



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

FILE NUMBER: A-2024-0101.

*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)** JASBIR SINGH MATHARU  
**Address** 171 MOFFATT AVE BRAMPTON, ON, L6Y 4R3

**Phone #** 647-286-0022 **Fax #** \_\_\_\_\_  
**Email** MINTU.MATHARU@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 REAR YARD DEPTH OF 6.30m  
-TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 1.30m TO A SECOND STOREY EXTENSION  
-TO PERMIT A LOT COBERAGE OF 43.36%,

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

1)WHEREAS ZONING BY LAW REQUIRES A MINIMUM REAR YARD DEPTH OF 8.85m FOR THIS PROPERTY 2)WHEREAS ZONING BY LAW REQUIRES A MINIMUM 1.8m SETBACK TO A SECOND STOREY EXTENSION 3)WHEREAS ZONING BY LAW PERMITS A MAXIMUMLOT COVERAGE OF 30% AT THIS PROPERTY.

5. **Legal Description of the subject land:**  
**Lot Number** 6  
**Plan Number/Concession Number** M960  
**Municipal Address** 171 MOFFATT AVE BRAMPTON, ON, L6Y 4R3

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.62 M  
**Depth** 35.40M  
**Area** 341.55M²

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 6.09M  
 Rear yard setback 9.60M  
 Side yard setback 1.30M  
 Side yard setback 1.21M

**PROPOSED**

Front yard setback NO CHANGE  
 Rear yard setback 6.30  
 Side yard setback NO CHANGE  
 Side yard setback NO CHANGE

10. Date of Acquisition of subject land: 29 NOV, 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: JUNE 1991

15. Length of time the existing uses of the subject property have been continued: 32 YEARS

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 _____

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 22nd 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, TANVIR RESI, 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 City OF

Brampton THIS 22 DAY OF March, 2024

*[Handwritten Signature]*

Signature of Applicant or Authorized Agent

Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

A Commissioner etc.

Expires September 20, 2026

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 March 22, 2024

Date Application Deemed Complete by the Municipality Clara

**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: 171 Moffatt Ave, Brampton, Ontario, L6y 4r3

I/We, Jasbir Singh Matharu  
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 20 day of February, 20<sup>24</sup>.

J. S. MATHARU  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Jasbir Singh Matharu Harjit Kaur Matharu  
(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: 171 Moffatt Ave, Brampton, Ontario, L6y 4r3

I/We, Jasbir Singh Matharu  
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 20 day of February, 20<sup>24</sup>.

J.S. MATHARU  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

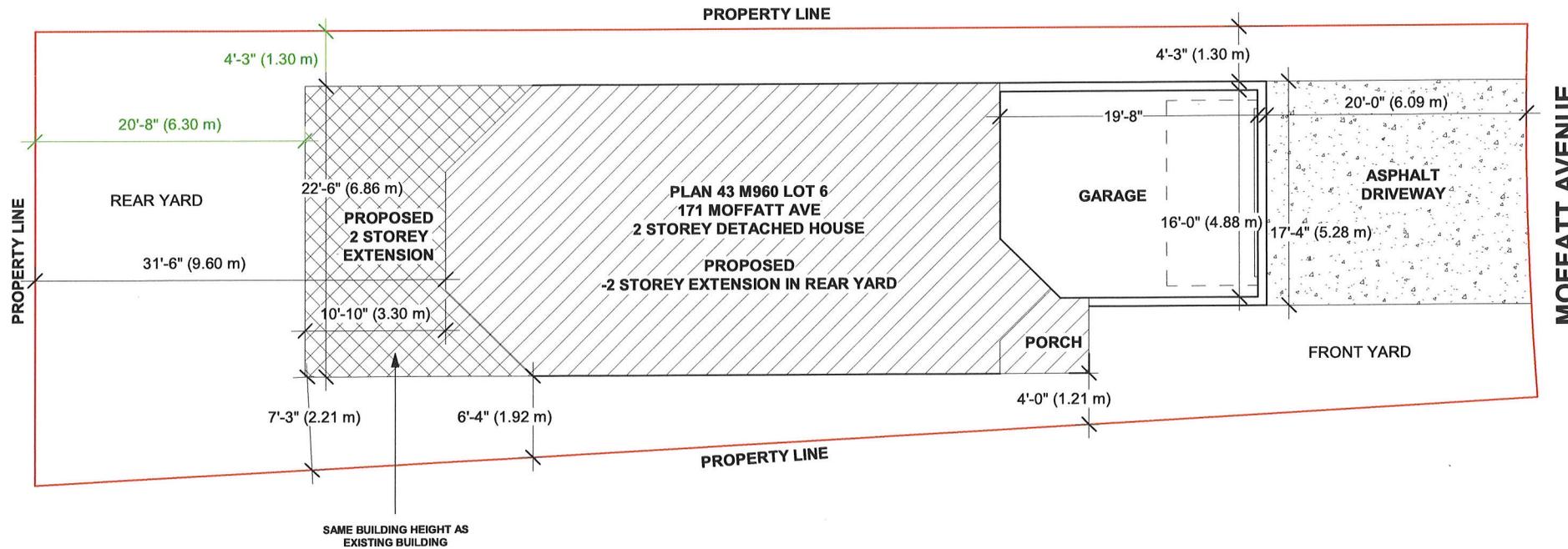
Jasbir Singh Matharu Harjit Kaur Matharu  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**

**MINOR VARIANCE**

- TO PERMIT A REAR YARD DEPTH OF 6.30m, WHEREAS ZONING BY LAW REQUIRES A MINIMUM REAR YARD DEPTH OF 8.85m FOR THIS PROPERTY;
- TO PERMIT AN INTERIOR SIDE YARD SETBACK OF 1.30m TO A SECOND STOREY EXTENSION, WHEREAS ZONING BY LAW REQUIRES A MINIMUM 1.8m SETBACK TO A SECOND STOREY EXTENSION;
- TO PERMIT A LOT COVERAGE OF 43.36%, WHEREAS ZONING BY LAW PERMITS A MAXIMUM LOT COVERAGE OF 30% AT THIS PROPERTY.



LOT AREA: 341.55 SQM  
 LOT COVERAGE: 148.11 SQM  
 (43.36% OF LOT AREA)

**SITE PLAN**

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.

STAMP

01 ISSUED FOR VARIANCE FEB 29/24

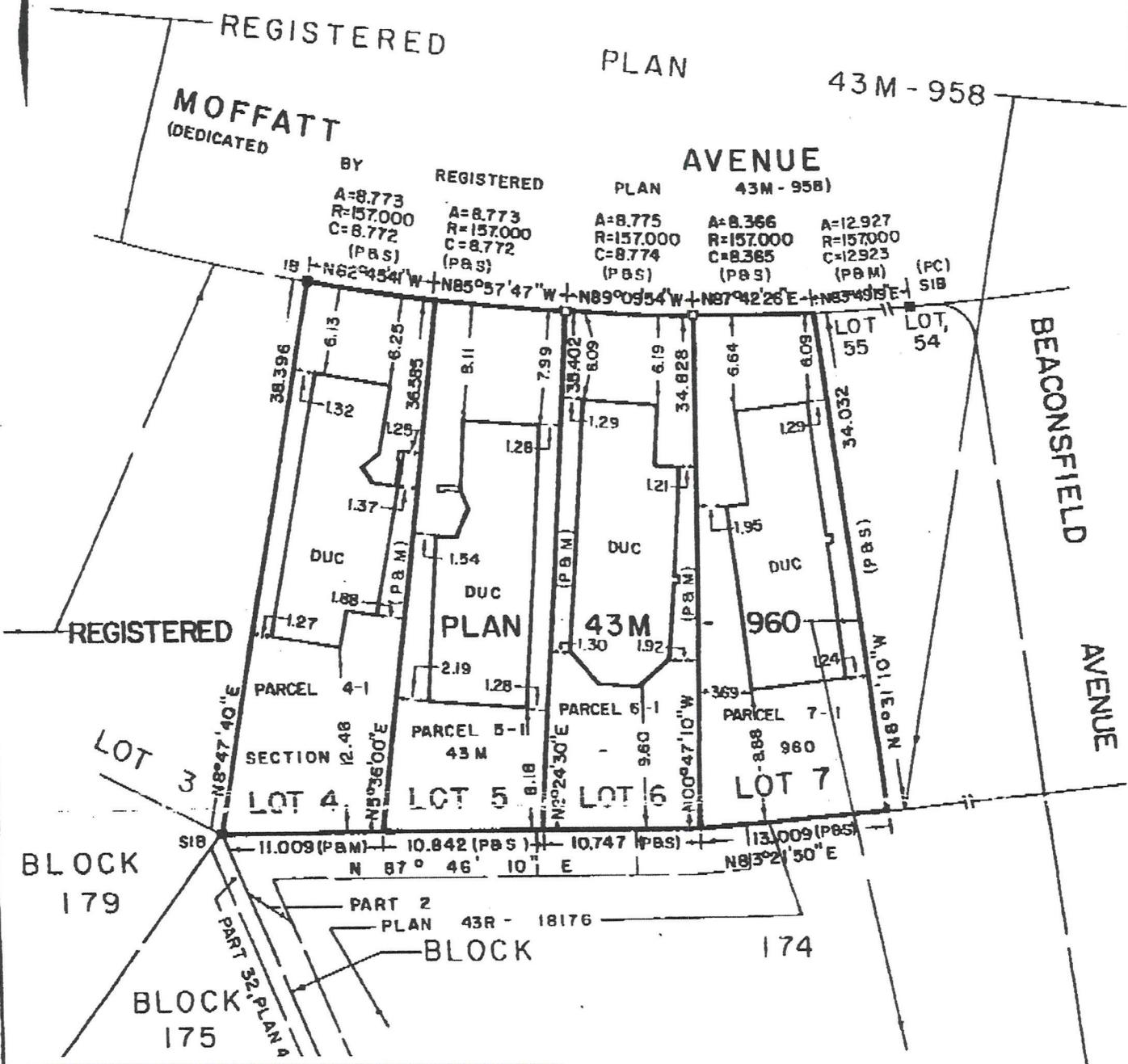
ADDRESS:  
 171 MOFFATT AVE,  
 BRAMPTON, ON.

DRAWN BY: NK CHECKED BY: TR  
 PROJECT NUMBER: 24R-29469

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

DATE: FEB 29/24 DWG No:  
 SCALE: 1" = 8'-0" A-1

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



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

UPDATED ON MAY 31, 1991 TO SHOW BUILDINGS ON LOTS 6 AND 7.

*June 7, 1991*  
DATE

*Frank J. Mauro*  
FRANK J. MAURO, O.L.S.

BUILDING LOCATION SURVEY OF  
LOTS 4, 5, 6 AND 7  
REGISTERED PLAN 43M-960  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:400

NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY  
LIMIT OF LOT 4 AS SHOWN ON REGISTERED PLAN 43M-960,  
HAVING A BEARING OF N8°47'40" E.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- PBS DENOTES REGISTERED PLAN 43M-960 AND SET
- PBM DENOTES REGISTERED PLAN 43M-960 AND MEASURED
- PC DENOTES POINT OF CURVATURE

© COPYRIGHT J. D. BARNES LIMITED - 1991.  
SURVEYOR'S CERTIFICATE

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION  
ALL FOUND SURVEY MONUMENTS SET BY J.D. BARNES LIMITED  
UNLESS NOTED OTHERWISE.

I CERTIFY THAT:  
THE FIELD SURVEY REPRESENTED ON THIS PLAN  
WAS COMPLETED ON THE 18th DAY OF OCTOBER, 1990

*November 12, 1990* *Frank J. Mauro*  
DATE FRANK J. MAURO  
Ontario Land Surveyor

**J.D. BARNES**  
LIMITED  
(416) 897-7010

**SURVEYING MAPPING**  
**LAND INFORMATION SERVICES**

DRAWN BY: C. E.	CHECKED BY: D. C.	REFERENCE NO.: 90-28-455-0-4
--------------------	----------------------	---------------------------------

UPDATED ON JANUARY 10, 1991 TO SHOW BUILDING ON  
LOT 4  
*February 14, 1991* *Frank J. Mauro*  
DATE FRANK J. MAURO  
Ontario Land Surveyor

# Zoning Non-compliance Checklist

File No.  
A-2024-0101

Applicant: Pavneet Kaur  
Address: 171 Moffatt Ave  
Zoning: Mature Neighborhood, R1D  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS REAR	To permit a rear yard setback of 6.30m to a proposed two-storey addition,	whereas the by-law requires a minimum rear yard setback of 8.85m.	10.27 (a)
BUILDING SETBACKS INTERIOR	To permit an interior side yard setback of 1.30m to a proposed second-storey addition,	whereas the by-law requires a minimum interior side yard setback of 1.2m to the first storey, or part thereof, plus 0.6m for each additional storey, or part thereof, where the lot width is less than or equal to 16 metres.	10.27 (b) (i)
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 43.36%,	whereas the by-law permits a maximum lot coverage of 30%.	10.27 (c)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
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

2024/03/19

Date