



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **NAVIN SEODARSAN AND TINA BAKSH** 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 9, Plan 43M-1975 municipally known as **62 BURLWOOD ROAD**, Brampton;

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

1. To permit an accessory structure (cabana) to include habitable space (installation of washroom) whereas the by-law does not permit accessory structures to be used for human habitation.

**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, October 20, 2020 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.**

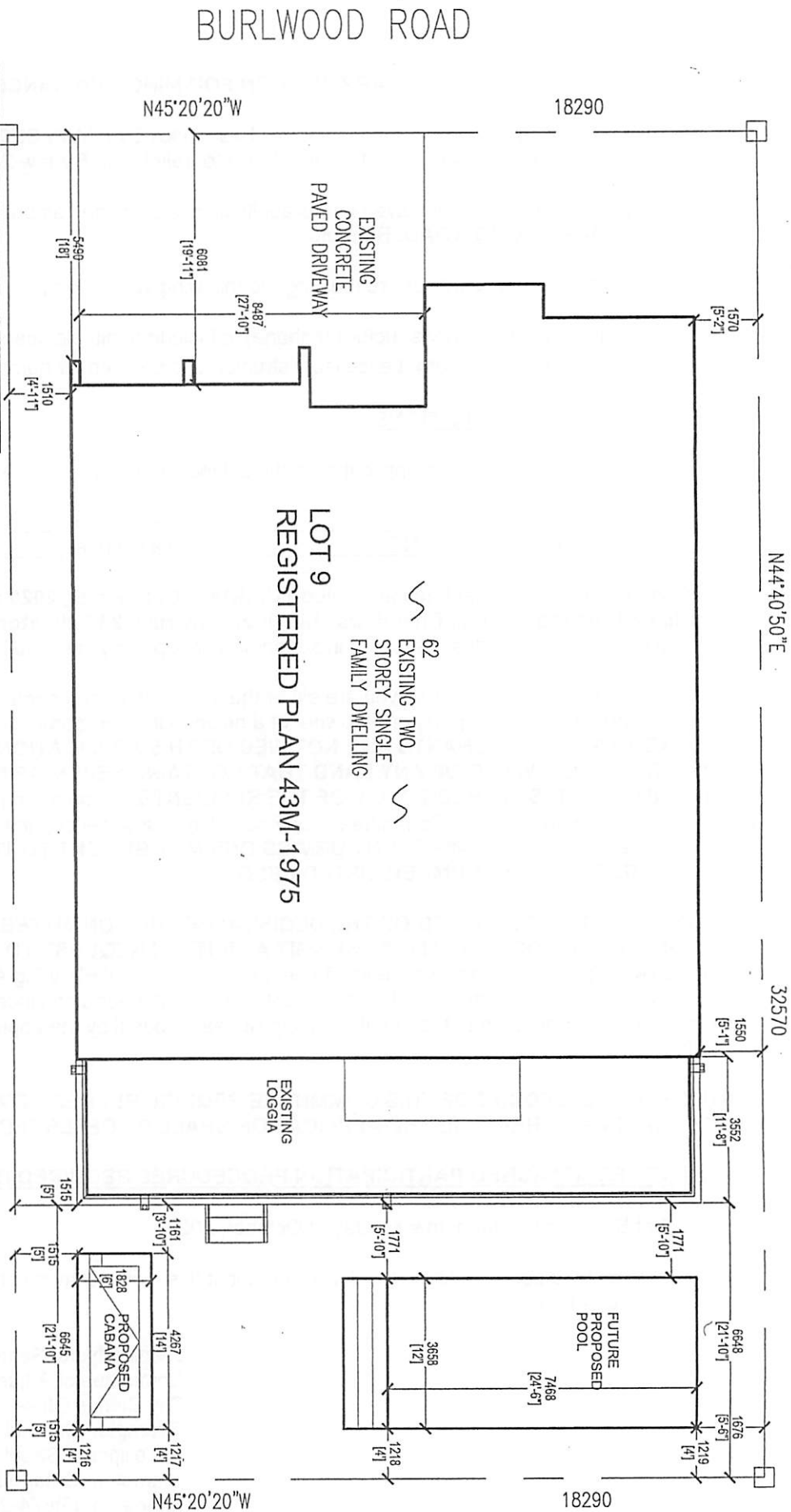
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 8th day of October, 2020.

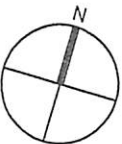
Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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)

SITE DEVELOPMENT			
ZONING	R1A (RESIDENTIAL DETACHED ZONE)		
LOT AREA			
TOTAL LOT AREA	595.61 SQ.M	6,411.09 SQ.FT.	
HOUSE AREA			
FOOTPRINT HOUSE	258.90 SQ.M.	2,786.78 SQ.FT.	
EXISTING LOGGIA	54.00 SQ.M.	581.25 SQ.FT.	
PROPOSED CABANA	7.56 SQ.M.	81.25 SQ.FT.	
LOT COVERAGE	ALLOWED	PROVIDED	
TOTAL COVERAGE	-	53.80%	



1 SITE PLAN  
A1.0 1:150



PROJECT:		NEW CABANA	
DRAWING:		AT	
DATE:		62 BURLWOOD RD	
SCALE:		CITY OF BRAMPTON	
DRAWN BY:		SITE PLAN	
REVIEWED BY:		AS NOTED	
PROJECT No.		DRAWING No.	
APRIL 2018		A10	

**FLC**

**FAUSTO CORTESE**  
ARCHITECTS

3590 RUTHERFORD RD. UNIT 7  
VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
DO NOT SCALE DRAWINGS.

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 Committee 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, October 15, 2020**.
- 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, Friday, October 16, 2020**.
  - 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, October 16, 2020**. 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**.

1. **Name of Owner(s)** Navin Seodarsan, Tina Baksh  
**Address** 62 Burlwood Road,  
Brampton, Ont. L6P 0T6  
**Phone #** Tina -647-567-6376 Navin -917-648-7310 **Fax #** \_\_\_\_\_  
**Email** nseodarsan@uhrny.com

2. **Name of Agent** Fausto Cortese Architects  
**Address** 3590 Rutherford Road  
Vaughan, Ont.  
L4H 3T8  
**Phone #** 416-806-7000 **Fax #** \_\_\_\_\_  
**Email** fcortese@fcarchitects.ca

3. **Nature and extent of relief applied for (variances requested):**  
The purpose and/or nature of this variance request is to  
allow for plumbing within an accessory structure (CABANA).  
Plumbing includes: 1 Toilet and 1 Washroom Sink  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
Proposed plumbing fixtures do not comply with the zoning  
by law 270-2004.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** Lot 9  
**Plan Number/Concession Number** 43M-1975  
**Municipal Address** 62 Burlwood Road

6. **Dimension of subject land (in metric units)**  
**Frontage** 18.29m  
**Depth** 35.57m  
**Area** 595.61sq.m

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **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.)

Existing 2 Storey Single Family Dwelling - 258.90 sq m

Existing Loggia - 54.00 sq m

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Proposed Cabana - 7.56 sq 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** Dwelling

Front yard setback 5.73m

Rear yard setback 6.08m

Side yard setback 1.55m

Side yard setback 1.51m

**PROPOSED** Cabana

Front yard setback N/A

Rear yard setback 1.22m

Side yard setback 1.52m

Side yard setback N/A

10. Date of Acquisition of subject land: 05/01/2013

11. Existing uses of subject property: Existing Single Family Dwelling

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Existing Single Family Dwellings

14. Date of construction of all buildings & structures on subject land: 2015

15. Length of time the existing uses of the subject property have been continued: Since built

16. (a) What water supply is existing/proposed?

Municipal ☒

Well ☐

Other (specify) \_\_\_\_\_

- (b) What sewage disposal is/will be provided?

Municipal ☒

Septic ☐

Other (specify) \_\_\_\_\_

- (c) What storm drainage system is existing/proposed?

Sewers ☐

Ditches ☐

Swales ☐

Other (specify) Soft Landscape (SOD)

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF VAUGHAN Brampton

THIS 31<sup>st</sup> 17<sup>th</sup> DAY OF AUGUST September, 20 20

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, Mark Lee, OF THE CITY OF Richmond Hill

IN THE PROVINCE OF ONTARIO 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 17<sup>th</sup> DAY OF

Sept, 20 20

earie Myers  
A Commissioner etc.

Signature of Applicant(s) or Authorized Agent  
earie Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1A-2039

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

Hothi S  
Zoning Officer

SEPT 21 2020  
Date

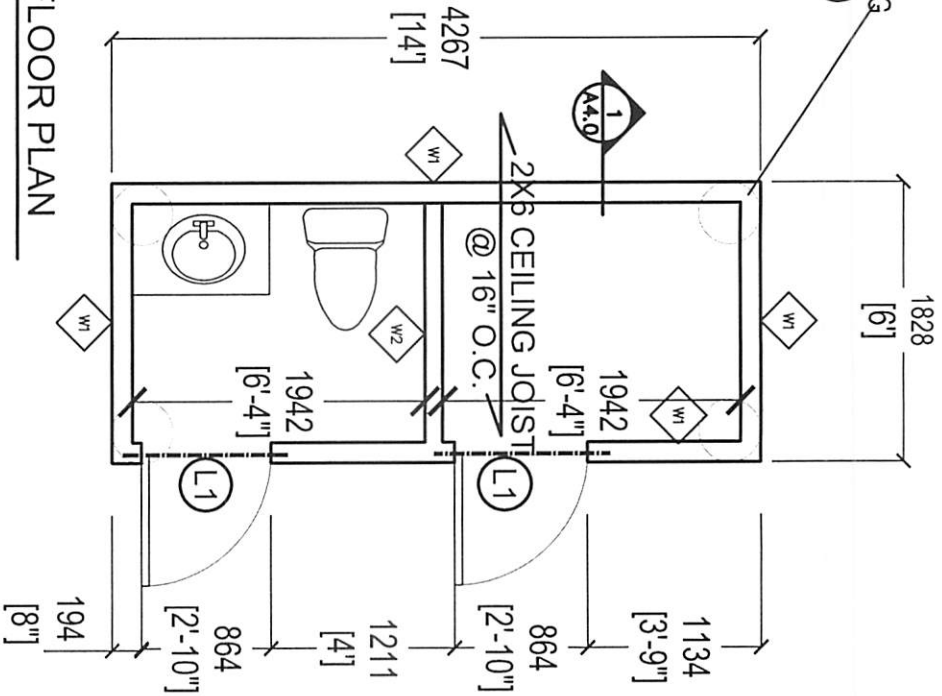
DATE RECEIVED

September 17, 2020





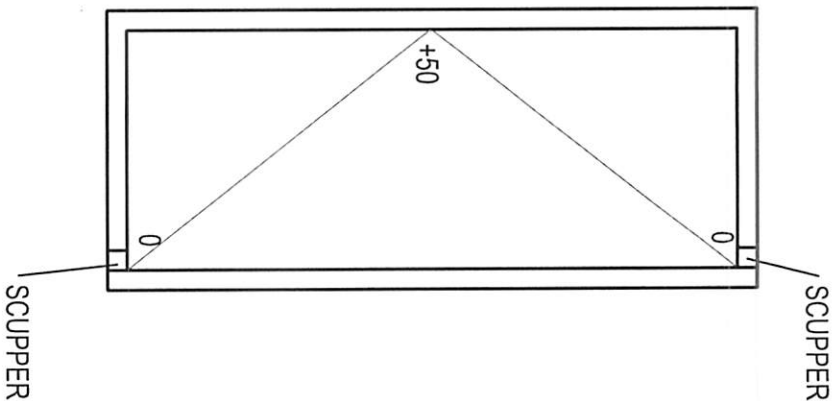
16" CONC. SONO-TUBE FOOTING  
(MIN. 4'-0" BELOW FIN. GRADE)  
TYPICAL



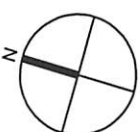
1 GROUND FLOOR PLAN  
A2.0 1:50

WALL TYPES

	EXTERIOR WALL PARTITION WOOD SIDING TYVEC AIR BARRIER 1/2" PLYWOOD SHEATHING 2 X 4 WOOD STUDS AT 16" O/C 1/2" DENS ARMOR PLUS DRYWALL	UNTEL. SCHEDULE: L1 = 2- 2 X 6 L2 = 2- 2 X 8 L3 = 2- 2 X 10 L4 = 3- 2 X 10 L5 = 2- 2 X 12 L6 = 3- 2 X 12
	INTERIOR WALL PARTITION 1/2" DENS ARMOR PLUS DRYWALL 2 X 4 WOOD STUDS AT 16" O/C 1/2" DENS ARMOR PLUS DRYWALL	

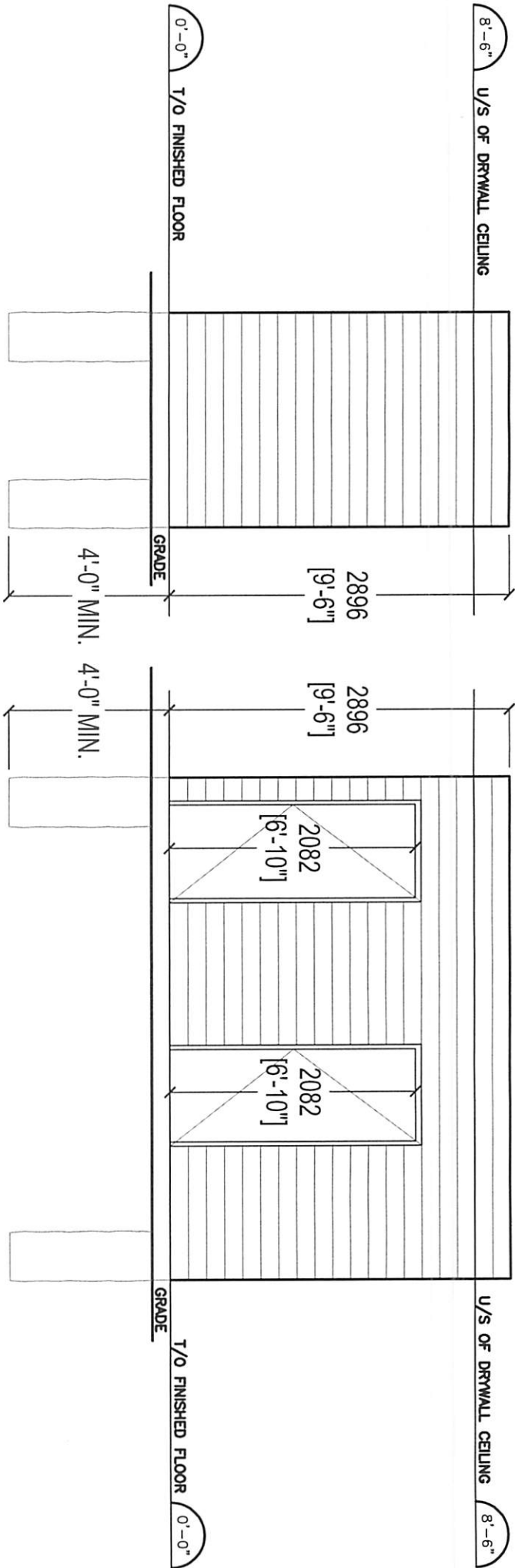


2 ROOF PLAN  
A2.0 1:50



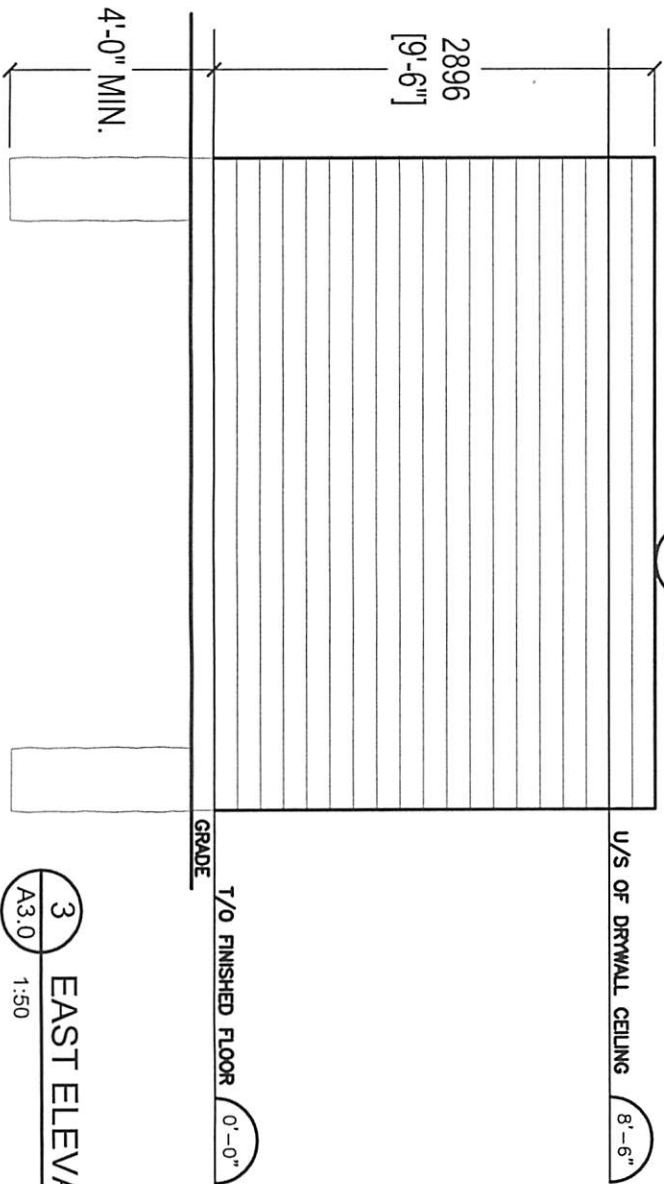
PLOT SCALE: 1" = 1'-0"		FILE NAME:		XREFS:	
<b>FLCN</b>					
<b>FAUSTO CORTESE ARCHITECTS</b>					
3590 RUTHERFORD RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8 416-806-7000 FCORTES@FCARCHITECTS.CA					
PROJECT: NEW CABANA AT 62 BURLWOOD RD CITY OF BRAMPTON					
DRAWING: PLANS					
PLOTTED: DATE: APRIL 2018		PROJECT No.			
SCALE: AS NOTED		DRAWING No.			
DRAWN BY: REVIEWED BY:		A2.0			
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.					
ISSUED FOR CONSTRUCTION					
ISSUED FOR BUILDING PERMIT					
ISSUED FOR SITE PLAN APPROVAL					
SUBMITTALS					





1 NORTH/SOUTH ELEVATION  
A3.0 1:50

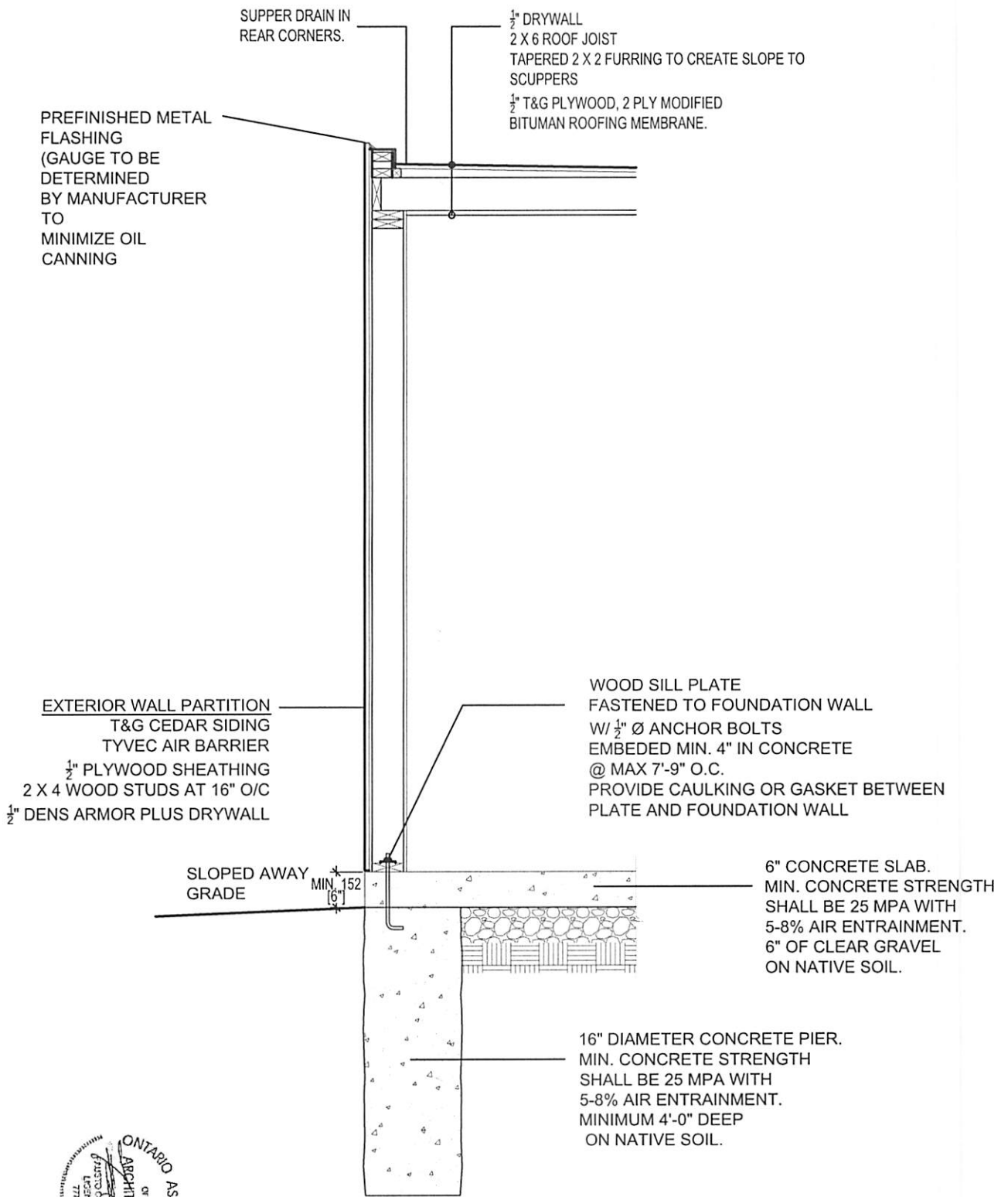
2 WEST ELEVATION  
A3.0 1:50



3 EAST ELEVATION  
A3.0 1:50



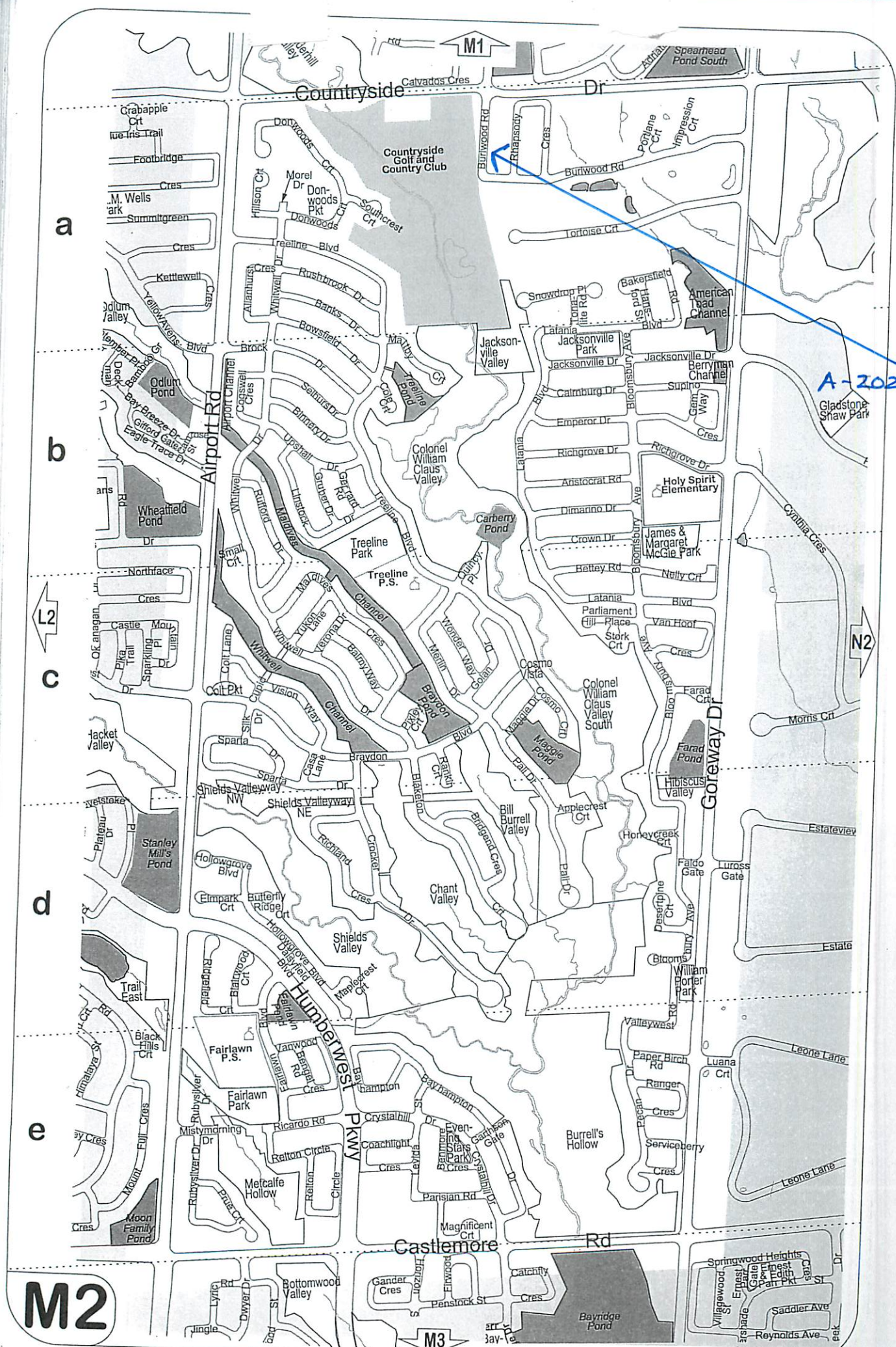
DRAWING		PROJECT	
ELEVATIONS		NEW CABANA	
		AT	
		62 BURLWOOD RD	
		CITY OF BRAMPTON	
DRAWING		PROJECT No	
DATE:		PROJECT No	
APRIL 2018		PROJECT No	
SCALE:		PROJECT No	
AS NOTED		PROJECT No	
DRAWN BY:		PROJECT No	
REVIEWED BY:		PROJECT No	
A3.0		PROJECT No	



**1 WALL SECTION**  
A4.0 1:25

<b>FAUSTO CORTESE ARCHITECTS</b> 3590 RUTHERFORD RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8 416-806-7000 FCORTESE@FCARCHITECTS.CA		<b>FLCA</b>	
PROJECT: NEW CABANA 62 BURLWOOD RD CITY OF BRAMPTON		DRAWING: WALL SECTION	
DATE: APRIL 2018 SCALE: AS NOTED DRAWN BY: [Signature] REVIEWED BY: [Signature]	PROJECT NO.: PLOTTED:	SUBMITTALS ISSUED FOR CONSTRUCTION ISSUED FOR BUILDING PERMIT ISSUED FOR SITE PLAN APPROVAL	
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.		[Empty grid for notes or revisions]	





A-2020-0088

M2

M3