

FILE NUMBER:

A-2025-0059

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)

NADINE EUGENE

Address

51 Pergola Way Brampton, ON L6Y 5N1

Phone #

Fax #

Email

2.

Name of Agent

Disha Arora of Four Seasons Sunrooms GTA

Address

240 Viceroy Rd. Unit# 6 Vaughan, ON L4K 3N9

Phone #

905.404.2789 ext. 615

Fax #

Email

disha@fourseasons-sunrooms.com or planning@fourseasons-sunrooms.com

3.

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

Request for rear yard setback of 4.69 M whereas the bylaws requires a minimum rear yard setback of 7.5 M

4.

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

Compromised usable living space

5.

Legal Description of the subject land:

Lot Number

part of Lot 54

Plan Number/Concession Number

43M-1590

Municipal Address

51 Pergola Way Brampton, ON L6Y 5N1

6.

Dimension of subject land (in metric units)

Frontage

8.55 M

Depth

27 M

Area

230.85 SM

7.

Access to the subject land is by:

Provincial Highway☐

Municipal Road Maintained All Year☒

Private Right-of-Way☐

Seasonal Road☐

Other Public Road☐

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.)

Two storey existing dwelling with 69.68 SM of Ground Floor and 73.58 SM of second floor with +- 8M height

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 Storey Sunroom Addition 4.21M X5.08 M and 4.24M height

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

4.5 M

Rear yard setback

8.9 M

Side yard setback

1.29 M (LEFT)

Side yard setback

0 M (RIGHT)

PROPOSED

Front yard setback

4.5 M

Rear yard setback

4.69 M

Side yard setback

3.11M (LEFT)

Side yard setback

0.36 M (RIGHT)

10. Date of Acquisition of subject land: Mav 2005

11. Existing uses of subject property: Residence/ single family residence

12. Proposed uses of subject property: Residence/ single family residence

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: May 2005

15. Length of time the existing uses of the subject property have been continued: 20 years

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 _____

*Disha Arora*

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City \_\_\_\_\_ OF \_\_\_\_\_ Vaughan \_\_\_\_\_

THIS 15 DAY OF May, 2025.

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, DISHA ARORA, 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 23 DAY OF

June 2025

Merceyn Osayamen etc.

Commissioner of the

Province of Ontario,

for the Corporation of the

City of Brampton.

A Commissioner, etc.

Expires June 20, 2028.

*Disha Arora*

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

Enforcement Action File Number: \_\_\_\_\_

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

June 23, 2025

Date Application Deemed  
Complete by the Municipality

Merceyn

## 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:** 51 Pergola Way Brampton, ON L6Y 5N1

I/We, Nadine Eugene

please print/type the full name of the owner(s)

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

## Disha Arora of Four Seasons Sunrooms GTA

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 May, 2025.

Nadine Eugene  
Nadine Eugene (May 15, 2025 07:47 EDT)

(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.**



**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: 51 Pergola Way Brampton, ON L6Y 5N1

I/We, Nadine Eugene  
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 15 day of May, **20**25.

  
Nadine Eugene (M) 15, 2025 07:47 EDT  
(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**







# Brampton-Application Form (Minor Variance)\_fillable

## Final Audit Report

2025-05-15

Created:	2025-05-13
By:	disha arora (disha@fourseasons-sunrooms.com)
Status:	Signed
Transaction ID:	

## "Brampton-Application Form (Minor Variance)\_fillable" History

-  Document created by disha arora (disha@fourseasons-sunrooms.com)  
2025-05-13 - 4:45:53 PM GMT
  -  Document emailed to [disha.arora@fourseasons-sunrooms.com](#) for signature  
2025-05-13 - 4:49:33 PM GMT
  -  Email viewed by [disha.arora@fourseasons-sunrooms.com](#)  
2025-05-15 - 11:36:55 AM GMT
  -  Signer [Nadine Eugene](#) entered name at signing as Nadine Eugene  
2025-05-15 - 11:47:07 AM GMT
  -  Document e-signed by Nadine Eugene  
Signature Date: 2025-05-15 - 11:47:09 AM GMT - Time Source: server
  -  Agreement completed.  
2025-05-15 - 11:47:09 AM GMT

SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF SURVEY OF  
LOTS 37-42 AND 53-58, BOTH INCLUSIVE  
PLAN 43M-1590  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

0 5 10m

SCALE 1:350

JOHN DOUGLAS CARTER (1095)

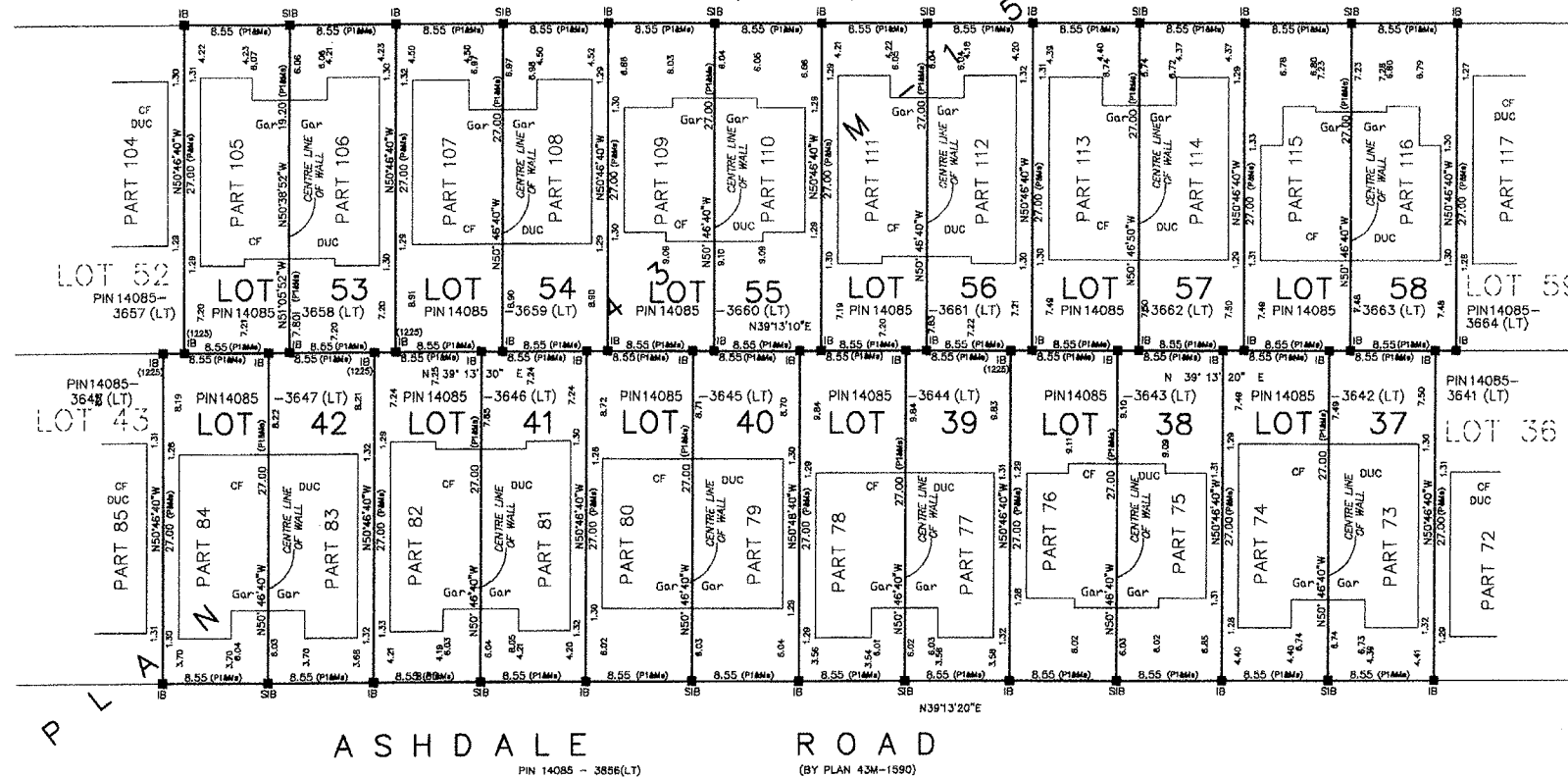
ONTARIO LAND SURVEYOR -2004-

PERGOLA WAY

PIN 14085 - 3855(LT)

(BY PLAN 43M-1590)

N39°13'20"E (REFERENCE BEARING)



METRIC : DISTANCES SHOWN IN THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1519943



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 29(3).

**BEARING REFERENCE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
SOUTH-EASTERLY LIMIT OF PERGOLA WAY IN ACCORDANCE  
WITH PLAN 43M-1590 HAVING A BEARING OF N39°13'20"E.

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**NOTE** THIS REPORT CAN BE UPDATED BY THIS OFFICE,  
HOWEVER, NO ADDITIONAL PRINT OF THIS ORIGINAL REPORT  
WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.  
THIS IS NOT A VALID COPY UNLESS EMBOSSED WITH A SEAL.

**PART 2**  
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS-- NONE  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH  
ZONING BY LAWS. THERE ARE NO FENCES.

**NOTES**

IB DENOTES  
SIB DENOTES  
P.T. DENOTES  
M.S. DENOTES  
C.F. DENOTES  
DUC DENOTES  
(1225) DENOTES  
PARTS 72-85 AND 104-117, REFER TO PLAN 43M-29502  
ALL BARS FOUND ARE BY JOHN D. CARTER LTD., OLS  
UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS  
ACT, THE LAND TITLES ACT,  
AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED THE 23rd DAY OF Aug., 2004.

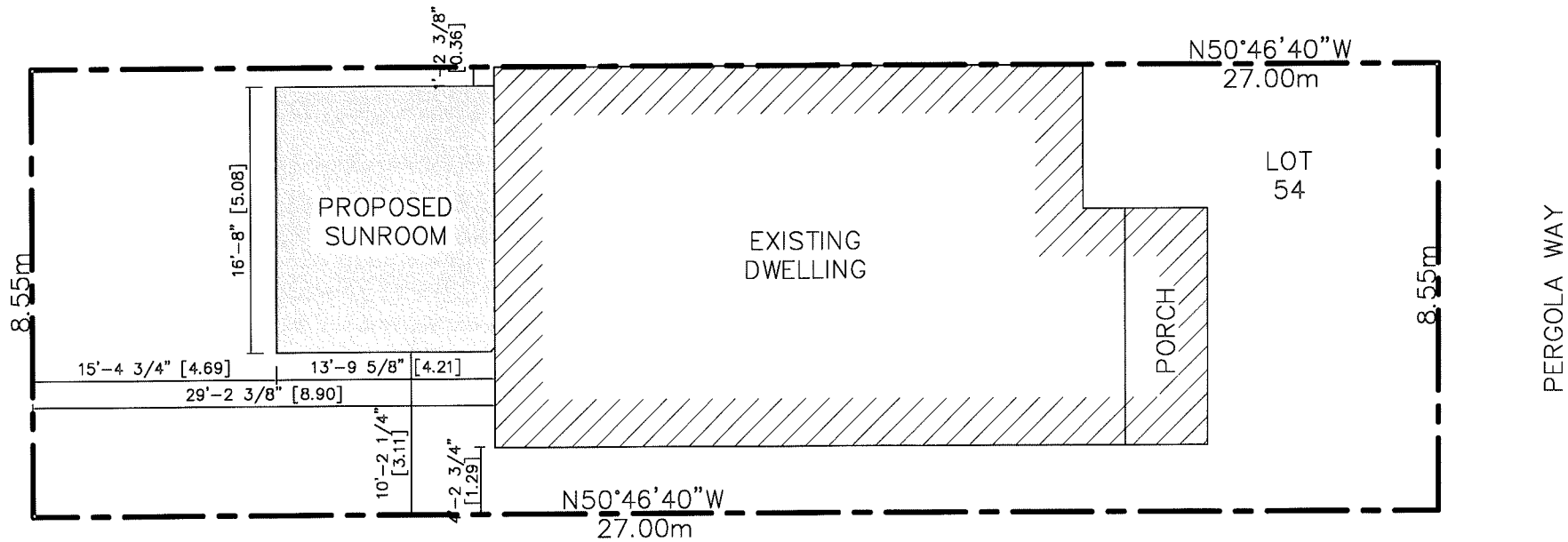
DATE Oct 17, 2004 John D. Carter  
JOHN DOUGLAS CARTER  
ONTARIO LAND SURVEYOR

THIS REPORT WAS PREPARED FOR PARADISE HOMES  
MAHOGANY INC. AND THE UNDERSIGNED ACCEPTS  
NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

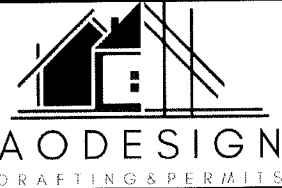
**JOHN DOUGLAS CARTER LTD.**  
ONTARIO LAND SURVEYORS

24 CASTLE HARBOUR LANE THORNHILL  
ONTARIO L3T 3A2 905-881-0726

PROJECT No.04-1048, 37-42, 53-58 SRPR



PROJECT STATISTICS		
	PERMITTED	PROVIDED
LOT AREA (MIN)	2,195.84SF (204SM)	2,484.85SF (230.85SM)
LOT COVERAGE (MAX)	50%	DWELLING: 998.87SF (92.80SM) PROPOSED ADDITION: 230.00SF (21.37SM) TOTAL: 49.46%
FRONT YARD SETBACK (MIN)	4.5m	4.5m
SIDE YARD SETBACK (MIN)	1.2m	1.29m
REAR YARD SETBACK (MIN)	7.5m	4.69m
HEIGHT (MAX)	10.6m	6.36m



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME: Alexandra Aodesh  
SIGNATURE: [Signature]  
BCIN: 101509

Address: 51 Pergola Way, Brampton, ON L6Y 5N1  
Date: 2025-05-02  
Sheet No. SP-1  
Scale: 1/8" = 1'-0"

SITE PLAN



A1

# GLAZED OPENING CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Right Elevation			
#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	Existing		21
1	New		78.88

Spatial Calculations			
Exposing Building	947.07	S.F.	
Face	87.99	S.M.	

Portion Wall Area			
Limiting Distance	1.29m		
Max. % Openings	7%		
Openings Allowed	66.29	S.F.	
Openings Provided	99.88	S.F.	



## RIGHT ELEVATION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME: Alexandra Aodesh  
SIGNATURE: [Signature]  
BCIN: 101509

Address: 51 Pergola Way  
Brampton, ON  
L6Y 5N1

Date: 2025-04-21  
Scale: 1/5" = 1'-0"

Sheet No. A2

# Zoning Non-compliance Checklist

File No.  
A-2025-0059

Applicant: NADINE EUGENE  
Address: 51 Pergola Way, Brampton, ON L6Y 5N1  
Zoning: R2B-2773  
By-law 270-2004, as amended

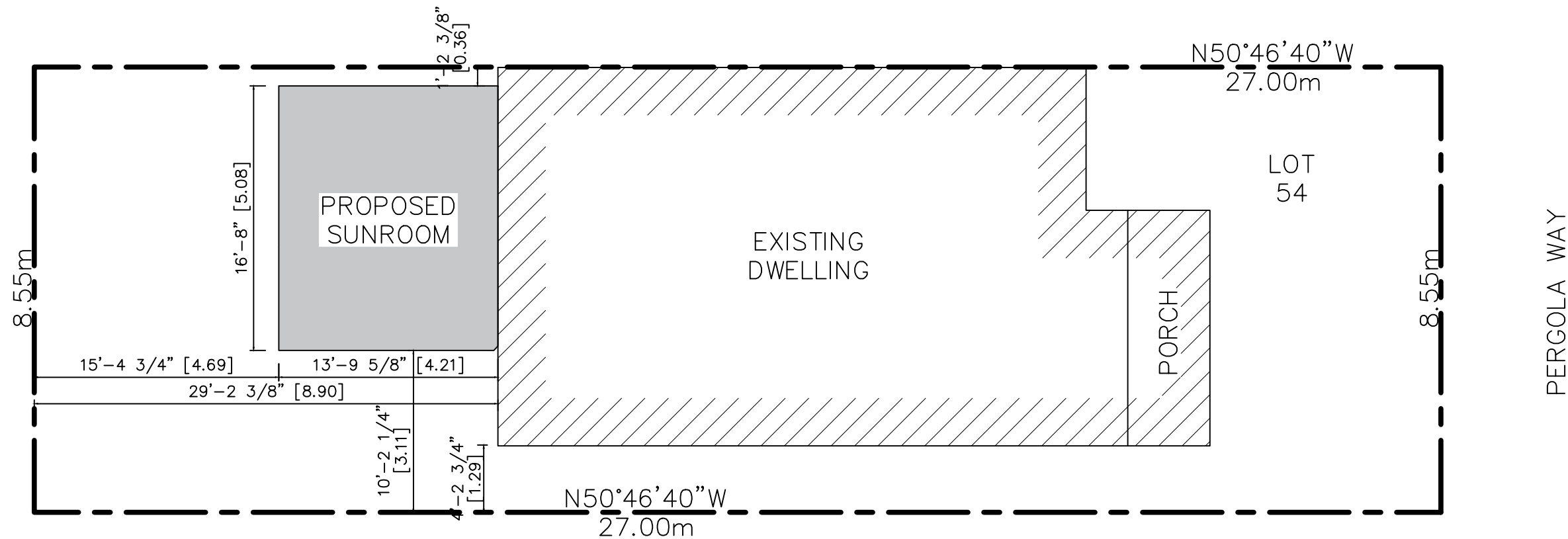
Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS	To permit a minimum rear yard setback of 4.69m to a proposed addition (1-storey sunroom).	Whereas the by-law requires a minimum rear yard setback of 7.5m	2773.2(5)(b)
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE	To permit a maximum lot coverage of 49.46%	Whereas the zoning by-law permits a maximum lot coverage of 33.3%.	15.2.2(i)
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral

Reviewed by Zoning

2025-05-23

Date



PROJECT STATISTICS		
	PERMITTED	PROVIDED
LOT AREA (MIN)	2,195.84SF (204SM)	2,484.85SF (230.85SM)
LOT COVERAGE (MAX)	33.3 %	DWELLING: 998.87SF (92.80SM) PROPOSED ADDITION: 230.00SF (21.37SM) TOTAL: 49.46%
FRONT YARD SETBACK (MIN)	4.5m	4.5m
SIDE YARD SETBACK (MIN)	1.2m	3.11 m, 0.36m
REAR YARD SETBACK (MIN)	7.5m	4.69m
HEIGHT (MAX)	10.6m	6.36m



GLAZED OPENING  
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Rear Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		18
1	New		78

Spatial Calculations

Exposing Building	496.40	S.F.
Face	46.12	S.M.

Portion Wall Area

Limiting Distance	4.78m
Max. % Openings	28%
Openings Allowed	138.99 S.F.
Openings Provided	96 S.F.



AODESIGN  
DRAFTING & PERMITS

REAR ELEVATION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME  
Alexandra Aodesh

SIGNATURE

BCIN  
101509

Address:

51 Pergola Way  
Brampton, ON  
L6Y 5N1

Date:  
2025-05-02

Scale:  
1/4" = 1'-0"

Sheet No.

A1

GLAZED OPENING  
CALCULATIONS

PER O.B.C. TABLE 9.10.15.4

Right Elevation

#	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F)
1	Existing		21
1	New		78.88

Spatial Calculations

Exposing Building Face	947.07	S.F.
	87.99	S.M.

Portion Wall Area

Limiting Distance	1.29m	
Max. % Openings	7%	
Openings Allowed	66.29	S.F.
Openings Provided	99.88	S.F.



RIGHT ELEVATION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME  
Alexandra Aodesh

SIGNATURE

BCIN  
101509

Address:

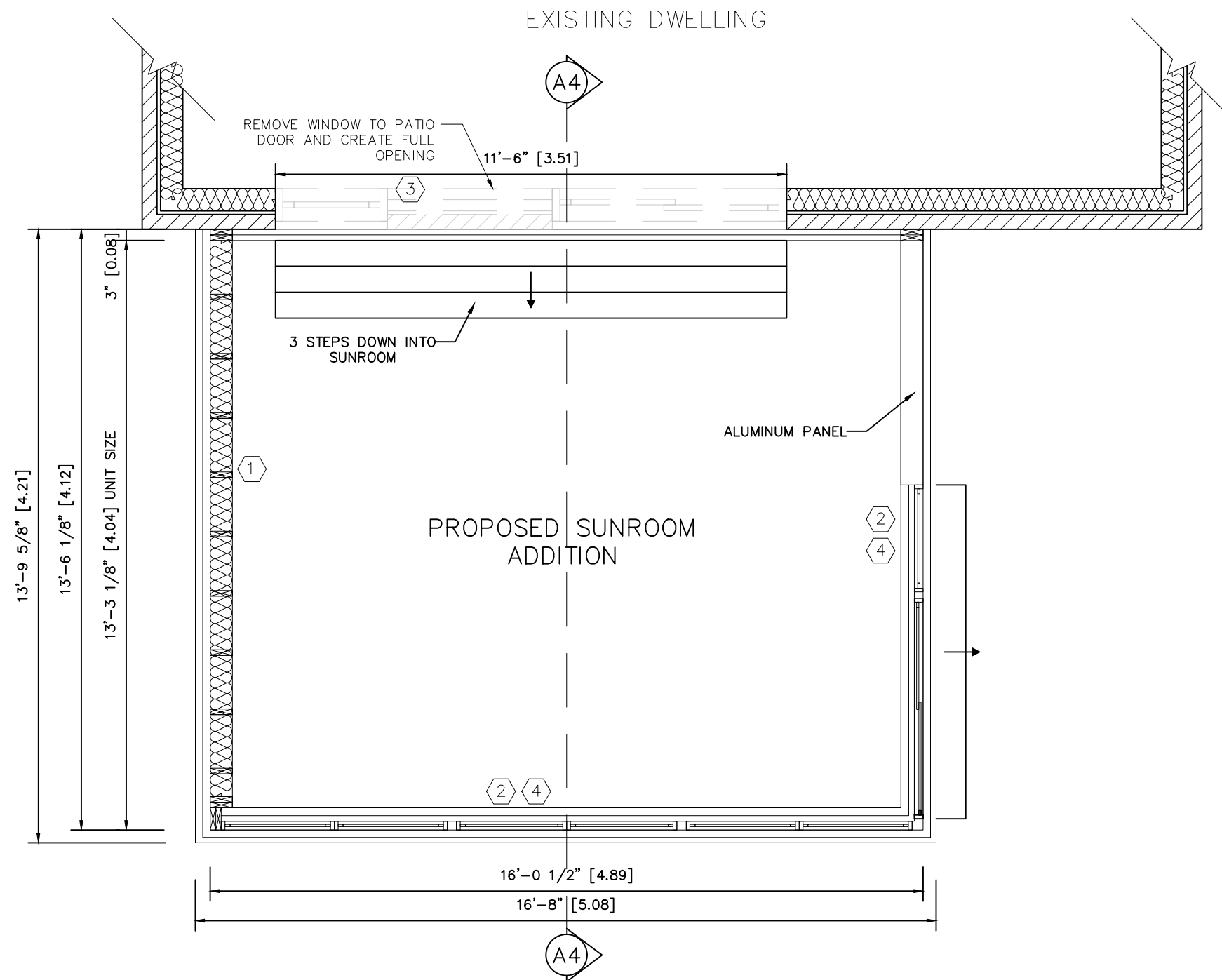
51 Pergola Way  
Brampton, ON  
L6Y 5N1

Date:  
2025-04-21

Scale:  
1/5" = 1'-0"

Sheet No.

A2



## NOTES

- 1 SOLID WALLS (45 min fire rated)  
WALL STUDS TO BE 2x6 ON 16" CENTERS  
R22 BATT INSULATION w. R10ci w. 6 MIL VAPOUR BARRIER  
5/8" TYPE X GYPSUM BOARD ON INSIDE  
TAPED, SANDED, PRIMED WHITE READY FOR PAINT.  
  
1/2" PLYWOOD EXTERIOR SHEATHING WITH TYVEK BUILDING PAPER  
EXTERIOR FINISH TO BE ALUMINUM SIDING
- 2 SOLID WALLS  
WALL STUDS TO BE 2x6 ON 16" CENTERS  
R22 BATT INSULATION + R10ci  
1/2" DRYWALL TAPED, SANDED, PRIMED WHITE READY FOR PAINT. INCLUDES PAINT GRADE BASEBOARD TRIMS  
1/2" PLYWOOD EXTERIOR SHEATHING WITH TYVEK BUILDING PAPER  
EXTERIOR FINISH TO BE ALUMINUM SIDING
- 3 TEAR DOWNS  
REMOVE EXISTING PATIO DOOR AND WINDOW AND CREATE WALL OPENING
- 4 VERTICAL GLAZING  
CONSERVAGLASS SELECT (MC-7N)  
EXCLUSIVE HIGH PERFORMANCE GLAZING  
MULTI-COAT GLAZING TECHNOLOGY (CODE 7N)  
EASY-CLEAN II EXTERIOR COATING + STAY CLEAN-CLEAN TECHNOLOGY  
ARGON GAS FILLED FOR BETTER INSULATION  
75% REDUCTION IN TOTAL SOLAR TRANSMITTANCE  
HIGH VISIBLE TRANSMITTANCE  
R4.0/ U0.25 CENTER OF GLASS INSULATION VALUE  
STAINLESS STEEL CONTINUOUS BENT SPACERS  
DUAL POLY-ISOBUTYLENE AND SILICONE SEALS  
PROTECTIVE GLASS MASKING



**AODESIGN**  
DRAFTING & PERMITS

The undersigned has reviewed and takes responsibility for this design, and confirms they are qualified under the Ontario Building Code to design the attached work. The drawings were prepared by the undersigned as an independent BCIN holder operating under AODESIGN Drafting and Permits, not as an employee or representative of any other company.

NAME  
**Alexandra Aodesh**

SIGNATURE

BCIN  
**101509**

## GROUND FLOOR PLAN

Address:

Date:  
2025-07-30

Sheet No.

51 Pergola Way  
Brampton, ON  
L6Y 5N1

Scale:  
1/3" = 1'-0"

**A2**