

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

SCALE 1 : 250

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

**BEARING NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 ELEVATION 4000.

OBSERVED REFERENCE POINTS 2009/4 UTM ZONE 17, 640 83 105849 02008 COORDINATES TO UTM GRID ACCURACY PER SEC. 1027 OF O.A.R.S. 2000

POINT ID	NORTHING	EASTING
REF. A	4 852 682.82	637 023.13
REF. B	4 852 682.84	637 023.14

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

**LEGEND**

- BF - Bound Fence
- CLF - Chain Link Fence
- SIF - Snake Rail Fence
- RP - Registered Plan 406
- PS - Plan of Survey by P. Saha Company Ltd. dated May 2, 2009.
- NE - Northeast
- NW - Northwest
- SE - Southeast
- SW - Southwest
- E.B.D. - To Be Demolished

ZONE : RE2

PARCEL TO BE SEVERED	Area (sq.m)	Area (ha)
PART 1	3905.37	3905.37
PART 2	3905.07	3905.07



DATE APRIL 26, 2021

**J. H. Geibloom Surveying Limited**  
Ontario Land Surveyor  
476 Morden Road, Unit 102, Oakville, Ont. L6K 3W4  
office@jhsurveying.ca  
Phone (905) 338-8210 Fax (905) 338-2446

Party Chief: NA Project: 21-037  
Drawn By: MK Checked By: 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.



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

FILE NUMBER: A-2023-0138

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)** Vinod Kumar Mahesan, Mansi Rastogi, Vipin Kumar Mahesan, Geetanjali Mahesan  
**Address** 41 Marysfield Drive, Brampton, ON - L6P 0J2

**Phone #** 416-833-3721 **Fax #** \_\_\_\_\_  
**Email** vinmahesan@gmail.com

2. **Name of Agent** Vinod Kumar Mahesan  
**Address** 3 St Patricks Rd., Brampton, ON - L6P 0C3

**Phone #** 416-833-3721 **Fax #** \_\_\_\_\_  
**Email** vinmahesan@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
Consent application submitted concurrently with this Minor Variance Application requires a variance for the severed property for the minimum lot area. The RE2 zoning restricts the lot area to 0.4ha. The variance sought would result in severed lot being 0.3905ha.

4. **Why is it not possible to comply with the provisions of the by-law?**  
The original lot at 41 Marysfield Drive is currently 0.78ha. The applicant has submitted a consent application to subdivide the lot. The Brampton zoning by-law stipulates a minimum lot size of 0.4ha for the RE2 zone where the subject property is located. As such, any subdivision bylaw requires a minor variance for lot size.

5. **Legal Description of the subject land:**  
**Lot Number** 25  
**Plan Number/Concession Number** 406  
**Municipal Address** 41 MARYSFIELD DRIVE, BRAMPTON, ON - L6P 0J2

6. **Dimension of subject land (in metric units)**  
**Frontage** 60.99m  
**Depth** 128.04m  
**Area** 0.781ha

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>		<input type="checkbox"/>		Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>		<input type="checkbox"/>		Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>		<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.)

House (2 storeys, gross floor area: 117 sq.m.), garage (gross floor area: 40.59 sq.m., height: 0.78m), shed (to be removed)

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

House (2 storeys, gross floor area: 117 sq.m.), garage (gross floor area: 40.59 sq.m., height: 0.78m), shed (to be removed)

- 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 14.99m  
 Rear yard setback 99.29m  
 Side yard setback 2.98m  
 Side yard setback 41.66m

**PROPOSED**

Front yard setback 14.99m  
 Rear yard setback 99.29m  
 Side yard setback 2.98m  
 Side yard setback 11.16m

- 10. Date of Acquisition of subject land: April 30, 2018
- 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: 1950
- 15. Length of time the existing uses of the subject property have been continued: Since constructed

- 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 # TBD B-2023-0015 Status Filed Together

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 # <u>A2021-0118</u>	Decision <u>Application was withdrawn</u>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY B OF BRAMPTON

THIS 2 DAY OF MAY, 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, Vinod Kumar Mahesan, 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 Peel Region OF

THIS 2<sup>nd</sup> DAY OF

May, 2023

Leanne Myles  
A Commissioner etc.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

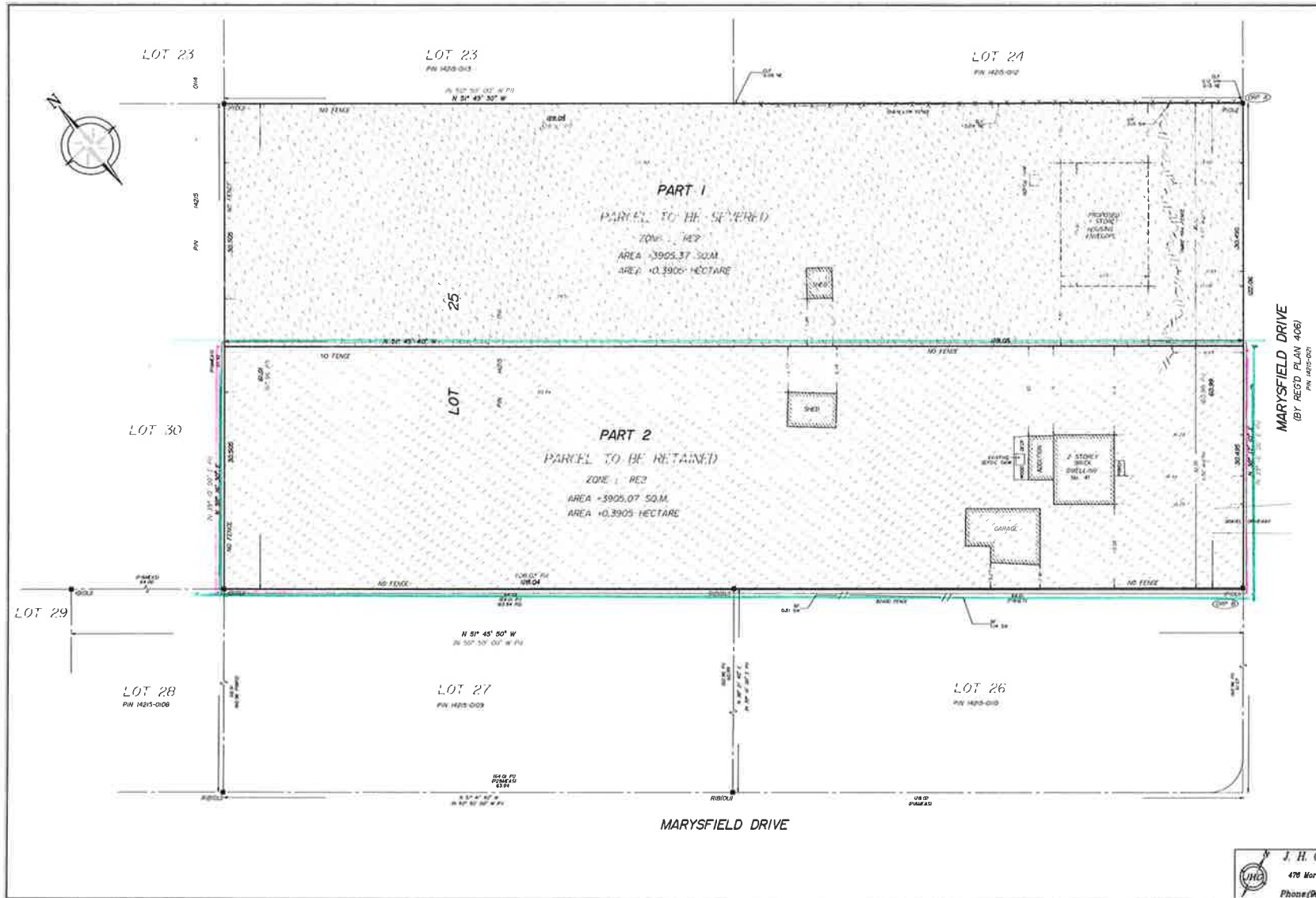
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED 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

0 5 10 15 20 25 m

SCALE 1 : 250

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

**BEARINGS NOTE**  
 BEARINGS AND DISTANCES DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL-TIME NETWORK RTK OBSERVATIONS, UTM ZONE 17, ADAR3 (CSRS) GRID.

OBSERVED REFERENCE POINTS (ORP#) UTM ZONE 17, AND 03 (CSRS) (2000), COORDINATES TO 6-DECIMAL ACCURACY PER SEC. 14(1) OF OREGA 2001

POINT ID	NORTHING	EASTING
ORP A	4 852 487.02	603 051.13
ORP B	4 852 484.94	603 053.34

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 shall 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
  - SF Stone Rail Fence
  - RP Registered Plan 406
  - PS Plan of Survey by P. Sabo Company Ltd. dated May 2, 2009.
  - NE Northeast
  - NW Northwest
  - SE Southeast
  - SW Southwest
  - T.B.O. To Be Determined
- ZONE: RE2

PARCEL TO BE SEVERED	Length # (SQ.M)	AREA (sq.m)
PART 1	30.50	3905.37
PART 2	30.50	3905.07

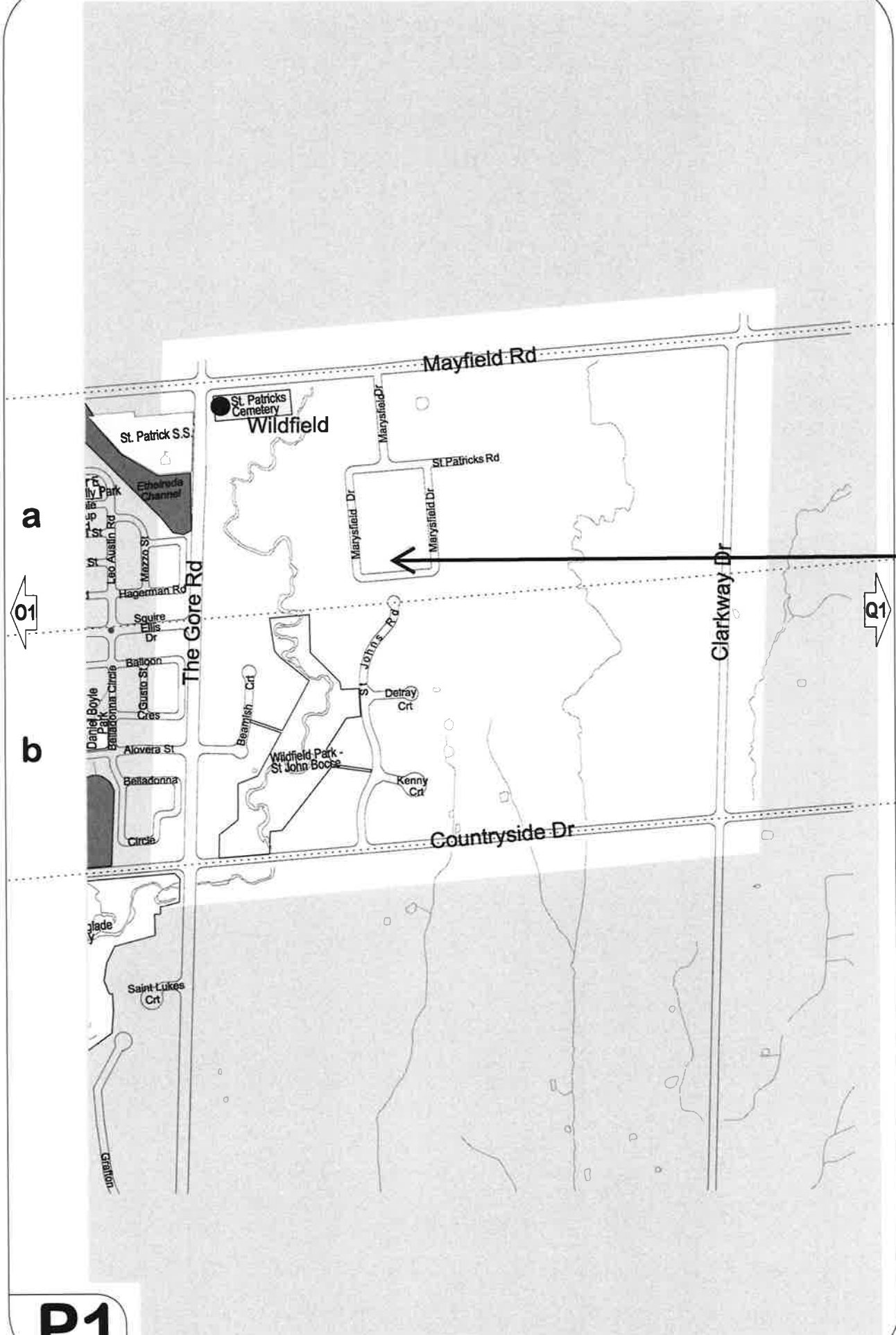


DATE APRIL 26, 2021

**J. H. Gelbloom Surveying Limited**  
 Ontario Land Surveyor  
 470 Morden Road, Unit 102, Oakville, Ont., L6K 3K4  
 office@jhgsurveying.ca  
 Phone (905) 338-8210 Fax (905) 338-9446

Party Chel. H.A. Project 21-037

Drawn By: M.K. Checked By: J.C.



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

P1

P2