



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

FILE NUMBER: A - 2024-0219

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)** Raman Murugappan, Kannaathal Murugappan ^{KR}
Address 20 Epsom Downs Dr, Brampton, ON L6T 1Y8

Phone # +1 306-203-2765 **Fax #** _____
Email rmmappan@yahoo.com

2. **Name of Agent** Kishor Bhattarai
Address 17 Newcastle Cres, Brampton, ON L6S 3Z1

Phone # +1 905-965-1546 **Fax #** _____
Email kb@kba-architect.ca

3. **Nature and extent of relief applied for (variances requested):**

1. Allowable coverage for subject site is 30%, while proposed coverage is 37.42% with Garden suite. The additional coverage will be solely used for the garden suite.

2. The subject site currently accommodates two parking spaces within it property. Due to a recent application for a garden suite, an additional parking space is required to meet zoning compliance. Therefore, a minor variance is requested to allow for the following.

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

1. Existing house has already covered allowable coverage of 30%. So, it is not possible to add garden suite without coverage increase.

2. We could increase the driveway width and create more parking to satisfy zoning requirement, but we can easily park 4 cars on site with the current driveway layout, since there is no sidewalk. This is more than enough for our requirements. Also, we do not want

5. **Legal Description of the subject land:**
Lot Number 3
Plan Number/Concession Number CON. 5 E.H.S.
Municipal Address 20 EPSOM DOWNS Dr

6. **Dimension of subject land (in metric units)**
Frontage 15.24 m
Depth 36.57 m
Area 557.41 sqm

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.)

1. Existing House Area = 173.78 sm
(1 Storey with Basement)

2. Existing Shed (to be demolished) Area = 7.85 sm

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Garden Suite Area = 34.83 sqm
(1 with Basement)
Length = 7.62 m
Width = 4.572 m
Height = 4.228 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 7.62 m
Rear yard setback 14.09 m
Side yard setback 1.52 m
Side yard setback 1.36 m

PROPOSED

Front yard setback 7.62 m
Rear yard setback 4.36 m
Side yard setback 1.52 m
Side yard setback 1.36 m

10. Date of Acquisition of subject land: unknown

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: unknown

15. Length of time the existing uses of the subject property have been continued: from begining

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 _____

B. Bhattarai

Signature of Applicant(s) or Authorized Agent

DATED AT THE KBA Office City OF Brampton

THIS 4 12 DAY OF June, 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, Kishor Bhattarai, 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 12th DAY OF

June, 2024

Clara Vani
A Commissioner etc.

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

B. Bhattarai

Signature of Applicant or Authorized Agent

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.

Philip Gaspar
Zoning Officer

June 10, 2024
Date

DATE RECEIVED June 12, 2024

Date Application Deemed Complete by the Municipality Clara

PERMISSION TO ENTER


To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 20 Epsom Downs Dr, Brampton, ON L6T 1Y8

I/We, Raman Murugappan, Kannaathal Murugappan
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 5th day of June, 2024


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

(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

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

LOCATION OF THE SUBJECT LAND: 20 Epsom Downs Dr, Brampton, ON L6T 1Y8


I/We, Raman Murugappan, Kannaathal Murugappan KR
please print/type the full name of the owner(s)

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

Kishor Bhattarai
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.

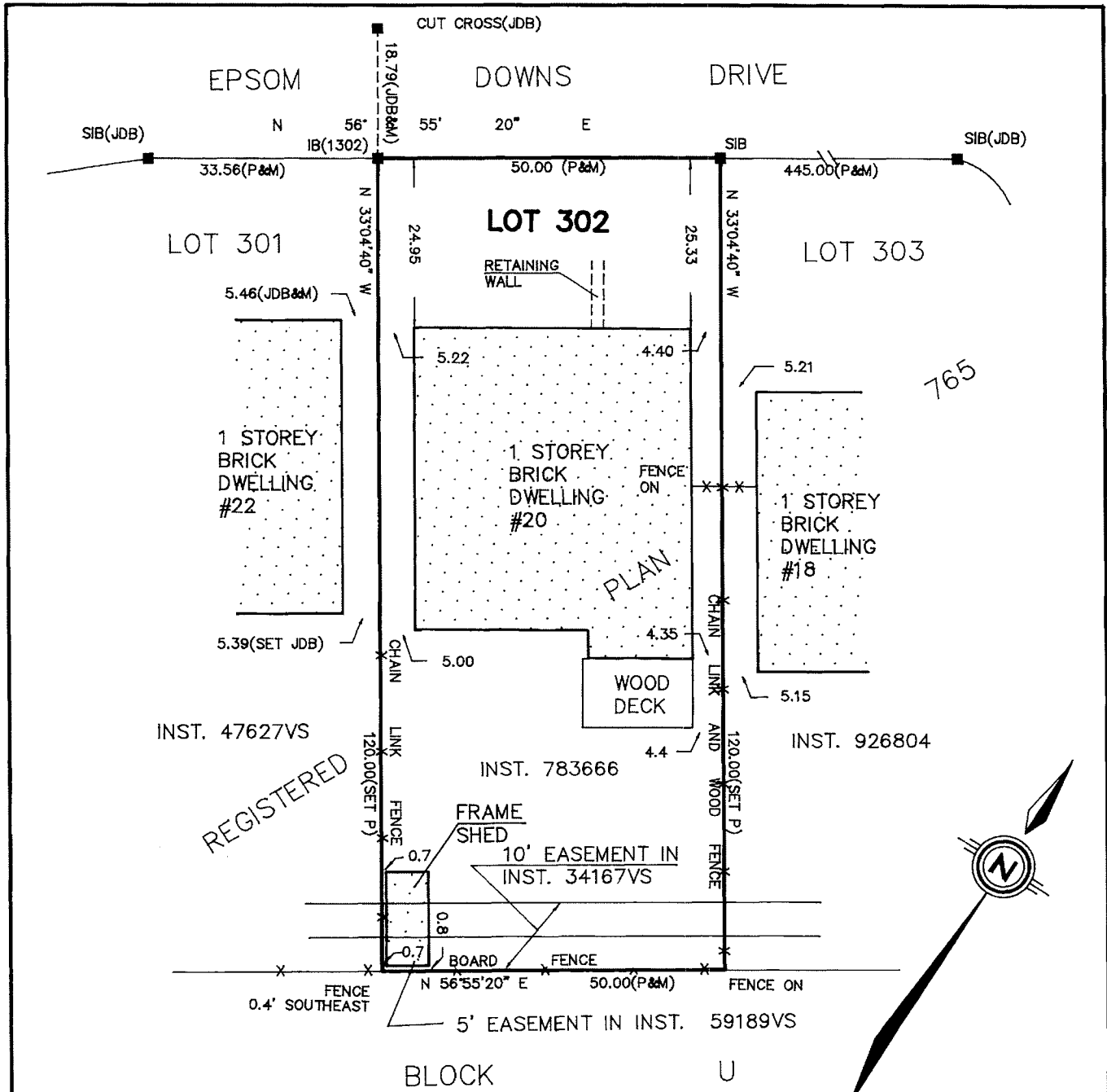
Dated this 04 day of June, 2024.


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

(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.



BLOCK U
SURVEYOR'S REAL PROPERTY REPORT
 OF
LOT 302
REGISTERED PLAN 765
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
 A. SKRANDA, O.L.S.
 1994
 SCALE 1 INCH = 20 FEET

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEREASTERLY LIMIT OF EPSOM DOWNS DRIVE, REGISTERED PLAN 765 BEING N 56°55'20" E IN ACCORDANCE WITH SAID PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 12th DAY OF JANUARY, 1994.

- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- (P) DENOTES REGISTERED PLAN 765
- (M) DENOTES MEASURED
- (JDB) DENOTES J.D. BARNES, O.L.S.

PREPARED FOR E. RUSINIAK

Jan 13, 1994
 DATE

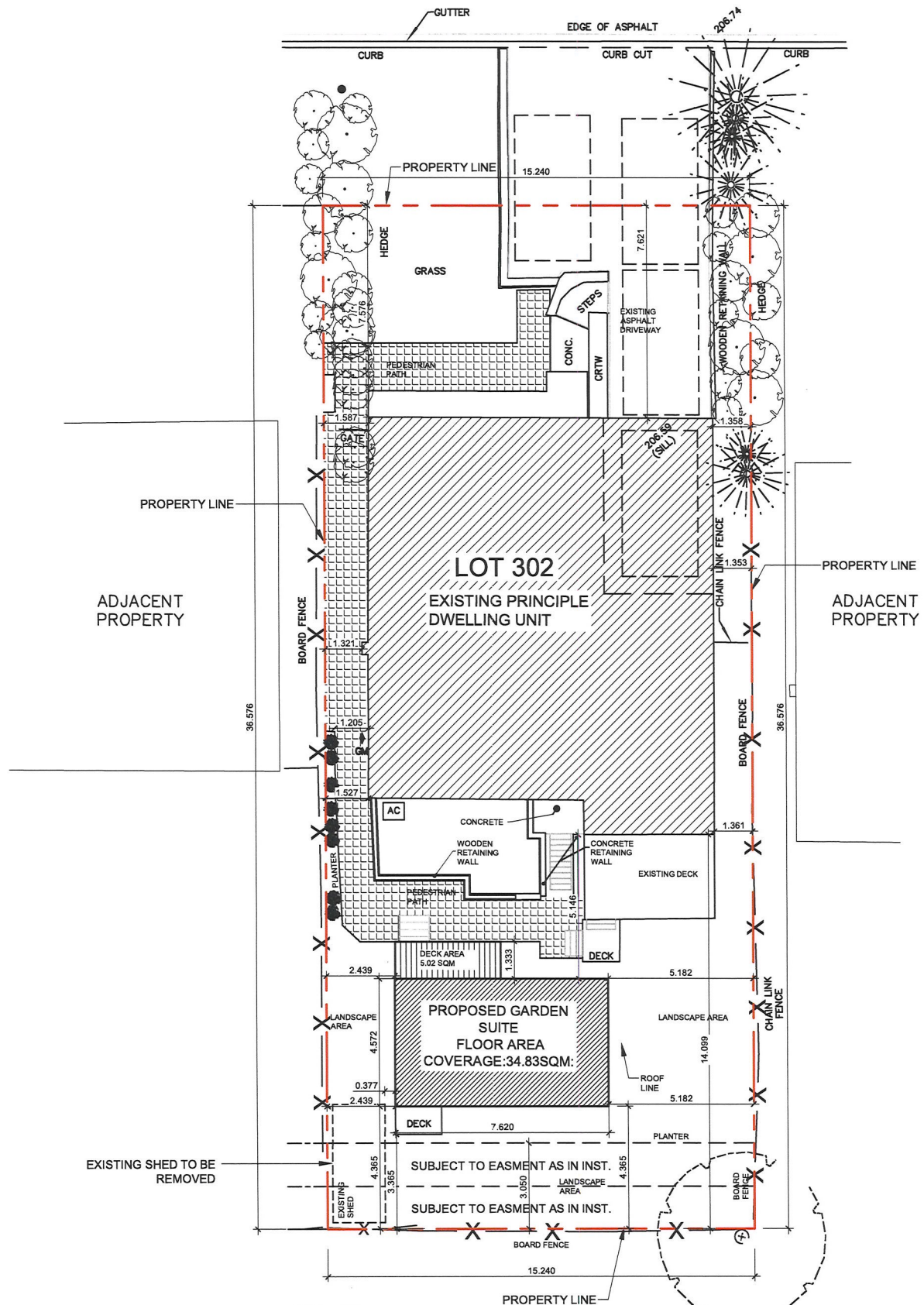
A. Skranda
 A. SKRANDA
 ONTARIO LAND SURVEYOR

A. SKRANDA SURVEYING LTD.

190 HWY. NO. 7 WEST (UNIT 1)
 BRAMPTON, ONTARIO L7A 1A2
 PHONE: (905)-451-1842 (FAX: 451-1845)

4562-1

PROJECT



1 Site Plan
1 : 250

GARDEN SUITE		
LOT AREA	597.41 SQM(MAX)	
GROSS FLOOR AREA	EXISTING	REQUIRED
	34.83 SQM	35 SQM(MAX)
EXISTING PRINCIPLE RESIDENCE	173.78 SQM	
TOTAL LOT COVERAGE	208.61 SQM (37.42% OF THE OVERALL AREA)	
MIN. SETBACK-PRINCIPLE DWELLING UNIT	5.14 M	3 M(MIN)
MIN AVERAGE REAR YARD	4.36 M	2.5 M(MIN)
SIDE YARD (EAST SIDE)	5.18 M	1.8 M(MIN)
SIDE YARD (WEST SIDE)	2.44 M	1.8 M(MIN)
BUILDING HEIGHT	4.2 M	4.5 M(MAX)
UNENCLOSED ROOFED PORCH/DECK	1.33 M	1.5 M(MAX)
PATHWAY	1.2 M	1.2 M(MIN)

LANDSCAPING STATISTIC	
DECK AREA	14.08 SQM
SOFT LANDSCAPE AREA	182.3 SQM



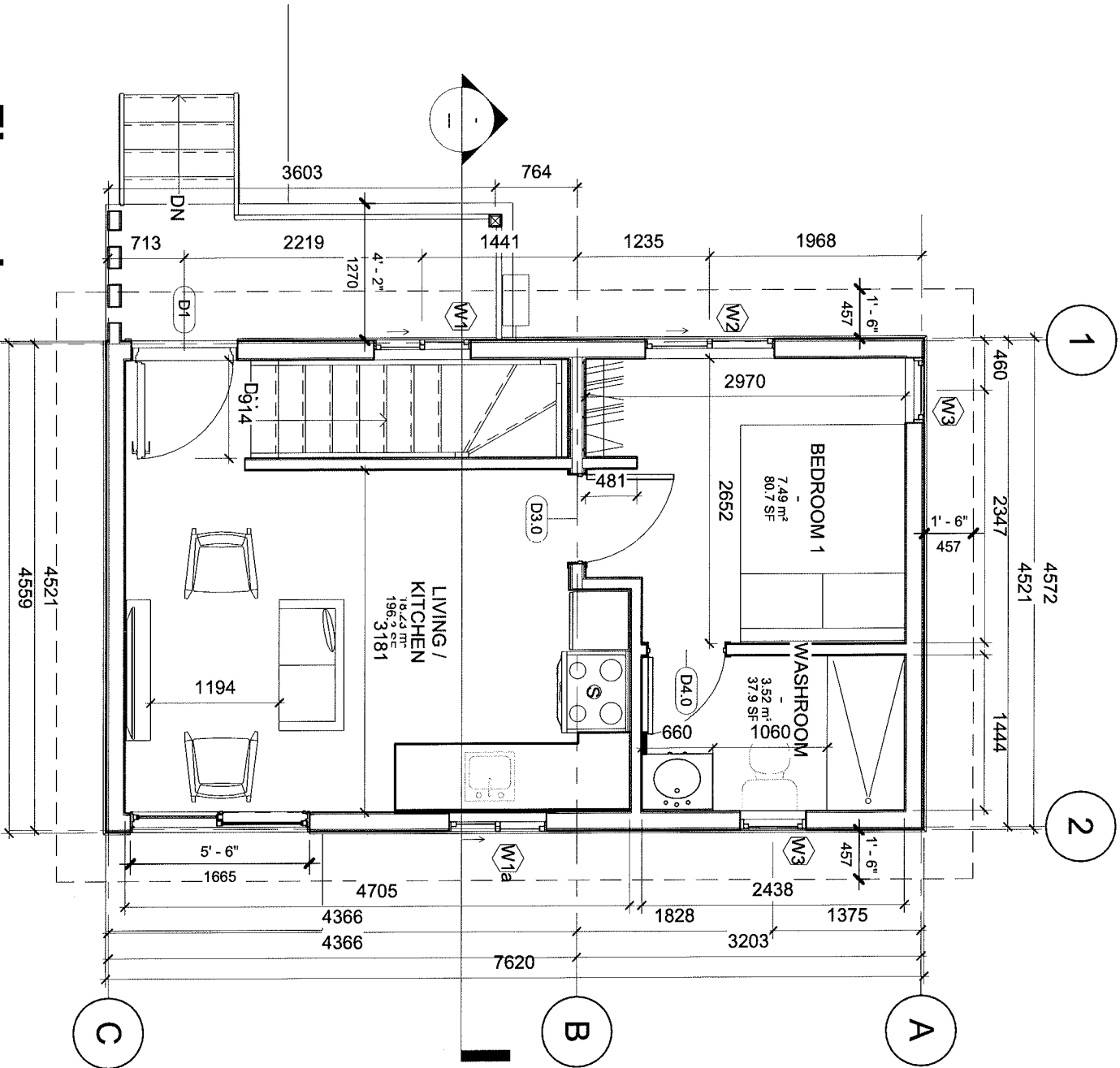
KISHOR BHATTARAI & ASSOCIATES (KBA) INC.
11 Newcastle Cres, Brampton Ontario L6S3Z1
Tel: 905-965-1546. e-mail: kb@kba-architect.ca
www.kba-architect.ca

GARDEN SUITE
Project Title
20 Epsom Downs Dr, Brampton, ON L6T 1Y8

SITE PLAN
Drawing Title

2024-06-05
Scale: NTS
Date: APV, KB
Checked By: KB
Drawing #: A-100
Project #: 24-014

NOTE: DRAWINGS NOT TO BE SCALED



1
Floor plan
 1 : 50

**K B A
 INC
 & ASSOCIATES
 (KBA) INC.**

17 Newcastle Cres, Brampton Ontario L6S3Z1
 Tel: 905-965-1546 e-mail: kb@kba-architect.ca
 www.kba-architect.ca

20 Epsom Downs Dr,
 Brampton, ON L6T 1Y8

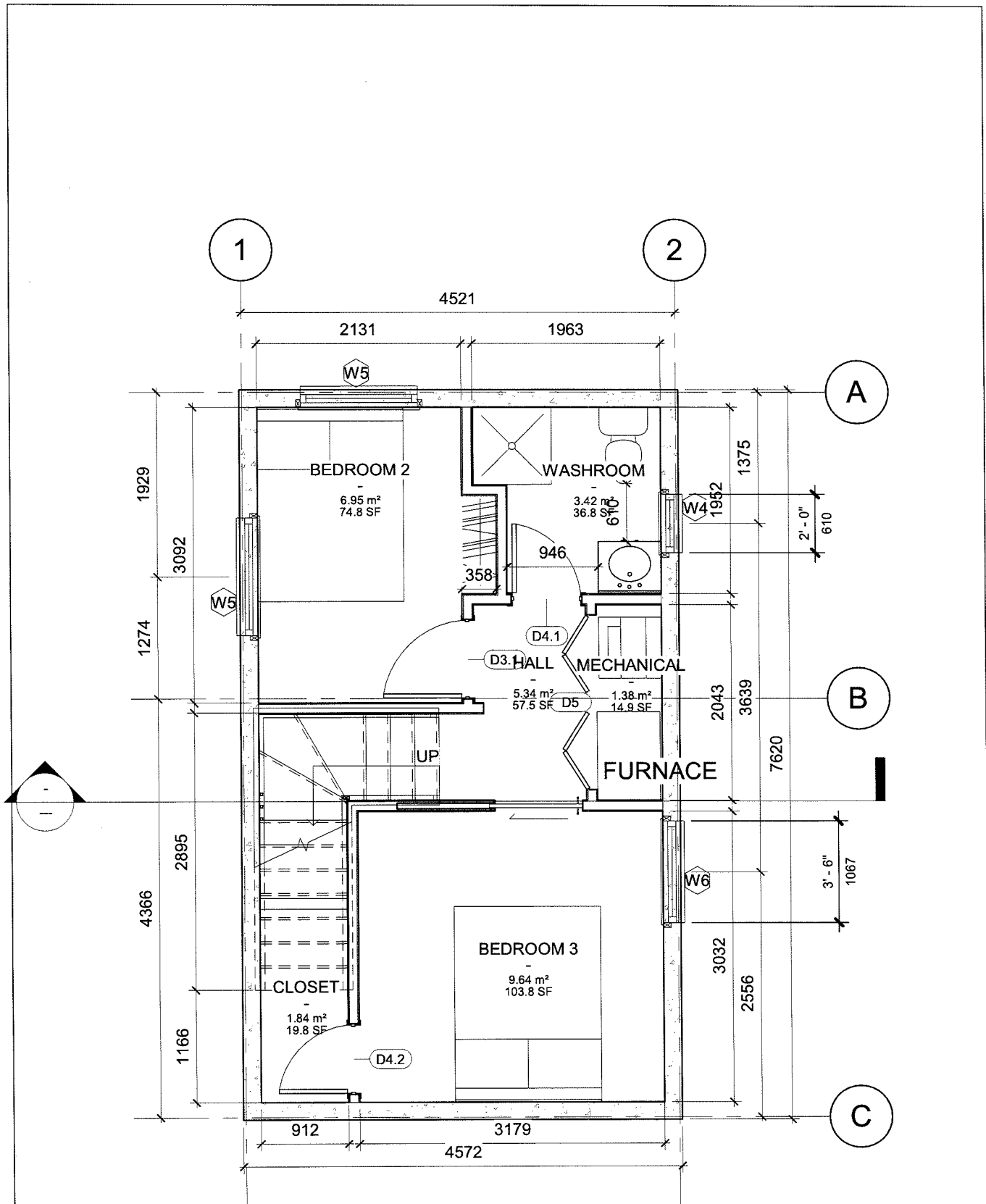
Garden Suite

GROUND FLOOR PLAN

Project number	24-014	A101-A
Date	2024-06-04	
Drawn by	APV	
Checked by	KBA	Scale

1 : 50

04/06/2024 11:50:36 AM



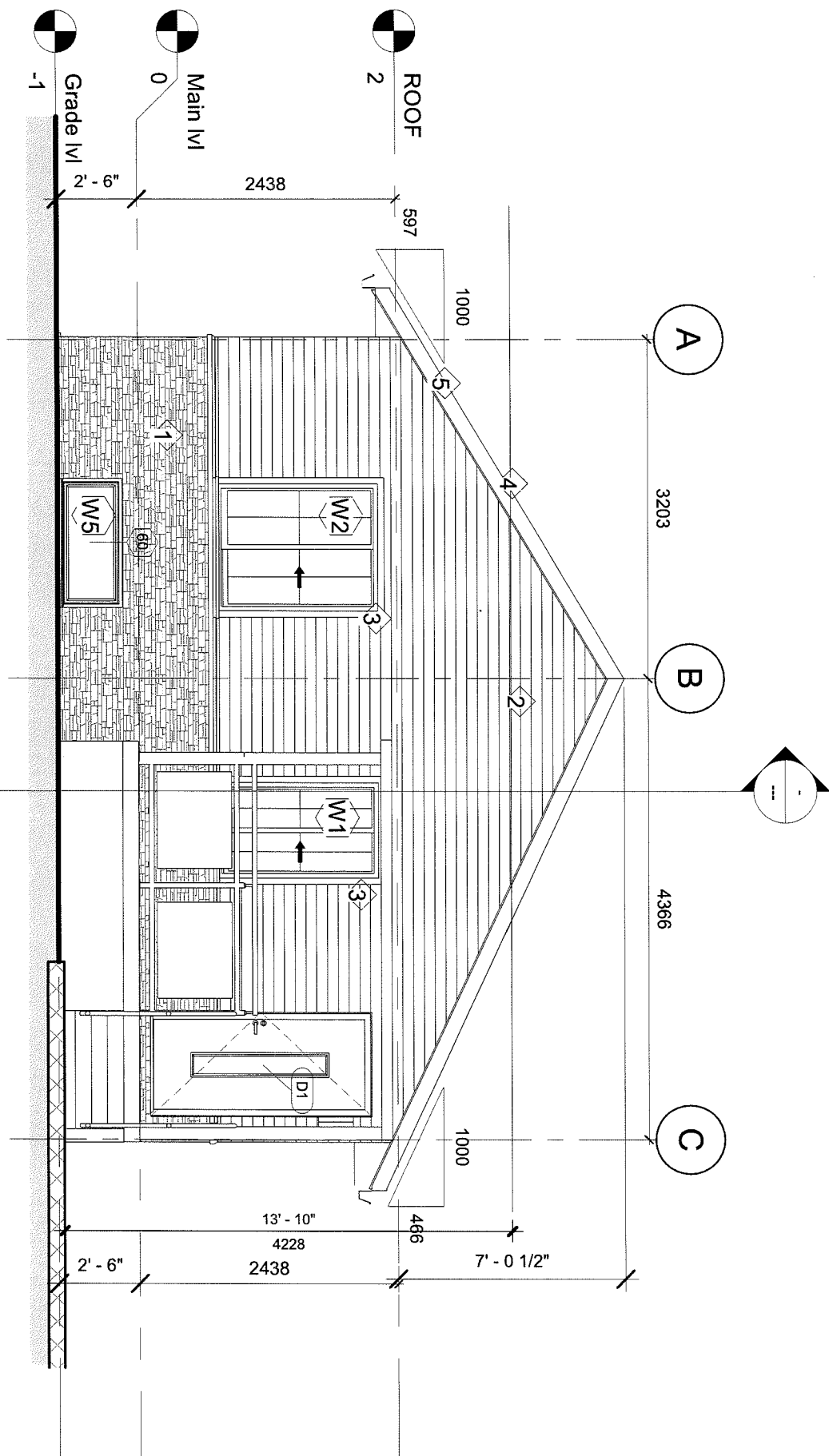
1 BASEMENT
1 : 50

KBA INC KISHOR BHATTARAI & ASSOCIATES (KBA) INC. 17 Newcastle Cres, Brampton Ontario L6S3Z1 Tel: 905-965-1546 e-mail: kb@kba-architect.ca www.kba-architect.ca	20 Epsom Downs Dr, Brampton, ON L6T 1Y8 Garden Suite	BASEMENT FLOOR PLAN	
		Project number: 24-014 Date: 2024-06-04 Drawn by: Author Checked by: Checker	A101-B Scale: 1 : 50

1

1 : 50

North elevation



KBA KISHOR BHATTARAI
INC & ASSOCIATES
 (KBA) INC.

17 Newcastle Cres, Brampton Ontario L6S3Z1
 Tel: 905-965-1546 e-mail: kb@kba-architect.ca
 www.kba-architect.ca

20 Epsom Downs Dr,
 Brampton, ON L6T 1Y8

Garden Suite

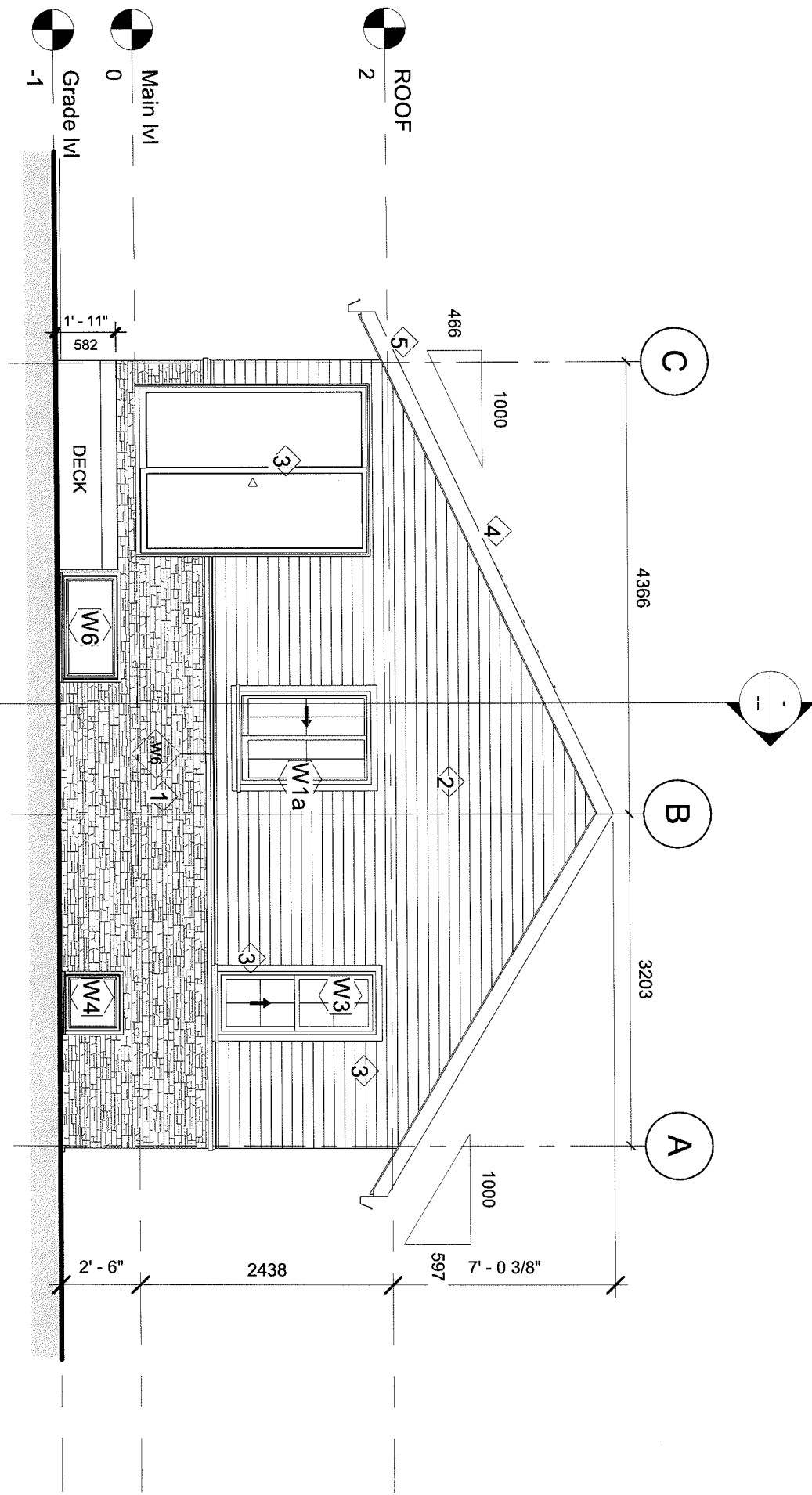
NORTH ELEVATION

Project number	24-014
Date	2024-06-04
Drawn by	Author
Checked by	Checker

A103-A

Scale 1 : 50

1
1 : 50
South elevation



**KBA KISHOR BHATTARAI
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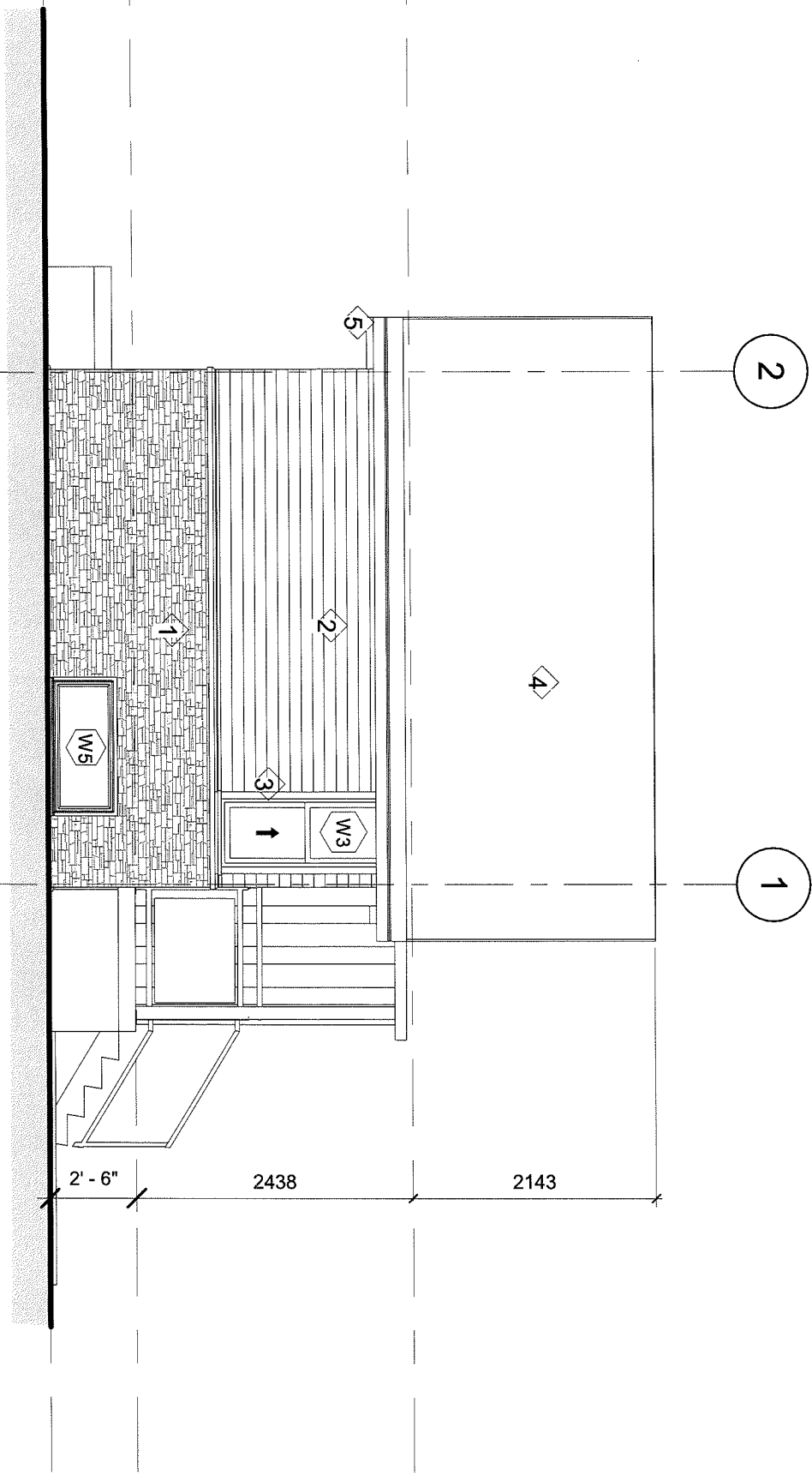
20 Epsom Downs Dr,
Brampton, ON L6T 1Y8

Garden Suite

SOUTH ELEVATION		
Project number	24-014	A103-B
Date	2024-06-04	
Drawn by	Author	Scale 1 : 50
Checked by	Checker	

1
1 : 50
East elevation

- 2 ROOF
- 0 Main lvl
- 1 Grade lvl



**KBA KISHOR BHATTARAI
INC & ASSOCIATES
(KBA) INC.**

17 Newcastle Cres, Brampton Ontario L6S3Z1
Tel: 905-965-1546 e-mail: kb@kba-architect.ca
www.kba-architect.ca

20 Epsom Downs Dr,
Brampton, ON L6T 1Y8

Garden Suite

EAST ELEVATION

Project number	24-014	A103-C
Date	2024-06-04	
Drawn by	Author	Scale
Checked by	Checker	1 : 50

June 05, 2024

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Re: Minor variance request for a Garden Suite application located in 20 Epsom Downs Dr, Brampton, ON L6T 1Y8.

Dear Committee Members,

I am writing to request a minor variance for the property located at 20 Epsom Downs Dr, situated in the mature E-section neighborhood of Brampton. This property is conveniently close to Bramalea City Centre and just a few minutes' drive from Bramalea GO Station. Due to its prime location, the rental potential is exceptionally high.

Given the ongoing housing shortage in Ontario, particularly in the Greater Toronto Area, the City of Brampton has introduced the idea of Garden Suites to help alleviate this issue. Our client, the homeowner, wishes to build a garden suite to generate additional income during these economically challenging times.

Although the property is on a relatively large lot, there are two zoning by-law deficiencies that need to be addressed:

Coverage: The allowable coverage for the site is 30%, while the proposed coverage including the garden suite comes to 37.42%. The additional coverage will be solely used for the garden suite.

Parking: While we could widen the driveway to create more parking spaces to meet zoning requirements. Since there is no sidewalk, the current driveway layout already accommodates four cars, which is sufficient for our client's needs. Furthermore, we prefer to preserve the existing green space and avoid adding more concrete surfaces, which would increase the burden on the municipal stormwater system.


We believe that the proposed Garden Suite will benefit the community by providing additional housing while supporting the homeowner's financial stability. This project aligns with the City's goals to address the housing shortage without detracting from the neighborhood's character or infrastructure.

KISHOR BHATTARAI & ASSOCIATES (KBA) INC.

17 Newcastle Cres, Brampton, Ontario L6S3Z1
Tel: 905-965-1546. e-mail: kb@kba-architec.ca

Thank you for considering this minor variance request. Should you have any questions or need further details, please feel free to contact me.
Thank you for your consideration.

Sincerely,



Kishor Bhattarai, OAA
(Architect)

KISHOR BHATTARAI & ASSOCIATES (KBA) INC.

17 Newcastle Cres, Brampton, Ontario L6S3Z1
Tel: 905-965-1546. e-mail: kb@kba-architec.ca

Zoning Non-compliance Checklist

File No.

A-2024-0219

Owner: Raman Murugappan

Address: 20 EPSOM DOWNS DR

Zoning: R1B(1)

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	To permit a lot coverage of 37.42%	whereas the by-law permits a maximum lot coverage of 30%.	10.16.2 (B)
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To permit more than one additional residential units on a lot having less than one parking space for each unit	Whereas the by-law requires one additional parking space (in addition to parking required by Section 10.9) on a lot having more than one additional residential unit	10.16 (f)
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

June 10, 2024
Date