



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

FILE NUMBER: A-2024-0087

*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)** RAJESH KUMAR/RUPINDER KAUR  
**Address** 5 SANDMERE AVE BRAMPTON, ON, L6Z 4B4

**Phone #** 416-316-3939 **Fax #** \_\_\_\_\_  
**Email** rkrajan930@gmail.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 SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 1.00 M

4. **Why is it not possible to comply with the provisions of the by-law?**  

WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M FROM INTERIOR SIDE LOT LINE.

5. **Legal Description of the subject land:**  
**Lot Number** 94  
**Plan Number/Concession Number** M752  
**Municipal Address** 5 SANDMERE AVE BRAMPTON, ON, L6Z 4B4

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.15M  
**Depth** 30.50M  
**Area** 279.07M<sup>2</sup>

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.)

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	6.12M	_____
Rear yard setback	8M	_____
Side yard setback	1.30M	_____
Side yard setback	0.91M	_____

**PROPOSED**

Front yard setback	NO CHANGE	_____
Rear yard setback	NO CHANGE	_____
Side yard setback	NO CHANGE	_____
Side yard setback	0.66M	_____

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 14th DAY OF March, 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, JAYTESH BHALLA, 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 14 DAY OF

March, 2024

A Commissioner etc.

Mercelyn Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires June 20, 2025.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R2A(2)-313

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

Shiza Athar

Zoning Officer

2024/03/13

Date

DATE RECEIVED MARCH 14, 2024

Date Application Deemed Complete by the Municipality

VL

**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: 5 SANDMERE AVE ,BRAMPTON ,ON L6Z4B4

I/We, RAJESH KUMAR /RUPINDER KAUR

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 application for **minor variance** with respect to the subject land.

Dated this 05 day of MARCH, 2024.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the



(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 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: 5 SANDMERE AVE , BRAMPTON ,ON L6Z4B4

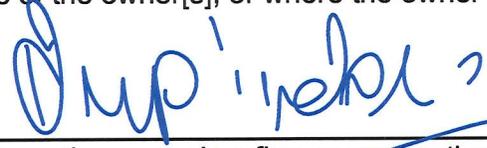
I/We, RAJESH KUMAR /RUPINDER KAUR

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the the City of Brampton Committee of Adjustment and City of Brampton staff members, to the above noted property for the purpose of conducting a site inspection with respect to the application for Minor Variance and/or consent.

Dated this 05 day of MARCH, 2024.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the

  
\_\_\_\_\_  
(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**

BUILDING LOCATION SURVEY OF  
 LOTS 93, 94, 95, AND 96  
 PLAN 43M-752  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL



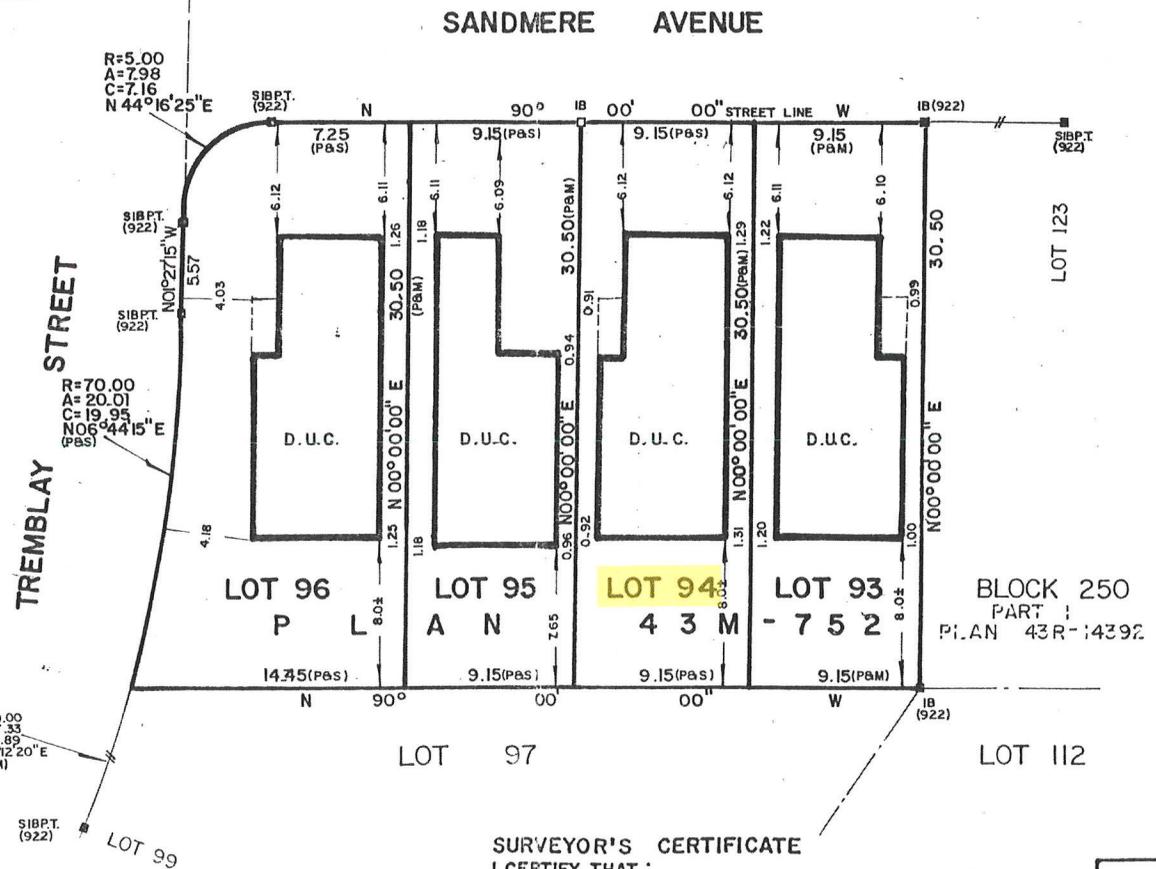
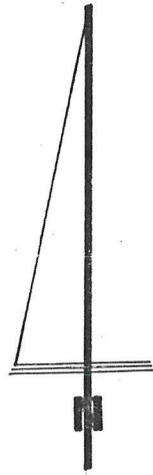
SCALE 1 : 300  
 ANTON KIKAS LIMITED  
 ONTARIO LAND SURVEYORS, 1987

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

**NOTES:**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF SANDMERE AVENUE AS SHOWN ON PLAN 43M-752 HAVING A BEARING OF N 90°00'00" W.

BUILDING TIES SHOWN HEREON ARE TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE.

**LEGEND**  
 ■ DENOTES SURVEY MONUMENT FOUND  
 □ DENOTES SURVEY MONUMENT PLANTED  
 S.I.B. DENOTES STANDARD IRON BAR  
 I.B. DENOTES IRON BAR  
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION  
 (922) DENOTES SCHAEFFER & REINTHALER O.L.S.  
 (P&S) DENOTES PLAN 43M-752 & SET  
 (P&M) DENOTES PLAN 43M-752 & MEASURED



DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

R=70.00  
 A=37.33  
 C=36.89  
 N30°12'20" E  
 (P&M)

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 17<sup>th</sup> DAY OF JULY, 1987  
 DATE JULY 21, 1987  
 W. JOHN BURG  
 ONTARIO LAND SURVEYOR

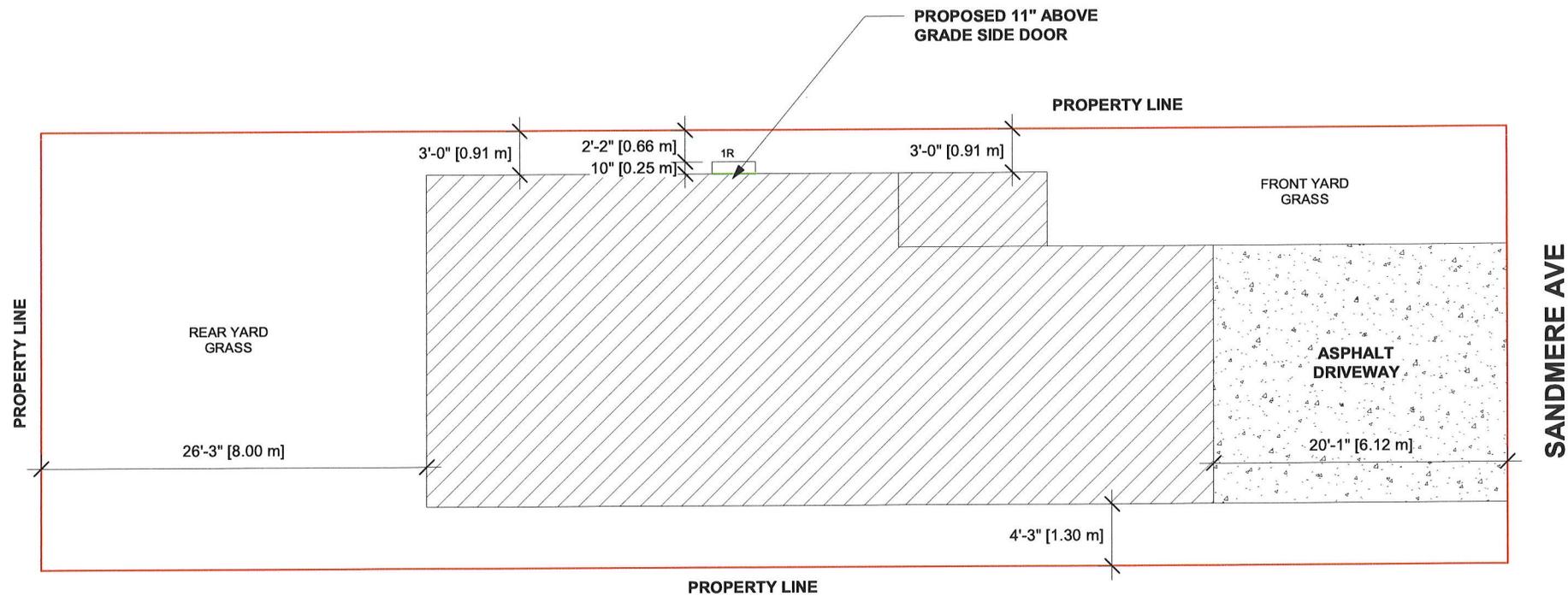
**Anton Kikas Limited**  
 Consulting Engineers  
 Ontario Land Surveyors - Planners  
 168 Bridgeland Avenue Toronto M6A 1Z4 Tel. 787-0303

DRAWN BY : J.J.      JOB N<sup>o</sup> 86-87-17  
 CHECKED BY : T.M./J.B.

PLAN 43M 752 LOT 94  
 5 SANDMERE AVE  
 2 STOREY DETACHED HOUSE

MINOR VARIANCE

-TO PERMIT A SIDE DOOR IN THE INTERIOR SIDE YARD HAVING A SETBACK OF 1.00 M  
 WHEREAS ZONING BY-LAW REQUIRES A MINIMUM SETBACK OF 1.2 M  
 FROM INTERIOR SIDE LOT LINE.



SITE PLAN

STAMP

01 ISSUED FOR PERMIT MAR 11/24

ADDRESS:  
 5 SANDMERE AVE,  
 BRAMPTON, ON

DRAWN BY: NK CHECKED BY: JB

PROJECT NUMBER: 24R-29614

**NOBLE PRIME SOLUTIONS LTD**

2131 WILLIAMS PARKWAY,  
 UNIT-19  
 BRAMPTON, ON.  
 (437) 888 1800

DATE: MAR 11/24

DWG No:

SCALE: 1 : 100

A-1

SANDMERE AVE

# Zoning Non-compliance Checklist

File No.

A - 2024 - 0087

Applicant: Pavneet Kaur

Address: 5 Sandmere Ave

Zoning: R2A(2)-313.

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			
ABOVE GRADE ENTRANCE	To permit a proposed above grade entrance in a side yard having a minimum width of 0.91m extending from the front wall of the dwelling up to the door,	whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door.	10.24.1 (a)
ABOVE GRADE ENTRANCE	To permit a 0.66m setback to the step for an above grade side entrance,	whereas the by-law requires a minimum setback of 0.9m (2.95 ft.) to any steps (or landing) in the interior side yard.	10.24.2
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/03/13

Date