Flower City



FILE NUMBER: <u>A-2022-0268</u>

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.

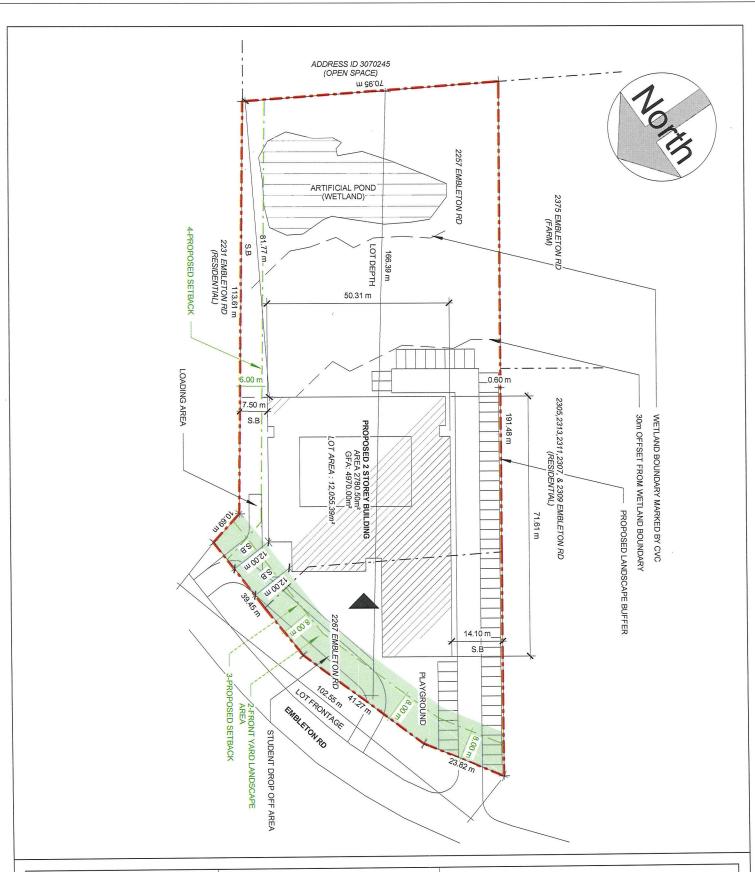
The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

		rampton, ON L6X 3P1
Phone # Email	905.598.2930 ilyas@al-ameenschool.com	Fax #
Name of A		Or, Mississauga, ON L4Y 3P5
Phone # Email	437.238.4004 sami@viewportstudio.ca	Fax #
1-Permittin 2-Reducing 3-Reducing 4-Reducing	d extent of relief applied for (va ng " Day Nursery /Day Care" for the gethe ratio of landscape area in fro gethe front setback to be 8.0 m ins getast side setback to be 6.0 m instruction	he lot use. ont yard to be 40% of total front yard instead of 70%. stead of 12.0m. stead of 7.5m.
"Refer to s	ite plan drawing "	
	not possible to comply with the	
The subject development setback of deducting lot area). Approving	cted lot consisted of two properties ent on this lot is a private school w 30m from the wetland boundary a the wetland area and the 30m set	s 2257 and 2267 Embleton Rd. (consolidated) the proposed with a daycare. The lot is located in the CVC regulation area, at the South is required to comply with CVC regulations. After thack, the remaining portion of the lot is only 6690 m² (55 %)
The subject development setback of deducting lot area). Approving along with Legal Des Lot Number 1.50 Legal Des Lot Numbe	oted lot consisted of two properties ent on this lot is a private school with 30m from the wetland boundary at the wetland area and the 30m set our minor variance application with the required car parking. Scription of the subject land:	s 2257 and 2267 Embleton Rd. (consolidated) the proposed with a daycare. The lot is located in the CVC regulation area, at the South is required to comply with CVC regulations. After that the remaining portion of the lot is only 6690 m² (55 %)
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Swales

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)
	EXISTING 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 Rear yard setback Side yard setback Side yard setback Side yard setback
	PROPOSED Front yard setback Rear yard setback Side yard setback
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 Year 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 Ditches Swales Other (specify)

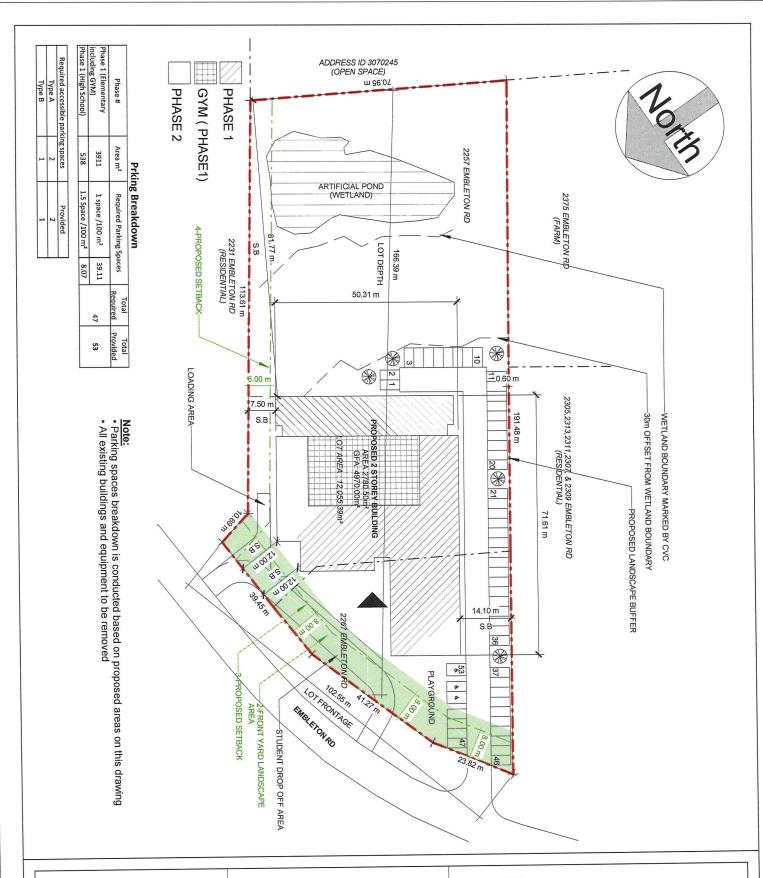
18. Has a pre-consultation application been filed? Yes No Unknown 19. Has the subject property ever been the subject of an application for minor variance? Yes No Unknown If answer is yes, provide details: File # Decision Relief File # Decision Relief File # Decision Relief File # Decision Relief This application Is Signed By An AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED. I Sami Abu Shanb IN THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE SAME FORCE AND EFFECT AS ACCOMPANY THE THE APPLICANT IS A CORPORATION'S SEAL SHALL BE AFFIXED. I Sami Abu Shanb IN THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE SAME FORCE AND EFFECT AS ACCOMPANY THE THE APPLICANT IS A CORPORATION'S SEAL SHALL BE AFFIXED. I Sami Abu Shanb IN THE SUBJECT AND SHALL BE SIGNED BY AN CORPORATION OF AUGUST AND CORPORATION		subject property the subjerision or consent?	ect of an application under	the Planning Act, for approval of a plan of
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If answer is yes, provide details: File #			on the subject of an applica	ation for minor variance?
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Signature of Applicant(s) or Authorized This and Day of August 2022. ETHIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE HE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED. IN THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CORPORATION TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS ACCOMMISSIONED FOR THE SAME FOR TH	If ans	wer is yes, provide details:	1	
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Zoning Onioci		Zoning Officer		Date
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ALAMEEN SCHOOL

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





ALAMEEN SCHOOL

Site Plan			
Project number	20-20		
Date	2022/08/28		01
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'			

L Barbuto
Reviewed by Zoning

August 15, 2022

Date

APPOINT NT AND AUTHORIZATION OF AGENT

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

OCATION OF THE SUBJECT LAND: 2257 & 2267Embleton Rd. Brampton, ON L6Y 0G2
We, Mohammed Ilyas
please print/type the full name of the owner(s)
ne undersigned, being the registered owner(s) of the subject lands, hereby authorize
ami Abu Shanb
please print/type the full name of the agent(s)
o 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 8 th 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	N OF THE	E SUBJEC	T LAND:	2257 & 2267	Embleton Rd. Bra	mpton, ON L6Y 0	G2
I/We, _	Mohami	med Ilyas	please	print/type the full	name of the owne	r(s)	
the City of the above	f Brampte noted pr	on Commi operty for	ttee of Adjust	tment and City of conducting a	of Brampton	eby authorize the staff members, n with respect t	to enter upon
Dated this	8 th	day of _	August		, 20 _22		
(signat	ture of the	owner[s], or	where the owner	r is a firm or corpo	oration, the signat	ure of an officer of	f the owner.)
	(where the	owner is a f	rm or corporation	on, please print or	type the full name	e of the person sig	ning.)

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