



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **GAURAV BHARGAVA AND RUPALI BHARGAVA** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 91, Plan 43M-1962 municipally known as **56 UNWIND CRESCENT**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a deck encroachment of 4.88m (16.01 ft.) into the required rear yard setback, resulting in a rear yard setback of 2.64m (8.66 ft.) whereas the by-law permits a maximum deck encroachment of 3.0m (9.84 ft.) into a required rear yard, resulting in a required setback of 4.5m (14.76 ft..

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, March 30, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 18th day of March, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



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 during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**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, March 25, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate 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, March 25, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. 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 **Friday, March 26, 2021**. City staff will contact you and provide you with further details.
- 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 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.





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**.

- Name of Owner(s) GAURAV BHARGAVA & RUPALI BHARGAVA  
 Address 56, UNWIND CRESCENT  
BRAMPTON ONTARIO  
L6X5J8  
 Phone # 905-455-2821 Fax # N/A  
 Email mrsgauravbhargava@yahoo.com
- Name of Agent N/A  
 Address N/A  
 Phone # N/A Fax # N/A  
 Email N/A
- Nature and extent of relief applied for (variances requested):  
THE maximum length of the deck permitted by  
zoning By-law is 3m but I want to make it  
to 4.88m.
- Why is it not possible to comply with the provisions of the by-law?  
It is not possible to comply with the provisions of the  
by-law because the deck will be too small.  
It is a Ravine lot and therefore no houses at the  
back. It doesn't violate anyone's privacy.
- Legal Description of the subject land:  
 Lot Number 91  
 Plan Number/Concession Number 43M-1962  
 Municipal Address 56, UNWIND CRESCENT, BRAMPTON, ON, L6X5J8
- Dimension of subject land (in metric units)  
 Frontage 7.92 m  
 Depth 4.88 m  
 Area 38.65 m<sup>2</sup>
- 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.)

2 Storeys dwelling  
The gross floor area of the dwelling is 250.652 sq. metres

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Backyard Deck  
Length - 7.92m  
Width - 4.88m

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	<u>3.82 m</u>
Rear yard setback	<u>7.63 m</u>
Side yard setback	<u>2.03 m</u>
Side yard setback	<u>2.28 m</u>

PROPOSED

Front yard setback	<u>3.82 m</u>
Rear yard setback	<u>2.75 m</u>
Side yard setback	<u>2.03 m</u>
Side yard setback	<u>2.28 m</u>

10. Date of Acquisition of subject land: 30 July, 2019
11. Existing uses of subject property: Personal Residential Use
12. Proposed uses of subject property: Personal Residential Use
13. Existing uses of abutting properties: Ravine & Residential
14. Date of construction of all buildings & structures on subject land: April, 2021
15. Length of time the existing uses of the subject property have been continued: 19 Months

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 _____

G. Bhargava Angeli Bhargava  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 22<sup>nd</sup> DAY OF FEB MARCH, 2021.

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, GAURAV BHARGAVA, 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 2<sup>nd</sup> DAY OF  
March, 2021.

April Elena Cerna  
A Commissioner etc.

G. Bhargava  
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

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

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

R1F - 2306

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

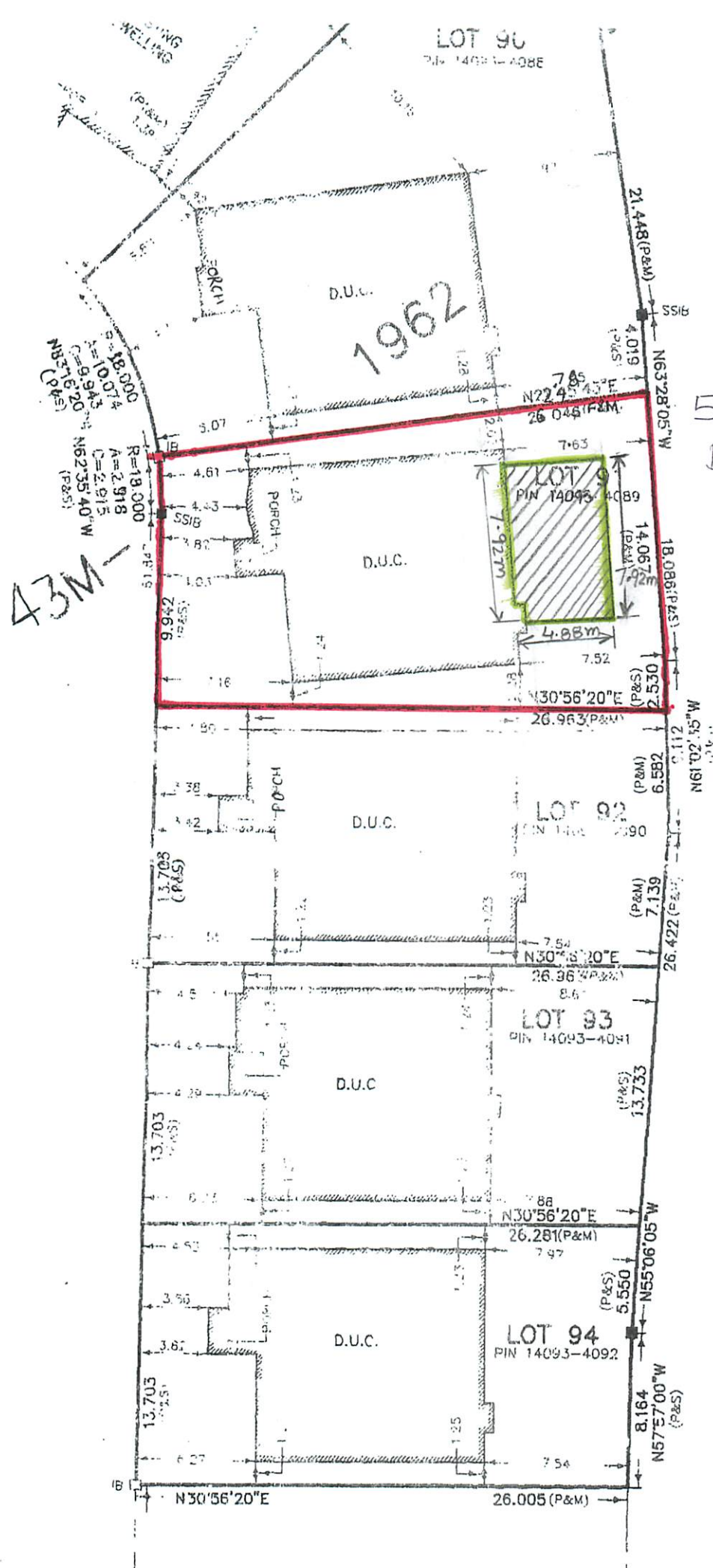
HOTHU S.

Zoning Officer

MARCH 03 2021

Date

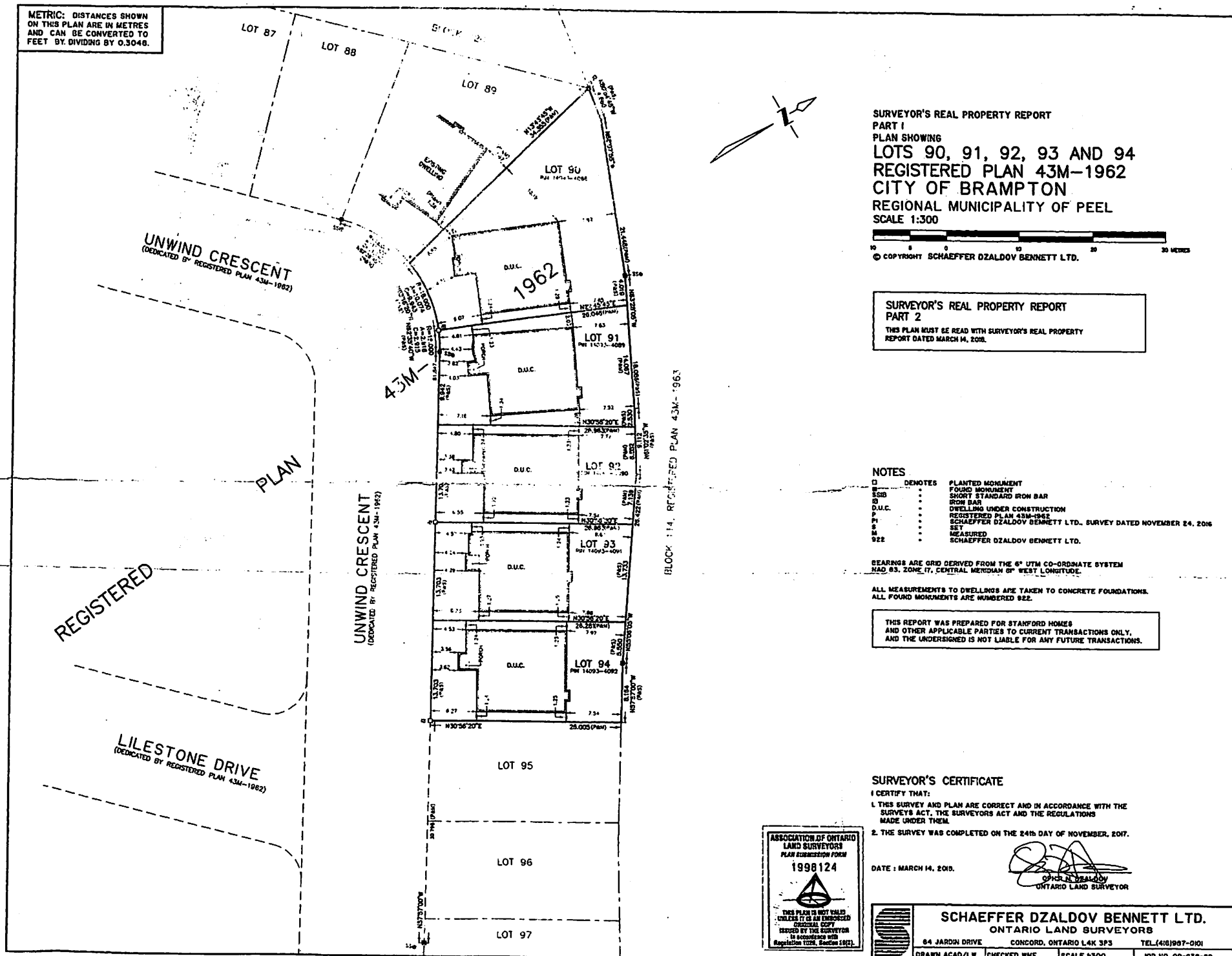
DATE RECEIVED March 02, 2021



56 UNWIND CRESCENT  
BRAMPTON

BLOCK : 14, REGISTERED PLAN 43N-1963

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



SURVEYOR'S REAL PROPERTY REPORT  
PART I  
PLAN SHOWING  
LOTS 90, 91, 92, 93 AND 94  
REGISTERED PLAN 43M-1962  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:300

10 0 10 20 30 METRES  
© COPYRIGHT SCHAEFFER DZALDOV BENNETT LTD.

SURVEYOR'S REAL PROPERTY REPORT  
PART 2  
THIS PLAN MUST BE READ WITH SURVEYOR'S REAL PROPERTY  
REPORT DATED MARCH 14, 2018.

NOTES

DENOTES	PLANTED MONUMENT
•	FOUND MONUMENT
•	SHORT STANDARD IRON BAR
•	IRON BAR
•	D.W.C.
•	DWELLING UNDER CONSTRUCTION
•	REGISTERED PLAN 43M-1962
•	SCHAEFFER DZALDOV BENNETT LTD., SURVEY DATED NOVEMBER 24, 2018
•	SET
•	MEASURED
•	SCHAEFFER DZALDOV BENNETT LTD.

BEARINGS ARE GRID DERIVED FROM THE 6° UTM CO-ORDINATE SYSTEM  
NAD 83, ZONE 17, CENTRAL MERIDIAN 8° WEST LONGITUDE.

ALL MEASUREMENTS TO DWELLINGS ARE TAKEN TO CONCRETE FOUNDATIONS.  
ALL FOUND MONUMENTS ARE NUMBERED 922.

THIS REPORT WAS PREPARED FOR STANFORD HOMES  
AND OTHER APPLICABLE PARTIES TO CURRENT TRANSACTIONS ONLY,  
AND THE UNDERSIGNED IS NOT LIABLE FOR ANY FUTURE TRANSACTIONS.

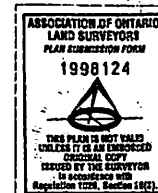
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS  
MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF NOVEMBER, 2017.

DATE: MARCH 14, 2018.

*[Signature]*  
OPHELIA DZALDOV  
ONTARIO LAND SURVEYOR



SCHAEFFER DZALDOV BENNETT LTD.  
ONTARIO LAND SURVEYORS  
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 997-0101  
DRAWN ACAD/LW CHECKED WMF SCALE 1:300 JOB NO. 09-636-80  
DWG NO. 09-636-80-90





**Credit Valley  
Conservation**  
inspired by nature

1255 Old Derry Road  
Mississauga, ON L5N 6R4  
Tel: (905) 670-1615 or 1-800-668-5557  
Fax: (905) 670-2210  
[www.cvc.ca](http://www.cvc.ca)  
e-mail: [planning@cvc.ca](mailto:planning@cvc.ca)

**For office use only:**

File # \_\_\_\_\_

Fee Received \_\_\_\_\_

**APPLICATION FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS AND  
ALTERATIONS TO SHORELINES AND WATERCOURSES** (Pursuant to Ontario Regulation 160/06)

**PLEASE SEE REVERSE SIDE FOR INSTRUCTIONS FOR SUBMITTING PLANS**

**Ownership Details**

Owner's Name/Organization GAURAV BHARGAVA / RUPALI BHARGAVA

Mailing Address 56, UNWIND CRESCENT City/Town BRAMPTON

Postal Code L6X5J8 Email mrgauravbhargava@yahoo.com Phone # 905 455 2821

Agent's Name N/A Email N/A

Organization N/A City/Town N/A

Mailing Address N/A Postal Code N/A Phone # N/A

**Property Location**

Municipal Street Address 56 UNWIND CRESCENT, BRAMPTON ONTARIO

Lot 91 Concession/Range \_\_\_\_\_ City/Town BRAMPTON

If the property is used for agricultural purposes does it have a biosecurity protocol? ☐ Yes ☒ No

**Description of Type of Development / Work Proposed**

The proposed development(s)/work(s) involve(s) the following (select all that apply):

- ☒ New structure
- ☐ Alteration/addition to existing structure
- ☐ Grading/site alteration
- ☐ Alter a watercourse
- ☐ Interference with a Wetland
- ☐ Lake Ontario shoreline works

Proposed works: Building Deck.

\_\_\_\_\_  
\_\_\_\_\_

## Pre-development Consultation

Have you conducted any pre-development consultation with Planning and Development Services Staff at CVC to determine site characteristics and technical requirements for a complete application? (A pre-development consultation may be in the form of a phone conversation, a meeting, email messages or site visit).

☐ Yes (indicate method below) ☒ No

☐ phone

☐ meeting

☐ email

☐ site visit

☐ other way

Were you provided with an application checklist? ☒ Yes ☐ No

Were you provided with a File Number? ☐ Yes (please specify) \_\_\_\_\_ ☐ No

## Terms and Conditions

1. Any false or misleading statement made on this application will render null and void any permission granted.
2. Authorized representatives of Credit Valley Conservation are granted entry in accordance with the *Conservation Authorities Act, R.S.O. 1990, c27 as amended* onto lands which are the subject of this permit application in order to make such surveys, investigations, inspections or other arrangements which such representatives deem necessary.
3. This permit does not absolve the applicant of the responsibility of obtaining all the necessary permission(s) from applicable federal and provincial agencies or local municipalities.

I, GAURAV BHARGAVA solemnly declare that to the best of my knowledge and belief, all of the above information to be true.

Signature of Owner: \_\_\_\_\_

Date: 16/12/2020

Note: Signature or written authorization from the owner is mandatory.

Signature of Agent: \_\_\_\_\_

Date: \_\_\_\_\_

### NOTICE OF COLLECTION

Pursuant to the Municipal Freedom of Information and Protection of Individual Privacy Act, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1990, c27 as amended. This information is used to assess applications and, where approved, issue the Permit. Information on this form may be disclosed to Government and Municipal Agencies for review and comment and to members of the public through the Freedom of Information process. The name of the applicant, location of the work and a description of the project may be published in CVC documents including agendas, reports and meeting minutes which are posted on CVC's website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Credit Valley Conservation Authority, 1255 Old Derry Road, Mississauga, Ontario, L5N 6R4, (905) 670-1615.

### INSTRUCTIONS

**Please submit three (3) copies of the following information with this application:**

1. Location map of property, in relation to surrounding buildings, roads, lands etc.
2. Site plan indicating the property boundary and the proposed location of development/work.
3. Cross-section(s) of the proposed development/work showing existing and final grades as required.
4. Final stamped engineering drawings of proposed development/work as required.
5. Final stamped technical reports in support of proposal as required.
6. Other documentation as identified through pre-consultation.
7. **An application fee will be charged based upon type and scale of project (see most recent fee schedule [www.cvc.ca](http://www.cvc.ca) or contact CVC office at 905-670-1615).**

**ALL PLANS SUBMITTED MUST BE FOLDED**

56 UNWIND CRESCENT,  
BRAMPTON

# NO OBJECTION

Signature: Mishaal Rizwan

BE ADVISED FURTHER WORKS ON  
THIS PROPERTY MAY REQUIRE  
CVC APPROVAL



