



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  


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**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  


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**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 m<sup>2</sup> ( 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 m<sup>2</sup>

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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:270m<sup>2</sup>, GFA :220m<sup>2</sup>, 2 storeys
- Shad building area:270m<sup>2</sup>7.75m<sup>2</sup>, 1storey
- 2257 Embleton Rd - Single family house, building area 268m<sup>2</sup>, GFA: 210m<sup>2</sup>, 1 storey
- Storage / Barn, building area:240m<sup>2</sup>,1 storey
- Shad, building area 12m<sup>2</sup>, 1 storey
- Shad, building area 13m<sup>2</sup>, 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 m<sup>2</sup>, gross floor area: 4,970 m<sup>2</sup>, 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 16<sup>th</sup> / 8<sup>th</sup> 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 16<sup>th</sup> 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: \_\_\_\_\_

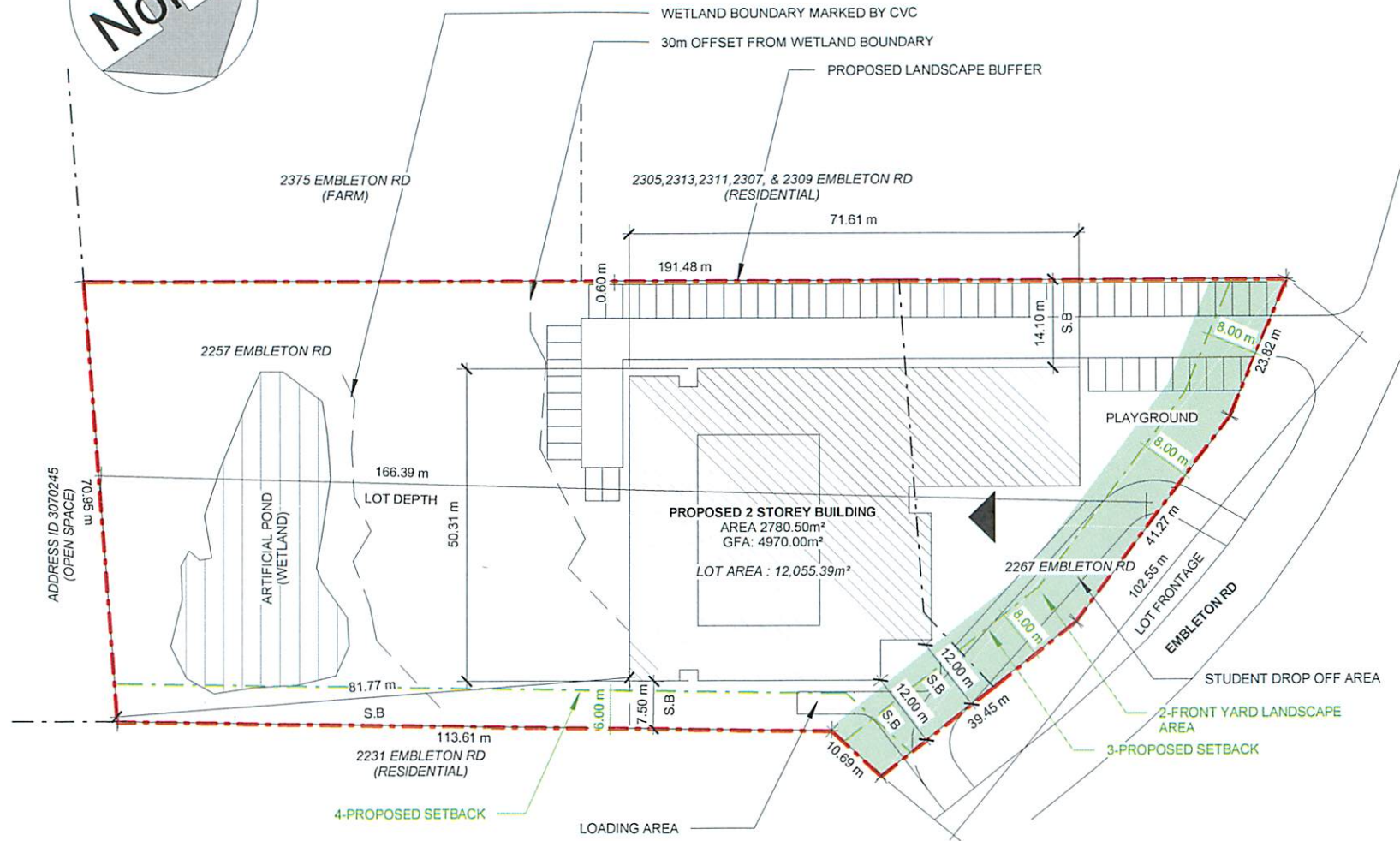
Present Zoning By-law Classification: RHm1

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

L Barbuto  
Zoning Officer

August 15, 2022  
Date

DATE RECEIVED August 16<sup>th</sup>, 2022



# Site Plan

## ALAMEEN SCHOOL



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

Bovaird Dr

a

b

A3  
C

Heritage Rd

Mississauga Rd

C3

d

e

Armistead Parkette

Huttonville Community Centre  
Huttonville P.S.

Embleton Rd

B3

B4

A-2022-0268

Prosperity Crt

Germain Circle

Vesna Cres

Vesna Cres

Hango Crt

Hutt Cen

Royal West Dr

Limestone Dr

Darymald Rd  
Silo Way  
Frost St

Rolling Acres Dr  
Longevity Rd

Longevity

Longevity

Longevity

Longevity

Longevity

Lyle Way

Settlers Field Rd

Terrace

Raindrop

Beachville Circle

Beacon Hill Dr

Bain Cres

Black Diamond Cres

Royal West

Beacon Hill Dr

Ostrander Park North

Ostrander Park South

Annual Circle

Agincourt Circle

Huttonville Blvd

Huttonville Parkette

Grandview Crt

River Rd

Adamsville Rd

Luo Park

Accolade Crt

Accolade Crt

Accolade Crt

Accolade Crt

Accolade Crt

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