

**Application for Minor Variance**Section 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.

<b>Application Number:</b>	<b>A-2025-0049</b>
<b>Property Address:</b>	<b>31 Rosegarden Drive</b>
<b>Legal Description:</b>	<b>Plan M350, Lot 21, Ward 10</b>
<b>Agent:</b>	<b>Shane Edwards/Kurtis Van Keulen (Huis Design Studio Ltd.)</b>
<b>Owner(s):</b>	<b>Tejinderpal Bedi, Sukhdeep Kaur</b>
<b>Other applications: under the <i>Planning Act</i></b>	<b>nil</b>
<b>Meeting Date and Time:</b>	<b>Tuesday, June 24, 2025, at 9:30 am</b>
<b>Meeting Location:</b>	<b>Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West</b>

**Purpose of the Application:**

1. To permit a proposed single detached dwelling having a maximum building height of 14.87 metres, whereas the by-law permits a maximum building height of 10. metres; and
2. To permit a maximum garage door height of 2.74 metres for the attached garages, whereas the by-law permits a maximum garage door height of 2.4 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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, June 19, 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](mailto: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, June 19, 2025**, by emailing [coa@brampton.ca](mailto: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](http://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](http://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](mailto: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](mailto: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 11<sup>th</sup> day of June 2025

Legislative Coordinator on behalf of:  
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

LOT: ZONE CODE: R2 LOT 21 REGISTERED PLAN M-350 CITY OF BRAMPTON	
SITE AREA	91128.91 SQ.FT (8465.18 SQ.M)(0.846519 HA)
SITE FRONTAGE	72.31 M
BUILDING HEIGHT	14.87 M
LOT COVERAGE	PROPOSED
PROPOSED DWELLING	9349.42 SQ.FT (868.59 SQ.M)
PROPOSED FRONT PORCH	461.24 SQ.FT (37.27 SQ.M)
PROPOSED SIDE PORCHES	290.62 SQ.FT (26.99 SQ.M)
PROPOSED REAR PORCHES	1166.83 SQ.FT (108.40 SQ.M)
PROPOSED CABANA	N/A
COVERAGE TOTAL	1041.25 SQ.M
PERCENTAGE OF LOT COVERAGE	12.29%
GROSS FLOOR AREA	PROPOSED
ATTACHED GARAGE (NOT INCL.)	
BASEMENT AREA (NOT INCL.)	
GROUND FLOOR AREA	7748.28 SQ.FT (719.84 SQ.M)
SECOND FLOOR AREA	9258.63 SQ.FT (860.15 SQ.M)
THIRD FLOOR AREA	562.93 SQ.FT (52.29 SQ.M)
SUBTOTAL:	17569.84 SQ.FT (1632.29 SQ.M)
OPEN AREAS (SUBTRACTED)	1654.53 SQ.FT (153.71 SQ.M)
G.F.A. TOTAL	15915.31 SQ.FT (1478.58 SQ.M)
FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD AREA	30879.11 SQ.FT (2868.77 SQ.M)
PROPOSED DRIVEWAY	8385.51 SQ.FT (777.18 SQ.M)
PROPOSED FRONT PORCH & STEPS	578.75 SQ.FT (53.76 SQ.M)
TOTAL HARD LANDSCAPED AREA	830.94 SQ.M (28.96%)
PROPOSED GRASS	2037.83 SQ.M
TOTAL SOFT LANDSCAPED AREA	2037.83 SQ.M (71.04%)

  

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

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

GENERAL NOTES - 31 ROSEGARDEN DR.

A ALL REMOVING CHARGES SUBMITTED TO THE BUS LAGATION CENTER BY THE  
B VENDOR FOR CARRYING OUT THE PROJECT  
C IF INTERFERENCE OF FOLLOWING SERVICES IS REQUIRED  
D BE SUBMITTED  
E BE SUBMITTED FOR LIGHTS PRIOR TO THE  
F TO BE RESPONSIBLE FOR THE COST OF ANY UTILITY  
G REMOVAL OF ANY REMAINING WARE (OVER 100 LBS)  
H BE SUBMITTED TO THE  
I LIVING ROOM  
J TO THE SITE OR TO THE  
K (GARAGE)  
L DUMPS OR AREAS WILL BE NEGOTIATED WITH TOPSOIL  
M DEPOSITED IN THE PLOTS WILL BE REMOVED FROM THE SITE

LANDSCAPE NOTES - 31 ROSEGARDEN DR

A THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT BOARD  
B  
C IN COMPLETION OF ALL LANDSCAPE WORK  
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OPEN SPACE NOTES - 31 ROSEGARDEN DR.

1. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
2. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
3. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
4. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
5. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
6. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
7. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
8. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
9. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.
10. A. A. Kiselev, *Usp. fiz. nauk*, **101**, No. 1, p. 153, 1971.

**TREE PROTECTION  
ZONE BARRIER**

**THIS PROTECTION ZONE BARRIER (HOARDING)**  
 MUST BE INSTALLED TO PROTECT THE WORK AREA  
 AND TO PREVENT UNAUTHORIZED PERSONNEL FROM  
 ENTERING THE WORK AREA.

**BARRELS MUST BE USED TO PROTECT THE WORK AREA**  
 AND TO PREVENT UNAUTHORIZED PERSONNEL FROM  
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 USED TO PROTECT THE WORK AREA AND TO PREVENT  
 UNAUTHORIZED PERSONNEL FROM ENTERING THE  
 WORK AREA.

**ALL WORK MUST BE COMPLETED WITHIN THE  
 PROTECTION ZONE. NO WORK IS TO BE DONE  
 OUTSIDE THE PROTECTION ZONE.**

" ESTABLISHED GRADE CALCULATION

EST. GRADE CALCULATION	
ELEVATION CHANGE	ELEVATION
WALL 1	206.55
WALL 2	206.35
WALL 3	206.17
WALL 4	206.11
WALL 5	206.45
TOTAL:	1031.33
EST. GRADE	206.37

MORRIS COURT (LOWERY HOUSE) ALBANY  
(APR 1858 - 1910) (APR 1858 - 1910)  
PN 14314 1875 ( )

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POSTGRADUATE DIPLOMA

[illegible]

LOT 5, REGISTERED PLAN 43M-978  
PIN 14218 - 0177 (LT)

Received / Revised

JUN 11 2025

Committee of Adjustment

## THE ARCHITECTURAL SITE PLAN

[illegible]

解題の要領			
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In response to 1		
1		NA, 30.7
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In response to 2		
1		NA, 30.7
2		NA, 1
3		NA, 2
4		NA, 2
5		NA

