



*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)** Ghulam Jowia  
**Address** 2611 Embleton Road  
Brampton, ON.  
L6Y 0E8  
**Phone #** 416-858-0066 **Fax #** \_\_\_\_\_  
**Email** gwaysbin@yahoo.ca

2. **Name of Agent** \_\_\_\_\_  
**Address** \_\_\_\_\_  
 \_\_\_\_\_  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

3. **Nature and extent of relief applied for (variances requested):**  
 To request exemption from Interim Control By-law 306-2003, to permit a temporary use home occupation to include a landscape business with outdoor storage whereas the By-law does not permit this home occupation use and outdoor storage. A variance is also requested to permit two oversized accessory structures approximately 121 sq.m combined, individually approximately 60 sq.m and 61 sq.m in size whereas the Zoning By-law permits a maximum combined gross floor area of 40 sqm with any individual accessory building not exceeding 23 sqm. An additional variance is being requested to permit two accessory structures to be located, wholly or partially in the interior side yard.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 It is not possible to comply with the provisions of the by-law as the property is subject to the Interim Control By-law 306-2003, the intended use of a home occupation landscape business with outdoor storage is not permitted by the Zoning By-Law, and the existing accessory structures are individually and combined larger than what is permitted in the Zoning By-law. The location of the two accessory structures cannot comply with the By-law as the two sheds are currently existing and cannot be relocated.

5. **Legal Description of the subject land:**  
**Lot Number** PT Lot 5  
**Plan Number/Concession Number** CON 6 WHS  
**Municipal Address** 2611 Embleton Road

6. **Dimension of subject land (in metric units)**  
**Frontage** approx 61.9m  
**Depth** approx 146m  
**Area** approx 0.88ha

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

Provincial Highway	<input checked="" type="checkbox"/>				Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input 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.)

A one-storey residential dwelling with a ground floor area of approximately 258 sq.m, a two storey accessory structure approximately 60 sq.m in size and a one-storey accessory structure approximately 61 sq.m in size.

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

N/A

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	approx. 14.85m
Rear yard setback	approx 110.1m
Side yard setback	approx 2.14m
Side yard setback	approx 10.8m

**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: 2008

11. Existing uses of subject property: Residential/Home Occupation

12. Proposed uses of subject property: Home occupation with a landscape business

13. Existing uses of abutting properties: Agriculture and Residential

14. Date of construction of all buildings & structures on subject land: 1982

15. Length of time the existing uses of the subject property have been continued: 11 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 17 DAY OF May, 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, Abdulm Jowin, OF THE city OF Brampton  
IN THE Peel 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 17th DAY OF  
May, 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: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED May 17, 2024

Date Application Deemed Complete by the Municipality \_\_\_\_\_

**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: 2611 Embleton Road, Brampton, ON <sup>L6Y</sup> <sup>0E8</sup>

I/We, Ghulam Jowia  
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.

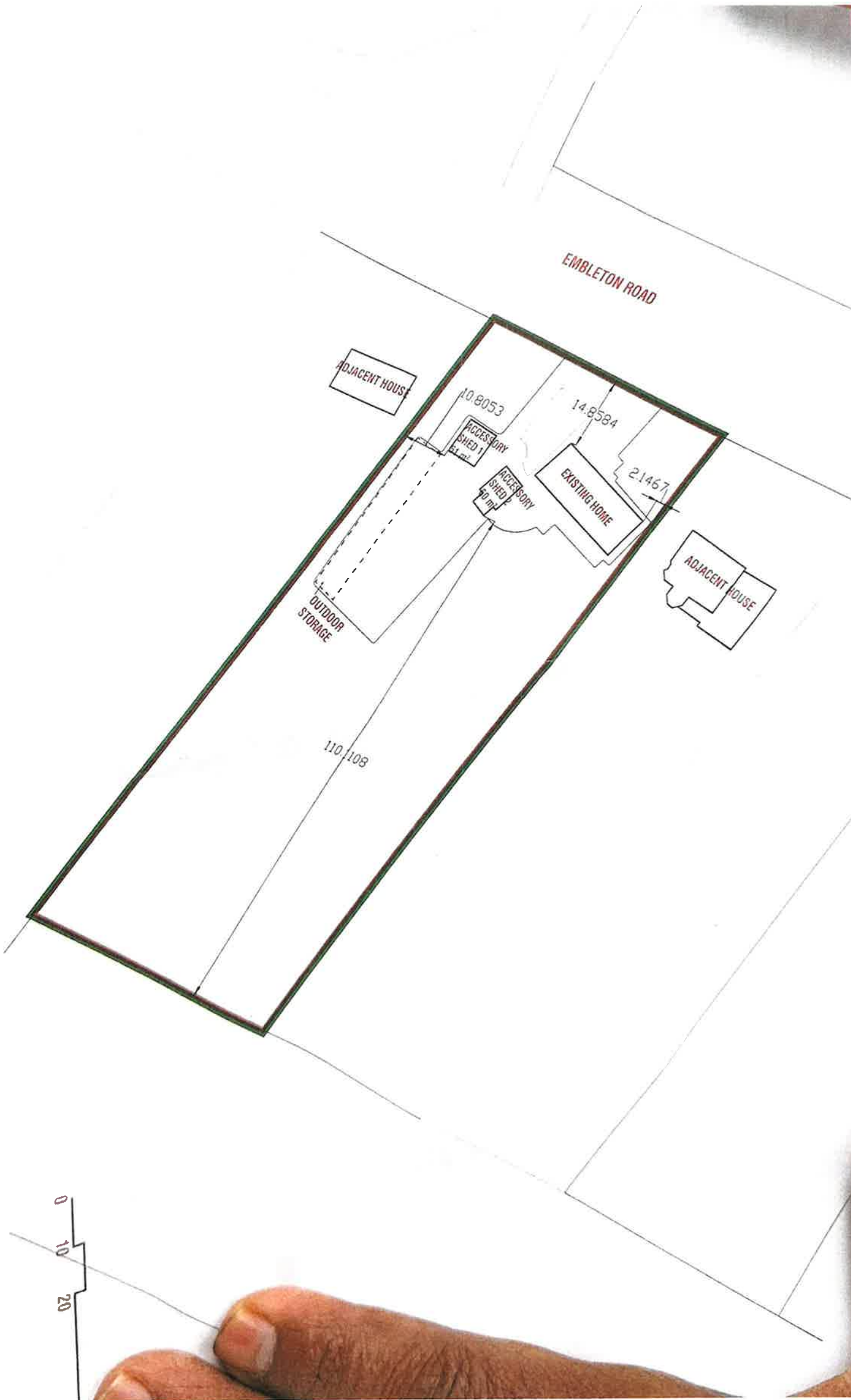
Dated this 9 day of May, 2024.

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

Ghulam Jowia  
(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**

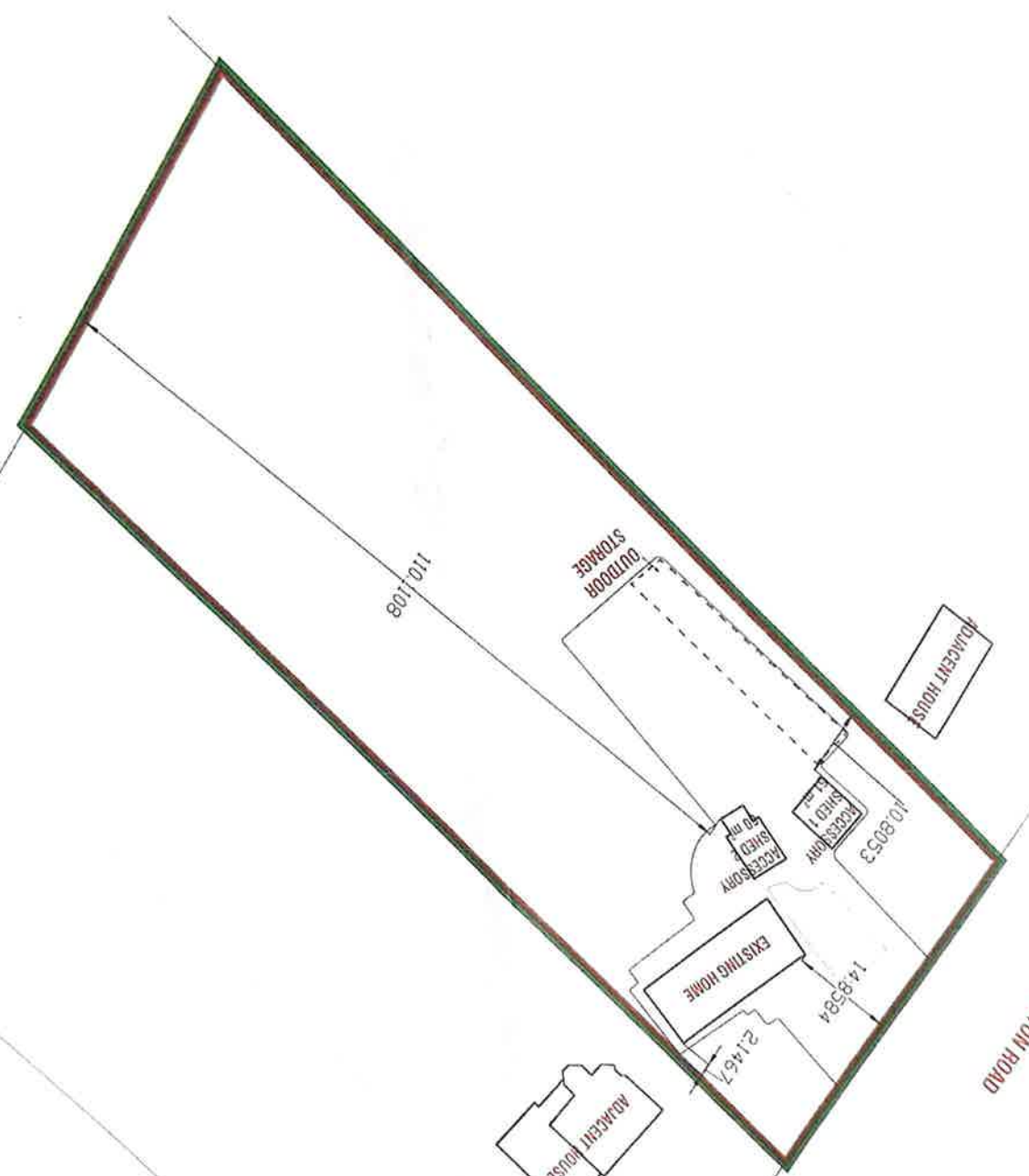


**2611 EMBLETON ROAD MINOR VARIANCE 1 PLAN**

Committee of Adjust-  
City of Brampton  
2 Wellington  
Bram-



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# Zoning Non-compliance Checklist

File No. A-2024- 0174
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Applicant: Ghulam Jowia  
 Address: 2611 Embleton Road  
 Zoning: Agricultural  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a temporary use home occupation to include a landscape business with outdoor storage.	Whereas the by-law does not permit the use.	46.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE	To permit a combined gross floor area of 121 square metres for two accessory structures.	Whereas the by-law permits a maximum combined gross floor area of 40 square metres.	10.3
ACCESSORY STRUCTURE SIZE / HEIGHT	To permit two accessory structures having a gross floor area of 60 square metres and 61 square metres in size.	Whereas the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure.	10.3
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
 Reviewed by Zoning

May 15, 2024  
 Date