

**APPLICATION # B-2023-0015**  
**Ward # 10**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.78 hectares (1.93 acres). The proposed severed lot has a frontage of approximately 30.495 metres (100.05 feet), a depth of approximately 128.05 metres (420.11 feet) and an area of approximately 0.3905 hectares (0.96 acres). The effect of the application is to create a new residential lot to facilitate the future development of a single detached dwelling.

**Location of Land:**

Municipal Address: 41 Marysfield Drive

Former Township: Toronto Gore

Legal Description: Lot 25, Plan 406

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: MAY 25, 2023**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2023-0138 and A-2023-0139

**Decision and Appeal**

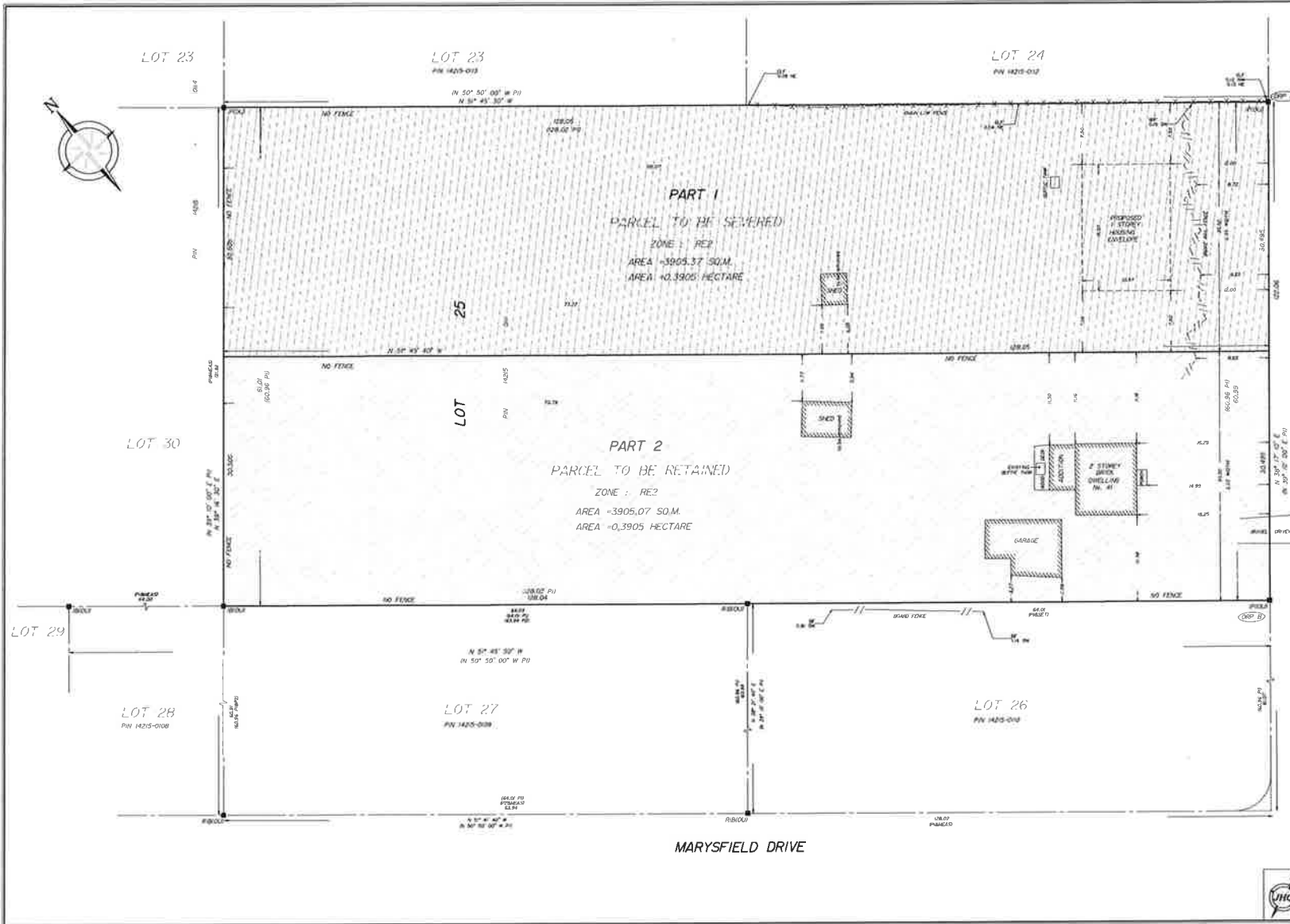
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elt.o.gov.on.ca](http://www.elt.o.gov.on.ca)

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 11th Day of May, 2023.

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

**Jeanie Myers, Secretary-Treasurer**  
City of Brampton Committee of Adjustment  
City Clerk's Office, Brampton City Hall  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117 Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



SEVERANCE SKETCH OF  
**LOT 25**  
**REGISTERED PLAN 406**  
**CITY OF BRAMPTON**  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200

**J.H. Gelbloom Surveying Limited**  
 Ontario Land Surveyor  
 2021

**BEARING NOTE**  
 BEARINGS AND LINES DERIVED FROM DESIGNATED REFERENCE POINTS A AND B, BY REAL-TIME NETWORK GPS OBSERVATIONS, LTM JUNE 15, 14083 4300 0000

OBSERVED REFERENCE POINTS ADJACENT TO LOTS 17, AND B3 (CSRS) (2010)  
 COORDINATES TO LMMW ACCURACY PER SEC. 14(2) OF O.REG. 246/10

POINT #	NORTHING	EASTING
REF A	4 852 682.82	603 058.17
REF B	4 852 684.34	603 058.34

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Distances shown on this plan are Ground Distances and can be converted to Grid Distances by Multiplying the Combined Scale Factor of 0.999702

**METRIC**  
 Distance shown on this plan is in metric and can be converted to feet by dividing by 0.3048.

**LEGEND**

- BF Board Fence
- CLF Chain Link Fence
- SF Stake Rail Fence
- PI Registered Plan 406
- P2 Plan of Survey by P. Sabro Company Ltd. dated May 2, 2009.
- NE Northeast
- NW Northwest
- SE Southeast
- SW Southwest
- F.S.S. To Be Determined

ZONE: RE2

PARCELS TO BE SEVERED	Frontage # 30.50 m	AREA (m <sup>2</sup> )
PART 1	30.50	3905.37
PARCELS TO BE RETAINED	Frontage # 30.50 m	AREA (m <sup>2</sup> )
PART 2	30.50	3905.07



DATE: APRIL 26, 2021

**J. H. Gelbloom Surveying Limited**  
 Ontario Land Surveyor  
 478 Morden Road, Unit 102, Oakville, Ont. L6K 3W4  
 office@jgsurveying.ca  
 Phone (905) 338-8210 Fax (905) 338-9446

Party Chief	Project:
J.H.	21-037
Drawn By:	Checked By:
M.K.	J.G.

**Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).**

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May, 30 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**How to Participate in the Hearing:**

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, May 25, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

**SUPPORTING STATEMENTS AND DOCUMENTATION FOR THE  
CONSENT AND MINOR VARIANCE APPLICATION OF 41  
MARYSFIELD DR., BRAMPTON, ON - L6P 0J2**

**Assessment Roll No: 1012 0003 17200 0000**

The subject property is zoned "Residential Rural Estate Two - Section 2919 (RE2-2919)" according to By-law 270-2004, as amended. Section 2919 of the Zoning By-law requires a minimum lot area of 0.4 hectares and a minimum lot width of 30 metres. The applicant is proposing to sever 41 Marysfield Road resulting in a minimum lot area of 0.3905 hectares for both the severed and retained lots and a minimum lot width of approximately 30.495 metres (100.05 feet) for both the severed and retained lots. While the minimum lot width of both the severed and retained lot area do conform to the minimum lot width requirement, the minimum lot area for both severed and retained lot falls short by .0095 hectares, which based on the size and shape of the lot after severance is minor in nature.

The key arguments in favor of the consent and minor variance application are:

1. The lots (both retained and severed) after severance will be shaped as width/frontage 30.495m x depth 128.05 m. The lots are deep enough that the shortage of 95 sq.m (1022.57sq.ft) should not have a material impact on the land use.
2. The surrounding lots around the property 41 Marysfield Drive (as attached in "Appendix A" of the Marysfield Neighbourhood Lot Areas) are all 0.39 hectares thereby not impacting the overall neighborhood character. (23, 33, 37, 45, 51, 55, 59, and 61 Marysfield Drives all have 0.39 hectares lot area).
3. Recently an in principle approval of consent severance has been provided to Minor Variance Application and Consent Application A18-028, A18-029, and B18-006 - 52 Marysfield Drive to approve a minimum lot area of 0.39 hectares.

### Appendix "A" Marysfield Neighbourhood Lot Areas





The personal information collected on this form is collected pursuant to subsection 53(2) 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**  
**Consent**  
(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) **Name of Owner/Applicant** Vinod Mahesan, Vipin Mahesan, Geetanjali Mahesan, Mansi Rastogi  
(print given and family names in full)

**Address** 41 Marysfield Drive, Brampton, ON - L6P 0J2

**Phone #** 416-833-3721 **Fax #** \_\_\_\_\_

**Email** vinmahesan@gmail.com

(b) **Name of Authorized Agent** Vinod Kumar Mahesan

**Address** 3 St. Patricks Rd., Brampton, ON - L6P 0C3

**Phone #** 416-833-3721 **Fax #** \_\_\_\_\_

**Email** vinmahesan@gmail.com

2. **The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.**

**Specify:** Creation of a new lot

3. **If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.**

4. **Description of the subject land ("subject land" means the land to be severed and retained):**

a) **Name of Street** Marysfield Drive **Number** 41

b) **Concession No.** \_\_\_\_\_ **Lot(s)** \_\_\_\_\_

c) **Registered Plan No.** 406 **Lot(s)** 25

d) **Reference Plan No.** \_\_\_\_\_ **Lot(s)** \_\_\_\_\_

e) **Assessment Roll No.** 1012 0003 17200 0000 **Geographic or Former Township** \_\_\_\_\_

5. **Are there any easements or restrictive covenants affecting the subject land?**

**Yes**  **No**

**Specify:** \_\_\_\_\_

6. Description of severed land: (in metric units)

a) Frontage 30.495m Depth 128.05m Area 0.3905ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) Shed  
(proposed) House with attached garage

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

\_\_\_\_\_

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units)

a) Frontage 30.495m Depth 128.04m Area 0.3905ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) House, garage, and shed  
(proposed) House and garage

d)	<b>Access will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

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f)	<b>Water supply will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<hr/>	

g)	<b>Sewage disposal will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (specify):	<hr/>	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	<b>Land to be Severed</b>	<b>Land to be Retained</b>
<b>Zoning By-Law</b>	<u>RE-2</u>	<u>RE-2</u>
<b>Official Plans</b>		
City of Brampton	<u>Estate Residential</u>	<u>Estate Residential</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes  No

File # B-2021-0009 Status/Decision Application was withdrawn

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes  No

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_



11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	A-2021-0117/0118	Application was withdrawn
Validation of the Title	A-2023-0138	CONCURRENT
Approval of Power and Sale	A-2023-0139	_____
Plan of Subdivision	_____	_____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the Planning Act? Yes  No

13. Is the subject land within an area of land designated under any Provincial Plan? Yes  No

14. If the answer is yes, does the application conform to the applicable Provincial Plan? Yes  No

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City \_\_\_\_\_ of Brampton \_\_\_\_\_  
this 2 day of MAY, 2023.

  
\_\_\_\_\_  
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:  
 I have the authority to bind the Corporation


**DECLARATION**

I, Vinod Kumar Mahesan of the City \_\_\_\_\_ of Brampton \_\_\_\_\_

in the County/District/Regional Municipality of Peel \_\_\_\_\_ solemnly declare that all the statements contained in t application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City \_\_\_\_\_ of BRAMPTON \_\_\_\_\_  
in the Region \_\_\_\_\_ of Peel \_\_\_\_\_  
this 2<sup>nd</sup> day of May, 2023

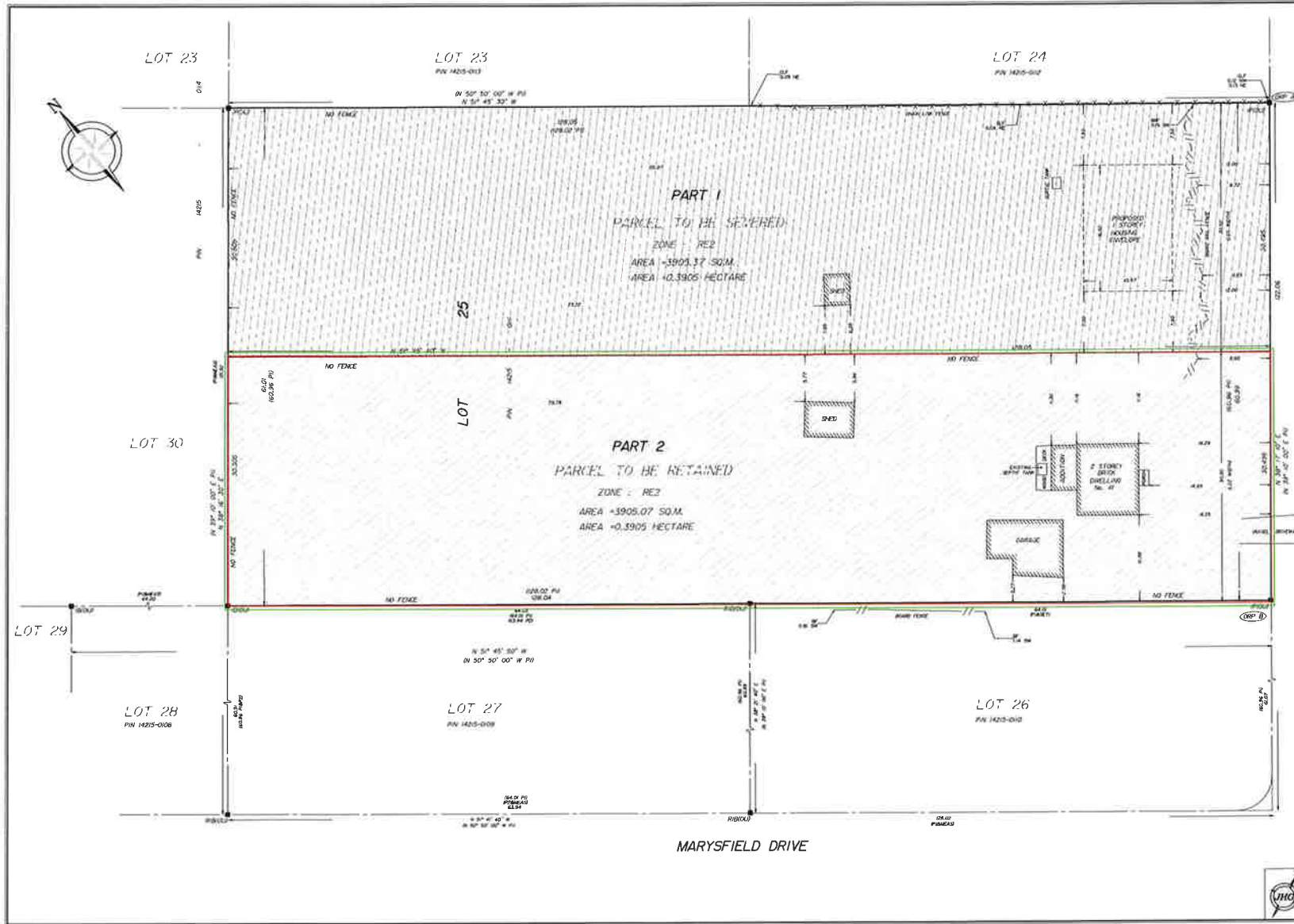
  
\_\_\_\_\_  
Signature of applicant/solicitor/authorized agent, etc.

  
\_\_\_\_\_  
Signature of a Commissioner, etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
Rose Bruno _____ Zoning Officer	April 28, 2023 _____ Date

DATE RECEIVED May 2, 2023  
Date Application Deemed Complete by the Municipality \_\_\_\_\_



SEVERANCE SKETCH OF  
**LOT 25**  
**REGISTERED PLAN 406**  
**CITY OF BRAMPTON**  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

**J.H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
2021

**BEARING NOTE**  
BEARINGS ARE WITH GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REG. THE METHOD WITH ACCURACY WITHIN 2 CM.

OBSERVED REFERENCE POINTS RIPPIN: UTM ZONE 17, NAD 83 (CSRS) 2010, COORDINATES TO UTM ACCURACY PER SEC. 14(2) OF REG. 216/03

POINT ID	NORTHING	EASTING
OPP A	4 952 482.87	603 033.15
OPP B	4 952 434.94	603 055.34

COORDINATE CORRECTED IN THIS PLAN. BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Distances shown on this plan are Ground Distances and can be converted to Grid Distances by Multiplying the Combined Scale Factor of 0.999702

**METRIC**  
Distances shown on this plan are in metric and can be converted to feet by dividing by 0.3048.

**LEGEND**

- BF Board Fence
- CLF Chain Link Fence
- SRF Single Rail Fence
- PI Registered Plan 406
- P2 Plan of Survey by P. Saha Company Ltd. dated May 2, 2009
- NE North-east
- NW North-west
- SE South-east
- SW South-west
- T.D. To Be Determined

ZONE : RE2

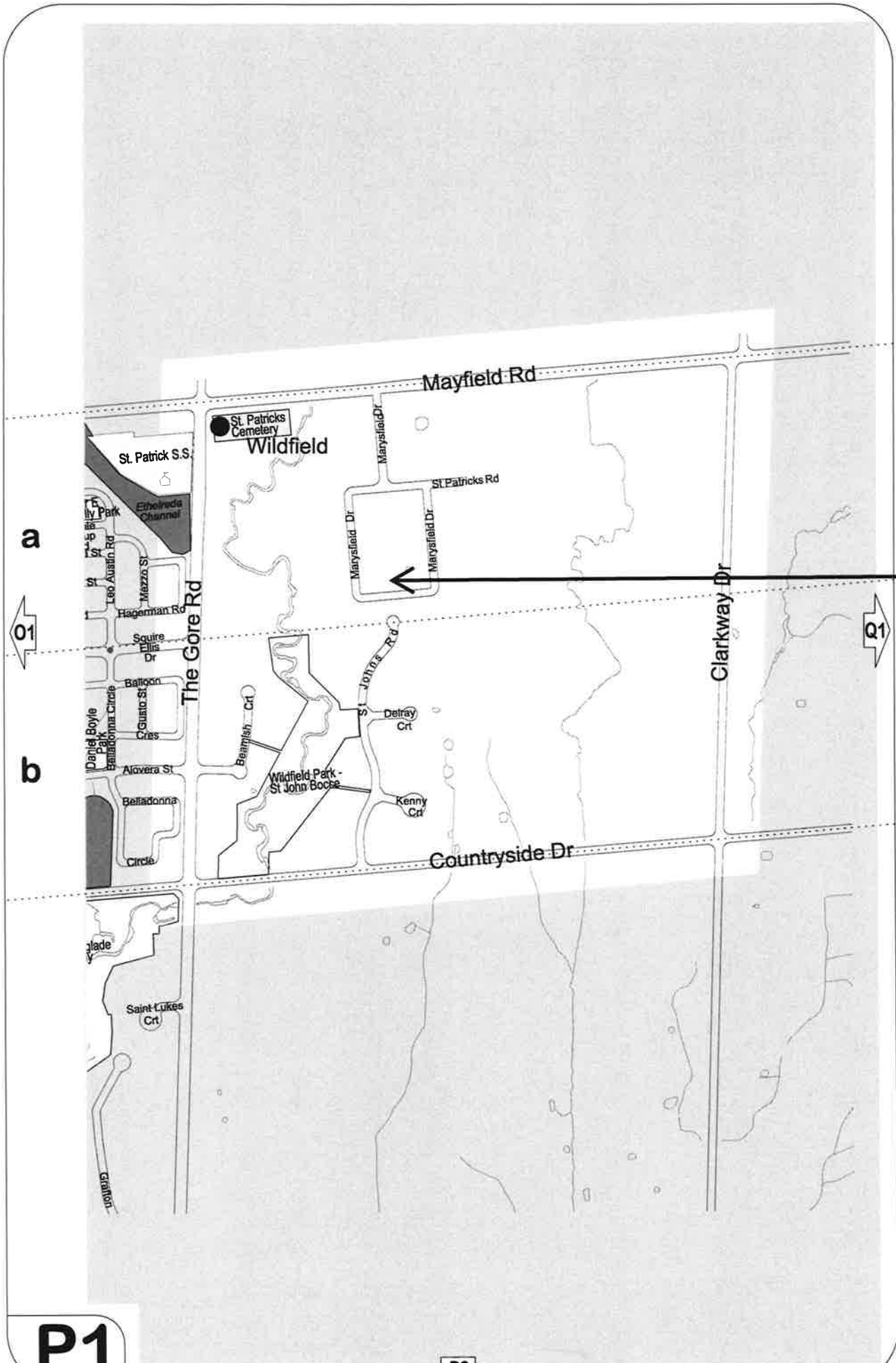
PARCEL TO BE SEVERED	Frontage @ 30.50 m	AREA @ 3905.37
PART 1	30.50	3905.37
PARCEL TO BE RETAINED	Frontage @ 30.50 m	AREA @ 3905.07
PART 2	30.50	3905.07



DATE: APRIL 26, 2021

**J. H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
470 Jordan Road, Unit 102, Oakville, Ont, L6K 3R4  
office@jhsurveying.ca  
Phone: (905) 338-5210 Fax: (905) 338-9446

Party Chief N.A.	Project 21-037
Drawn By: M.K.	Checked By: J.C.



B-2023-0015  
 A-2023-0138  
 A-2023-0139

a

b

01

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P1

P2