\_\_  
 Ditches   
 Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes  No

19. Has the subject property ever been the subject of an application for minor variance?

Yes  No  Unknown

If answer is yes, provide details:

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

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 31st DAY OF October, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Ravneet Kaur, OF THE City OF Brampton  
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

Region OF Peel  
IN THE Province OF \_\_\_\_\_  
Ontario THIS 31st DAY OF  
Oct, 2024

[Signature]  
Signature of Applicant or Authorized Agent

[Signature]  
A Commissioner of Oaths  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
389 - 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 Nov 6, 2024  
Date Application Deemed \_\_\_\_\_

[Initials]

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, ੨੨੨੨੨੨ ਸੁਰਜਿਤ 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**

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

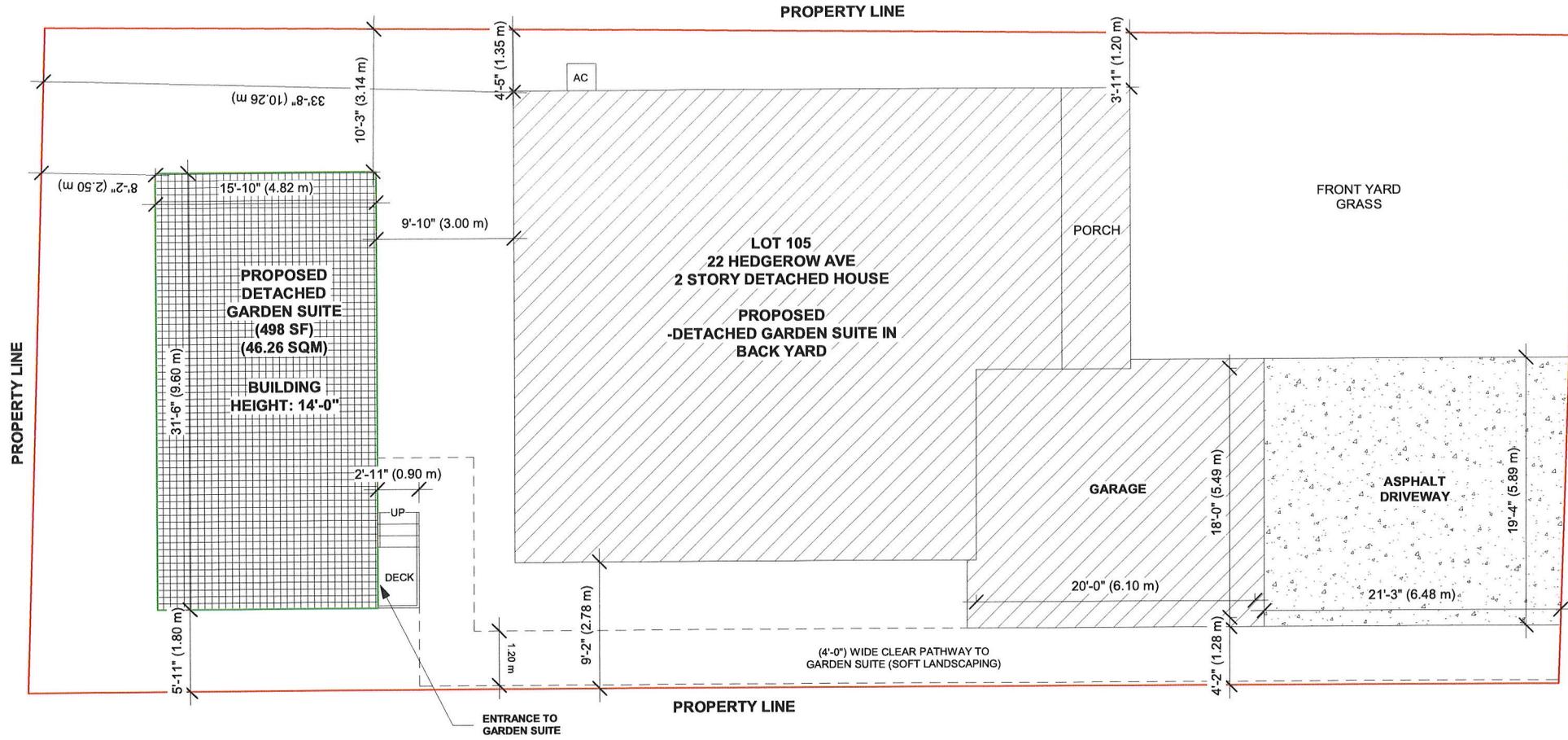
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**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)

<b>DESIGNER</b>	<b>BCIN</b>
Tanvir Rai	103482

*Tanvir Rai*

<b>FIRM</b>	<b>BCIN</b>
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

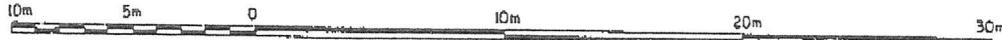
**NOBLE PRIME SOLUTIONS LTD.**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON.  
info@nobleltd.ca  
(437) 888 1800

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

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



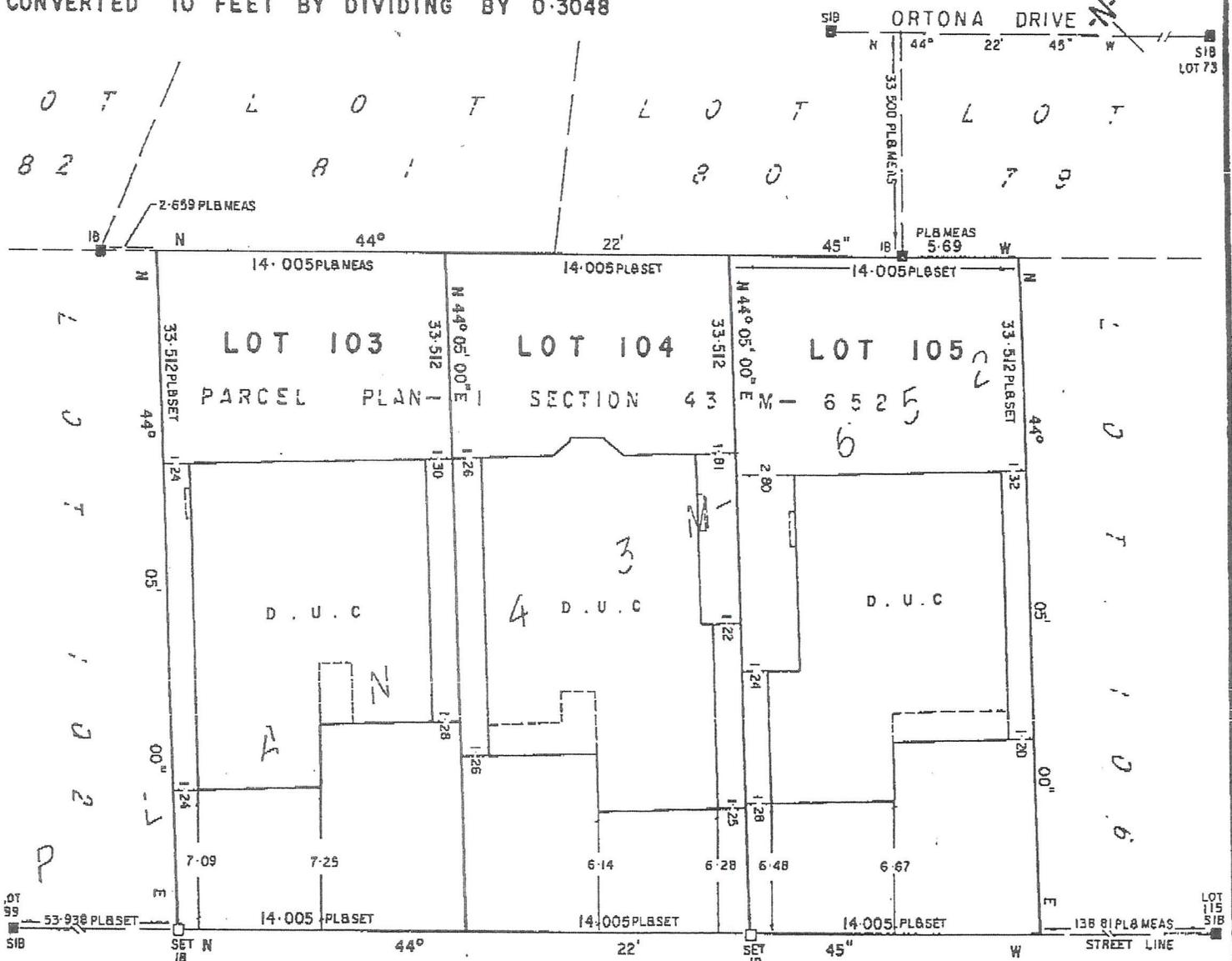
SCALE 1:300



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 1<sup>ST</sup> DAY OF DECEMBER, 1986.

DATE: DECEMBER 9, 1986.

*G. K. Jenkins*  
G. K. JENKINS.  
ONTARIO LAND SURVEYOR

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

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

# Zoning Non-compliance Checklist

File No.

A-2024-0420

Applicant: Pavneet Kaur

Address: 22 Hedgerow Ave

Zoning: R1B-2591

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
GARDEN SUITE	To permit a proposed garden suite having a gross floor area of 46.26 sq. m,	whereas the by-law permits a maximum gross floor area of 35 sq. m for a garden suite in all other residential zones.	10.16.2 (c)(ii)
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/11/06

Date