

**APPLICATION # A-2022-0279**  
**WARD 7**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **JAGNARINE SOBHARAM AND NANDRANIE SOBHARAM** 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 Part of Block A, Plan 954, Part 13, Plan 43R-1614 municipally known as **13 HEDGESON COURT**, Brampton;

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

1. To vary Schedule C, Section 126 of the by-law to permit an existing one storey addition in the front yard whereas the by-law requires that all buildings and structures be constructed in accordance with Schedule C, Section 126 to the by-law;
2. To vary Schedule C, Section 126 of the by-law to permit an existing open-roofed porch located outside the approved building envelope whereas the by-law requires that all buildings and structures be constructed in accordance with Schedule C, Section 126 to the by-law;
3. To permit lot coverage of 45% whereas the by-law permits a maximum lot coverage of 30%;
4. To permit an existing accessory structure (shed) having a side yard setback of 0.4m (1.31 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) for an accessory structure to the nearest property lines.

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

Plan of Subdivision: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_  
Application for Consent: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, October 4, 2022 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 an Ontario Land 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 Ontario Land Tribunal by the applicant or another member of the public.

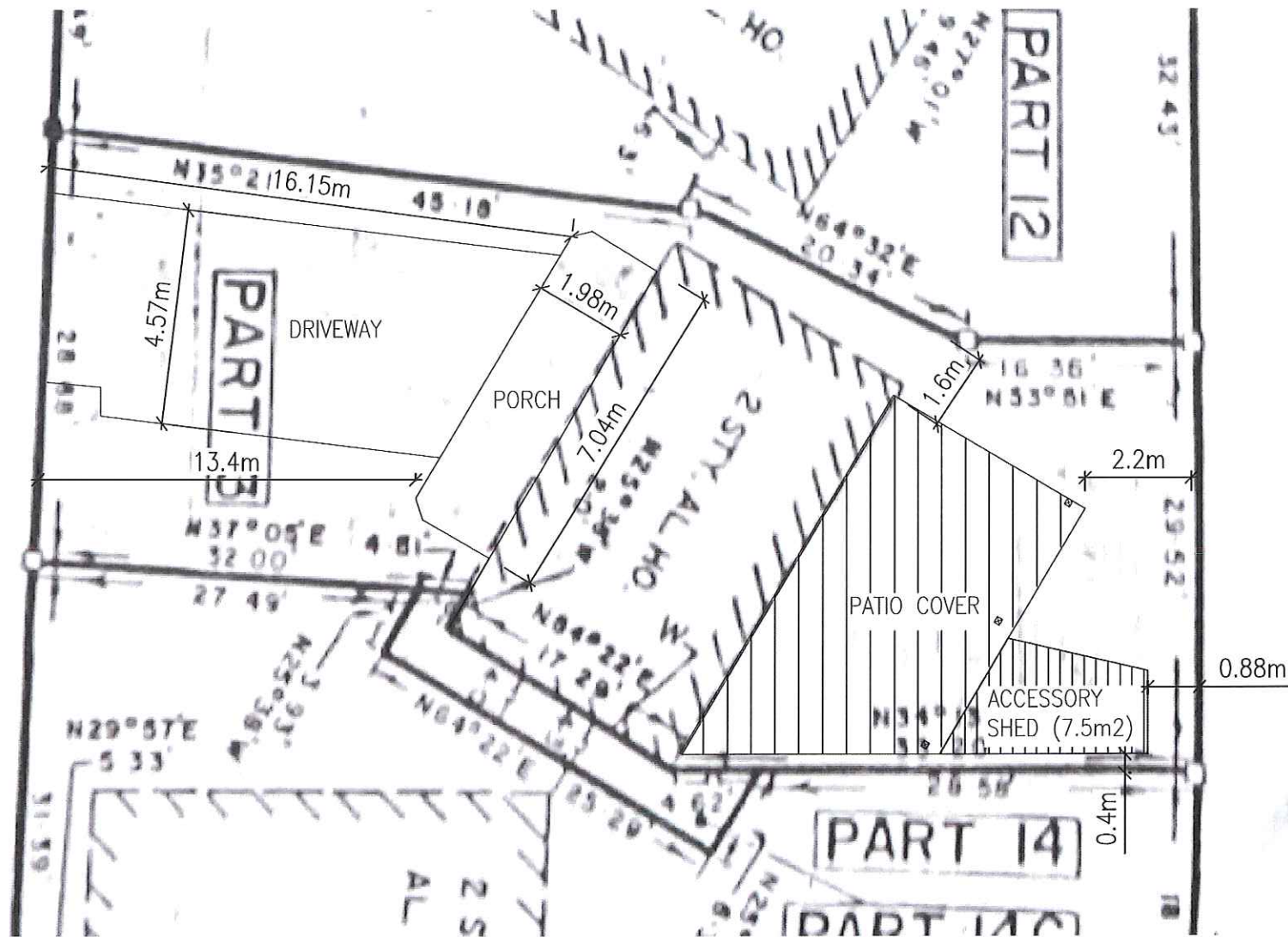
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 22nd Day of September, 2022

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)



LOT AREA = 234 m <sup>2</sup>
EXISTING HOUSE = 52 m <sup>2</sup>
PATIO COVER = 34 m <sup>2</sup>
ACCESSORY SHED = 7.5 m <sup>2</sup>
FRONT PORCH = 12.6 m <sup>2</sup>
<b>LOT COVERAGE = 106.1 m<sup>2</sup>/234 m<sup>2</sup></b>
<b>= 45%</b>

ENGINEER SEAL

REV. No. 1      REV. DATE:      REV. DATE:

JAGNARINE SOBHARAM  
13 HEDGESON COURT

SITE PLAN & SURVEY

PROJECT No.	N/A
DATE :	23 MAY 2022
DRAWN BY :	-
DRAWING :	S1



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 and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **October 4, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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 29, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely 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, September 29, 2022.**
  2. To participate in-person, please email 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, September 29, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, September 29, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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 City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.***

## AMENDMENT LETTER

September 20, 2022


To Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
JAGNARINE SOBHARAM & NBANDRANIE SOBHARAM  
A-2022-0279 – 13 HEDGESON COURT

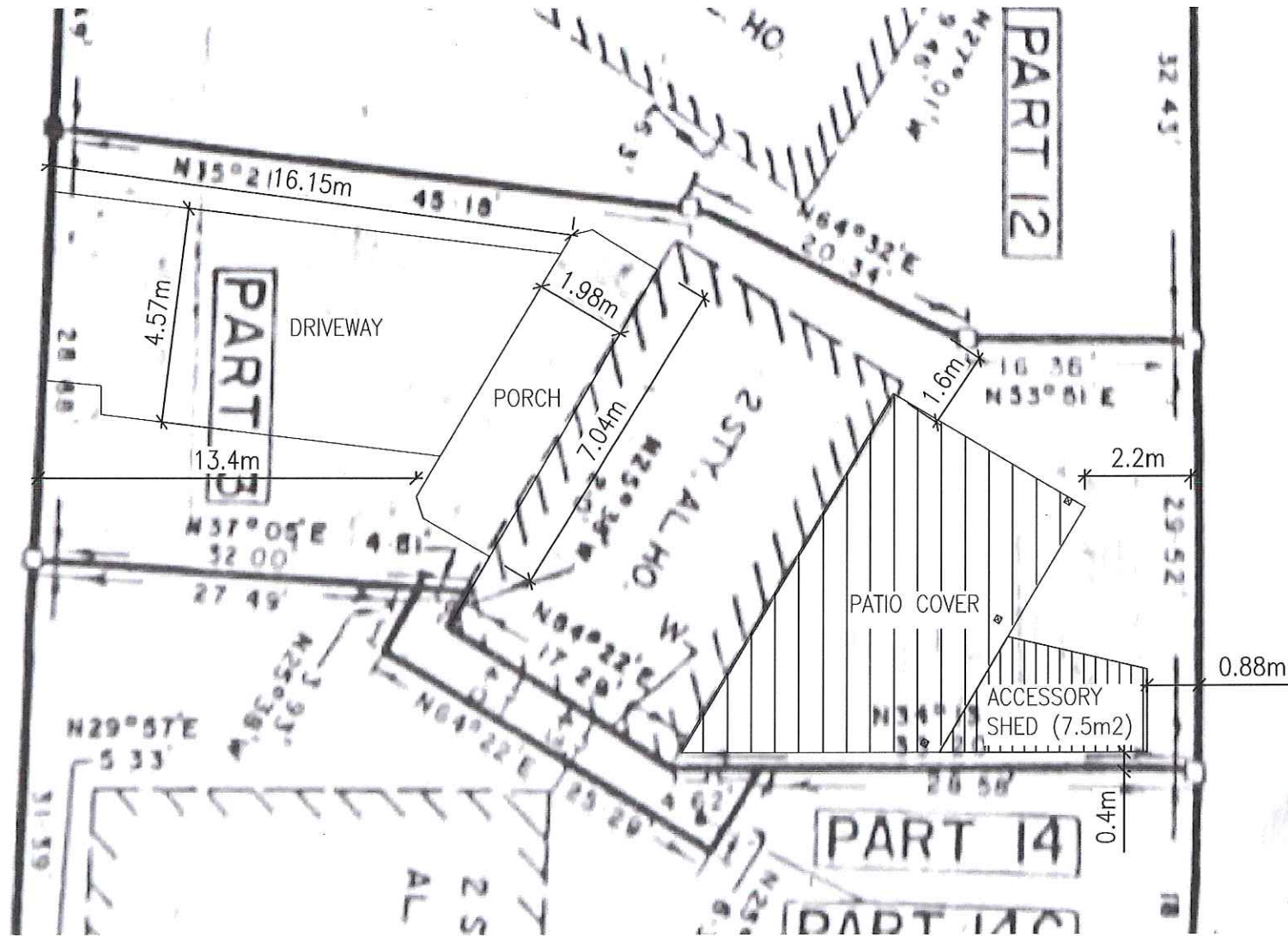
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Please **amend** application **A-2022-0279** to reflect the following

1. To vary Schedule 'C', Section 126 of the by-law to permit the existing one storey addition in the front yard whereas the by-law requires that all buildings and structures be located in accordance with Schedule 'C', Section 128 of the by-law
2. To vary Schedule 'C' Section 126 of the by-law to permit an existing open roofed porch located outside the approved building envelope whereas the by-law requires that all buildings be constructed in accordance with Schedule 'C' Section 126 to the by-law
3. To permit a lot coverage of 45%, whereas the by-law permits a maximum lot coverage of 30%
4. To permit an accessory structure (shed) having a setback of 0.4m to the side lot line whereas the by-law requires a minimum setback of 0.6m

  
Applicant/Authorized Agent





1 SITE PLAN & SURVEY  
S1 SCALE: 1:30

LOT AREA = 234 m <sup>2</sup>
EXISTING HOUSE = 52 m <sup>2</sup>
PATIO COVER = 34 m <sup>2</sup>
ACCESSORY SHED = 7.5 m <sup>2</sup>
FRONT PORCH = 12.6 m <sup>2</sup>
LOT COVERAGE = 106.1 m <sup>2</sup> /234 m <sup>2</sup> = 45%

ENGINEER SEAL

REV. No. 1	REV. DATE :	REV. DATE :
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JAGNARINE SOBHARAM  
13 HEDGESON COURT

SITE PLAN & SURVEY

PROJECT No.	N/A
DATE :	23 MAY 2022
DRAWN BY :	-
DRAWING :	S1



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)** Jagnarine Sobharam & Nandranie Sobharam  
**Address** 13 Hedgeson Court, L6S1P2, Brampton, Ontario

**Phone #** 647-309-9448 **Fax #** \_\_\_\_\_  
**Email** Sobharambrandon@gmail.com

2. **Name of Agent** Brandon Sobharam  
**Address** 13 Hedgeson Court, L6S 1P2, Brampton, Ontario

**Phone #** 6473099448 **Fax #** \_\_\_\_\_  
**Email** Sobharambrandon@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
To permit an open roofed porch to encroach 4.57m into the required rear yard whereas the by-law permits a maximum encroachment of 2.0m.  
To allow a shed with a setback of 0.4m to neighbouring property line  
Zoning By-law permits a maximum lot coverage of 30% and the drawings indicate a lot coverage of 39%.

4. **Why is it not possible to comply with the provisions of the by-law?**  
Awning is already there, wasn't educated on the by laws at the time, willing to do what it takes to make it stay, neighbors are okay with it

5. **Legal Description of the subject land:**  
**Lot Number** Part 13  
**Plan Number/Concession Number** Plan 954 PT BLK A RP 43R1614  
**Municipal Address** 13 Hedgeson Court, L6S 1P2, Brampton, Ontario

6. **Dimension of subject land (in metric units)**  
**Frontage** 28.68'  
**Depth** 81.88'  
**Area** Lot area 234Msq

7. **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.)

House 2 storeys : main level 52.1sqM, upper level 52.1sqM  
Awning 1 storey: 27.31sqM / Height 2.6m  
Shed 1 Storey: 7.5sqM/ Height 2.8m

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

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 33.00'  
Rear yard setback 16.36'  
Side yard setback 4'  
Side yard setback 0

**PROPOSED**

Front yard setback \_\_\_\_\_  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: 1994

11. Existing uses of subject property: residential

12. Proposed uses of subject property: residential

13. Existing uses of abutting properties: residential

14. Date of construction of all buildings & structures on subject land: 1970

15. Length of time the existing uses of the subject property have been continued: 52 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 _____

Jaganin Sobharam B.S. Sobharam  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 30<sup>th</sup> DAY OF August, 2022.

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, Jaganin Sobharam Brandon Sobharam 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 \_\_\_\_\_

THIS 4<sup>th</sup> DAY OF \_\_\_\_\_

July August, 2022.

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

J.C.M.

Brandon Sobharam B.S. Sobharam  
Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers  
A Commissioner etc.

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: R3A(4)-126, Mature N'hood

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

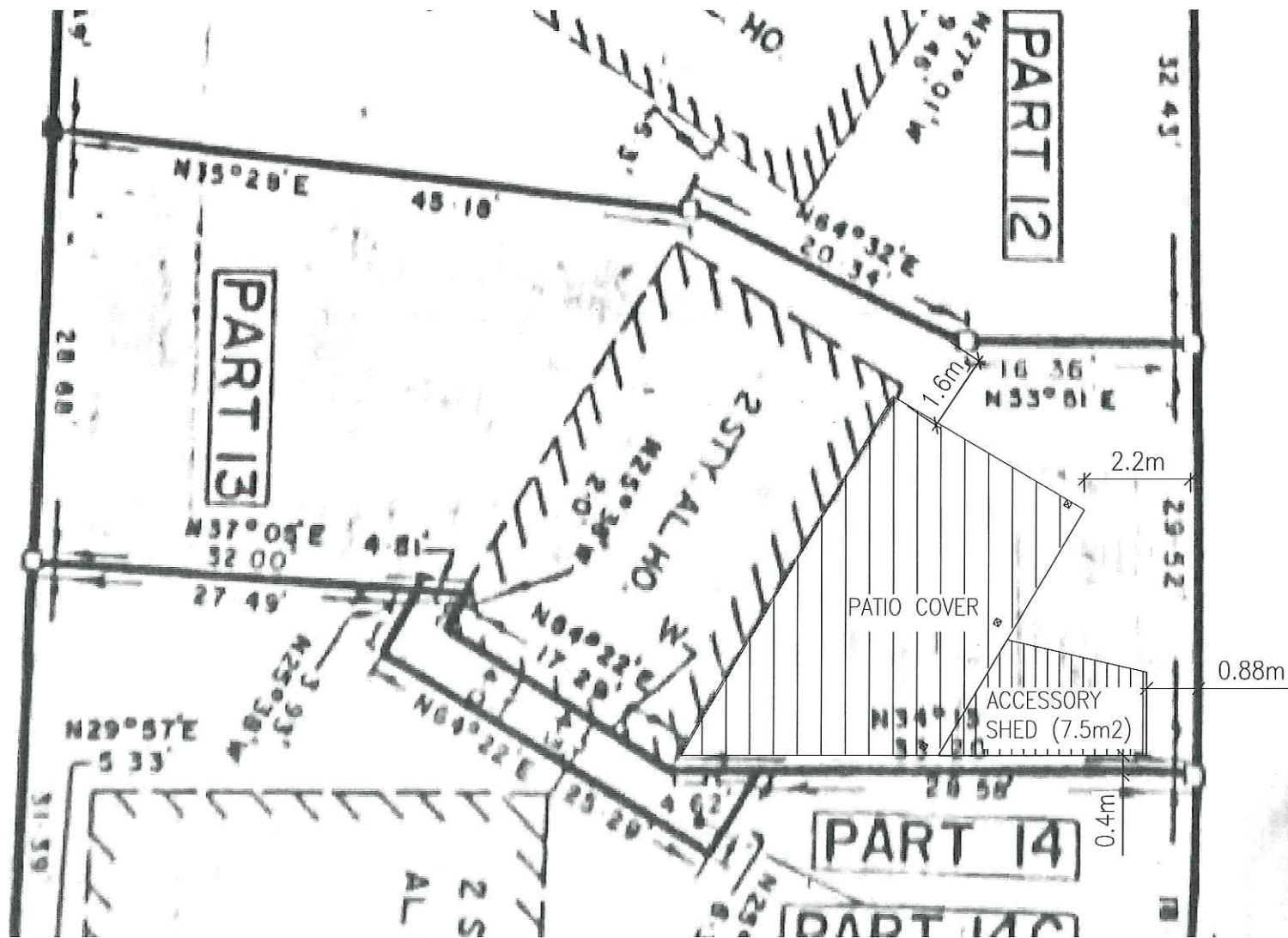
L Barbuto  
Zoning Officer

August 23, 2022  
Date

DATE RECEIVED August 30, 2022

Date Application Deemed Complete by the Municipality \_\_\_\_\_





1 SITE PLAN & SURVEY  
S1 SCALE: 1:30

LOT AREA = 234 m2
EXISTING HOUSE = 52 m2
PATIO COVER = 34 m2
ACCESSORY SHED = 7.5 m2
LOT COVERAGE = 93.5 m2/234 m2
= 39%

ENGINEER SEAL

REV. No. 1	REV. DATE :	REV. DATE :
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JAGNARINE SOBHARAM  
13 HEDGESON COURT

SITE PLAN & SURVEY


PROJECT No.	N/A
DATE :	23 MAY 2022
DRAWN BY :	-
DRAWING :	S1

# JAGNARINE SOBHARAM 13 HEDGESON COURT BRAMPTON, ONTARIO L6S 1P2

## DESIGN CRITERIA

1. PREVAILING CODE: OBC 2012
2. SNOW LOAD:..Ss= 1.3 kPa
3. RAIN LOAD:....Sr= 0.4 kPa
4. WIND LOAD:
  - a. 1 in 10:..... 0.34 kPa
  - b. 1 in 50:..... 0.44 kPa
5. DEAD LOAD:...DL= 0.49 kPa

LOCATION: BRAMPTON, ONTARIO

 May 27 2022		
ENGINEER SEAL		
REV. No.	REV. DATE :	REV. DATE :
1		
JAGNARINE SOBHARAM 13 HEDGESON COURT		
PATIO COVER LAYOUT		
PROJECT No.	N/A	
DATE :	23 MAY 2022	
DRAWN BY :	-	
DRAWING :	1	





1 3D VIEW  
A1 SCALE:



May 27 2022

ENGINEER SEAL

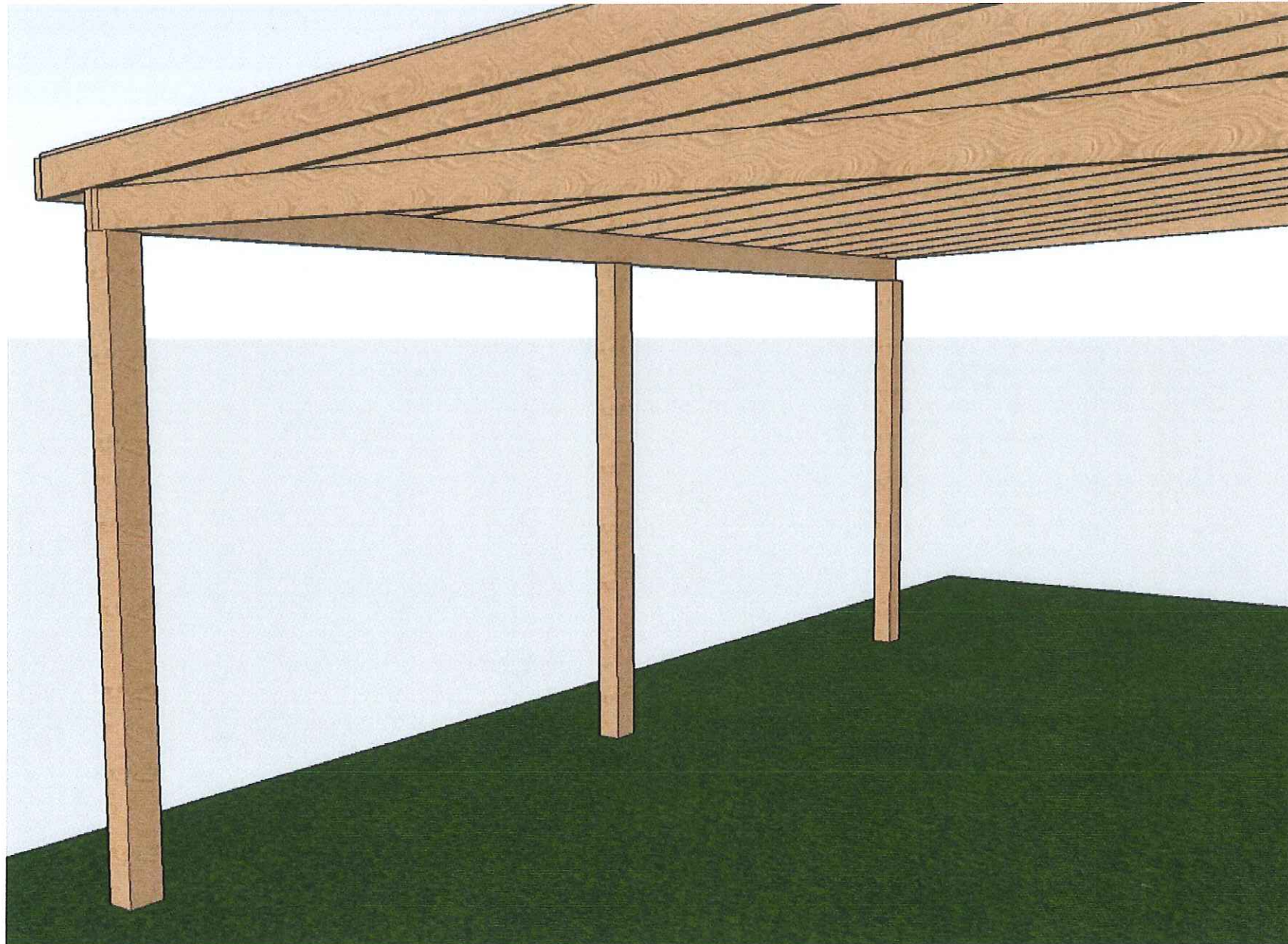
REV. No. 1 REV. DATE : REV. DATE :

JAGNARINE SOBHARAM  
13 HEDGESON COURT

3D VIEW

PROJECT No. N/A  
DATE : 23 MAY 2022  
DRAWN BY : -  
DRAWING : A1





1 3D VIEW  
A2 SCALE:



May 27 2022

ENGINEER SEAL

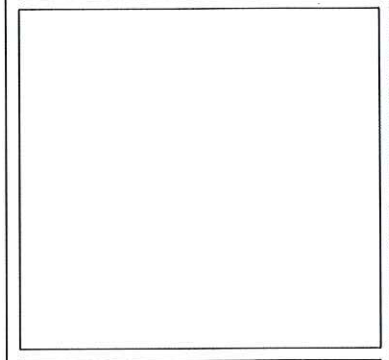
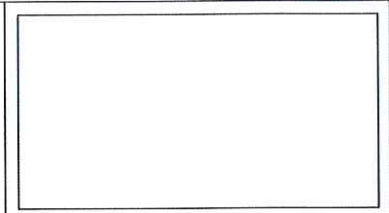
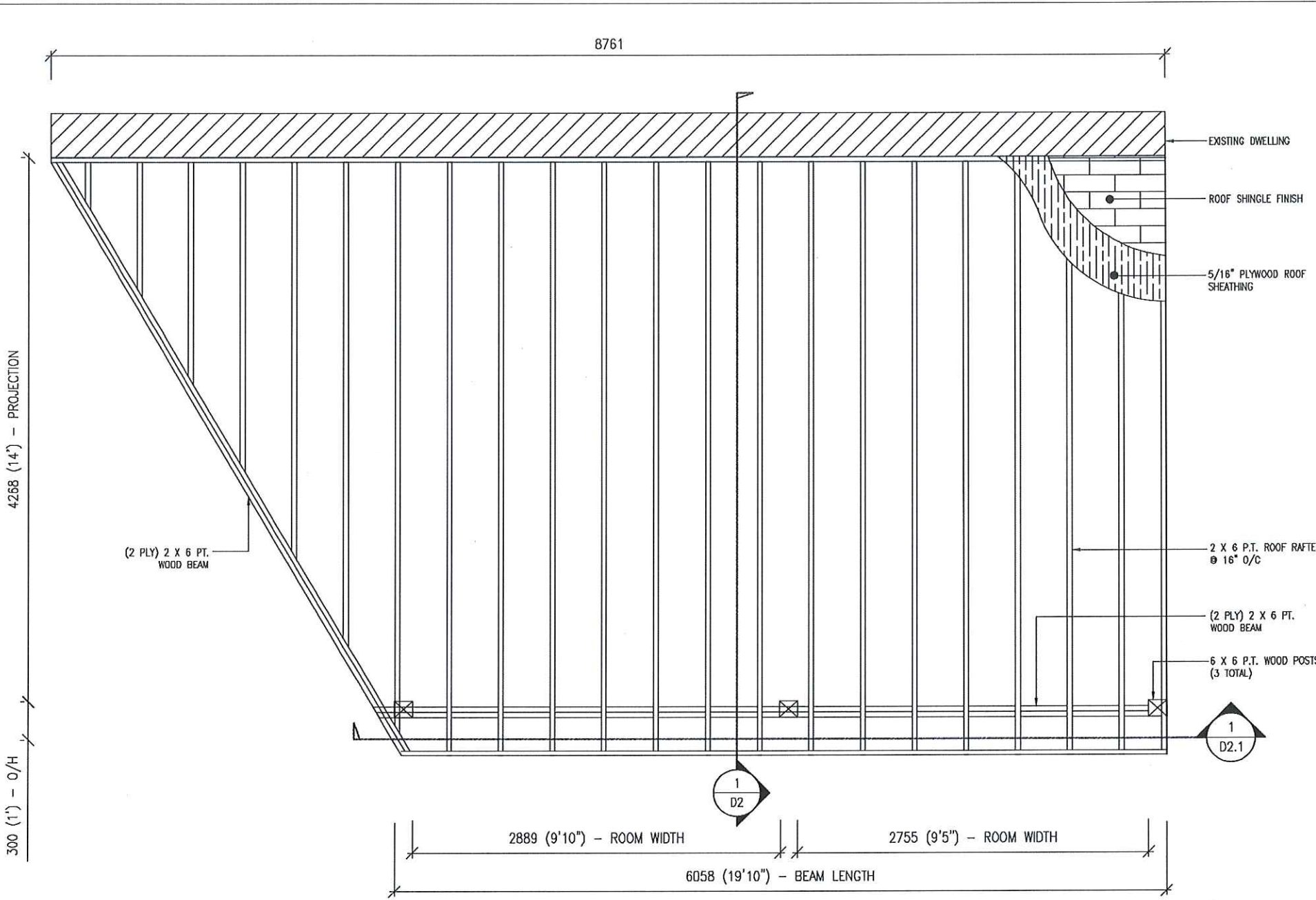
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JAGNARINE SOBHARAM  
13 HEDGESON COURT

3D VIEW

PROJECT No.	N/A
DATE :	23 MAY 2022
DRAWN BY :	-
DRAWING :	A2





May 27 2022

ENGINEER SEAL

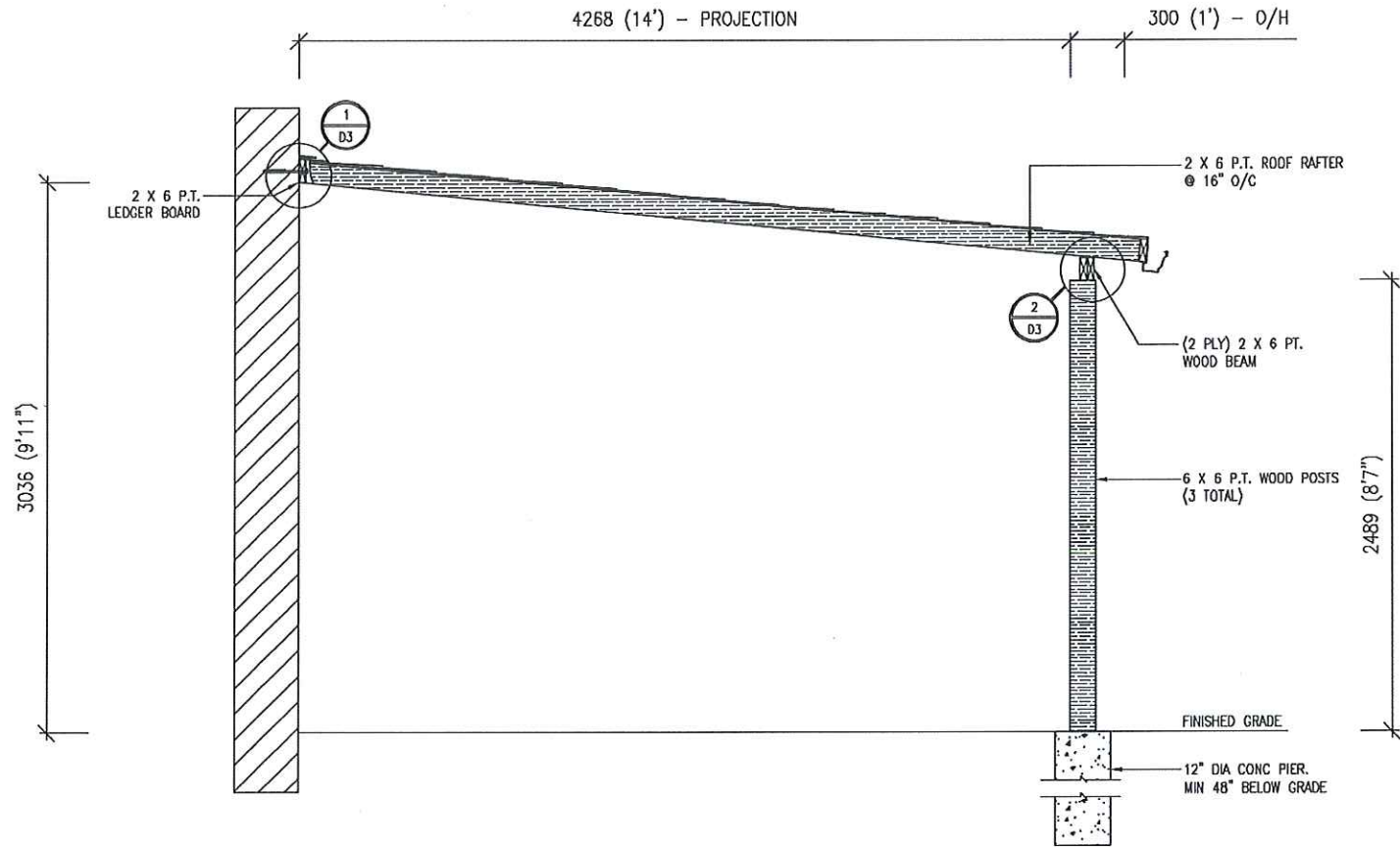
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JAGNARINE SOBHARAM  
13 HEDGESON COURT

PATIO COVER LAYOUT

PROJECT No.	N/A
DATE :	23 MAY 2022
DRAWN BY :	-
DRAWING :	D1

1 PATIO COVER LAYOUT  
D1 SCALE: 1:30



1 CROSS SECTION  
D2 SCALE: 1:30



May 27 2022

ENGINEER SEAL

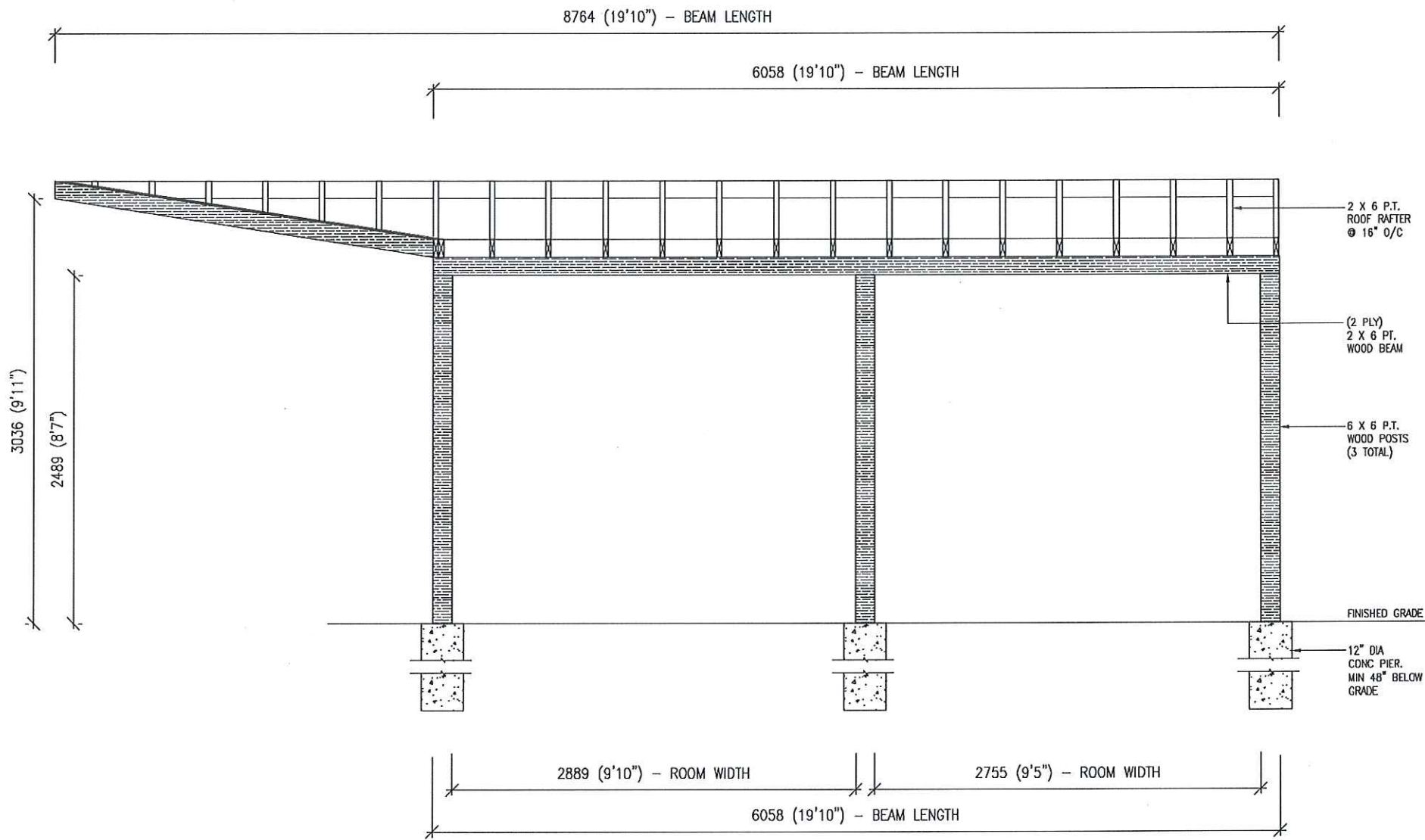
REV. No. 1      REV. DATE :      REV. DATE :

JAGNARINE SOBHARAM  
13 HEDGESON COURT

CROSS SECTION

PROJECT No.      N/A  
DATE :      23 MAY 2022  
DRAWN BY :      -  
DRAWING :      D2





1 CROSS SECTION  
D2.1 SCALE: 1:30



May 27 2022

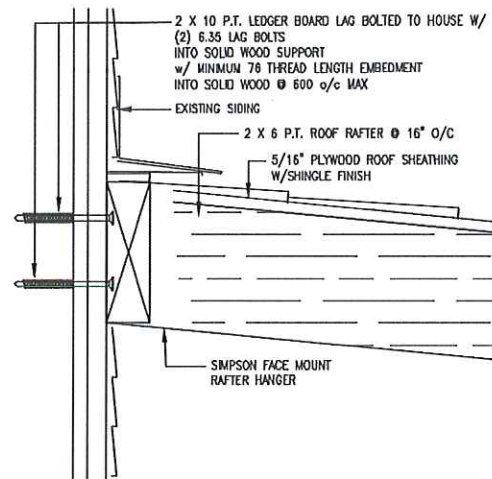
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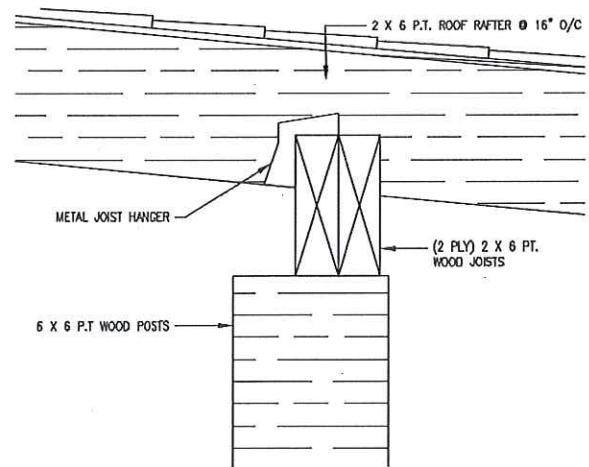
JAGNARINE SOBHARAM  
13 HEDGESON COURT

CROSS SECTION

PROJECT No. N/A  
DATE : 23 MAY 2022  
DRAWN BY :  
DRAWING : D2.1



1 LEDGER DETAIL  
D3 SCALE: 1:5



2 LEDGER DETAIL  
D3 SCALE: 1:5



May 27 2022

ENGINEER SEAL

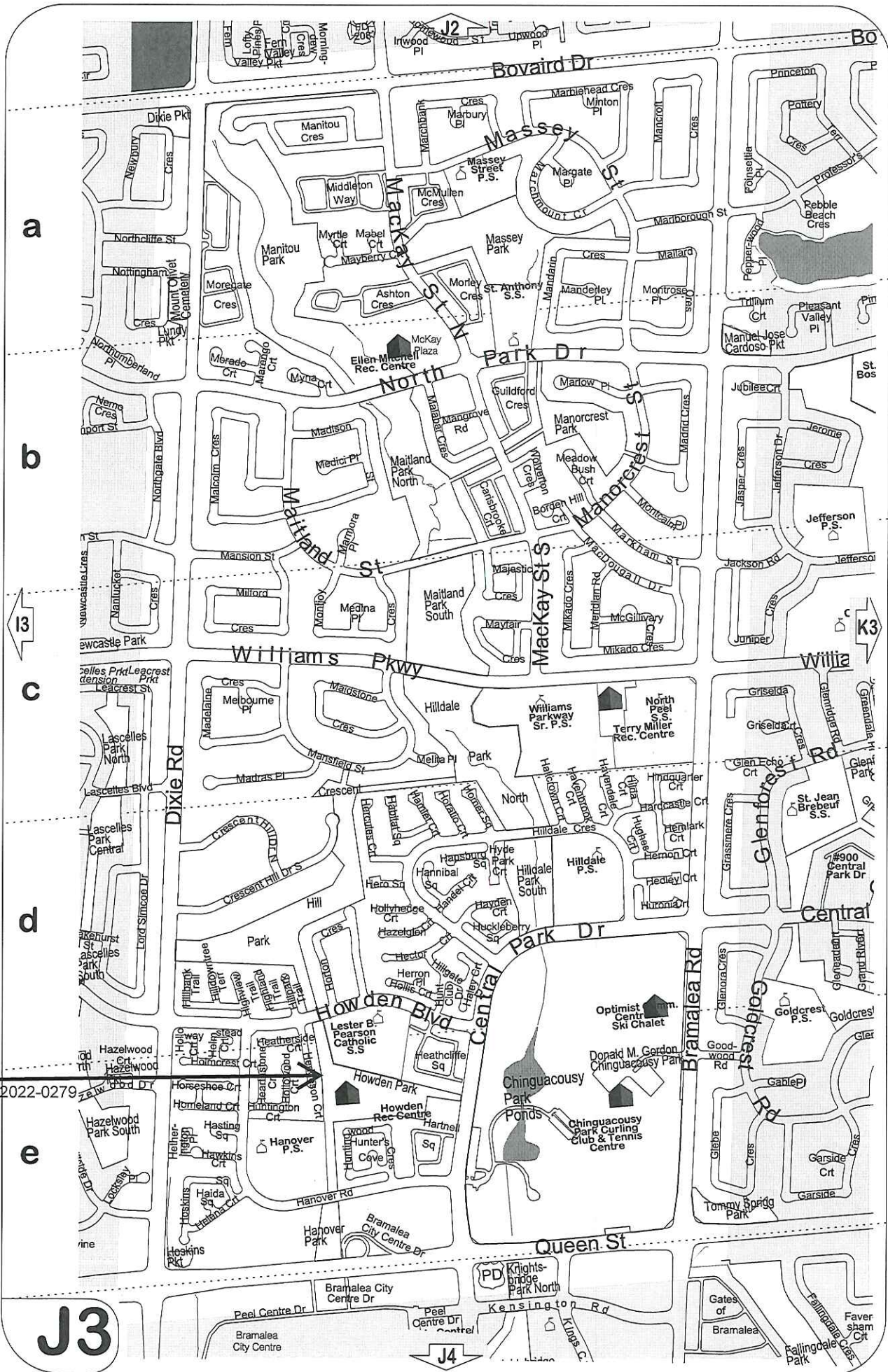
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JAGNARINE SOBHARAM  
13 HEDGESON COURT

DETAILS

PROJECT No. N/A  
DATE : 23 MAY 2022  
DRAWN BY :  
DRAWING : D3





a

b

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d

e

A-2022-0279

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Bo

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