



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)** Mohammed Ilyas
Address 389 Main Street North, Brampton, ON L6X 3P1

Phone # 905.598.2930 **Fax #** _____
Email ilyas@al-ameenschool.com
2. **Name of Agent** Sami Abu Shanb
Address 20-3665 Flamewood Dr, Mississauga, ON L4Y 3P5

Phone # 437.238.4004 **Fax #** _____
Email sami@viewportstudio.ca
3. **Nature and extent of relief applied for (variances requested):**
1-Permitting " Day Nursery /Day Care" for the lot use.
2-Reducing the ratio of landscape area in front yard to be 40% of total front yard instead of 70%.
3-Reducing the front setback to be 8.0 m instead of 12.0m.
4-Reducing East side setback to be 6.0m instead of 7.5m.
5- Increasing permitted height to 12.0 m instead of 10.0m.

"Refer to site plan drawing "
4. **Why is it not possible to comply with the provisions of the by-law?**
The subjected lot consisted of two properties 2257 and 2267 Embleton Rd. (consolidated) the proposed development on this lot is a private school with a daycare. The lot is located in the CVC regulation area, a setback of 30m from the wetland boundary at the South is required to comply with CVC regulations. After deducting the wetland area and the 30m setback, the remaining portion of the lot is only 6690 m² (55 % of the lot area).
Approving our minor variance application will allow us to create a building with a total coverage area of 25% along with the required car parking.
5. **Legal Description of the subject land:**
Lot Number 5
Plan Number/Concession Number CON.5 W.H.S.
Municipal Address 2257 & 2267 Embleton Rd. Brampton, ON L6Y 0G2
6. **Dimension of subject land (in metric units)**
Frontage 102.55m
Depth 166.39m
Area 12,055.39 m²
7. **Access to the subject land is by:**
Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐
Seasonal Road ☐
Other Public Road ☐
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.)

2267 Embleton Rd - Single family house, building area:270m² , GFA :220m² , 2 storeys

- Shad building area:270m²7.75m² , 1storey

2257 Embleton Rd - Single family house, building area 268m², GFA: 210m², 1 storey

-Storage / Barn, building area:240m²,1 storey

- Shad, building area 12m², 1 storey

- Shad, building area 13m², 1 storey

Note: all structures in both properties to be demolished.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Private school for students from per-school to grade 12 (day nursery is included), building area: 2,780.50 m², gross floor area: 4,970 m² , number of storeys: 2, building width: 50.31m, building depth: 71.61m maximum building height: 12.00m.

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

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback

12.00 Side and front yard are subjected to be reduced in minor variance

Rear yard setback

81.77

Side yard setback

7.50

Side yard setback

14.10

10. Date of Acquisition of subject land: 2267 Embleton Rd: Jan /2018
2257 Embleton Rd: April/2021
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Private school and day nursery.
13. Existing uses of abutting properties: Residential, Farm, Other use (refer to attached site plan)
14. Date of construction of all buildings & structures on subject land: 2267 Embleton Rd: 1908
2257 Embleton Rd: 1959
15. Length of time the existing uses of the subject property have been continued: 2267 Embleton Rd: 114 Years
2257 Embleton Rd: 63 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE city OF Brampton
THIS 16th 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, Sami Abu Shanb, OF THE city OF Mississauga
IN THE Region OF Peel August 1, 2022 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 16th DAY OF August, 2022

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

Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

RHm1

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

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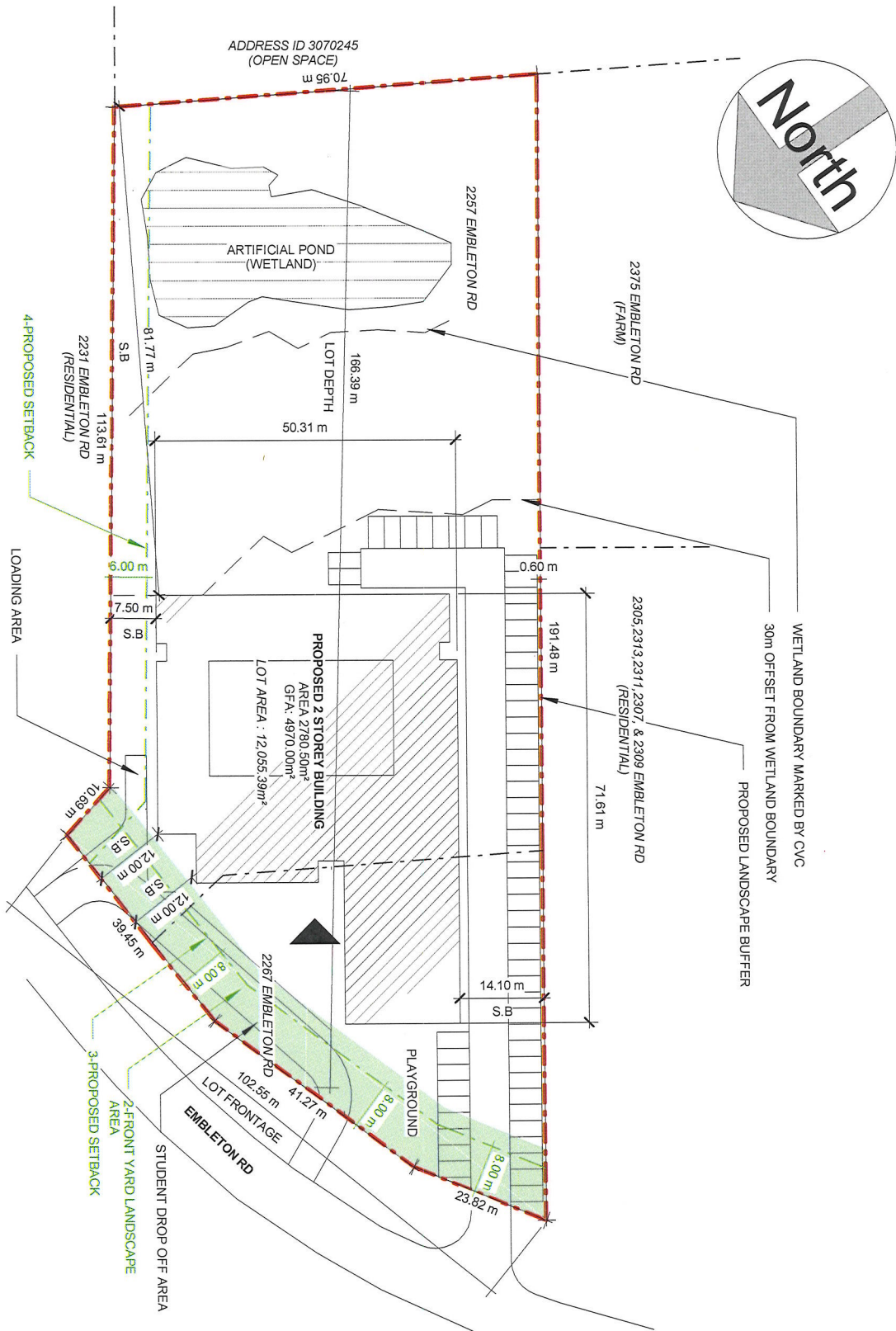
Zoning Officer

August 15, 2022

Date

DATE RECEIVED

August 16th, 2022



Site Plan

Project number	20-20	01
Date	2022/15/08	
Drawn by	SA	
Checked by	SA	Scale 1 : 1000

Zoning Non-compliance Checklist

File No.
A-2022-0268

Applicant: Mohammed Ilyas
Address: 2257 & 2267 Embleton Road
Zoning: RHm1
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a Day Nursery	Whereas the by-law does not permit the use	11.4.1
LANDSCAPE	To permit 40% of the required front yard to be landscaped open space,	whereas the Zoning By-law requires a minimum 70% of the required front yard to be landscaped open space.	11.4.2.j
SETBACKS	To permit a front yard setback of 8m	Whereas the by-law requires a front yard setback of 12m	11.4.2.d
	To permit a side yard setback of 6m	Whereas the by-law requires a side yard setback of 7.5m	11.4.2.e
BELOW GRADE ENTRANCE			
BUILDING HEIGHT	To permit a building height of 12m	Whereas the by-law permit a maximum building height of 10m	11.4.2.h
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
SCHEDULE 'C'			

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Reviewed by Zoning

August 15, 2022

Date

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 2257 & 2267 Embleton Rd. Brampton, ON L6Y 0G2


I/We, Mohammed Ilyas
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Sami Abu Shanb
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 8th day of August, 2022.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 2257 & 2267 Embleton Rd. Brampton, ON L6Y 0G2

I/We, Mohammed Ilyas

please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 8th day of August, 2022.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION