

FILE NUMBER:

A-2023-0356

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 BOPORAI

Address

25 PENNSYLVANIA AVE BRAMPTON, ON, L6Y 4N8

Phone #

416-727-5754

Fax #

Email

Bugasurjit@hotmail.com

2.

Name of Agent

PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)

Address

2131 WILLIAMS PKWY UNIT 19 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 37.16 sqm IN REAR YARD OF A PROPERTY

-TO PERMIT 1.74m REAR SETBACK TO A GARDEN SUITE IN A REAR YARD

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

WHEREAS ZONING BY LAW REQUIRES MINIMUM 2.5m OF REAR SETBACK TO A GARDEN SUITE

5.

Legal Description of the subject land:

Lot Number

131

Plan Number/Concession Number

M952

Municipal Address

25 PENNSYLVANIA AVE BRAMPTON, ON, L6Y 4N8

6.

Dimension of subject land (in metric units)

Frontage

9.15M

Depth

33.5M

Area

306.52M²

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.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

GARDEN SUITE MEASURING 37.16

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	8.49M
Rear yard setback	11.44 M
Side yard setback	1 M
Side yard setback	1.28 M

PROPOSED

Front yard setback	N/A
Rear yard setback	1.74 M
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: MAY, 2013
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: 1990
15. Length of time the existing uses of the subject property have been continued: 33

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 10th DAY OF NOVEMBER 2023.

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, TANVIR RAI, 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 10th DAY OF

November, 2023.


A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-2780

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

JOHN C. CABRAL

Zoning Officer

2023-11-07

Date

DATE RECEIVED

Nov 10, 2023

Date Application Deemed
Complete by the Municipality

VL

Revised 2022/02/17

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: 25 Pennsylvania Avenue

I/We, Surjit Singh 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 18 day of October, 2023.

Surjit Singh
(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.

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: 25 Pennsylvania Avenue

I/We, Surjit Singh 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 18 day of October, 2023.


(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

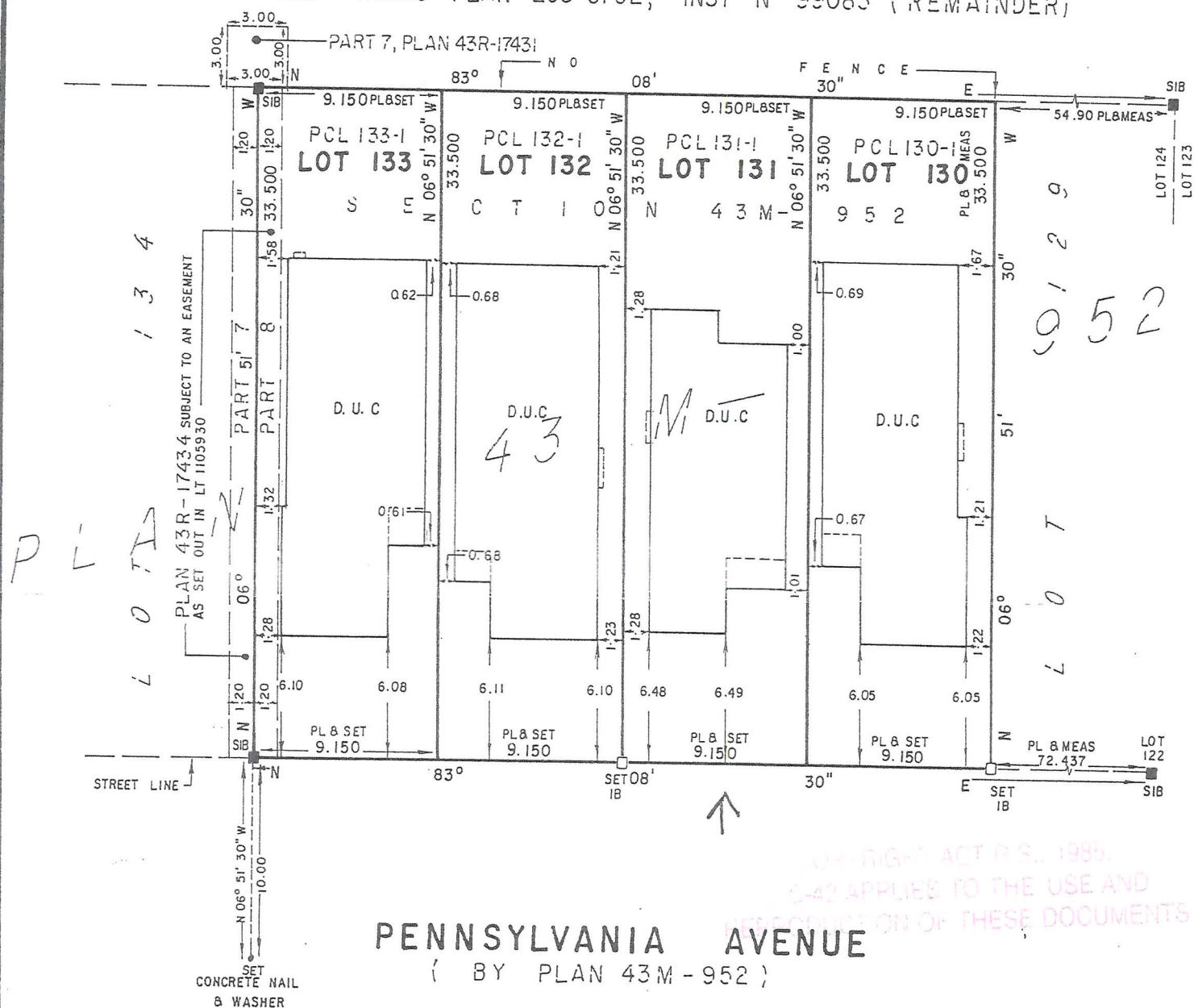
Greenpark

METRIC

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

-N-STREET

ONTARIO HYDRO PLAN 203-6702, INST N° 99083 (REMAINDER)



D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
■ DENOTES MONUMENT FOUND
PL DENOTES PLAN 43M-952
ALL FOUND MONUMENTS BY SCHAEFFER & REINTHALER LTD., O.L.S.
PCL DENOTES PARCEL

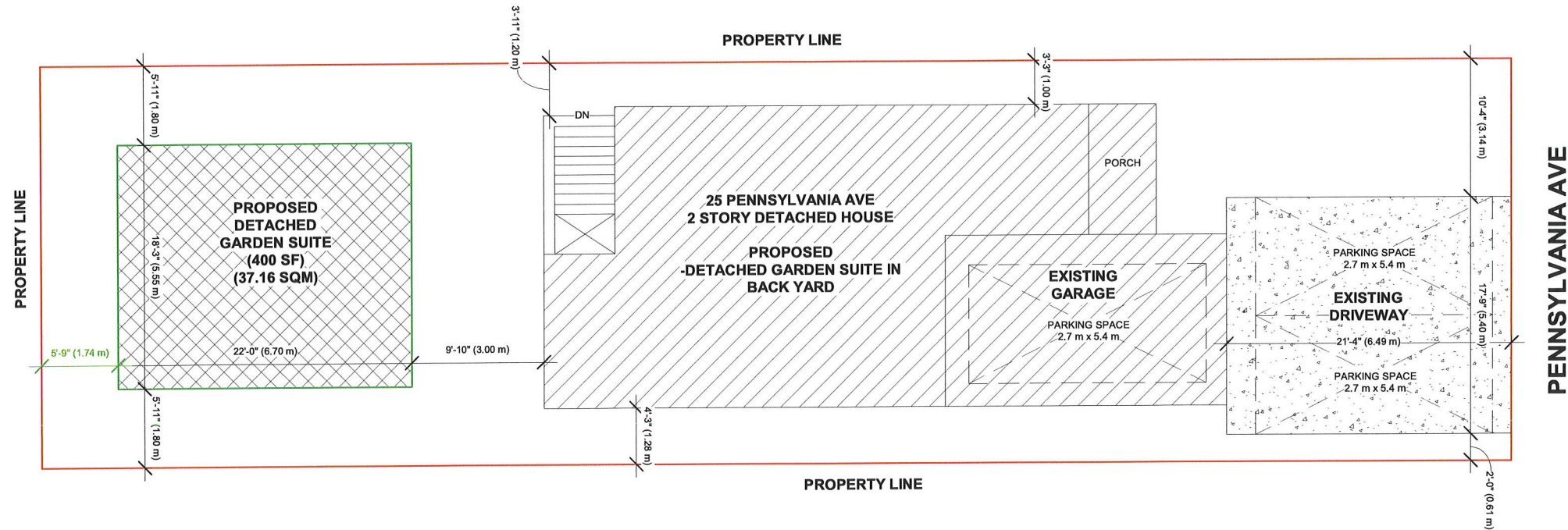
I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 5th DAY OF February, 1990

DATE MAY 2ND, 1990

-TO PERMIT A GARDEN SUITE MEASURING 37.16 sqm IN REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY;

-TO PERMIT 1.74m REAR SETBACK TO A GARDEN SUITE IN A REAR YARD, WHEREAS ZONING BY LAW REQUIRES MINIMUM 2.5m OF REAR SETBACK TO A GARDEN SUITE.



<u>DRAWN BY:</u> NK	<u>CHECKED BY:</u> JB
<u>PROJECT NUMBER:</u>	

NOV 01/23

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DATE: NOV 01/23	DWG No: A-1
SCALE: 1 : 100	

Zoning Non-compliance Checklist

File No.
A-2023-0356

Applicant: SURJIT SINGH BOPORAI
Address: 25 PENNSYLVANIA AVE BRAMPTON, ON, L6Y 4N8
Zoning: R1D-2780
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
GARDEN SUITE	To permit a proposed garden suite with a gross floor area of 37.16m²	Whereas the by-law permits a garden suite to have a maximum gross floor area of 35m²	10.16.2(c)ii.
SETBACKS	To permit a rear yard setback of 1.74m to a proposed garden suite.	Whereas the by-law requires a minimum rear yard setback of 1.8m to a proposed garden suite.	10.16.2.(d)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral
Reviewed by Zoning

2023-11-07
Date