

APPLICATION # B-2021-0009
Ward # 10

DEFERRED NOTICE OF AN APPLICATION FOR CONSENT

An application for consent has been made by **VINOD MAHESAN, VIPIN MAHESAN, GEETANJALI MAHESAN AND MANSI RASTOGI**

Purpose and Effect

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.78 hectares (1.93 acres). The proposed severed lot has a frontage of approximately 30.495 metres (100.05 feet), a depth of approximately 128.05 metres (420.11 feet) and an area of approximately 0.3905 hectares (0.96 acres). The effect of the application is to create a new residential lot to facilitate the future development of a single detached dwelling.

Location of Land:

Municipal Address: 41 Marysfield Drive

Former Township: Toronto Gore

Legal Description: Lot 25, Plan 406

Meeting

The Committee of Adjustment has appointed **TUESDAY, September 14, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **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 possible 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.**

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

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LAST DAY FOR RECEIVING COMMENTS: SEPTEMBER 9, 2021

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NOTE: IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

Other Planning Act Applications

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

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2021-0117 & A-2021-0118

Decision and Appeal

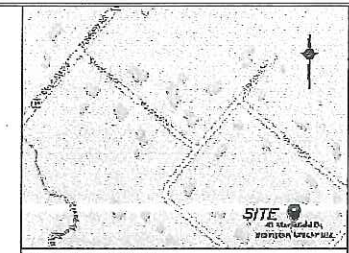
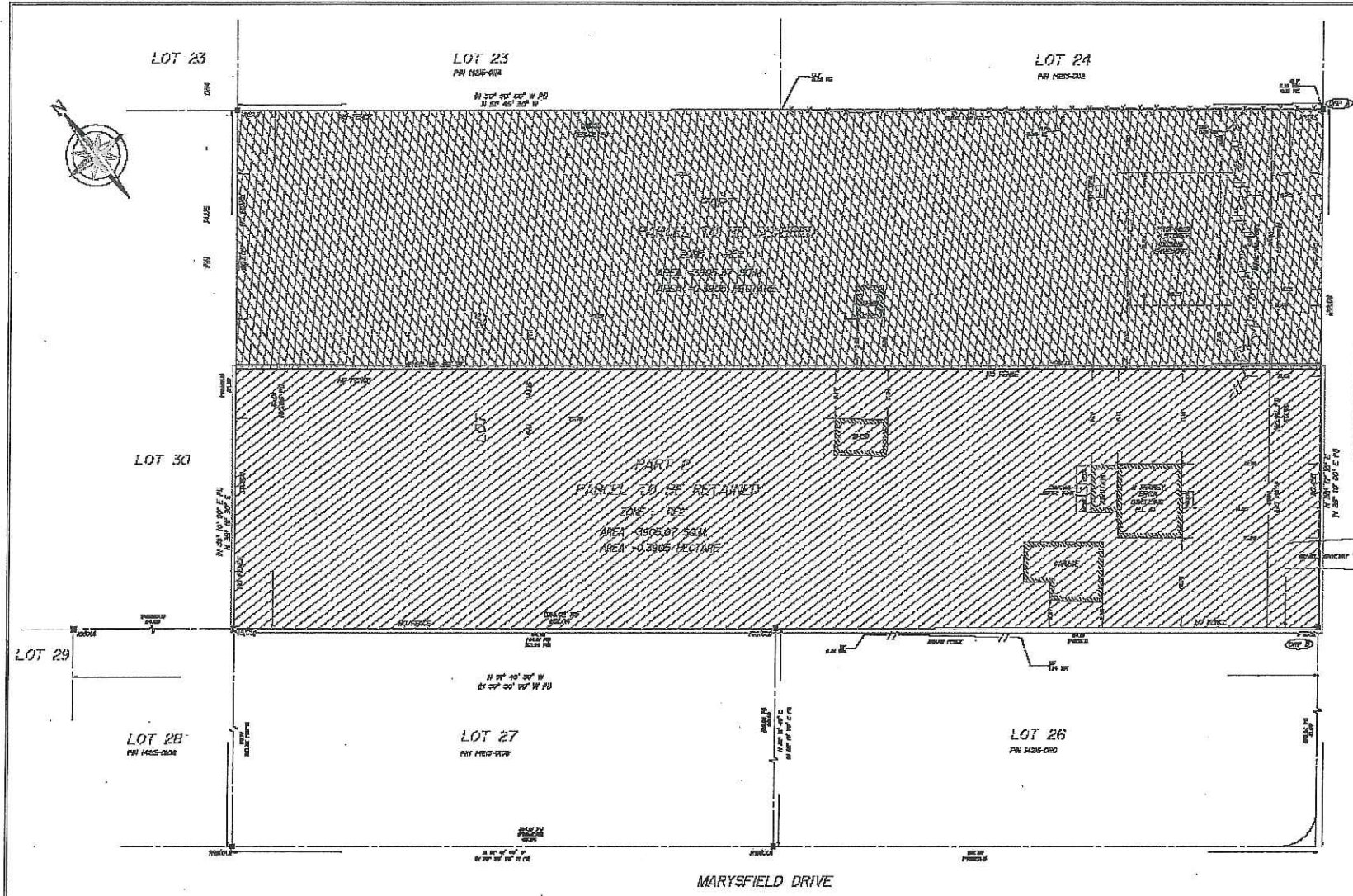
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at www.elt.o.gov.on.ca

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 26th Day of August, 2021.

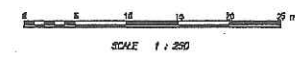
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer
City of Brampton 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.mvers@brampton.ca



KEY MAP (NOT TO SCALE)

SEVERANCE SKETCH OF
LOT 25
REGISTERED PLAN 406
CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEI



SCALE 1 : 250
 J.H. Galtbloom Surveying Limited
 Ontario Land Surveyor
 2021

BEARING NOTE
 BEARINGS AND DISTANCES DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
 BY REAL TIME NETWORK RTN OBSERVATIONS, WITH DATE 17. MARCH 2021.

POINT NO	NORTHING	EASTING
POINT A	4 802 682.85	807 253.13
POINT B	4 802 534.84	807 435.34

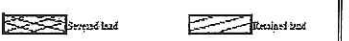
COORDINATE SYSTEM: NAD 83 UTM ZONE 18, NAV 83 (GTM DATA)
 COORDINATE SYSTEM: NAD 83 UTM ZONE 18, NAV 83 (GTM DATA)
 COORDINATE SYSTEM: NAD 83 UTM ZONE 18, NAV 83 (GTM DATA)

Distances shown on this plan are Ground Distances and not be corrected to Dist
 Distances by Multiplying the Combined Scale Factor of 0.999702

METRIC
 Distances shown on this plan are in meters and not be corrected to feet by
 multiplying by 3.28084.

LEGEND
 BF Bound Fence
 CLF Chain Link Fence
 DPF Double End Fence
 PF Registered Plan 406
 PS Plan of Survey by P. S. S. Company Ltd. dated May 2, 2000.
 XC Survey
 XY Boundary
 XZ Boundary
 SW Submerged
 T.O. To Be Determined
 ZONE: RE2

PARTIAL TO BE SEVERED	FRONTAGE IN METERS	AREA IN M ²
PART 1	30.00	3000.00
PART 2	30.00	3000.00
PART 3	30.00	3000.00



DATE APRIL 26, 2021

J. H. Galtbloom Surveying Limited
 4780 Markham Road, Unit 102, Markham, Ont. L3R 9Y4
 Office: (905) 947-1111 Fax: (905) 947-1112

Project: 21-037
 Drawn By: J.H.G.
 Checked By: J.H.G.

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, September 9, 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 or jeanie.myers@brampton.ca by **4:30 pm Friday, September 10, 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, September 10, 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 or 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. 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.

Kind Attention:

Date: 21 June 2021

Jeanie Myers,
Secretary-Treasurer,
City of Brampton Committee of Adjustment,
City Clerk's Office, Brampton City Hall,
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Jeanie.myers@brampton.ca

Reference: 41 Marysfield Drive, Brampton, ON – L6P 0J2 scheduled for Committee of Adjustment meeting on June 22, 2021

1. Application # **B-2021-0009** – Consent
2. Application # **A-2021-0117** – Minor Variance
3. Application # **A-2021-0118** – Minor Variance

Subject: Deferral of the hearing for the above referenced consent and minor variance applications to September 14, 2021

Honorable Committee Members,

We humbly request you to allow us to defer our consent and minor variance hearing to September 14, 2021 due to the following reasons:

- a. Based on our initial conversation and subsequent support information provided to the city, we were anticipating a favourable response from the city. Alas while we get affirmative confirmation on our ask from the planners opinion, the overall refusal is surprising.
- b. While we do believe that our request has considerable merit, we would like to take some time and work with the city in understanding and alleviating their concerns around the application.
- c. We will also require additional time to get the appropriate professional opinions on the planning policies and supporting documentation to present to the city.

In consideration of the above, and this being our first request for a deferral, we sincerely hope the Committee will consider our request and grant the same.

Yours truly,



Vinod Mahesan

(Representative for the applicants Vinod Mahesan, Vipin Mahesan, Geetanjali Mahesan, Mansi Rastogi)
41 Marysfield Drive,
Brampton, ON – L6P 0C3

APPLICATION NUMBER:

"B"-2021-0009

The personal information collected on this form is collected pursuant to subsection 53(2) 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

Consent

(Please read Instructions)

NOTE: Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant

Vinod Mahesan, Vipin Mahesan, Geetanjali Mahesan, Mansi Rastogi

(print given and family names in full)

Address

41 Marysfield Drive, Brampton, ON - L6P 0J2

Phone #

416-833-3721

Fax #

Email

vinmahesan@gmail.com

(b) Name of Authorized Agent

Vinod Mahesan

Address

3 St Patricks Rd, Brampton, ON - L6P 0C3

Phone #

416-833-3721

Fax #

Email

vinmahesan@gmail.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify:

Creation of a new lot

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street

Marysfield Drive

Number

41

b) Concession No.

Lot(s)

c) Registered Plan No.

406

Lot(s)

25

d) Reference Plan No.

Lot(s)

e) Assessment Roll No.

1012 0003 17200 0000

Geographic or Former Township

5. Are there any easements or restrictive covenants affecting the subject land?

Yes

☐

No

☒

Specify:

6. Description of severed land: (in metric units)

a) Frontage 30.495m Depth 128.05m Area 0.3905ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) Shed

(proposed) House with attached garage

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units)

a) Frontage 30.495m Depth 128.04m Area 0.3905ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) House, garage, and shed

(proposed) House and garage

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (specify):		

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>RE-2</u>	<u>RE-2</u>
Official Plans		
City of Brampton	<u>Estate Residential</u>	<u>Estate Residential</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # _____ Status/Decision _____

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer _____ Land Use _____

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance	A-2021-0117	CONCURRENT
Validation of the Title	A-2021-0118	
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?
Yes ☒ No ☐
13. Is the subject land within an area of land designated under any Provincial Plan?
Yes ☒ No ☒
14. If the answer is yes, does the application conform to the applicable Provincial Plan?
Yes ☒ No ☐
15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Brampton
this 18 day of May, 2021.


Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation


DECLARATION

I, Vinod Kumar Mahesan of the City of Brampton
in the County/District/Regional Municipality of Brampton
solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton


in the Region of Peel

this 19th day of May, 2021.


Signature of applicant/solicitor/authorized agent, etc.

Submit by Email

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.


Signature of a Commissioner, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

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

J. Chau
Zoning Officer

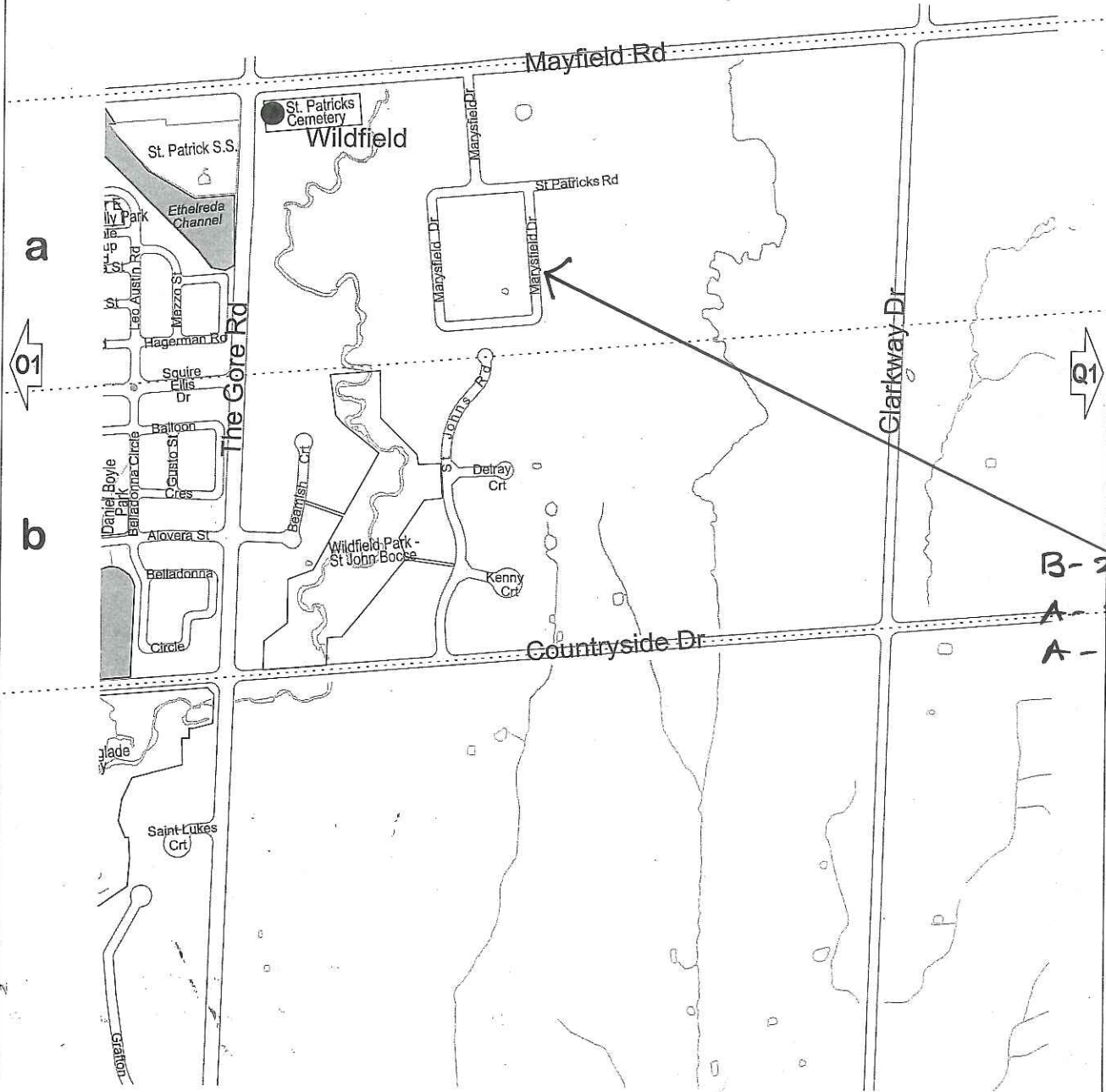
May 20, 2021

Date

DATE RECEIVED

May 19, 2021

May 19, 2021



B-2021-0009
A-2021-0117
A-2021-0118

P1

P2