



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

FILE NUMBER: A-2024-0048

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)** Rajinderpal Sekhon and Jaswinder Sekhon  
**Address** 14 Beamish Ct, Brampton, ON L6P 0X8

**Phone #** 437-776-2799 **Fax #** \_\_\_\_\_  
**Email** Sekhon20023@gmail.com

2. **Name of Agent** Pamir Rafiq  
**Address** 1435 Cornwall Road, Unit D2, Oakville, ON L6J 7T5

**Phone #** 416-566-6588 **Fax #** \_\_\_\_\_  
**Email** info@lucidhomes.ca

3. **Nature and extent of relief applied for (variances requested):**  
For the purposed of 2-storey dwelling with 6 car garage, along with a proposed entertaining area in the rear. The following are the variances requested:  
- Lot area: 0.8 hectares required, 0.96 hectares provided (section 11.2.2(a))  
- Building height – 10.6m required, 13.29m provided (section 11.2.2(h))  
- Accessory building area – 40.0 sq.m. required, 71.45 sq.m. (section 10.3.(e)(i))  
- Accessory building height – 3.5m required, 5.00 provided (section 10.3.(h))  
- Garage door height – 2.4m Required, 3.05m provided (section 10.4.1(j))

4. **Why is it not possible to comply with the provisions of the by-law?**  
1.The lot area (0.96 hectares) is existing lot conditions.  
2. Due to the dwelling's size and the need for a higher roof to match the neighborhood's character, some parts of the roof exceed the by-law limits, reaching up to 13.29m, while the main roof is 12.57m, and certain portions are as low as 8.05m.  
3.We understand that the permitted height for the garage door is 2.4m. However, given the

5. **Legal Description of the subject land:**  
**Lot Number** 16  
**Plan Number/Concession Number** CON. 10 N.D. (PLAN 1002 LOT 4)  
**Municipal Address** 14 Beamish Ct, Brampton, ON L6P 0X8

6. **Dimension of subject land (in metric units)**  
**Frontage** 60.185 M.  
**Depth** 121.154 M.  
**Area** 9630.6 SQ.M. (0.96 ha)

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.)

Existing 1 storey brick dwelling and detached garage (438.28 sq.m.)  
Front covered porch, 16.11 sq.m. Side porch, 3.02 sqm.  
All existing structures listed above to be demolished.

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

Proposed 2 storey single family dwelling with attached 6 cars garage.  
Proposed Dwelling Area: 706.28 sq.m.  
Proposed front porch: 9.85 sq.m.  
Proposed rear porch: 71.48 sq.m.  
Total of 787.61 sq.m.

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 21.82 M.  
Rear yard setback 61.75 M.  
Side yard setback 9.07 M.  
Side yard setback 42.67 M.

**PROPOSED**

Front yard setback 35.15 M.  
Rear yard setback 48.28 M.  
Side yard setback 31.92 M.  
Side yard setback 13.69 M.

10. Date of Acquisition of subject land: March 31th, 2022
11. Existing uses of subject property: Residential Single Family Dwelling
12. Proposed uses of subject property: Residential Single Family Dwelling
13. Existing uses of abutting properties: Estate Residential
14. Date of construction of all buildings & structures on subject land: N/A
15. Length of time the existing uses of the subject property have been continued: N/A
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 \_\_\_\_\_ TOWN \_\_\_\_\_ OF \_\_\_\_\_ OAKVILLE \_\_\_\_\_

THIS 13 DAY OF FEBRUARY, 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, Rajinderpal Sekhon  
PAMIR RAFIQ, OF THE CITY OF Brampton  
OAKVILLE

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 16th DAY OF

February, 2024

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

Expires September 20, 2025  
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

Date Application Deemed  
Complete by the Municipality

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  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 14 Beamish Ct, Brampton, ON L6P 0X8

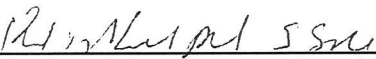
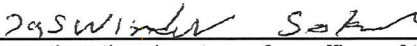
I/We, Rajinderpal Sekhon and Jaswinder Sekhon  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Pamir Rafiq  
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 13 day of February, 2024.

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

Rajinderpal Sekhon Jaswinder Sekhon  
(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  
[coa@brampton.ca](mailto:coa@brampton.ca)

**LOCATION OF THE SUBJECT LAND:** 14 Beamish Ct, Brampton, ON L6P 0X8

I/We, Rajinderpal Sekhon and Jaswinder Sekhon  
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 13 day of February, 2024.

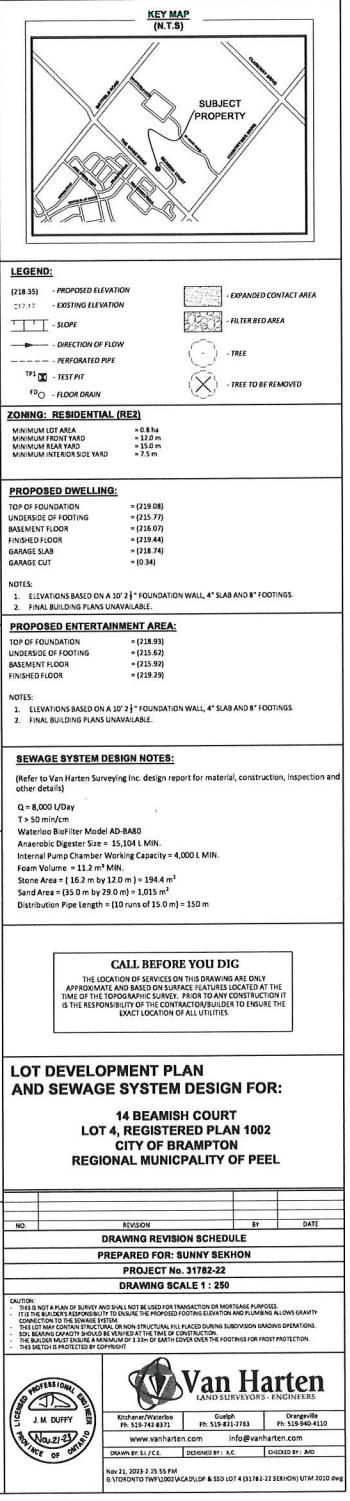
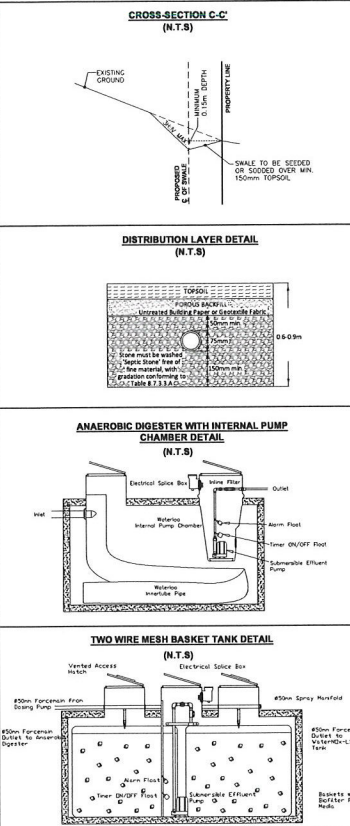
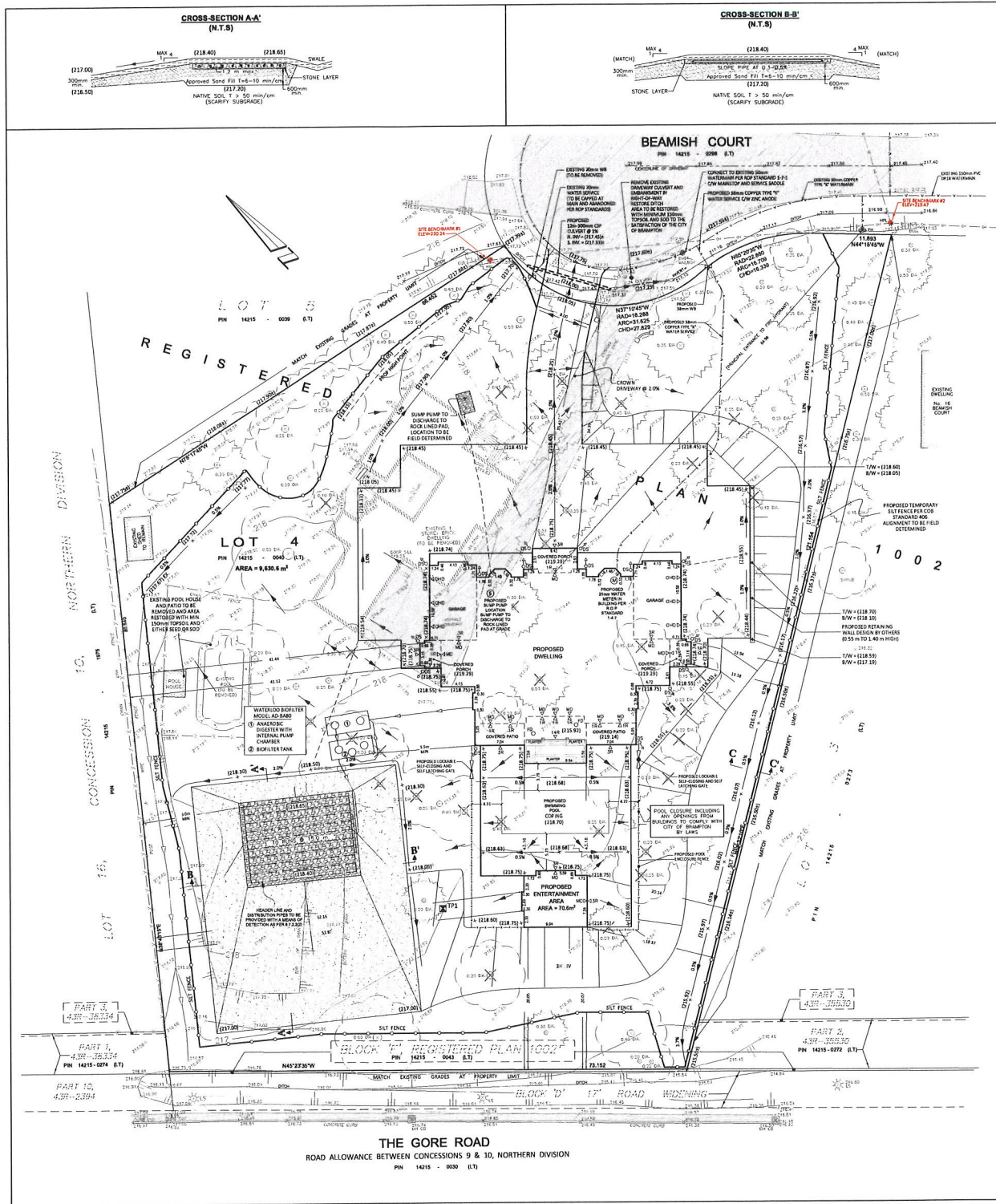
Miguel Sosa                      29 SW 1st St Sosa

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

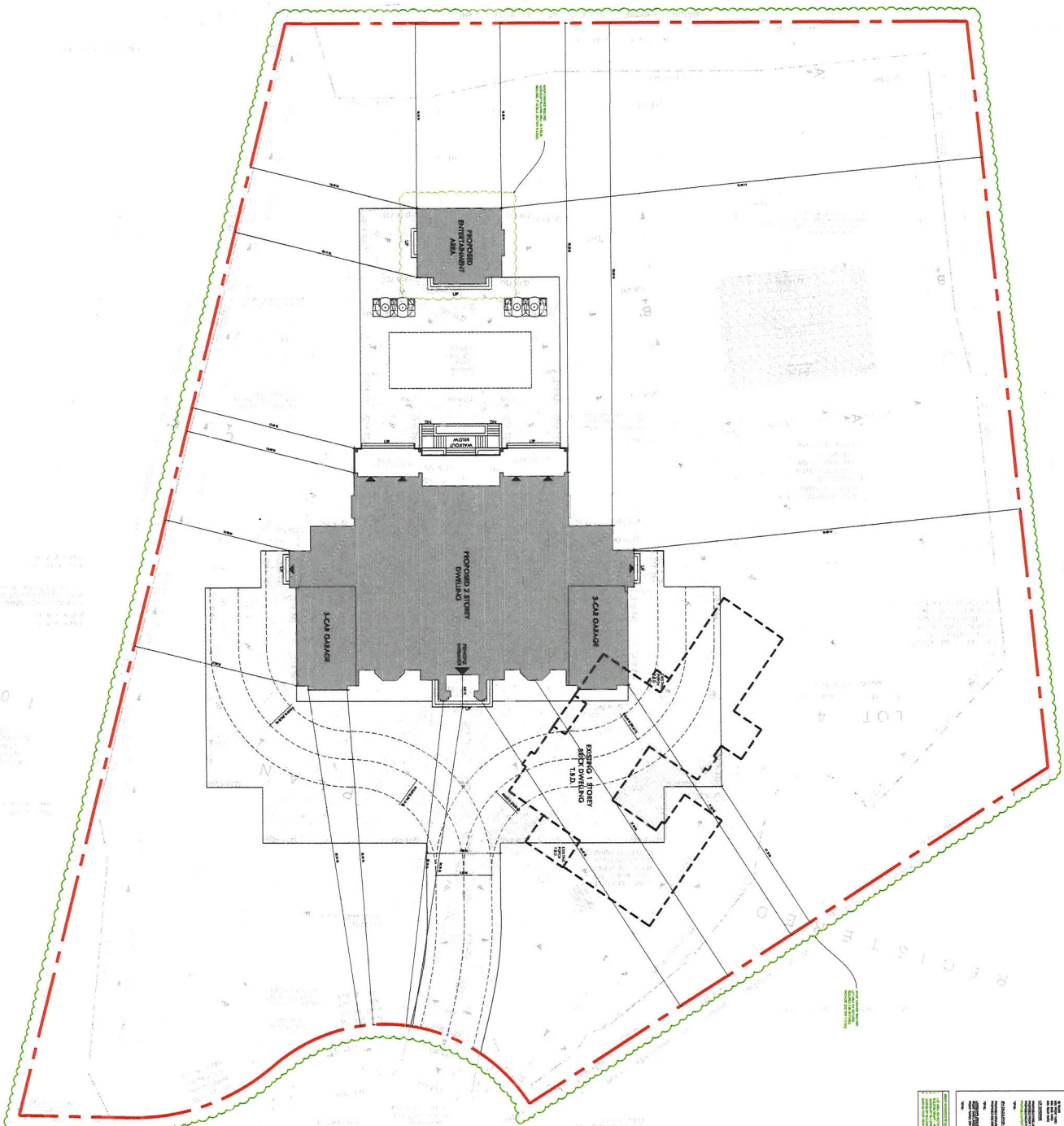
<b>Rajinderpal Sekhon</b>	<b>Jaswinder Sekhon</b>
(where the owner is a firm or corporation, please print or type the full name of the person signing.)	

**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**



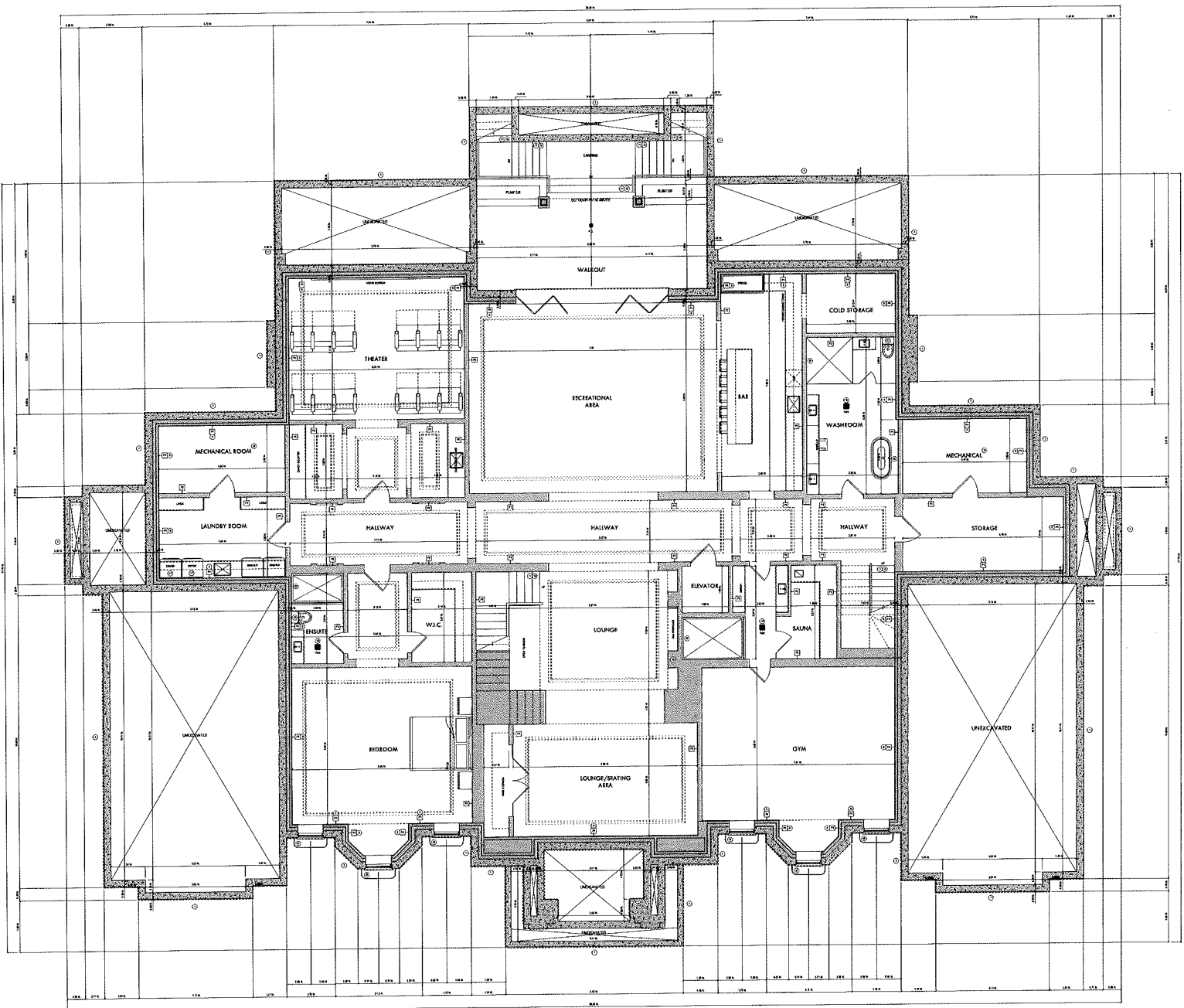




QUESTION	ANSWER
1. A patient with a long history of alcohol abuse presents with a 2-week history of abdominal pain, weight loss, and jaundice. Physical examination reveals a firm, nontender, nonmobile mass in the right upper quadrant. Laboratory studies show a total bilirubin of 2.5 mg/dL, alkaline phosphatase of 150 U/L, and aspartate aminotransferase of 100 U/L. What is the most likely diagnosis?	Cholangiocarcinoma
2. A 65-year-old man with a long history of smoking and alcohol abuse presents with a 2-week history of abdominal pain, weight loss, and jaundice. Physical examination reveals a firm, nontender, nonmobile mass in the right upper quadrant. Laboratory studies show a total bilirubin of 2.5 mg/dL, alkaline phosphatase of 150 U/L, and aspartate aminotransferase of 100 U/L. What is the most likely diagnosis?	Cholangiocarcinoma
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5. A 65-year-old man with a long history of smoking and alcohol abuse presents with a 2-week history of abdominal pain, weight loss, and jaundice. Physical examination reveals a firm, nontender, nonmobile mass in the right upper quadrant. Laboratory studies show a total bilirubin of 2.5 mg/dL, alkaline phosphatase of 150 U/L, and aspartate aminotransferase of 100 U/L. What is the most likely diagnosis?	Cholangiocarcinoma
6. A 65-year-old man with a long history of smoking and alcohol abuse presents with a 2-week history of abdominal pain, weight loss, and jaundice. Physical examination reveals a firm, nontender, nonmobile mass in the right upper quadrant. Laboratory studies show a total bilirubin of 2.5 mg/dL, alkaline phosphatase of 150 U/L, and aspartate aminotransferase of 100 U/L. What is the most likely diagnosis?	Cholangiocarcinoma
7. A 65-year-old man with a long history of smoking and alcohol abuse presents with a 2-week history of abdominal pain, weight loss, and jaundice. Physical examination reveals a firm, nontender, nonmobile mass in the right upper quadrant. Laboratory studies show a total bilirubin of 2.5 mg/dL, alkaline phosphatase of 150 U/L, and aspartate aminotransferase of 100 U/L. What is the most likely diagnosis?	Cholangiocarcinoma
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**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL ELECTRICAL CODE OF CANADA.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE OF CANADA AND THE NATIONAL PLUMBING CODE OF CANADA.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTS (NAA) STANDARDS.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ENGINEERS (NAE) STANDARDS.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF CONTRACTORS (NAC) STANDARDS.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF BUILDERS (NAB) STANDARDS.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF HOMEOWNERS (NAH) STANDARDS.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF REALTORS (NAR) STANDARDS.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ATTORNEYS (NAA) STANDARDS.

**LEGEND**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL ELECTRICAL CODE OF CANADA.

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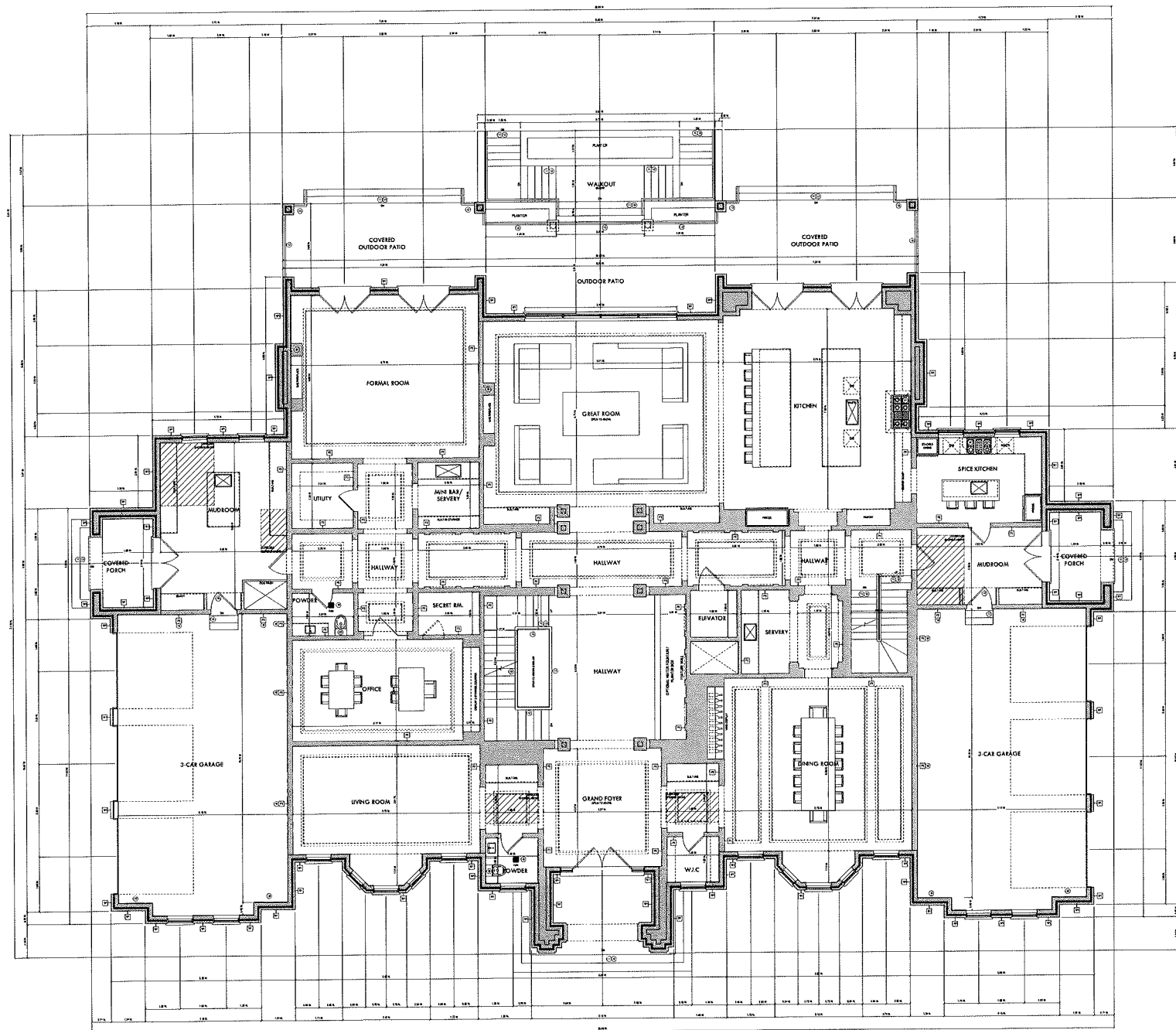
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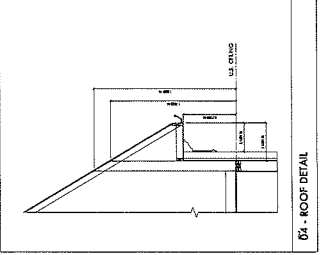
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**AT00**

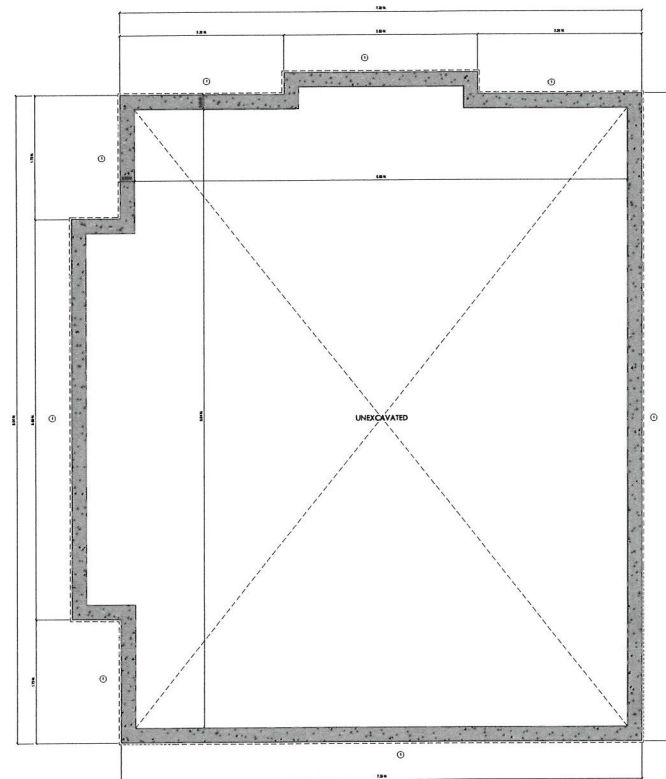
BASEMENT FLOOR PLAN

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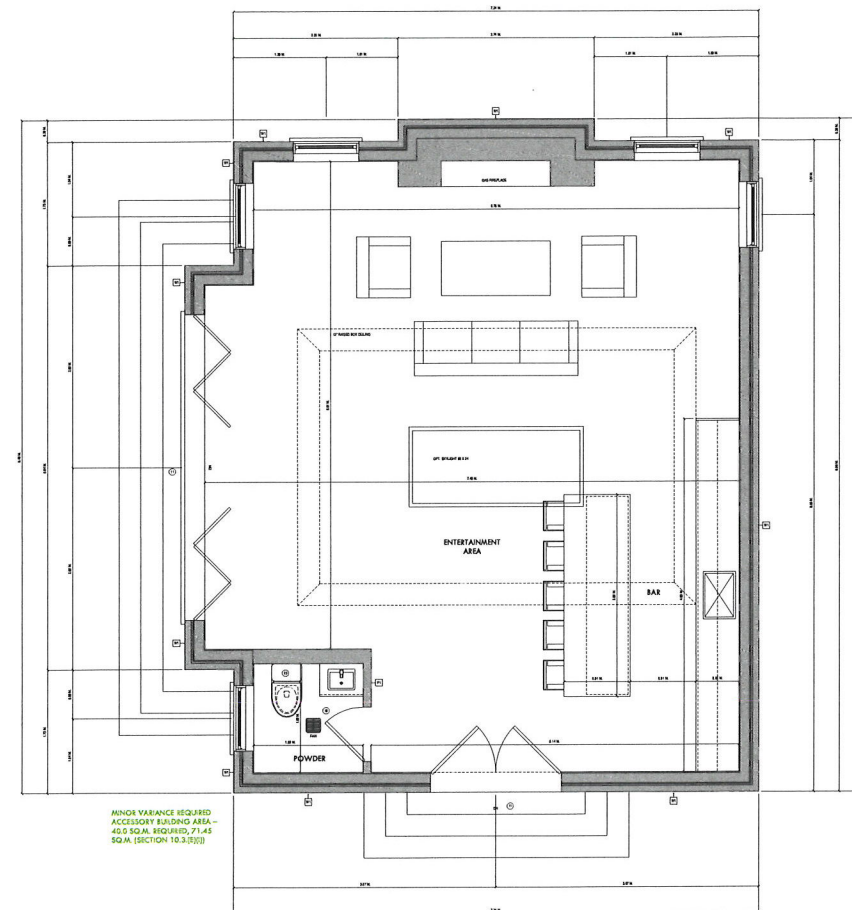


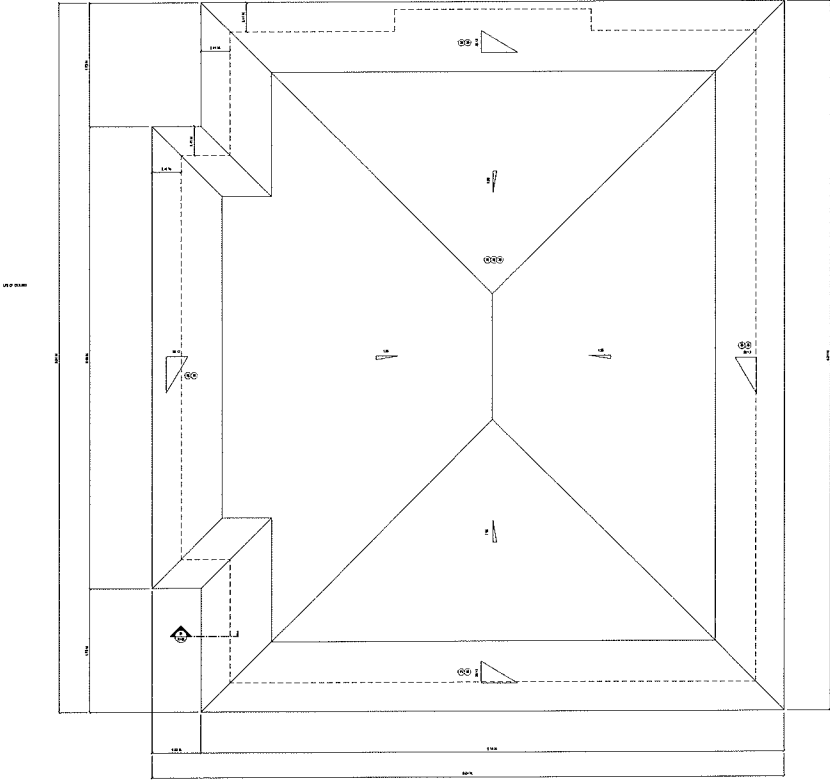
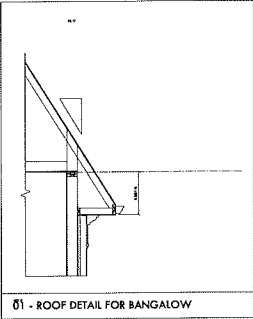






### BASEMENT FLOOR PLAN





**PROVISIONS**

1. The design of the roof shall be in accordance with the provisions of the relevant codes and standards.

2. The roof shall be designed to resist the maximum design loads as specified in the relevant codes and standards.

3. The roof shall be designed to resist the maximum design wind loads as specified in the relevant codes and standards.

4. The roof shall be designed to resist the maximum design seismic loads as specified in the relevant codes and standards.

5. The roof shall be designed to resist the maximum design fire loads as specified in the relevant codes and standards.

6. The roof shall be designed to resist the maximum design impact loads as specified in the relevant codes and standards.

7. The roof shall be designed to resist the maximum design corrosion as specified in the relevant codes and standards.

8. The roof shall be designed to resist the maximum design vibration as specified in the relevant codes and standards.

9. The roof shall be designed to resist the maximum design noise as specified in the relevant codes and standards.

10. The roof shall be designed to resist the maximum design pollution as specified in the relevant codes and standards.

**REVISIONS**

NO.	REVISION	DATE
1	Initial Design	10/10/2023
2	Revised Design	10/10/2023
3	Final Design	10/10/2023

**APPROVALS**

NO.	NAME	DESIGNATION	DATE
1	Mr. A. B. C.	Architect	10/10/2023
2	Mr. D. E. F.	Structural Engineer	10/10/2023
3	Mr. G. H. I.	Roofing Contractor	10/10/2023

**NOTES**

1. The roof shall be constructed in accordance with the provisions of the relevant codes and standards.

2. The roof shall be constructed using the materials specified in the relevant codes and standards.

3. The roof shall be constructed using the methods specified in the relevant codes and standards.

4. The roof shall be constructed using the labor specified in the relevant codes and standards.

5. The roof shall be constructed using the equipment specified in the relevant codes and standards.

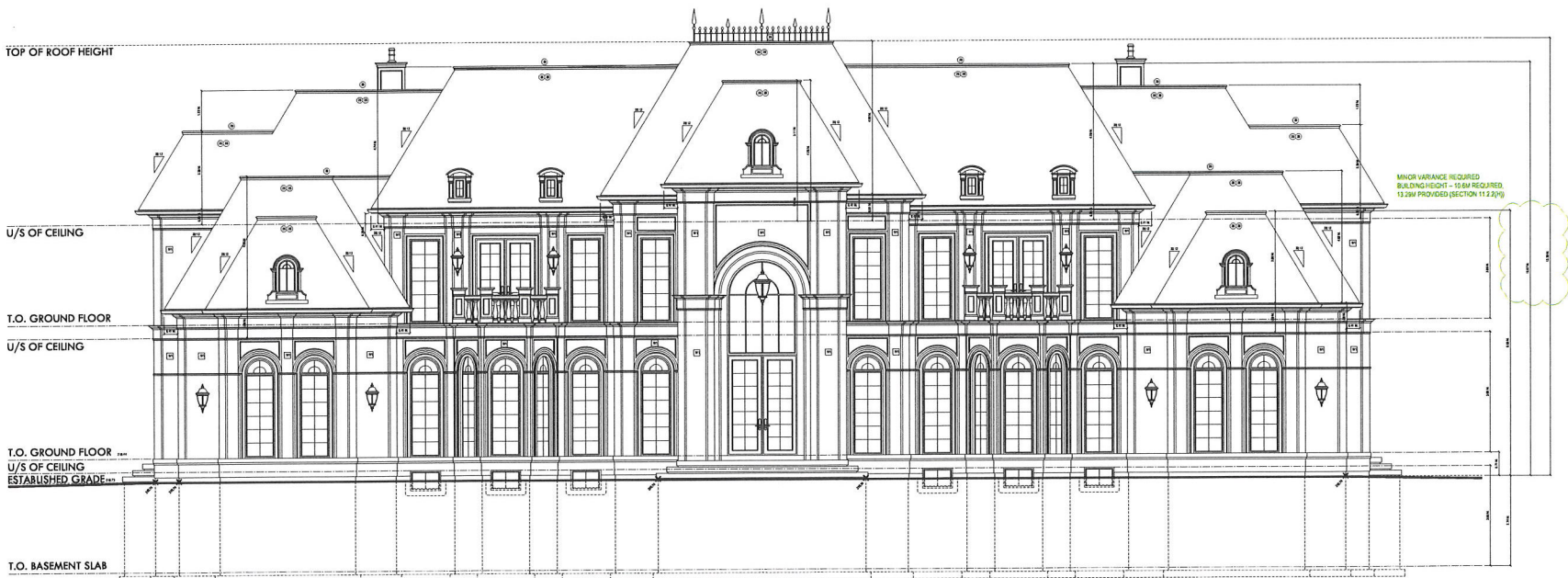
6. The roof shall be constructed using the tools specified in the relevant codes and standards.

7. The roof shall be constructed using the materials specified in the relevant codes and standards.

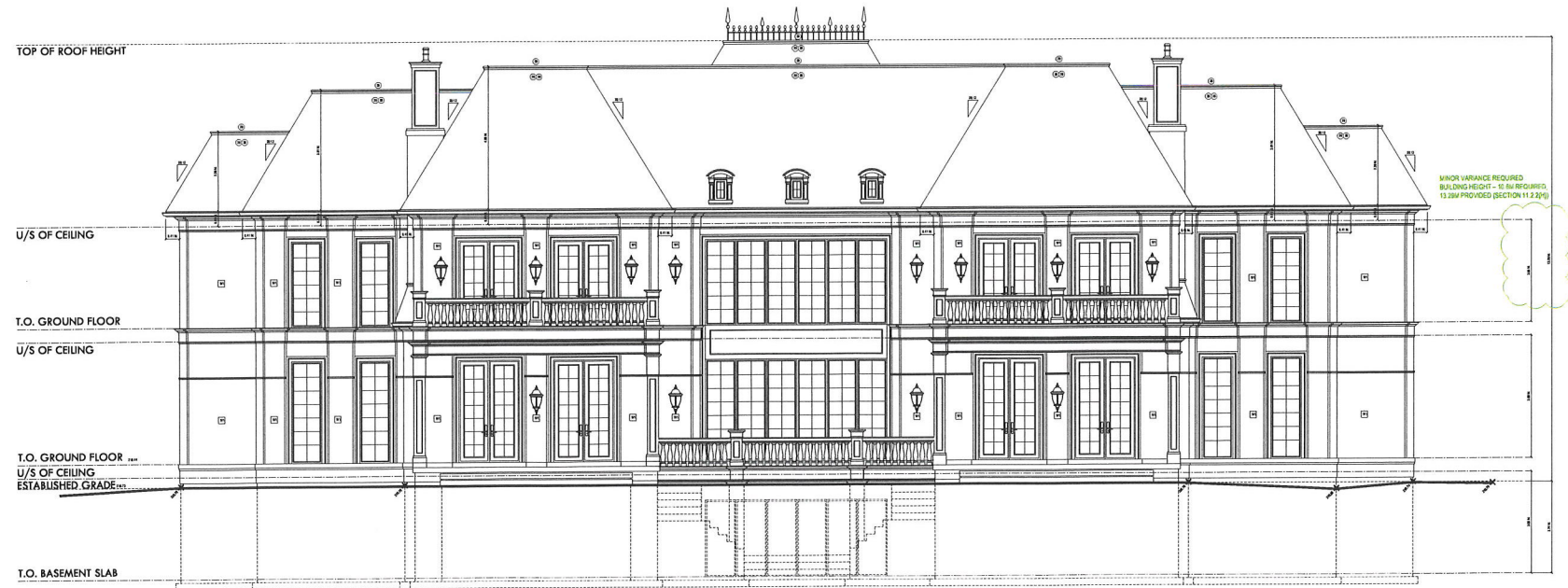
8. The roof shall be constructed using the methods specified in the relevant codes and standards.

9. The roof shall be constructed using the labor specified in the relevant codes and standards.

10. The roof shall be constructed using the equipment specified in the relevant codes and standards.



FRONT ELEVATION



REAR ELEVATION

**NOTES:**  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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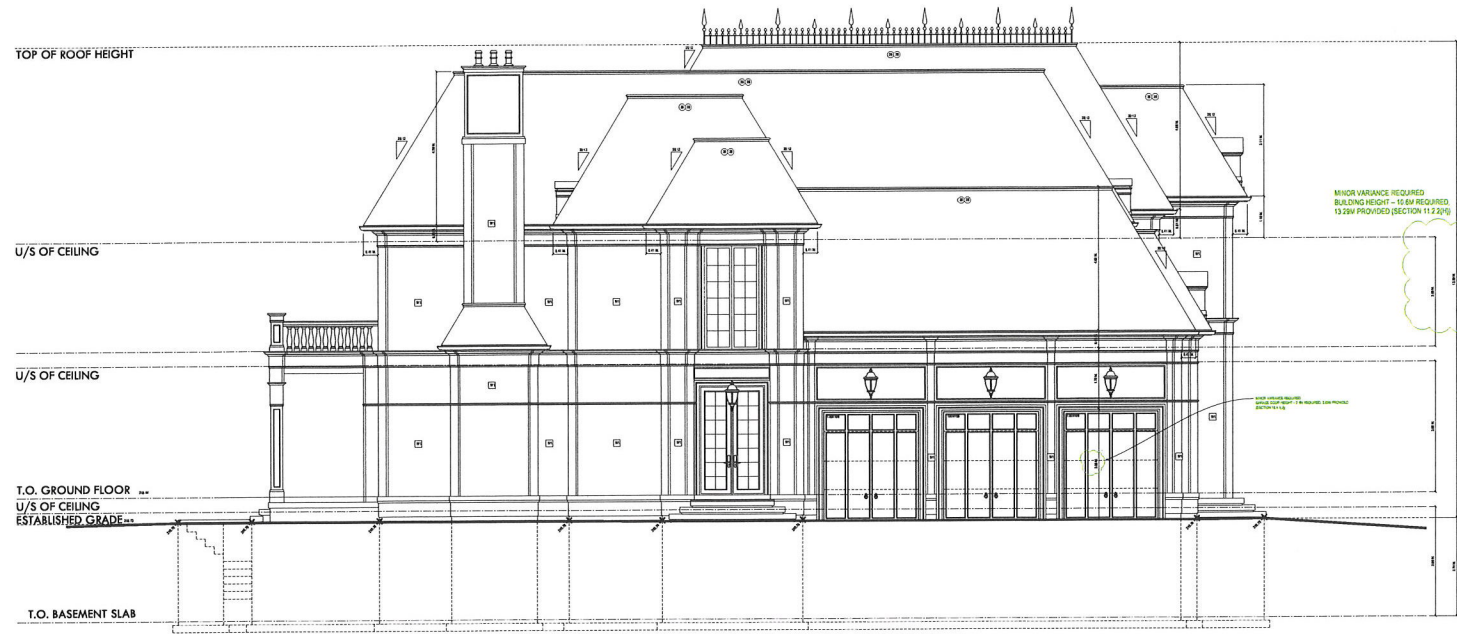
**LUCID**  
ARCHITECTS  
1000 BAYVIEW AVE. SUITE 1000  
SCARBOROUGH, ONTARIO M1S 5B7  
TEL: (416) 291-1111  
WWW.LUCIDARCHITECTS.COM

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2021.01.15	ISSUED FOR PERMIT
2	2021.01.15	ISSUED FOR PERMIT
3	2021.01.15	ISSUED FOR PERMIT
4	2021.01.15	ISSUED FOR PERMIT
5	2021.01.15	ISSUED FOR PERMIT
6	2021.01.15	ISSUED FOR PERMIT
7	2021.01.15	ISSUED FOR PERMIT
8	2021.01.15	ISSUED FOR PERMIT
9	2021.01.15	ISSUED FOR PERMIT
10	2021.01.15	ISSUED FOR PERMIT

**LUCID**  
ARCHITECTS  
1000 BAYVIEW AVE. SUITE 1000  
SCARBOROUGH, ONTARIO M1S 5B7  
TEL: (416) 291-1111  
WWW.LUCIDARCHITECTS.COM

**A201**



LEFT ELEVATION



RIGHT ELEVATION

**DISCLAIMER**  
 THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**NOTES**  
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**REVISIONS**

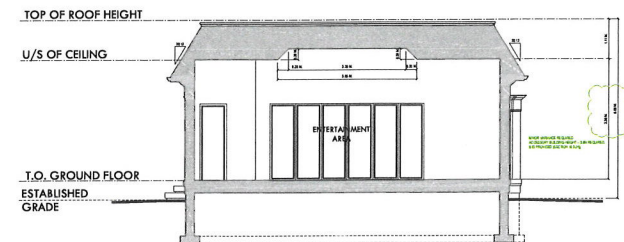
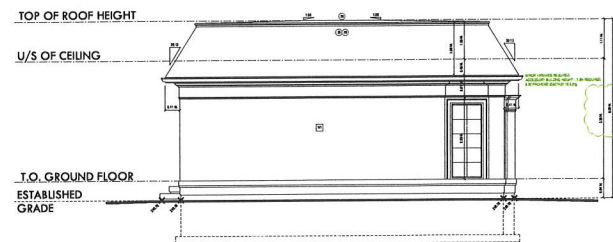
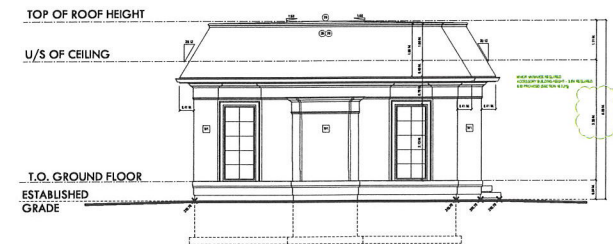
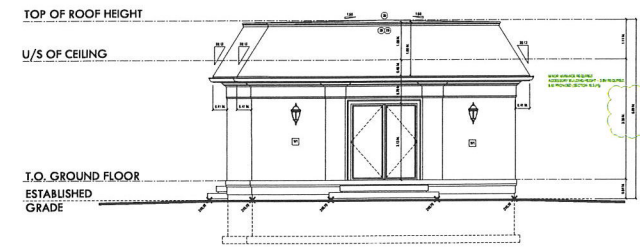
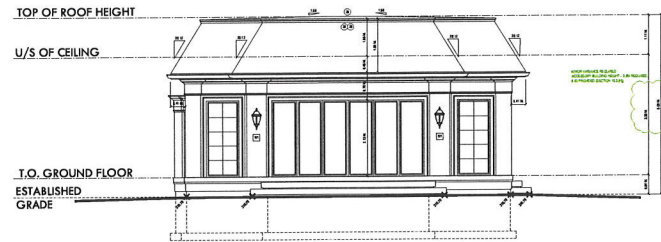
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	ISSUED FOR PERMIT	2024-01-15
3	ISSUED FOR PERMIT	2024-01-15
4	ISSUED FOR PERMIT	2024-01-15
5	ISSUED FOR PERMIT	2024-01-15
6	ISSUED FOR PERMIT	2024-01-15
7	ISSUED FOR PERMIT	2024-01-15
8	ISSUED FOR PERMIT	2024-01-15
9	ISSUED FOR PERMIT	2024-01-15
10	ISSUED FOR PERMIT	2024-01-15

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**A202**





**DISCONTINUE THE SERVICE**

CONSTRUCTION TO BE VERIFY IF DIMENSIONS FOR SPAN OF BRIDGE MATCH WITH THE CORRESPONDING DESIGN OR DRAWING OF BRIDGE. CONSTRUCTION SHALL REPORT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES.

POINT LOCATION FROM BRIDGE TRAILER NOT IN-SPAN (OVERBRIDGE)

NO FACTORIAL TO ACCOUNT FOR POINT LOADS FROM BRIDGE TRAILERS IN-SPAN, BRIDGE

ALL BRIDGE TRAILERS TO BE REMOVED DURING IF

ALL TRAILERS SHALL BE SMALLER THAN IF TRAILER IS STRAPPED TO ROAD BRIDGE

ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE SUPERVISOR IMMEDIATELY

**L**  
**LUCID**  
**HOMES**

LUCID HOMES INC.  
CUSTOM HOMES AND REMODELING DESIGN  
148 CORTLAND ROAD UNIT 28  
SHELTON CT 06484  
T 860.665.0900 • F 860.665.0905 • CA  
WWW.LUCIDHOMES.COM

[illegible]

**L**  
**LUCID**  
**HOMES**

NUMBER TITLE: POOL HOUSE ELEVATION  
DRAWN BY: PH. QUINNEN BY:  
CHECKED BY: H. BARNES COURT, BRANFORD  
PROJECT NO: 104-107 SCALE: 1/4" = 1'-0"  
SHEET NO: **A203**

# Zoning Non-compliance Checklist

File No.  
A-2024-0048

Applicant: Pamir Rafiq  
Address: 14 Beamish Crt  
Zoning: RE2  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a lot area of 0.4ha	Whereas the by-law requires an area of 0.8ha	11.2.2(a)
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT	To permit a proposed single detached dwelling having a building height of 13.29m	whereas the by-law permits a maximum building height of 10.6m.	11.2.2(h)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE	To permit a combined gross floor area of 71.45 sq. m for one (1) accessory structures	whereas the by-law permits a maximum combined gross floor area of 40 sq.m for two (2) accessory structures;	10.3(e)(i)
ACCESSORY STRUCTURE HEIGHT	To permit an accessory structure having a height of 5m	whereas the by-law permits an accessory structure having a maximum height of 3.5m for a flat roof	10.3(h)
GARAGE DOOR HEIGHT	To permit a garage door height of 2.74m	whereas the by-law permits a maximum garage door height of 2.4m	10.5(a)
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-02-14

Date