

August 6, 2025

To:

Committee of Adjustment
City of Brampton
c/o Clara Vani

Subject: Request for Waiver of Minor Variance Application Fees
Related to Consent Application #B-2025-0007

Dear Committee Members and Ms. Vani,

I am writing to respectfully request a waiver of the fees associated with two minor variance applications submitted in connection with Consent Application #B-2025-0007, currently under process with the City of Brampton.

The Toronto and Region Conservation Authority (TRCA), in an effort to correct a historical oversight, is proposing to convey a 0.4-acre parcel of land into my private ownership. This parcel contains the septic system servicing my residential property located at 3203 Mayfield Road, Brampton. The land proposed for conveyance represents the maximum area TRCA is able to transfer for this purpose.

As part of the consent application process, the City of Brampton has identified the need for two minor variance applications:

1. To permit a front yard depth of 9.6 metres, whereas the zoning by-law requires a minimum of 12.0 metres.
2. To permit a remaining lot area of 2017.13 square metres (0.20 hectares) to be retained by TRCA, whereas the by-law requires a minimum of 0.4 hectares.

The need for these applications arises not from any new development or structural changes on my property, but solely from the technicalities of land severance and zoning compliance. The retained lands remain under TRCA ownership and lie entirely within the floodplain, in close proximity to a watercourse, and do not include the septic system. Therefore, they cannot be transferred to me.

As the homeowner, I have already incurred significant financial hardship through this process, including:

- Installation of a new septic system due to failure of the existing system.
- Removal of junk, tree branches, and debris from the property.
- Surveying and appraisal costs related to the severance.
- Committee of Adjustment application fees and Treasurer's fees.
- Legal and closing costs, along with the purchase price of the land.

In total, these expenses have exceeded \$100,000 — all for the sole purpose of correcting an historical issue.

Additionally, the parcel being conveyed is green space with no current or proposed development. It adds no tangible value or buildable opportunity to my property. There are no new structures being built, and the property remains physically unchanged from what was approved over two decades ago under a previous Committee of Adjustment decision. Therefore, the first minor variance regarding the front yard depth is arguably not applicable or impactful in any practical sense.

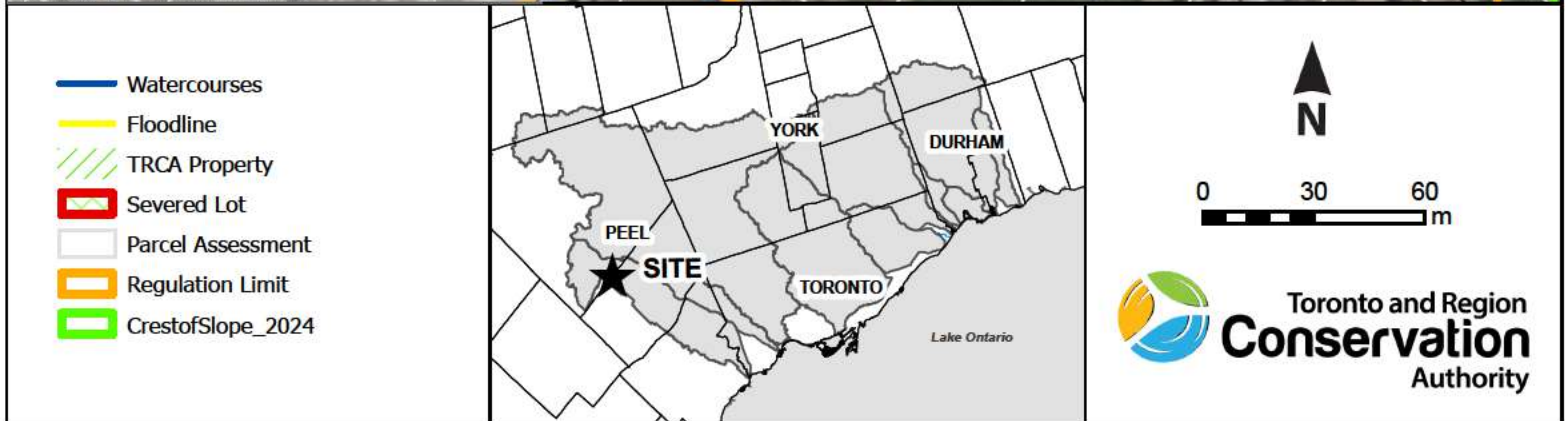
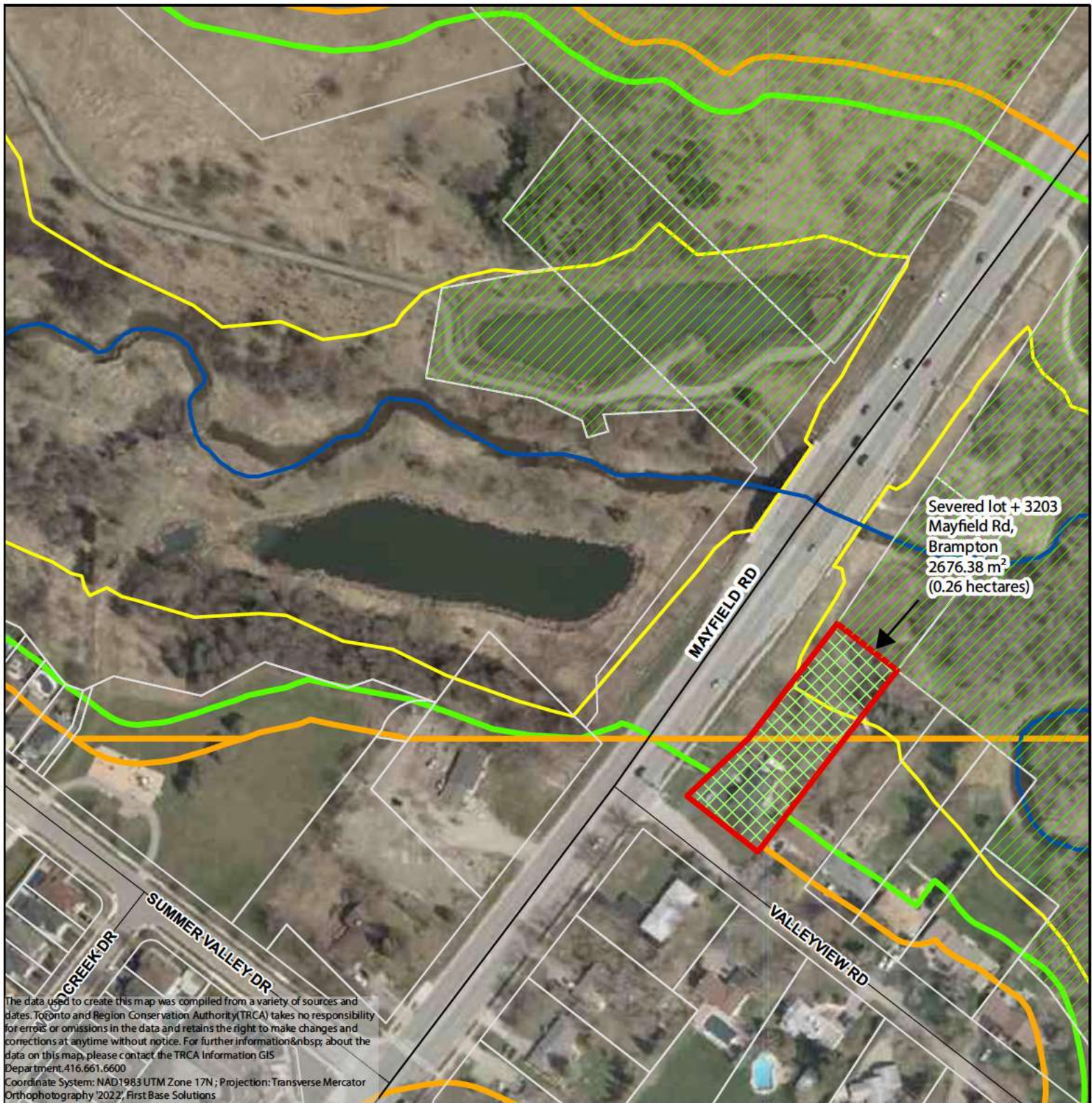
Similarly, the second minor variance application concerns the TRCA-retained lands, not my property. As such, I respectfully submit that I should not be responsible for the associated fee.

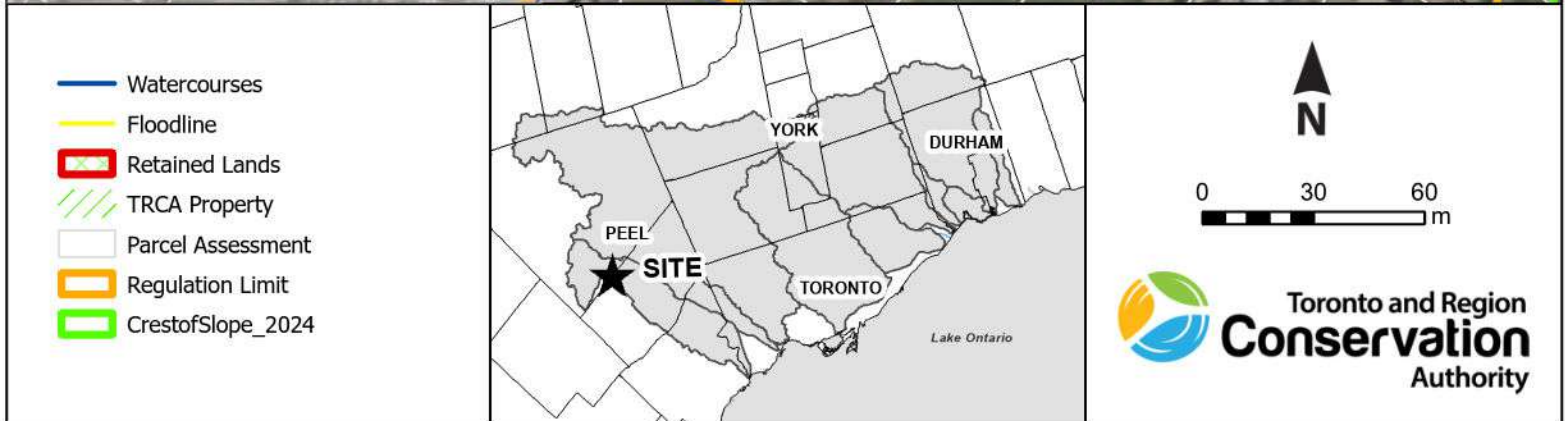
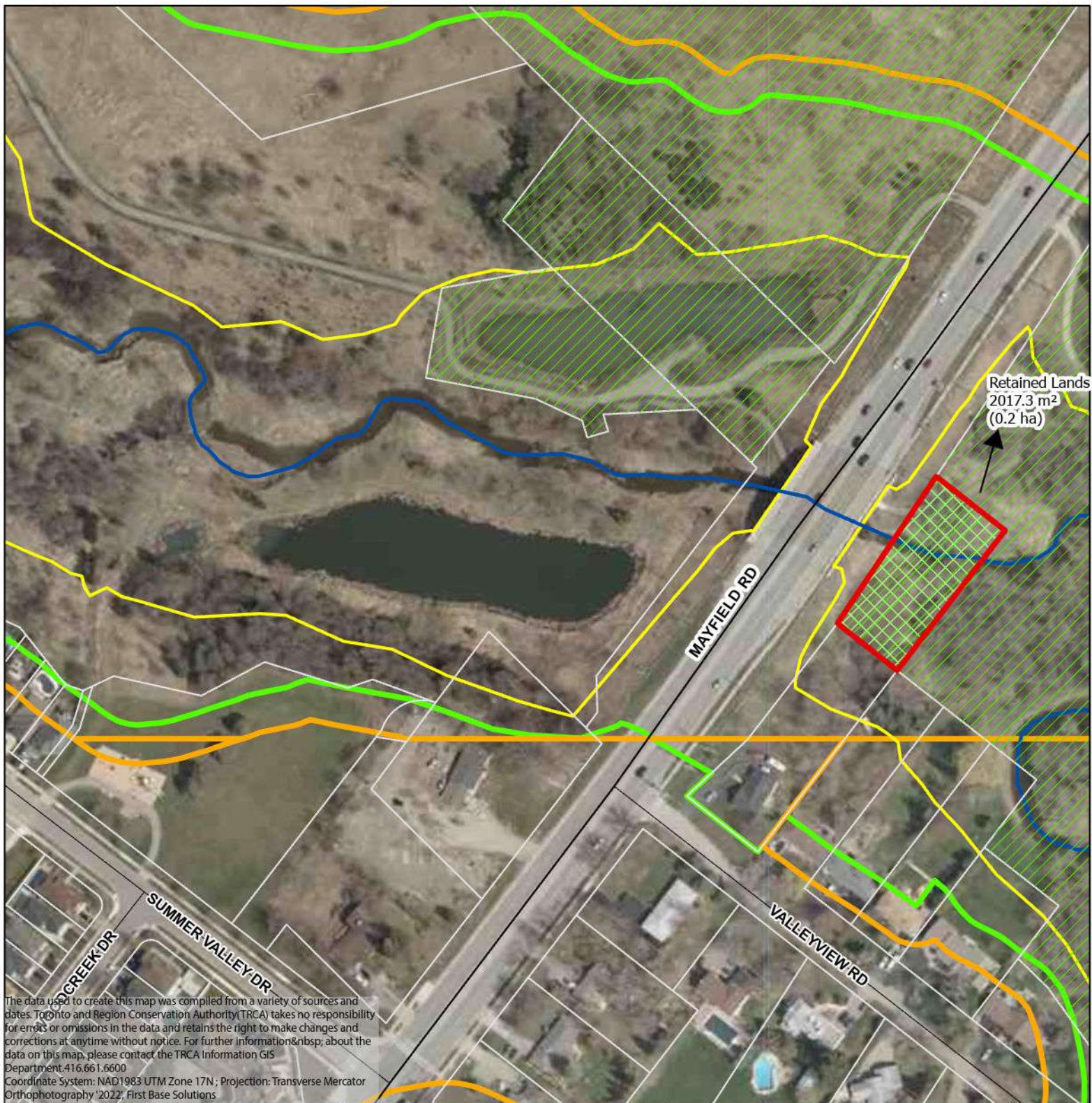
Based on the above, I humbly request the Committee of Adjustment to consider my situation and grant a waiver for the fees of both minor variance applications associated with Consent Application #B-2025-0007.

Your understanding and assistance in this matter would be greatly appreciated.

Thank you for your time and consideration.

Sincerely, *G.S. Chhatwal*
Gagandeep Singh Chhatwal
Owner, 3203 Mayfield Road
Brampton, ON L6Z 4P9





Properties

PIN 14236 - 0271 LT Estate/Qualifier Fee Simple Lt Conversion Qualified ☒ Split
Description PT LT 17, CON 1 EAST OF HURONTARIO ST CHINGUACOUSY, BRAMPTON,
DESIGNATED AS PARTS 2 AND 3 ON PLAN 43R28797
Address 3203 MAYFIELD ROAD
BRAMPTON

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name TORONTO AND REGION CONSERVATION AUTHORITY
Address for Service 5 Shoreham Drive
Downsview, Ontario
M3N 1S4

I, DICK O'BRIEN, CHAIR and BRIAN DENNEY, CHIEF ADMINISTRATIVE OFFICER, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Address for Service 3203 Mayfield Road
Brampton, Ontario

Statements

The Committee of Adjustment, City of Brampton has consented to this severance herein: See Schedules.

Schedule: RESTRICTIVE COVENANT: Provided that the following restrictive covenant shall run with and be binding on the property, namely that the lands as described herein shall not be used for any use or purpose other than as a single-family residence. The aforesaid restrictive covenant shall be for the benefit of the Transferee's remaining lands being described as Parts 1 and 2 on Plan 43R29117.

EASEMENT: The Transferor herein transfers and assigns a right and easement to use and enjoy the existing private septic system located on Parts 1 and 2 on Plan 43R29117 being Part of the West half of Lot 17, Concession 1, East of Hurontario Street, City of Brampton, for the benefit of the said Parts 2 and 3 on Plan 43R28797 until such time as municipal services are available to the said Parts 2 and 3 on Plan 43R28797, and which septic system on Parts 1 and 2 on Plan 43R29117 shall be maintained and cared for by the Transferor herein.

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Consent: B04-044

Zoom to

File Number	B04-044
Regional Number	
Location	3203 Mayfield Road N/S
Date Received	5/20/2004, 12:00 AM
Application Type	Consent
Description	Application for Consent to Sever
Status	COA - Closed
Application Title	TORONTO & REGION CONSERVATION AUTHORITY
Ward	2
City Planner	
Proposal Description	ADJUSTMENT TO SEVER A PARCEL OF LAND HAVING A WIDTH OF 32.20 METRES, A DEPTH OF 35.01 METRES (IRREGULAR) AND AN AREA OF 1,077 SQ.M (0.266 ACRES) DESCRIBED AS PARTS 2 AND 3, PLAN 43R-28797. THE EFFECT OF THE APPLICATION IS TO CREATE A NEW LOT FOR RESIDENTIAL PURPOSES.
Agent Company	TORONTO & REGION CONSERVATION AUTHORITY
Applicant Company	TORONTO & REGION CONSERVATION AUTHORITY

Minor Variance: A04-194

File Number	A04-194
Regional Number	
Location	3203 Mayfield Road N/S
Date Received	5/27/2004, 12:00 AM
Application Type	Minor Variance
Description	Application for Minor Variance
Status	COA - Closed
Application Title	TORONTO & REGION CONSERVATION AUTHORITY
Ward	2
City Planner	
Proposal Description	1.TO ALLOW A MINIMUM LOT AREA OF 0.1077 HECTARES 2.TO ALLOW A MINIMUM LOT WIDTH OF 32.3 METRES 3.TO ALLOW A MINIMUM REAR YARD SETBACK OF 8.6 METRES.
Agent Company	TORONTO & REGION CONSERVATION AUTHORITY
Applicant Company	TORONTO & REGION CONSERVATION AUTHORITY

COMMITTEE OF ADJUSTMENT STAFF PLANNING REPORT

APPLICATION NUMBER:	B044/04	DATE:	16 June, 2004
		HEARING:	JUNE 22, 2004
APPLICANT'S NAME:	TORONTO & REGION CONSERVATION AUTHORITY		
MUNICIPAL ADDRESS:	3203 MAYFIELD ROAD	WARD:	2

PROPOSAL:

The applicant is seeking the consent of the Committee of Adjustment to separate a parcel of land which constitutes part of their regulated area. Currently, there is an existing house on the property which was once used by the Superintendent of the area, but which is now considered surplus. The TRCA would like to split the site along the top-of-bank which traverses the property, however, that would create a situation where the house is located above the top-of-bank and the private septic system is located below. This would create a situation which is contrary to the requirements of the Ontario Building Code because the septic system is required to be located wholly within the boundaries of the parcel of land on which is located the building which it serves. In addition, the retained parcel would be deficient in size given its zoning classification.

Staff have discussed the situation with the TRCA and Building Department staff and believe that if an easement is created across the property with the septic system in favour of the adjacent property with the existing dwelling, then Planning staff can support the consent application. This is due to the fact that the retained parcel would be owned by a public authority and it is not expected that there will be any development (other than maintenance of the septic system) on the retained parcel.

In creating the severed parcel, a substandard parcel is created, however, the TRCA has filed a concurrent minor variance application seeking to rectify the deficiencies.

PROPERTY LOCATION AND DESCRIPTION:

The property is legally described as Parts 2, 3, 5 & 6 on Reference Plan 43R-28797, Concession 1, Part of West Half of Lot 17, E.H.S., in the former Township of Chinguacousy, and is generally southeast of the intersection of Hurontario Road and Mayfield Road. Both the retained and the conveyed parcels have frontage on Mayfield Road. The lands to be severed have an area of approximately 1,077 square metres (0.266 acres) with a 32.2 metre frontage (105.6 feet).

PLANNING STATUS:

- **Official Plan:** designated "Residential" in the Official Plan,
- **Secondary Plan:** designated "Low Density Residential – Snelgrove East" in the Snelgrove Secondary Plan – Area 1,

- **Zoning By-law:** zoned "Agricultural (A)" according to Zoning By-Law 151-88, as amended.

STAFF COMMENTS, RECOMMENDATIONS, AND PROPOSED CONDITIONS OF APPROVAL:

Staff have undertaken a thorough review of this proposal, relative to the provisions prescribed within the Planning Act (and in particular section 51(24) as summarized on Schedule "A" attached to this report), and advise that the proposed consent applications are considered to represent proper and orderly planning and can be supported from a land use perspective.

SUMMARY:

That application B44/04 be supported subject to the following conditions:

- 1) That, the Owner shall be required to seek approval from the Committee of Adjustment for a deficient sizing of the retained lands,
- 2) That, the Owner register on title, an easement across Parts 1 & 2 of Reference Plan 43R-29117 in favour of Parts 2 & 3 of Reference Plan 43R-28797, for the purposes of utilizing the existing private septic system located on Parts 1 & 2 of Reference Plan 43R-29117,
- 3) That, the Owner register on title, an agreement which stipulates that the Toronto and Region Conservation Authority is responsible for the maintenance and care of the existing private septic system located on Parts 1 & 2 of Reference Plan 43R-29117 and which services the existing residential dwelling located on Parts 2 & 3 of Reference Plan 43R-28797, until such time as municipal services are available for the residential dwelling,
- 4) That, the Owner shall obtain approval of the Committee of Adjustment for application A194/04

Respectfully Submitted,



Gabriel A.R. Charles, MUDS, MCIP, RPP
Development Planner

SCHEDULE "A"

CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24) OF THE PLANNING ACT

<i>Criteria To Be Considered</i>	<i>Analysis</i>
(a) <i>The effect of development of the proposed Subdivision on matters of provincial interest</i>	<i>No adverse effect anticipated</i>
(b) <i>Whether the proposal is premature or in the public interest</i>	<i>Considered to be appropriate</i>
(c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	<i>Proposal deemed to conform</i>
(d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	<i>Considered to be appropriate</i>
(e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	<i>Considered to be appropriate</i>
(f) <i>The dimensions and shapes of the proposed lots;</i>	<i>The severed property is considered appropriate. The retained property is required to conform to the Zoning By-law regulations</i>
(g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	<i>None required</i>
(h) <i>The conservation of natural resources and flood control;</i>	<i>No adverse effect anticipated</i>
(i) <i>The adequacy of utilities and municipal services;</i>	<i>The sites are serviced by municipal water and private sewage disposal</i>
(j) <i>The adequacy of school sites;</i>	<i>None required</i>
(k) <i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	<i>None required</i>
(l) <i>The physical layout of the plan having regard for energy conservation</i>	<i>Not applicable</i>

COMMITTEE OF ADJUSTMENT STAFF PLANNING REPORT

APPLICATION NUMBER: A194/04

DATE: 16 June, 2004

HEARING: JUNE 22, 2004

APPLICANT'S NAME: TORONTO & REGION CONSERVATION AUTHORITY

MUNICIPAL ADDRESS: 3203 MAYFIELD ROAD (SEVERED PARCEL – B044/04)

BACKGROUND INFORMATION

Existing Zoning: *The subject lands are zoned "Agricultural (A) Zone" according to Zoning By-Law 151-88, as amended.*

Requested Variance:

1. *To allow a minimum lot area of 0.1077 hectares whereas the by-law requires a minimum lot area of 0.4 hectares.*
 2. *To allow a minimum lot width of 32.3 metres whereas the by-law requires a minimum lot width of 45.0 metres.*
 3. *To allow a minimum rear yard setback of 8.6 metres whereas the by-law requires a minimum rear yard setback of 15.0 metres.*
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CONSOLIDATED STAFF REPORT

1. Conforms to the Intent of the Official Plan

The subject property is designated as "Residential" in the Official Plan, and "Low Density Residential – Snelgrove East" in the Snelgrove Secondary Plan – Area 1. This designation is intended to permit residential land uses and accessory uses.

The nature and extent of the requested variance does not compromise the Official Plan policies and is in keeping with the general intent of the Official Plan.

2. Conforms to the Intent of the Zoning By-law

The property is zoned Agricultural, however, the lands on the south side of Mayfield Road and along Valley View Drive have a more residential character than that typically found in most Agricultural zones. The size of the subject property with the requested area and setback reductions would be consistent with some of the existing properties to the south and west of the subject site.

When viewed in context to the surrounding area, staff are of the opinion that the proposed reductions will maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The reason for the variances being sought is as a result of the intended separation of the property with the existing dwelling from the balance of lands owned by the Toronto and Region Conservation Authority (TRCA). It is the TRCA's intent to amalgamate their lands and separate the subject property (which is considered surplus) from their land holdings along the top-of-bank of the valley feature.

The problem that is created is that the septic system servicing the residence is located below the top-of-bank, on the property retained by the TRCA. The residence on the subject property would no longer be owned by TRCA, however, it is their intent to sell the property and enter into an agreement with the potential purchaser to continue use of the septic system on the adjacent property.

Staff are of the opinion that the overall affect of the variances for the subject property is appropriate development for the area and maintains the intent of the Official Plan policies and Zoning By-law.

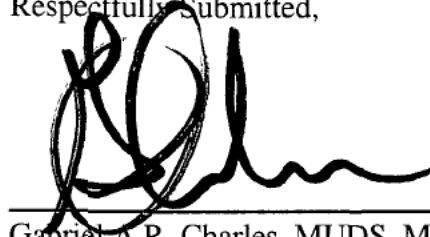
4. Minor in Nature

The proposed variances may be considered minor in nature.

STAFF RECOMMENDATION TO COMMITTEE OF ADJUSTMENT

That application A194/04 be supported.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Gabriel A.R. Charles', written over a horizontal line.

Gabriel A.R. Charles, MUDS, MCIP, RPP
Development Planner

A194/04