

**APPLICATION # B-2023-0017**  
**Ward # 10**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made **SUKHJEEVAN CHATTHA**

**Purpose and Effect**

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement having a width of approximately 2.0 metres (6.56 feet) and an area of approximately 239.4 square metres (0.06 acres). It is proposed that a servicing easement (sanitary sewer) be established in favour of the abutting property to the west municipally known as 16 Beamish Court.

**Location of Land:**

Municipal Address: 18 Beamish Court

Former Township: Toronto Gore

Legal Description: Part of Lot 2, Plan 1002

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, June 20, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> 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 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, the Minister, a specified person or a public body.

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

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**LAST DAY FOR RECEIVING COMMENTS: JUNE 15, 2023**

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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:	NO	File Number:

**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.elto.gov.on.ca](http://www.elto.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 **2nd Day of June, 2023**

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.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)

PLAN OF SURVEY OF:  
PART OF LOT 2  
REGISTERED PLAN 1002  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANNED
- S98 DENOTES STANDARD IRON BAR
- S548 DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROUND IRON BAR
- 1456 DENOTES RANDALL C. RABIBEAU
- 1493 DENOTES YOUNG & YOUNG SURVEYING INC.
- J09 DENOTES J.D. BARNES LIMITED
- RP DENOTES REGISTERED PLAN 1002
- P DENOTES PLAN 43R-35530
- P1 DENOTES PLAN 43R-35530
- P2 DENOTES PLAN 43R-35450
- P3 DENOTES PLAN 43R-35565
- P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RABIBEAU & CZERWINSKI, DATED JULY 9, 2003
- (M) DENOTES MEASURED
- (S) DENOTES SET

NOTES

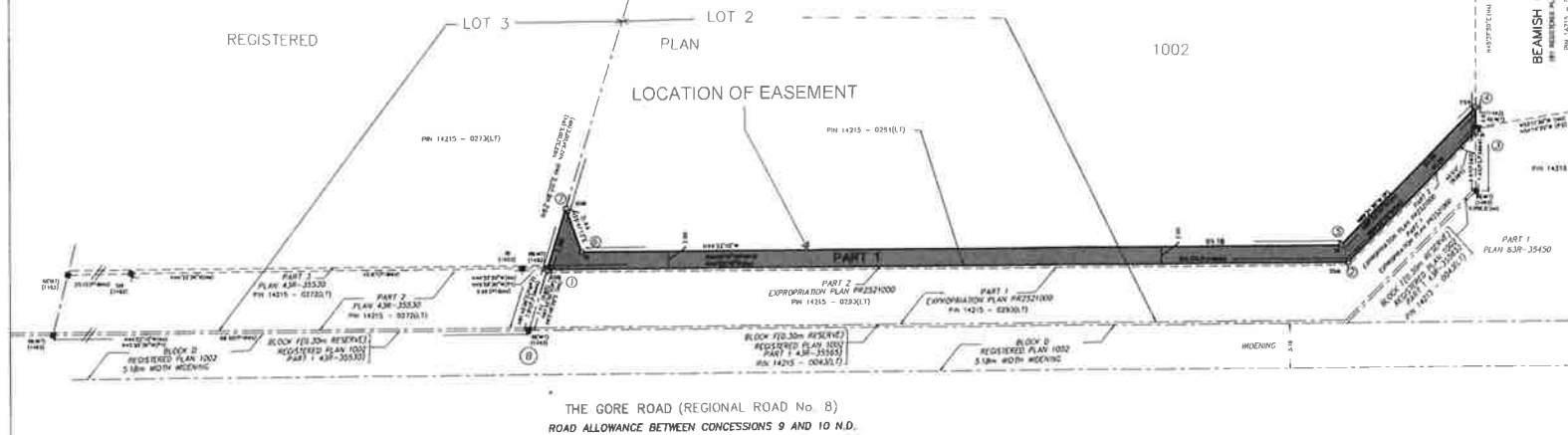
ALL MONUMENTS SHOWN THUS □ ARE PLANNED IRON BARS (IB'S) UNLESS OTHERWISE NOTED

BEARING

BEARINGS SHOWN HEREON ARE USED BEARINGS DERIVED FROM GPS OBSERVATIONS OF SPECIFIC CONTROL POINTS 'A' AND 'B' USING THE LEICA DISTANCE 15TH NETWORK, AND ARE REFERRED TO THE 2-DIM COORDINATE SYSTEM, ZONE 18, CENTRAL MERIDIAN, PEEL WEST LONGITUDE. (F. WOODCOCK TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS83(2011))

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999422.

MONUMENT ID		EASTING		NORTHING	
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6



I require this plan to be deposited under the LAND TITLES Act.		PLAN 43R- Measured and Deposited		
DATE		DATE		
BAHRAU AMIRBEZHAD ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (P4-A3)		
PART SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	PART OF PLAN	AREA (S.M.)
1	2	1002	14215 - 0291(L)	239.4

SCALE 1:300

TOPOTEC INC.  
ONTARIO LAND SURVEYORS

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 16th DAY OF JANUARY 03 2023.

JANUARY 03 2023  
DATE

BAHRAU AMIRBEZHAD P.Eng  
ONTARIO LAND SURVEYOR

\*This plan of survey relates to ADLS Plan Submission Form Number V-25964\*

**TOPOTEC Inc.**  
Ontario Land Surveyors

108 STEELES AVENUE EAST, MARKHAM ON L3T 1A4  
T (416) 218-9936  
Office (416) 812-9889  
www.Topotec.ca  
info@topotec.ca bahrau1108@topotec.com

FIELD	H.S.	DRAWN	L.H.	CHECKED	B.A.
JOB No	B48				
CAD FILE:	18-BEAMISH-RP5.DWG				

**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 **June 20, 2023** 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, June 15, 2023.**

- 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, June 15, 2023.**
  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, June 15, 2023.**
- 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 **4:30 pm Thursday, June 15, 2023.** 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 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** Sukhjeevan Chattha  
(print given and family names in full)  
**Address** 18 Beamish Court, Brampton, ON, L6P0X8  
  
**Phone #** (905) 965-3967 **Fax #** \_\_\_\_\_  
**Email** sukhjeevan.chattha@gmail.com

(b) **Name of Authorized Agent** same as above  
**Address** \_\_\_\_\_  
  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

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:** Proposed 2 meter wide easement to facilitate sewer line to adjacent west property- to provide a servicing easement (sanitary sewer) over 18 Beamish Court in favour of 16 Beamish Court.

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.**  
Harpreet K. Chattha (owner of 16 Beamish Court, Brampton)

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

a) <b>Name of Street</b>	<u>Beamish Court</u>	<b>Number</b>	<u>18</u>
b) <b>Concession No.</b>	_____	<b>Lot(s)</b>	_____
c) <b>Registered Plan No.</b>	<u>1002</u>	<b>Lot(s)</b>	<u>Part of Lot 2</u>
d) <b>Reference Plan No.</b>	_____	<b>Lot(s)</b>	_____
e) <b>Assessment Roll No.</b>	<u>10-12-0-003-21800-0000</u>	<b>Geographic or Former Township</b>	<u>Brampton</u>

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 94.0m Depth 2.00m Area 239.4 sq.m

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) N/A  
(proposed) N/A

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

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

a) Frontage 86.5m Depth 104.89m Area 9071.13 sq.m

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) 1 residential dwelling  
(proposed) no dwelling proposed

d)	<b>Access will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input 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?

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f)	<b>Water supply will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input 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):	<hr/>	

g)	<b>Sewage disposal will be by:</b>	<b>Existing</b>	<b>Proposed</b>
	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 type="checkbox"/>
	Other (specify):	<hr/>	

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

	<b>Land to be Severed</b>	<b>Land to be Retained</b>
<b>Zoning By-Law</b>	<u>Estate Residential, ER</u>	<u>Estate Residential, ER</u>
<b>Official Plans</b>		
<b>City of Brampton</b>	<u>26 Toronto Gore Rural Estate</u>	<hr/>
<b>Region of Peel</b>	<hr/>	<hr/>

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 \_\_\_\_\_



PLAN OF SURVEY OF:  
PART OF LOT 2  
REGISTERED PLAN 1002  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RI DENOTES ROUND IRON BAR
- 1492 DENOTES BARDALE C. BARDEAU
- 1483 DENOTES YOUNG & YOUNG SURVEYING INC.
- 20 DENOTES J.D. BARNES EMITD
- RP DENOTES REGISTERED PLAN 1002
- P DENOTES PLAN P2221000
- P1 DENOTES PLAN 43R-35530
- P2 DENOTES PLAN 43R-35450
- P3 DENOTES PLAN 43R-35865
- P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY BARDEAU & CZEZEMSKI, DATED JULY 9, 2003
- (M+) DENOTES MEASURED
- (S) DENOTES SET

NOTES

ALL MONUMENTS SHOWN THUS □ ARE PLANTED  
IRON BARS (IB+) UNLESS OTHERWISE NOTED.

BEARING

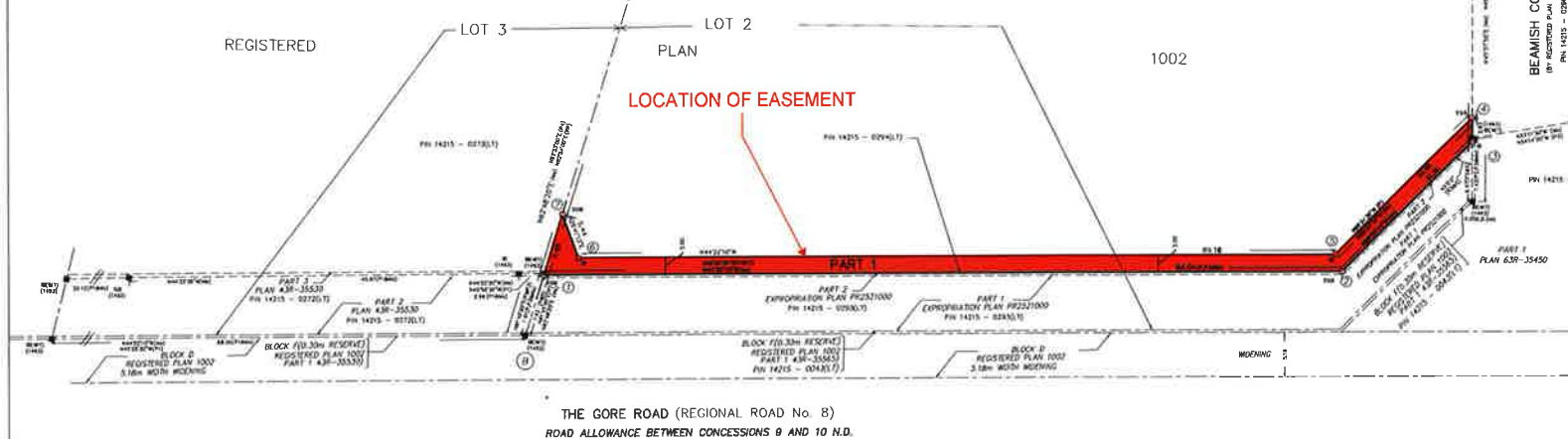
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE OBSERVATIONS OF SPECIFIED CONTROL POINTS "A" AND "B", USING THE LOCAL QUARTERLY IRON NETWORK, AND ARE REFERRED TO THE T.M.S. COORDINATE SYSTEM, ZONE 18, CENTRAL MERIDIAN 78°30' WEST LONGITUDE (UT WOODFORD TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS) (2011)). DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.999920.

3. MATN ZONE 18 COORDINATES  
NAD 83 TRANSVERSE MERCATOR PROJECTION  
UT WOODFORD TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS) (2011)

SPECIFIED CONTROL POINTS			
POINT ID	EASTING	NORTHING	HEIGHT
①	x = 281781.987	y = 482378.853	
②	x = 287000.418	y = 482742.282	

REFERENCE POINTS			
POINT	EASTING	NORTHING	HEIGHT
1	x = 281781.977	y = 482378.853	
2	x = 281781.977	y = 481347.828	
3	x = 281781.978	y = 481347.828	
4	x = 281781.978	y = 482378.853	
5	x = 281781.978	y = 482378.853	
6	x = 281781.978	y = 482378.853	
7	x = 281781.978	y = 482378.853	



I require this plan to be deposited under the LAND TITLES Act.

DATE: .....

BAHRAH AMIRNEZHAD  
ONTARIO LAND SURVEYOR

**PLAN 43R-**  
Received and Deposited

DATE: .....

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)

PARTS/SHARES				
PART	PART OF LOT	REGISTERED PLAN	PART OF PIN	AREA (SQM)
1	2	1002	14215 - 02940.7	739.4

SCALE 1:300

0m 5m 10m 15m 20m

TOPOTEC INC.  
ONTARIO LAND SURVEYORS

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

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON THE 16th DAY OF JANUARY OF 2023.

JANUARY 09, 2023  
DATE

BAHRAH AMIRNEZHAD P. Eng  
ONTARIO LAND SURVEYOR

This plan of survey refers to AGLS Plan Submission Form Number V-28964.

**TOPOTEC Inc.**  
Ontario Land Surveyors

189 SHEPPES AVENUE EAST, MARKHAM ON L3R 1A4  
T (416) 219-9956  
Office (416) 532-9081  
www.Topotec.ca  
info@topotec.ca, bahram1109@hotmail.com

FIELD: H.S.	DRAWN: L.H.	CHECKED: B.A.
JOB No. 848		
CAD FILE: 18-BEAMSH-RPS.DWG		



PLAN OF SURVEY OF:  
 PART OF LOT 2  
 REGISTERED PLAN 1002  
 CITY OF BRAMPTON  
 REGIONAL MUNICIPALITY OF PEEL

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SB8 DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- LABS DENOTES RANDALL C. RABIDEAU
- JAB DENOTES J.D. BARNES LIMITED
- RP DENOTES REGISTERED PLAN 1002
- P1 DENOTES PLAN 43R-35530
- P2 DENOTES PLAN 43R-35540
- P3 DENOTES PLAN 43R-35560
- P4 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RABIDEAU & CZERNIANSKI, DATED JULY 9, 2003
- (M) DENOTES MEASURED
- (S) DENOTES SET

NOTES

ALL MONUMENTS SHOWN THUS (□) ARE PLANTED  
 (RIB) BARS (RIB) UNLESS OTHERWISE NOTED

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF SPECIFIED CONTROL POINTS 'A' AND 'B', USING THE LEICA MANTIS 570 NETWORK, AND ARE REFERRED TO THE 3' WITH COORDINATE SYSTEM, ZONE 18, CENTRAL MERIDIAN 78°30' WEST LONGITUDE, BY ADDED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS) (2010).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE EXPANDED TO GRID DISTANCES BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 0.9998420.

3' W MANTIS 570 CONTROL POINTS  
 AND 10' CONVENTIONAL METERS PER METE LONGITUDE  
 BY AN APPROVED SURVEYOR IN ACCORDANCE WITH THE  
 SURVEY ACT OF ONTARIO REGULATION 194/90 AND SURVEY ACT

SPECIFIED CONTROL POINTS	
POINT NO.	EASTING
(A)	287187.007
(B)	287000.816

REFERENCE POINTS	
POINT	EASTING
1	287183.337
2	287183.837
3	287184.226
4	287184.348
5	287183.788
6	287185.480
7	287183.880



THE GORE ROAD (REGIONAL ROAD No. 8)  
 ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10 N.D.



I require this plan to be deposited under the LAND TITLES Act.

PLAN 43R-  
 Received and Deposited

DATE: ..... DATE: .....

BAHRAM AMIRNEZHAD  
 ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF PEEL  
 (Plan 43R)

PART SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	PART OF PLAN	AREA (sqm)
1	2	1002	1425 - 829(0.7)	330.8

SCALE 1:300

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 12m 15m

TOPOTEC INC.  
 ONTARIO LAND SURVEYORS

METRIC  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- THE SURVEY WAS COMPLETED ON THE 18th DAY OF JANUARY 09, 2023.

JANUARY 09, 2023  
 DATE

BAHRAM AMIRNEZHAD P.Eng  
 ONTARIO LAND SURVEYOR

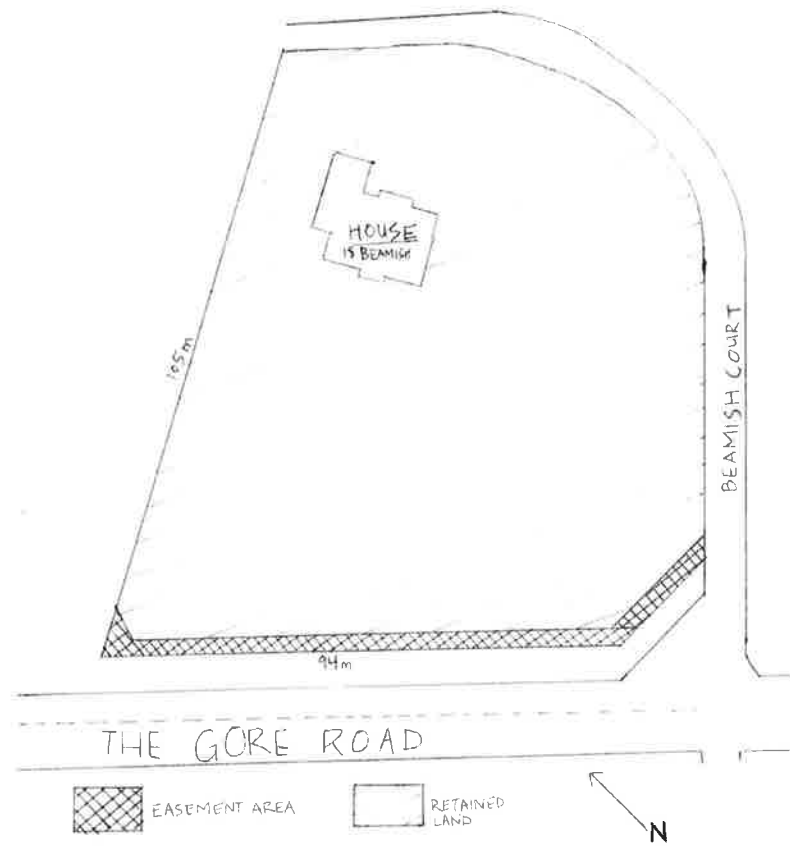
This plan of survey relates to AOLS Plan Submission Form Number V-2023-04-0

**TOPOTEC Inc.**  
 Ontario Land Surveyors

104 KEELE AVENUE, EAST, MARKHAM ONTARIO L3R 9K4  
 T: 416.379.9058  
 O: 416.379.9048  
 www.topotec.ca  
 info@topotec.ca | bahr@topotec.ca

FIELD: H.S. DRAWN: L.H. CHECKED: B.A.  
 JOB No: B48  
 CAD FILE: 18-BEAMISH-RP5.DWG





December 10, 2021

Sukhjeevan S. Chattha (Sukhjeevan.Chattha@gmail.com)  
18 Beamish Court  
Brampton, Ontario  
L6P 0X8

Dear Sukhjeevan S. Chattha:

**Re: Permit No. C-211429/SUKHJEEVAN S. CHATTHA**  
**Application for permit under Ontario Regulation 166/06 by SUKHJEEVAN S. CHATTHA for**  
**permission to site grade on Lot 2, Plan 1002, 18 Beamish Court, in the City of Brampton,**  
**Humber River Watershed.**

On December 10, 2021, your application 1447/21/BRAM, C-211429 for a permit under Ontario Regulation 166/06 was approved. We have enclosed one copy of Permit C-211429, which includes one set of the authorized plans/documents that were approved as part of this Permit. A copy of this cover letter and one set of plans have been submitted to the municipality. Please ensure that the plans approved by the municipality are consistent with the plans approved through this Conservation Authority permit. This Permit has been issued until December 9, 2023.

Please be advised that if revisions to the design of this project are required subsequent to the issuance of this permit, plans/documents reflecting these changes will need to be submitted to this office for further review and approval prior to construction of the redesigned works.

**TRCA STAFF LIAISON**

- For information regarding revisions, technical or administrative related issues please contact Lina Alhabash, Planner I, extension 5657.
- For site inspections, please contact Paul Nowak, Enforcement Officer, extension 5626.

Sincerely,



Colleen Bonner  
Senior Planner, Development Planning and Permits  
Development and Engineering Services

Encl.

cc: Cindy Hammond, Manager, Building Division, City of Brampton (Cindy.Hammond@brampton.ca)

**PERMIT NO: C-211429**

**EXECUTIVE MEETING**  
**DATE: January 14, 2022**  
**APPLICATION #: 1447/21/BRAM**  
**CFN: 66019**

**IN ACCORDANCE WITH ONTARIO REGULATION 166/06, PERMISSION IS GRANTED TO:**

**OWNER**

Sukhjeevan S. Chattha  
18 Beamish Court  
Brampton, Ontario L6P 0X8

**PURPOSE IS TO** undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the installation of a sewer pipe located to the back of the existing house to facilitate servicing. The proposed works connect the existing dwelling at 18 Beamish Court with the main sewer line at the Gore Road. The subject property is located at 18 Beamish Court, in the City of Brampton.

**ON PROPERTY OWNED BY** Sukhjeevan S. Chattha **AS LOCATED AT** Lot 2, Plan 1002 (18 Beamish Court), in the City of Brampton, Humber River Watershed.

**FOR THE PERIOD OF** December 10, 2021 **TO** December 9, 2023

**AND MUST COMPLY WITH THE FOLLOWING STAMPED APPROVED DOCUMENTS AND/OR PLANS:**

- **Sheet No. C-01, Site Servicing Plan, prepared by the owner, revision No. 3, dated November 30, 2020, received by TRCA on November 11, 2021, redline revised on December 8, 2021 for Erosion and Sediment Control Details.**

**AND MUST COMPLY WITH THE FOLLOWING CONDITIONS:**

**Standard Permit Conditions**

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the "works", to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.
3. The Owner shall grant permission for TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, in its opinion, to enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the terms and conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.

**(STIPULATIONS OF APPROVAL ON REVERSE)**

**Page 1 of 2**

**STIPULATIONS**

All terms and conditions imposed upon this permit are legally binding.

Failure to comply with this permit can result in further action by Toronto and Region Conservation Authority (TRCA) in accordance with the Conservation Authorities Act.

This permit, or a copy thereof, must be posted on the site and available for inspection.

The owner is responsible for the accuracy of all information and technical details.

This permit does not preclude nor imply any approvals required by any other existing laws and regulations, including landowner consents.

All in-water and near water works must be conducted within the construction timing window as prescribed by Provincial and/or Federal Statutes.

**REVISIONS**

Any revisions or changes to the approved work(s) that impact TRCA interests require further TRCA approvals prior to being initiated.

**RE-ISSUANCE (EXTENSION)**

On a one-time basis, applicants may apply for a permit extension provided such requests are made at least 60 days prior to the expiration of an Ontario Regulation 166/06 permit. In the Application for Permit Re-issuance, applicants shall set out the reasons for which an extension is required. Such requests will be assessed in accordance with any new updated technical hazard information and the current policies in place. There is no guarantee of an automatic approval.

**FREEDOM OF INFORMATION ACT**

The information contained on this form and any accompanying plans and documents is collected under the authority of the Conservation Authorities Act and Regulations made thereunder for the purpose of processing permits and is deemed to be public information. Questions about the collection of information should be directed to the Information and Privacy Officer, Toronto and Region Conservation Authority, Tel: 416-661-6600.

**NOTE**

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.

# PERMIT

4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, Landowner Authorization is required to the satisfaction of TRCA.
5. This permit is valid for a period of two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the Owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated by TRCA (on or off-site) pursuant to Ontario Regulation 166/06, as amended, without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the natural environment to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.
10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.
12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.

Authorized by: \_\_\_\_\_



Enforcement Officer

**(STIPULATIONS OF APPROVAL ON REVERSE)**

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FLOWER CITY



BRAMPTON.CA

The Corporation of the City of Brampton

# BUILDING PERMIT

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**PERMIT # 23 207461 000 00 H2**

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**MUNICIPAL ADDRESS:** 18 Beamish Court Brampton ON

**LEGAL DESCRIPTION:** PLAN P1002 LOT 2

**DESCRIPTION OF WORK:** H2, Site Service Residential, New  
Convert from septic to municipal sewer

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POSTING OF PERMIT:	The person to whom the permit is issued shall have the permit or a copy of it posted at all times during the construction or demolition in a conspicuous place on the property in respect of which the permit was issued.
PLANS AND DOCUMENTS:	The plans and documents on the basis of which this permit was issued shall be kept on site at all times throughout construction.
CONSTRUCTION:	All construction proposed and authorized hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Brampton and other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.
INSPECTIONS:	The person to whom a permit is issued shall notify the Chief Building Official, via Inspections, of the readiness to inspect each stage of construction in accordance with the regulations of the Ontario Building Code and as specified on the permit documents.
REVOCACTION:	This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

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**ISSUED UNDER THE AUTHORITY OF** RICK CONARD  
Chief Building Official

**DATE OF ISSUE:** February 10, 2023

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# CITY OF BRAMPTON - BUILDING DIVISION

## MANDATORY INSPECTIONS

### BUILDING PERMIT 23 207461 000 00 H2

The Building Code Act, Section 10.2(1) Notice of Readiness for Inspection, requires that at each stage of construction specified in the Building Code, the permit holder notify the Chief Building Official that the construction is ready to be inspected. Your mandatory inspections are listed below.

**PLEASE NOTE:** Construction covered before the required inspection is completed will be required to be uncovered to be inspected.

#### CHECKLIST

- Post the permit in a front window or door (conspicuous place).
- Ensure that permit documents are available at the time of inspection.
- To book an inspection, visit: <https://www.brampton.ca/EN/residents/Building-Permits/Inspections/Pages/Request-an-Inspection.aspx>
- Please email any inspection reports (ie engineered fill inspection reports) to [inspection.services@brampton.ca](mailto:inspection.services@brampton.ca) in .pdf format only.

#### THE MANDATORY INSPECTIONS FOR THIS PROJECT ARE CHECKED ( ✓ ) BELOW:

B-Building Inspector

P-Plumbing Inspector

H-HVAC Inspector (Heating Ventilation && AC)

- B  Footings supporting a building (BEFORE pouring concrete)
- B  Backfill (BEFORE backfilling)
- P  Septic Systems (Before Backfilling)
- P  Underground Plumbing -water service, sanitary and storm drains (BEFORE covering)
- P  Above ground Plumbing "rough-in"
- H  HVAC Rough-in
- B  Structural Framing (AFTER rough-ins including any wiring, BEFORE insulation)
- H  Insulation and Vapour Barrier and Air Barrier
- H  Basement Insulation
- H  Basement Duct Work
- B  Final Inspection - Building
- P  Final Inspection - Plumbing
- H  Final Inspection - HVAC

Before the use or occupancy of any new or renovated space please ensure that: handrails and guards, required smoke alarms, carbon monoxide detectors and required Plumbing Fixtures are installed.

Remember to call the Electrical Safety Authority for your electrical permits and inspections (1-877-372-7233)  
At least one week before you dig call ONTARIO ONE 1-800-400-2255 for underground service locates. ([www.ON1CALL.com](http://www.ON1CALL.com))



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**General Notes for the Decommissioning of a Septic Tank**

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**PERMIT APPLICATION No.:** 2023 207461 000 00 H2

**LOCATION:** 18 Beamish Crt

**PROPERTY OWNER:** SUKHJEEVAN CHATTHA

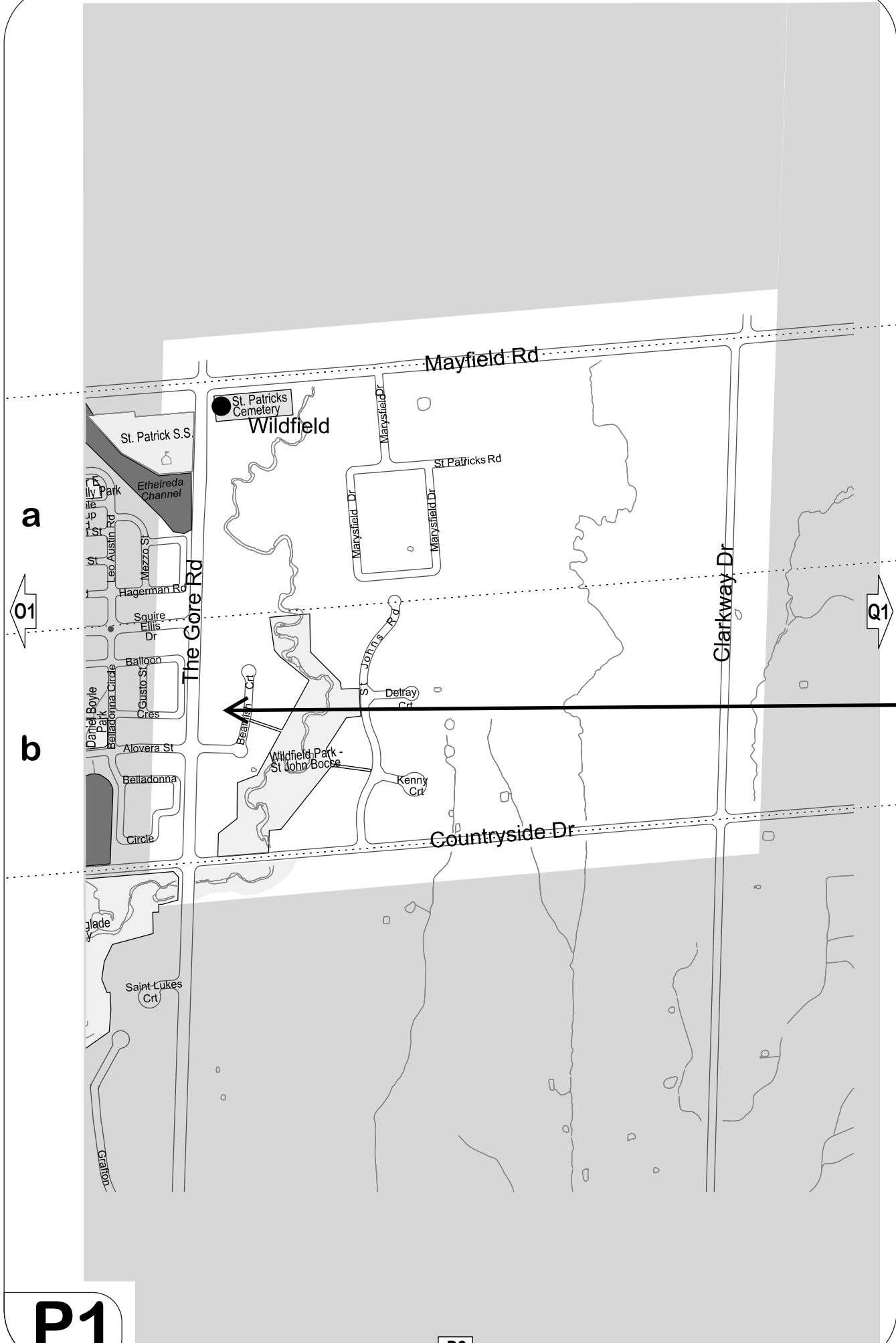
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Please be advised that the following actions must occur in the process of decommissioning the septic tank:

1. The owner or qualified contractor shall empty the tank of all sewage and dispose of the sewage at an approved facility. The content must not be emptied into the new collection system.
2. The top, bottom and walls of the septic tank must be collapsed and any voids filled with inert material such as clean sand or gravel. Alternatively, the septic tank may be removed from the site and disposed of at an approved facility by the owner or a qualified contractor.
3. **An inspection following the completion of the decommissioning is required. A copy of the receipt from the septic tank pumping company must be provided to the inspector to verify that the tank has been properly pumped and the material disposed of at an approved facility.**

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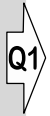
**Call (905) 874-3700 between 8:00 a.m. and 3:00 p.m. to arrange for inspections at least 48 hours in advance.**



B-2023-0017

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P1

