

FILE NUMBER: A-2023-0813

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)

AHMED MEGHANI

Address

51 NASMITH ST BRAMTON, ON, L6S 4Z6

Phone #

647-818-3461

Fax #

Email

meghani4u@gmail.com

2.

Name of Agent

ISMATULLAH AMIRI

Address

48 COVEBANK CRES, BRAMPTON, ON - L6P 2Y1

Phone #

647-741-4552

Fax #

Email

amiri@nestadesign.ca

3.

Nature and extent of relief applied for (variances requested):

3.1 To permit a driveway width of 8.1M to provide 3 parking spots of 2.7m x 5.4m.

4.

Why is it not possible to comply with the provisions of the by-law?

THE PROPOSED DRIVEWAY WIDTH WILL BE 8.1M WHEREAS; THE ZONING BY LAW ALLOWS A MAXIMUM OF 6.71M

5.

Legal Description of the subject land:

Lot Number

LOT 12

Plan Number/Concession Number

PLAN M641 LOT 12 PLAN M867 BLK 86

Municipal Address

51 NASMITH ST BRAMTON, ON, L6S 4Z6

6.

Dimension of subject land (in metric units)

Frontage

13.41 M

Depth

33.53 M

Area

449.65 M2

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.)  
SINGLE FAMILY DWELLING 18.18 M X 10.87 M 2-STOREY (DETACHED) - GROSS FLR AREA =258.45 M2

PROPOSED BUILDINGS/STRUCTURES on the subject land:  
NONE.

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	EXISTING 6.175 M
Rear yard setback	EXISTING
Side yard setback	EXISTING
Side yard setback	EXISTING
PROPOSED	
Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: 2002

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: 2002

15. Length of time the existing uses of the subject property have been continued: RESIDENTIAL SINCE CONSTRUCTION

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)

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 \_\_\_\_\_.

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, Ahmed Meghani ~~ISMATULLAH AMIRI~~, 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 \_\_\_\_\_

Peel THIS 22 DAY OF \_\_\_\_\_

November, 2021 2023.

A Commissioner etc.

Signature of Applicant or Authorized Agent

Clara Vani  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton

Expires September 30, 2026  
FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

R1B(3) - 182

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

Shiza Athar

Zoning Officer

2023/11/21

Date

DATE RECEIVED

November 22, 2023  
Clara

**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: 51 NASMITH ST  
40 NEWPORT ST

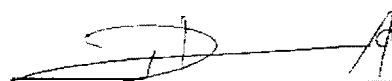
I/We, AHMED MEGHANI  
please print/type the full name of the owner(s)

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

ISMATULLAH AMIRI (NESTA DESIGN)  
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 \_\_\_\_\_ day of \_\_\_\_\_, **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

51 NASHWORTH ST

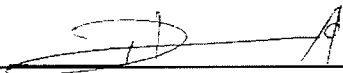


LOCATION OF THE SUBJECT LAND: 40 NEWPORT ST

I/We, AHMED MEGHANI  
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 21TH day of NOV, 2023.



(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.)

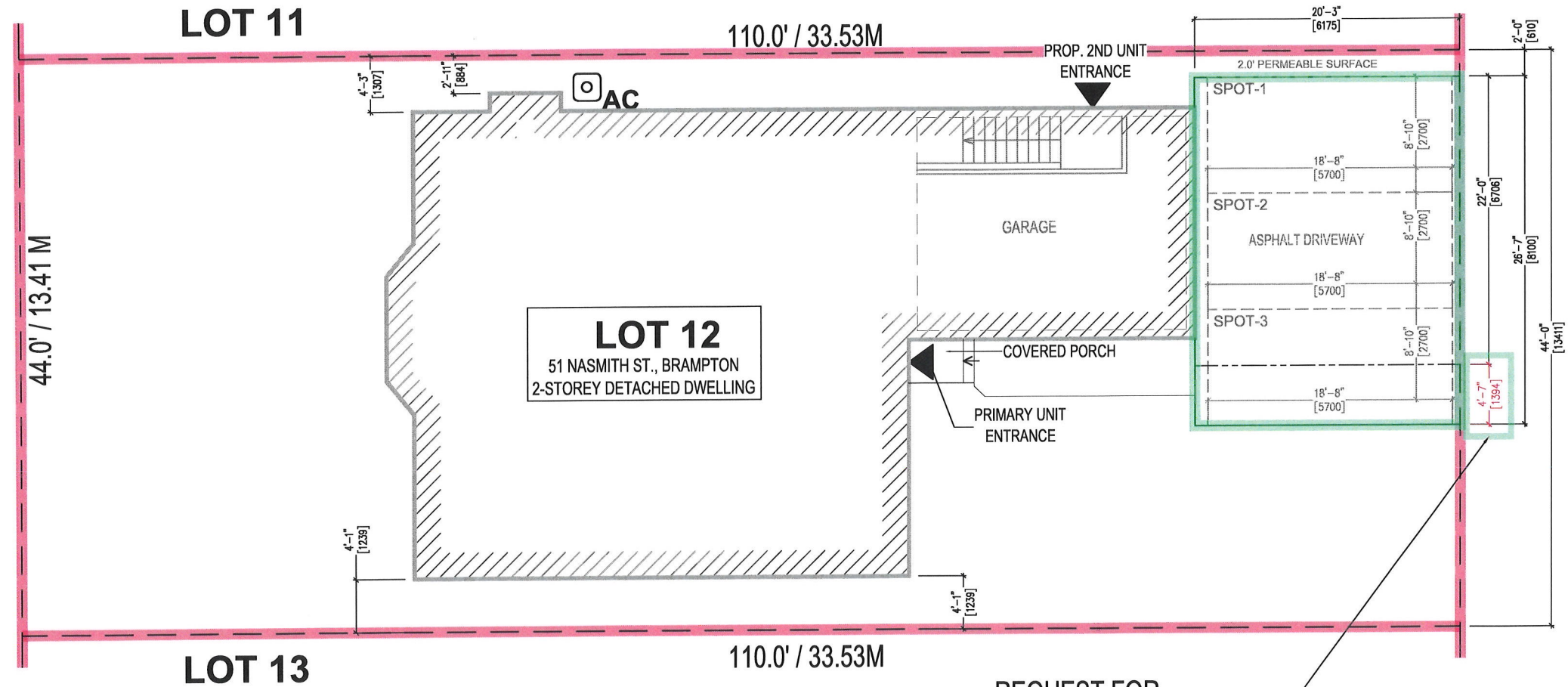
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

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



MINOR VARIANCE APPLICATION: PROPOSED DRIVEWAY WIDENING

51 NASMITH ST., BRAMPTON



NASMITH ST

No.	Description	Date

PROPOSED DRIVEWAY WIDENING

51 NASMITH ST  
BRAMPTON

Drawing by:

NESTA DESIGN CO.  
48 COVEBANK CRESCENT  
BRAMPTON, ON, L6P 2Y1  
PHONE: 647-741-4552  
EMAIL: amiri@nestadesign.ca

Checked by:

Drawn by

Date 20/11/2023

DRAWING NAME

SITE PLAN

SHEET NUMBER

COA

# Zoning Non-compliance Checklist

File No.  
A-2024-0373

Applicant: Ismatullah Amiri  
Address: 51 Nasmith St  
Zoning: R1B(3) – 182  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.1m	whereas the by-law permits a maximum driveway width of 6.71m	10.9.1 1) (c.)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2023/11/21

Date