

FILE NUMBER:

A-2024-0030

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) MICHAEL MOHAN AND FATIMA NAZREEN BAKSH

Address 16 PORTRUSH TRAIL, BRAMPTON, L6X 0R3

Phone # 416 - 473 - 6334

Fax #

Email d3neeboy@gmail.com

2.

Name of Agent ABDUL RAUF QAMAR P. Eng/

Address 11 - 2565 STEELES AVE. EAST, BRAMPTON, L6T 4L6

Phone # 647 - 802 - 9008

Fax #

Email abdu19008@gmail.com

3.

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

TO PERMIT AS-BUILT SHED / GAZEBO IN BACKYARD, LEAVING A SET BACK FROM REAR LOT LINE OF 2.83 M

4.

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

THE REAR LOT LINE SET BACK IS LESS THAN ALLOWED AS PER BY-LAWS

5.

Legal Description of the subject land:

Lot Number LOT 301 PART 6 R

Plan Number/Concession Number PLAN 43M - 1720

Municipal Address 16 PORTRUSH TRAIL, BRAMPTON

6.

Dimension of subject land (in metric units)

Frontage 6.85 M

Depth 30.5 M

Area 209.27 SQM

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.)

DOUBLE STORY SEMI-DETACHED HOME

MAIN FLOOR = 77.76 SQM

2ND, FLOOR = 94.60 SQM

SHED IN BACKYARD = 22.57 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SHED IN BACKYARD = 22.57 SQM

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 6.07 M

Rear yard setback 7.1 M

Side yard setback 1.26 M

Side yard setback 0.0

PROPOSED

Front yard setback NO CHANGE

Rear yard setback 2.83 M

Side yard setback NO CHANGE

Side yard setback

10. Date of Acquisition of subject land: AUGUST 2016
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: OCTOBER 2017
15. Length of time the existing uses of the subject property have been continued: 5 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 07 09 DAY OF FEBRUARY, 2024.

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, ABDUL RAUF QAMAR, OF THE CITY OF BRAMPTON

IN THE CITY OF BRAMPTON SOLEMNLY DECLARE THAT:

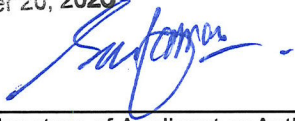
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF
Peel THIS 9th DAY OF
February, 2024.


A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026


Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R2A-1313

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

2024/02/08
Date

DATE RECEIVED

Feb 9, 2024.

Date Application Deemed
Complete by the Municipality

VL

Revised 2022/02/17

16 PORTRUSH TRAILBRAMPTON, ON L6X 0R3, CANADA

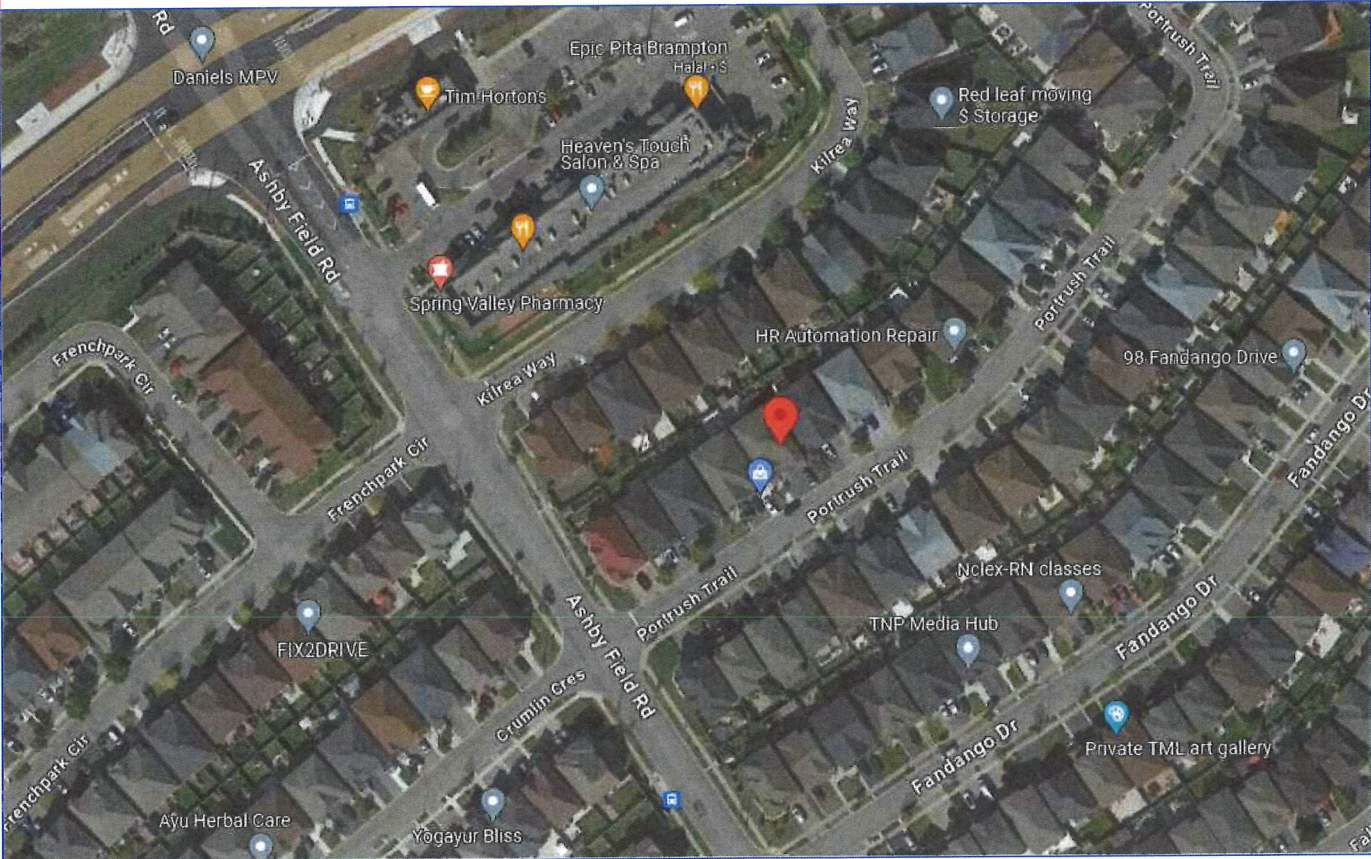
ISSUED FOR : AS-BUILT SHADE/GAZEBO IN REAR YARD

DRAWINGS LIST	
DRAWING NUMBER	DRAWING NAME
A-00	COVER PAGE
A-01	SITE PLAN MINOR VARIANCE
A-02	DETAILS

APPLICATION FOR
MINOR VARIANCE BY
COMMITTEE OF
ADJUSTMENT
BRAMPTON

TO PERMIT AS-BUILT SHADE/GAZEBO TO
ENCROACH 4.26 M INTO REAR YARD RESULTING IN
A SETBACK OF 2.83 M FROM REAR LOT LINE

KEY PLAN



GENERAL NOTES

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND CITY OF BRAMPTON BY-LAWS
- ALL WORKING ACCORDING TO GOOD CONSTRUCTION PRACTICES
- ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 150 KPA
- WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200MM OF Laterally Unsupported Height OR THE SOIL IS CLAY OR SILT, THE UNDERPINNING & RELATED CONSEQUENCE SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
- EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT YOUR LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
- SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.

ABDUL QAMAR P.Eng.

Ph:647-802-9008

Email: abdu19008@gmail.com

Professional Engineering Services

2565 Steeles Ave. E. Unit 11 Brampton

Web: <https://aqamar.com>

PROJECT:

AS-BUILT SHADE/GAZEBO IN REAR YARD

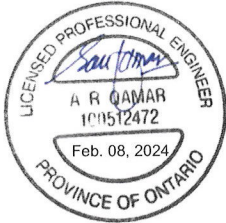
ADDRESS:

**16 PORTRUSH TRAIL,
BRAMPTON**

- CONTRACTOR MUST CHECK & VERIFY ON SITE ALL EXISTING STRUCTURAL MEMBERS, DIMENSIONS TO MATCH WITH THE DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN THE SITE CONDITIONS AND DRAWINGS TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.
- ALL WORK SHALL BE CARRIED OUT AS PER ONTARIO BUILDING CODE, SPECIFICATIONS & MUNICIPAL BY-LAWS.

THE UNDERSIGNED HAS REVIEWED & TAKEN RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

ABDUL QAMAR P. ENG.



Drawing Title:

COVER PAGE

Drawing Number | **A - 00**

Drawing Scale: $\frac{1}{8}" = 1'-0"$

Date: **FEB. 07, 2024**

Rev. 1

Rev. 2

SITE STATISTICS					
DESCRIPTION	AREAS			SETBACKS	
	IMPERIAL	METRIC	%	DESCRIPTION	DIST.
LOT AREA	2249	208.94		FRONT	4.53m
LOT COVERAGE	1288	119.66	57.27	REAR	7.1m
HARDSCAPE AREA	433	40.23	19.25	RIGHT SIDE	0.0m
SOFTSCAPE AREA	741	68.84	32.9	LEFT SIDE	1.24m

DESCRIPTION	AREAS	
HOUSE & PORCH AREA	=	1076.43 ft² / 100.03 m²
SHADE/GAZEBO AREA	=	242.62 ft² / 22.57m²
TOTAL COVERAGE	=	58.66%
TOTAL LANDSCAPE	=	31.35%



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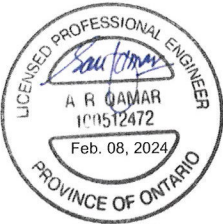
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ABDUL QAMAR P. ENG.



Drawing Title:

SITE PLAN MINOR VARIANCE

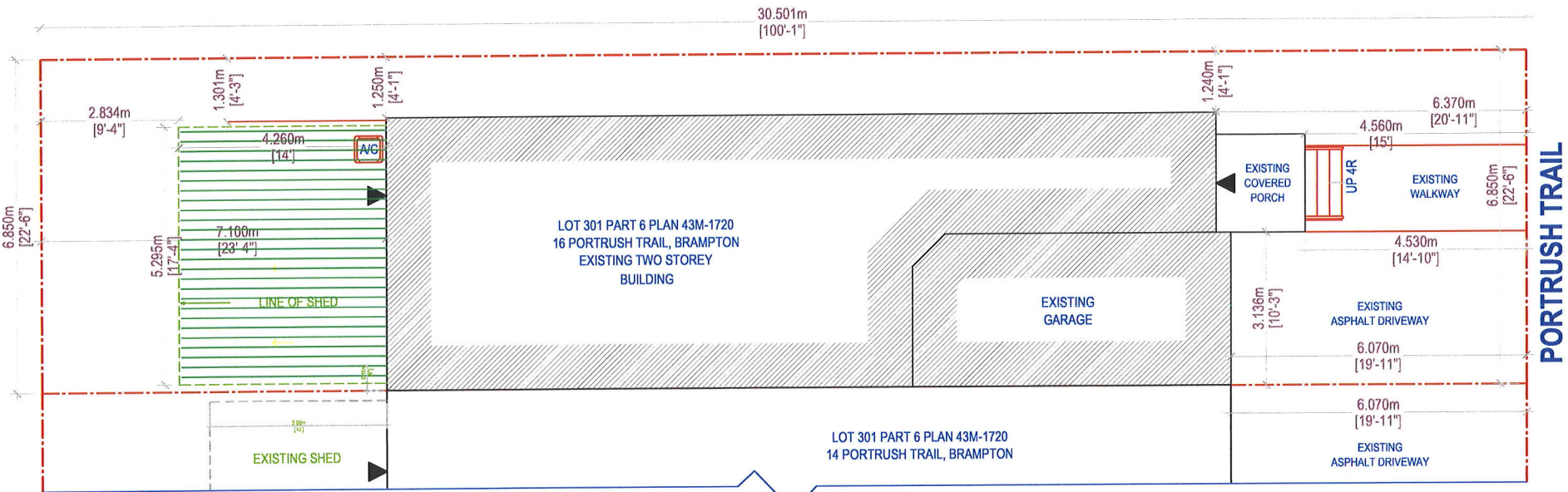
Drawing Number | **A - 01**

Drawing Scale: $\frac{1}{8}" = 1'-0"$

Date: FEB. 07, 2024

Rev. 1

Rev. 2



1 SITE PLAN
A-02 SCALE: 3/32"=1'

APPLICATION FOR MINOR VARIANCE COMMITTEE OF ADJUSTMENT, BRAMPTON
TO PERMIT AS-BUILT SHADE/GAZEBO TO ENCROACH INTO REAR YARD RESULTING IN A SETBACK OF 2.83 M FROM REAR LOT LINE

LEGEND

- PROPERTY LINE
- ENTRANCE & EGRESS

PARKING SPACES PROVIDED

TWO PARKING SPACES PROVIDED (ONE OUTSIDE & ONE INSIDE THE GARAGE)

SCOPE OF WORK

- AS-BUILT SHADE/GAZEBO

ABDUL QAMAR P.Eng.

Ph: 647-802-9008

Email: abdul9008@gmail.com

Professional Engineering Services

2565 Steeles Ave. E. Unit 11 Brampton

Web: <https://aqamar.com>

PROJECT:

AS-BUILT SHADE/GAZEBO IN REAR YARD

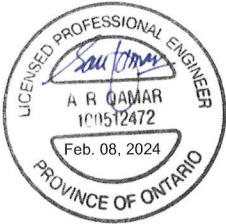
ADDRESS:

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BRAMPTON**

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ABDUL QAMAR P. ENG.



Drawing Title:

DETAILS

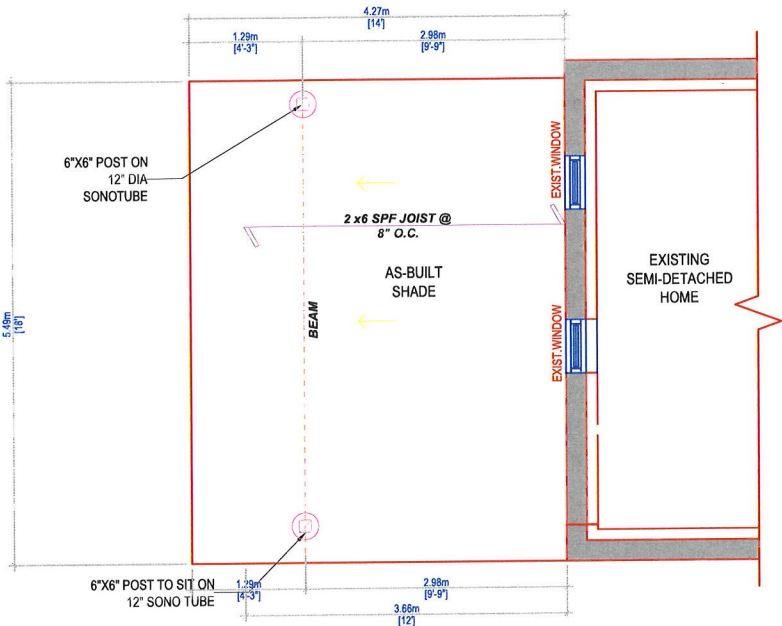
Drawing Number | **A - 02**

Drawing Scale: $\frac{3}{16}" = 1'-0"$

Date: **FEB. 07, 2024**

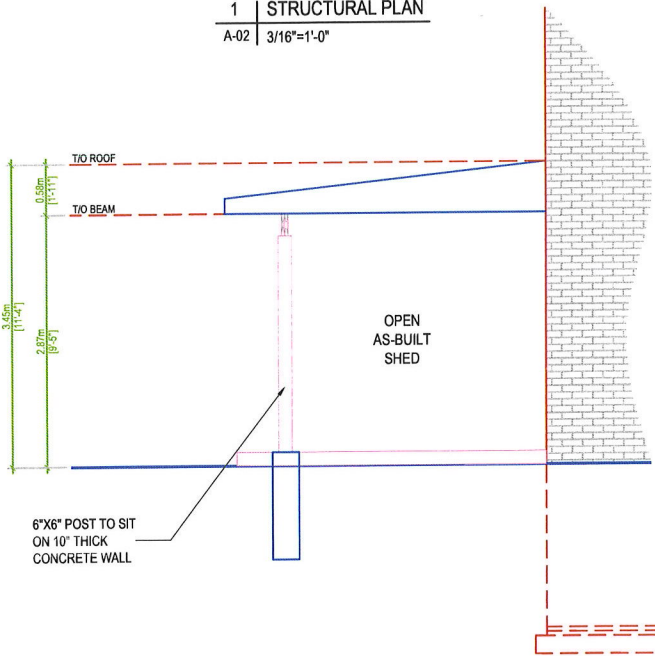
Rev. 1

Rev. 2



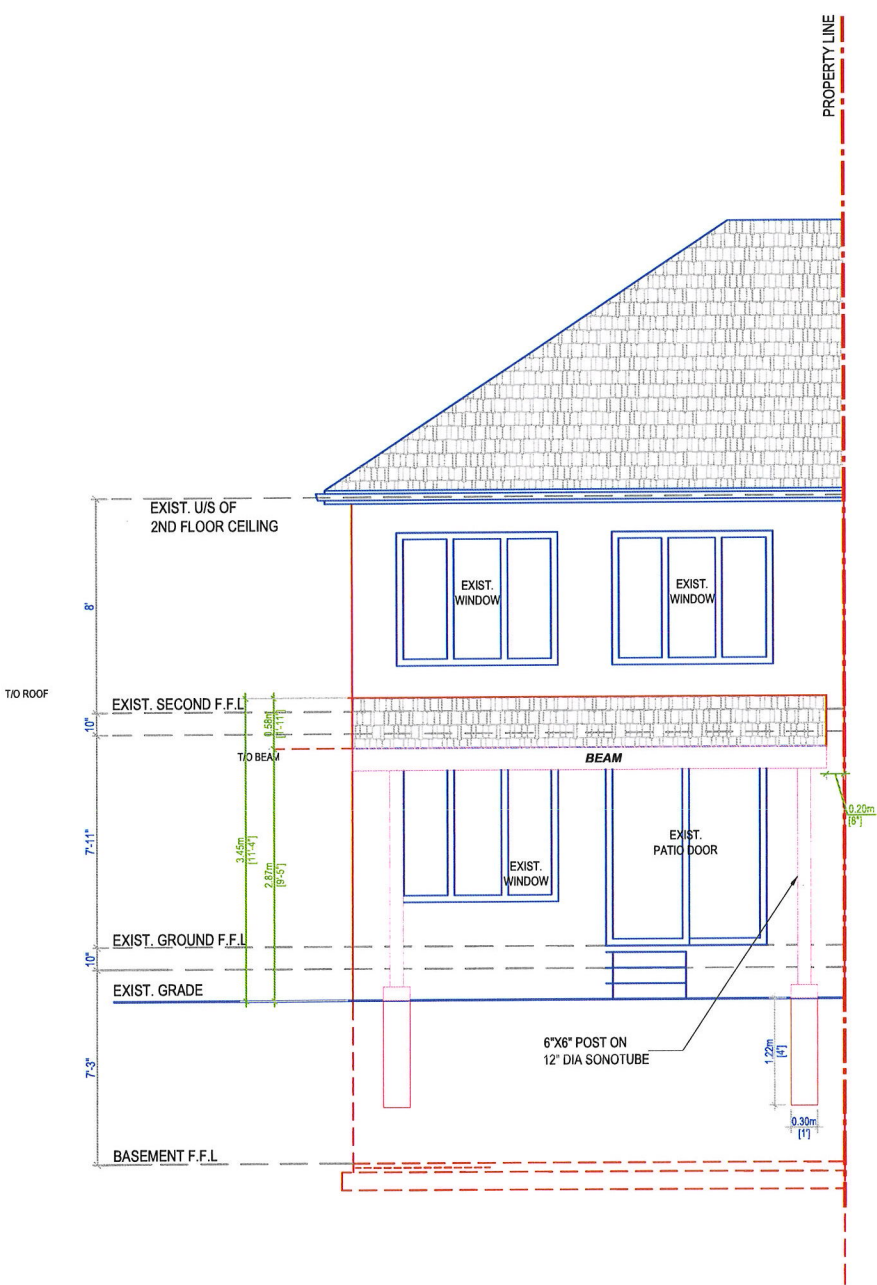
1 | STRUCTURAL PLAN

A-02 | $\frac{3}{16}" = 1'-0"$



2 | LEFT PARTIAL ELEVATION

A-02 | $\frac{3}{16}" = 1'-0"$



3 | REAR ELEVATION

A-02 | $\frac{3}{16}" = 1'-0"$

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 16 PORTRUSH TRAIL, BRAMPTON

I/We, MICHAEL MOHAN AND FATIMA NAZREEN BAKSH
please print/type the full name of the owner(s)

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

ABDUL RAUF QAMAR P. Eng.
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 08 day of FEBRUARY, 2024.

Michael Mohan
[Michael Mohan \(Feb 8, 2024 07:05 EST\)](#)
(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 16 PORTRUSH TRAIL, BRAMPTON

I/We, MICHAEL MOHAN AND FATIMA NAZREEN BAKSH
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 08 day of FEBRUARY, 2024.

Michael Mohan
[Michael Mohan \(Feb 8, 2024 07:05 EST\)](#)
(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

Zoning Non-compliance Checklist

File No.
A - 2024 - 0030

Applicant: Abdul Rauf Qamar
Address: 16 Portrush Trail
Zoning: R2A-1313
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			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS	To permit an existing open roof porch to encroach 4.26m into the rear yard setback, resulting in a setback of 2.83m from the open roof porch to the rear lot line,	whereas the by-law permits an open roof porch to encroach a maximum 2.0m into the rear yard setback, resulting in a required setback of 5.0m from the open roof porch to the rear lot line.	6.13 (d)
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/02/08

Date