



*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)** Mohamed Junior Marah, Feremusu Koroma  
**Address** 69 Frederick Street, Brampton, ON, Canada

**Phone #** 1 (647) 382-4982. / 647-886- **Fax #** \_\_\_\_\_  
**Email** moe\_mah@hotmail.com

2. **Name of Agent** Abdulkadeer Dudhiyawala  
**Address** 38 Sedgewick Circle, Brampton, ON, Canada

**Phone #** 437-2258713 **Fax #** \_\_\_\_\_  
**Email** Contact@keydraftdesigns.com

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

Seeking relief for the  
1. Residential use of accessory structure since washroom is not permitted in the proposed accessory structure (Cabana) as per Zoning By-Law (Section 10.3(c)).  
2. The area of proposed accessory structure (Cabana) is 20 sq.m., which exceeds the maximum permitted area for one accessory structure of 15 sq.m.  
3. The height of proposed accessory structure (Cabana) is 3.76 m, Which exceeds the maximum permitted height of 3.0 m to mid point of the roof ( in case of peaked roof).

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

1. Since there will be a pool in the backyard, there are several family members that have accessibility issues and require a bathroom in close proximity to the pool.  
2. Need enough space to be able to fit storage, bathroom and entertainment area.  
3. In order to accommodate all of the features needed in the Cabana a height of 3.76 meters is needed.

5. **Legal Description of the subject land:**

**Lot Number** LOT 2  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 69 Frederick Street, Brampton, ON, Canada

6. **Dimension of subject land (in metric units)**

**Frontage** 15.24 m  
**Depth** 58.53 m  
**Area** 891.96 sq.m.

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.)

Building A (Residential Brick Dwelling), 2 Story Building, 147.81 sq.m.

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

cabana, 1 Story Building, 20 sq.m.

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 9.16 m  
Rear yard setback 33.27 m  
Side yard setback 1.32 m  
Side yard setback 1.75 m

**PROPOSED**

Front yard setback 34.30 m  
Rear yard setback 18.75 m  
Side yard setback 1.52 m  
Side yard setback 10.06 m

10. Date of Acquisition of subject land: Dec 1st 2020

11. Existing uses of subject property: Residence

12. Proposed uses of subject property: Residence

13. Existing uses of abutting properties: Residence

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

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

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]  
Signature of Applicant(s) or Authorized Agent

City C.J.

DATED AT THE Brampton OF \_\_\_\_\_  
THIS 9 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, Mohamed Junior Marah 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 17<sup>th</sup> DAY OF  
May, 2024.  
[Signature]  
A Commissioner etc.

Gagandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026  
[Signature]  
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 \_\_\_\_\_

**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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 69 Frederick Street, Brampton, ON, Canada

I/We, Mohamed Junior Marah , Feremusu Koroma  
please print/type the full name of the owner(s)

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

Abdulkadeer Dudhiyawala  
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 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.)

(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**

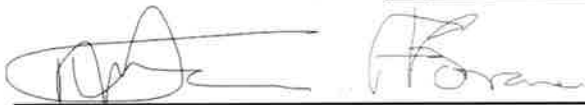
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 69 Frederick Street, Brampton, ON, Canada

I/We, Mohamed Junior Marah , Feremusu Koroma  
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.)

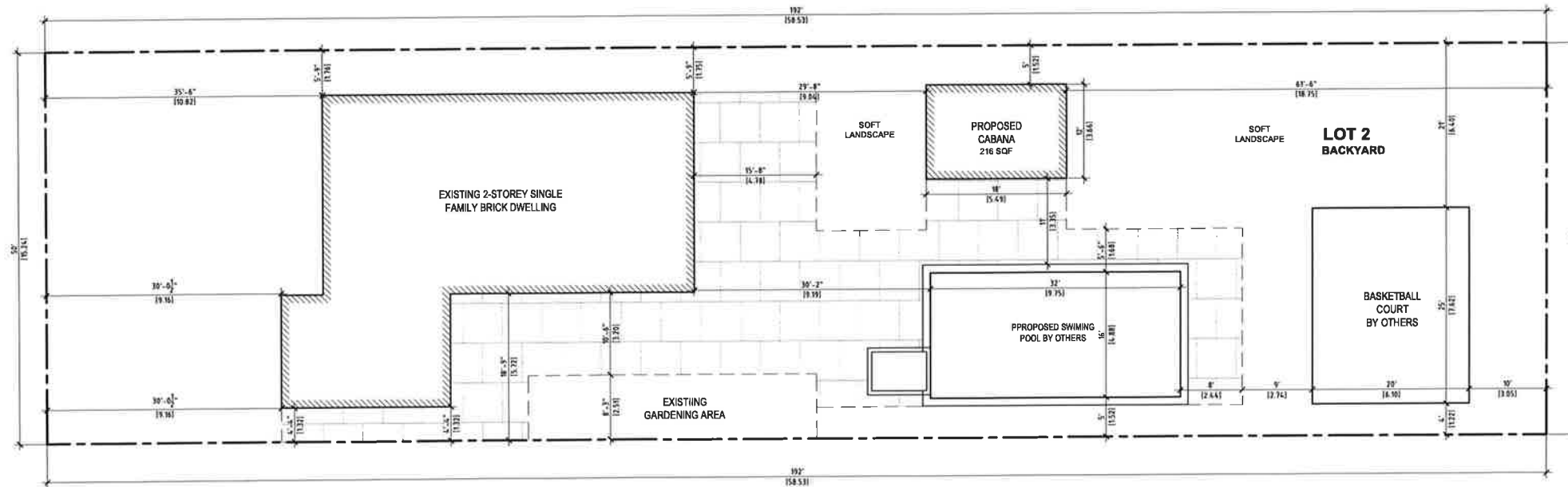
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**

SCOPE OF THIS PERMIT IS LIMITED TO PROPOSED CABANA.

LEGEND:



DATE	ISSUED FOR

**GENERAL NOTES:**

- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN
- CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS BEFORE PROCEEDING
- THIS DRAWING IS NOT TO BE SCALED

**KEY DRAFT**

KEYDRAFTDESIGN.COM  
 MAIL: CONTACT@KEYDRAFTDESIGN.COM  
 PHONE: +1 437 225-8713  
 ADDRESS: 38, EDGEWICK CIRCLE, BRAMPTON, ON, L7A2P7

CLIENT INITIAL / ADDRESS:

69 FREDERICK ST, BRAMPTON, ON, CANADA

PROJECT NAME:

CABANA

DRAWING TITLE:

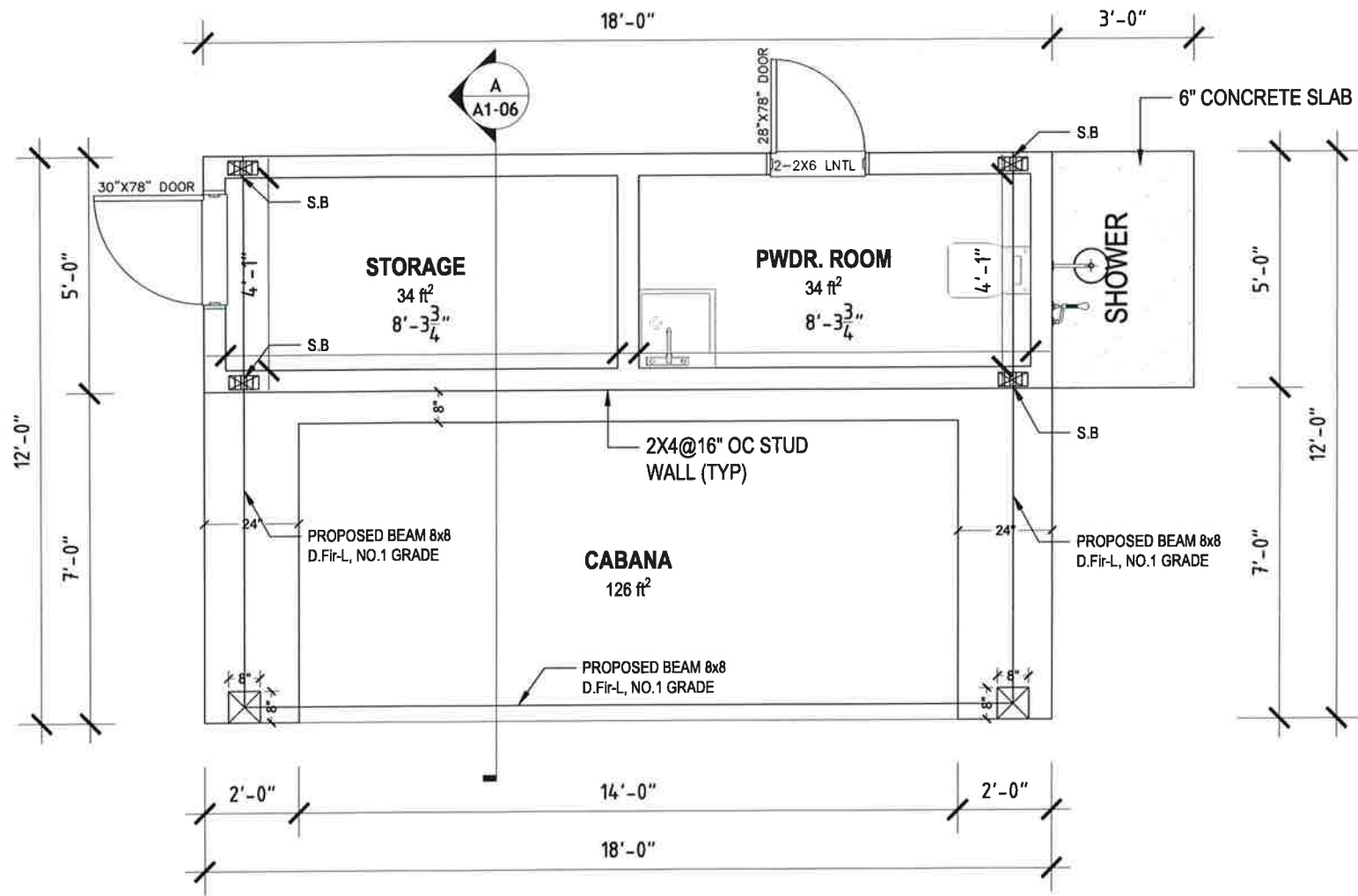
SITE PLAN

PROJ. NO.:	DRAWING NO.:
DRW. BY: N L	A1-00
CHK. BY: A D	
SCALE: AS NOTED	
DATE:	

**1 SITE PLAN**  
 Scale: 1 : 175

**AREA STATISTICS**

A- LOT AREA = 9601 SFT / 891.96 M<sup>2</sup>  
 B- EXISTING HOUSE AREA = 1519.08 SFT / 141.12 M<sup>2</sup>  
 C- PROPOSED CABANA AREA = 216 SFT / 20.06 M<sup>2</sup>



LEGEND:

DATE	ISSUED FOR

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CLIENT INITIAL / ADDRESS:

69 FREDERICK ST. BRAMPTON,  
 ON, CANADA

PROJECT NAME:

CABANA

DRAWING TITLE:

FLOOR PLAN

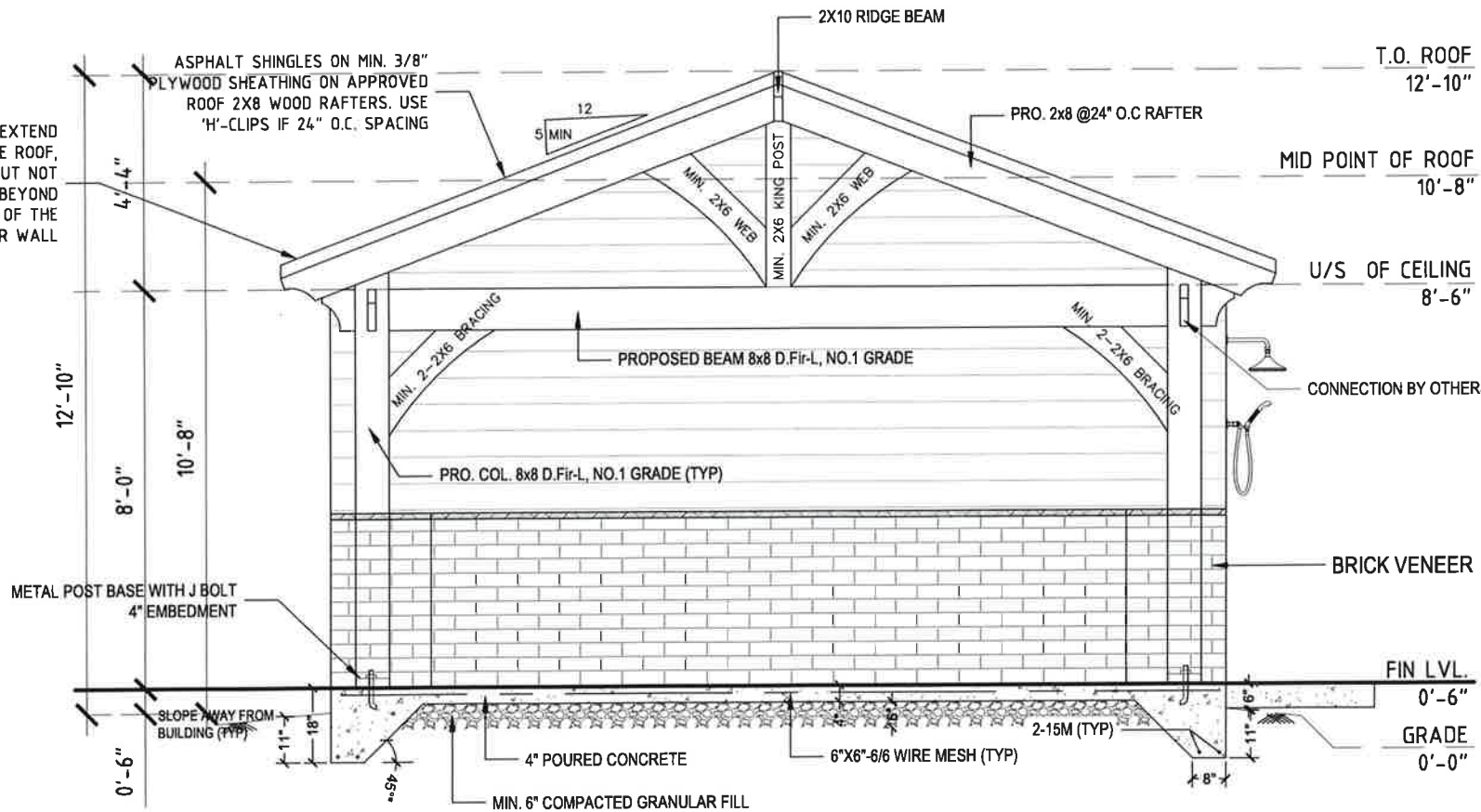
PROJ. NO.:	DRAWING NO.:
DRW. BY: N.L.	A1-01
CHK. BY: A.D.	
SCALE: AS NOTED	
DATE:	

1

**FLOOR PLAN**

Scale: 3/8" = 1'-0"

EAVE PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INT. FACE OF THE EXTERIOR WALL



**1 FRONT ELEVATION**  
Scale: 3/8" = 1'-0"

LEGEND:

DATE	ISSUED FOR

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**CLIENT INITIAL / ADDRESS:**

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**PROJECT NAME:**

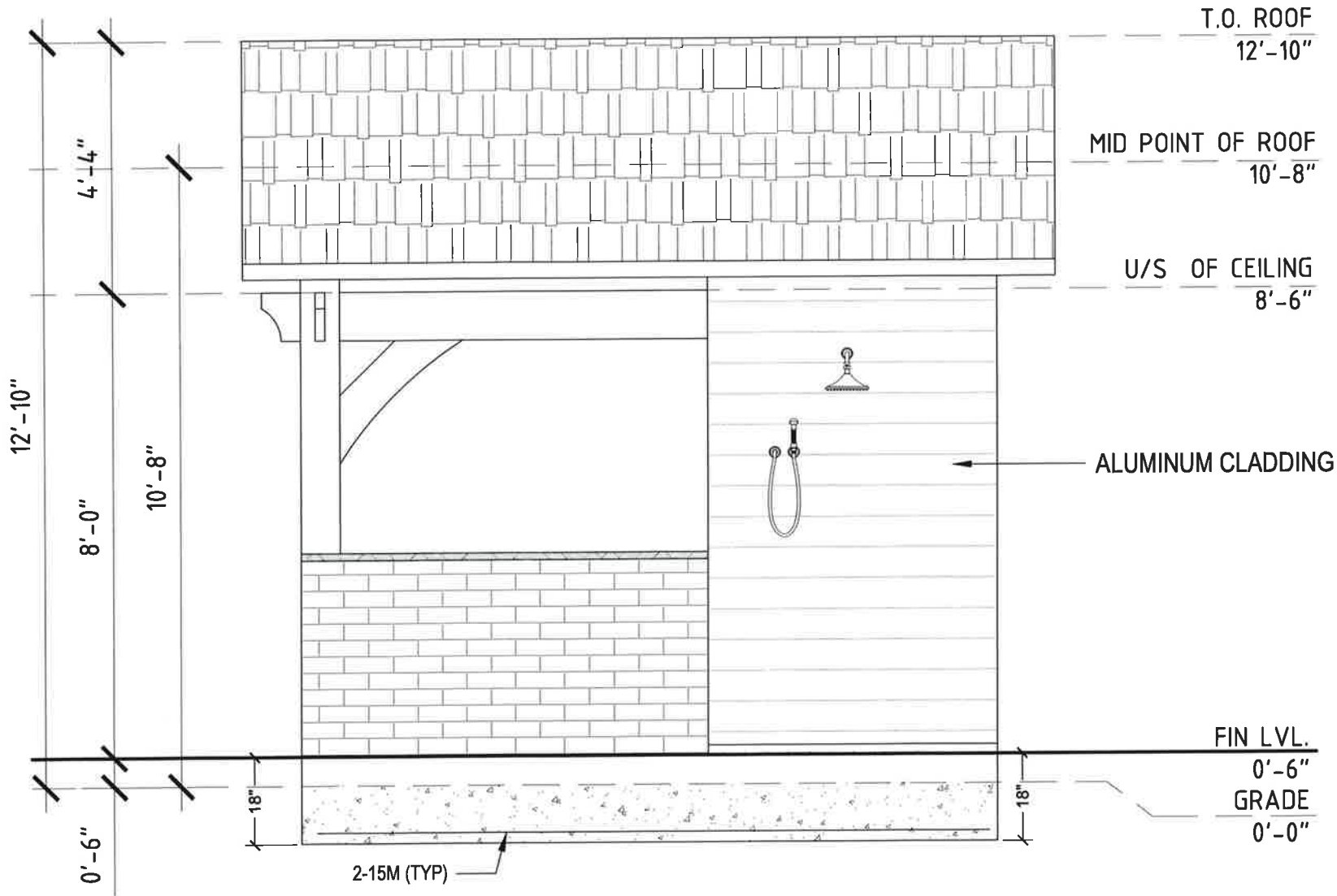
CABANA

**DRAWING TITLE:**

FRONT ELEVATION

PROJ. NO.:	DRAWING NO.:
DRW. BY: N.L.	A1-02
CHK. BY: A.D.	
SCALE: AS NOTED	
DATE:	





**LEGEND:**

DATE	ISSUED FOR

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**PROJECT NAME:**

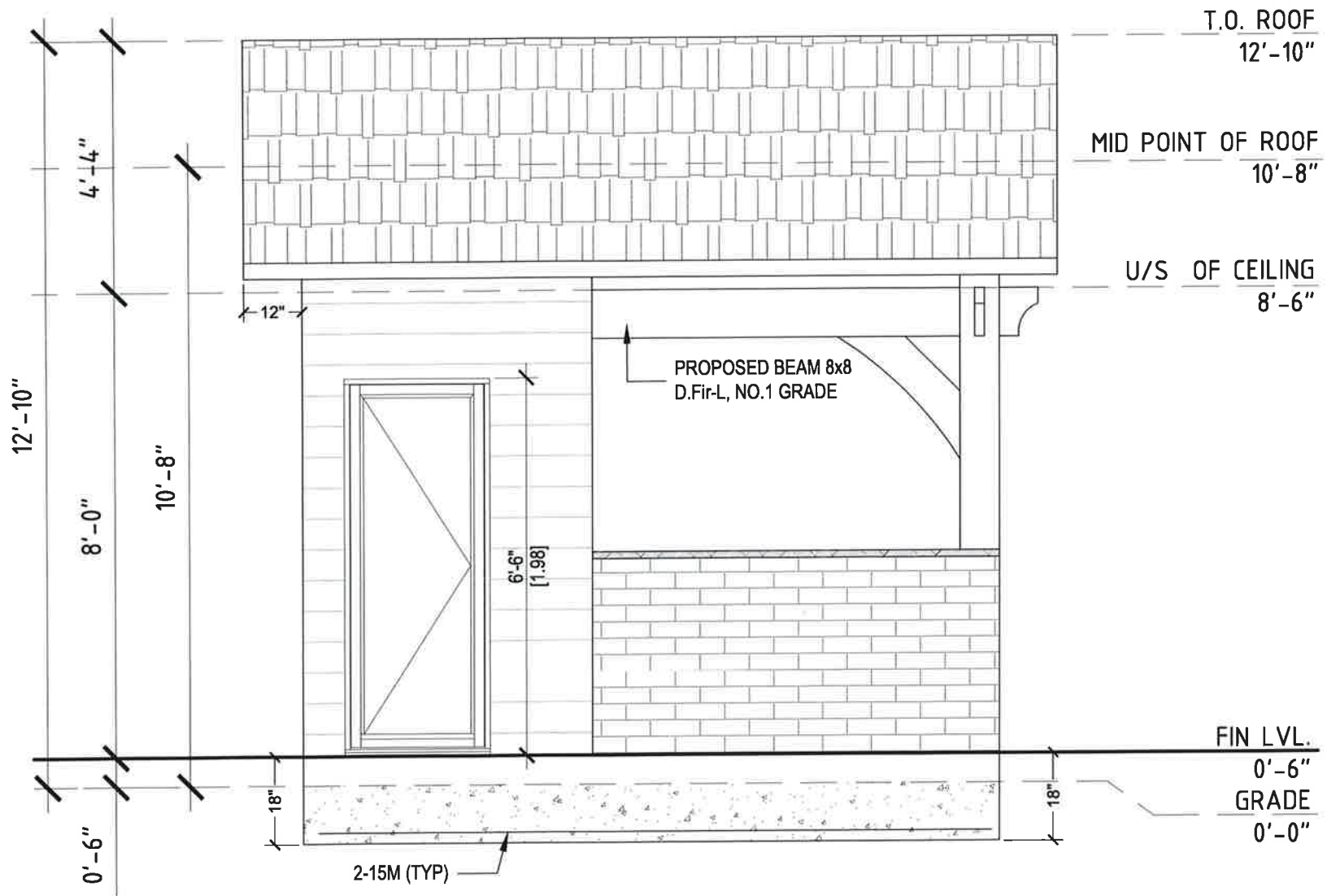
CABANA

**DRAWING TITLE:**

RIGHT ELEVATION

<b>PROJ. NO.:</b>	<b>DRAWING NO.:</b>
<b>DRW. BY:</b> N.L.	<b>A1-03</b>
<b>CHK. BY:</b> A.D.	
<b>SCALE:</b> AS NOTED	
<b>DATE:</b>	

**1** RIGHT ELEVATION  
Scale: 1/2" = 1'-0"



T.O. ROOF  
12'-10"

MID POINT OF ROOF  
10'-8"

U/S OF CEILING  
8'-6"

PROPOSED BEAM 8x8  
D. Fir-L, NO.1 GRADE

FIN LVL.  
0'-6"  
GRADE  
0'-0"

2-15M (TYP)

**1** LEFT ELEVATION  
Scale: 1/2" = 1'-0"

**LEGEND:**

DATE	ISSUED FOR

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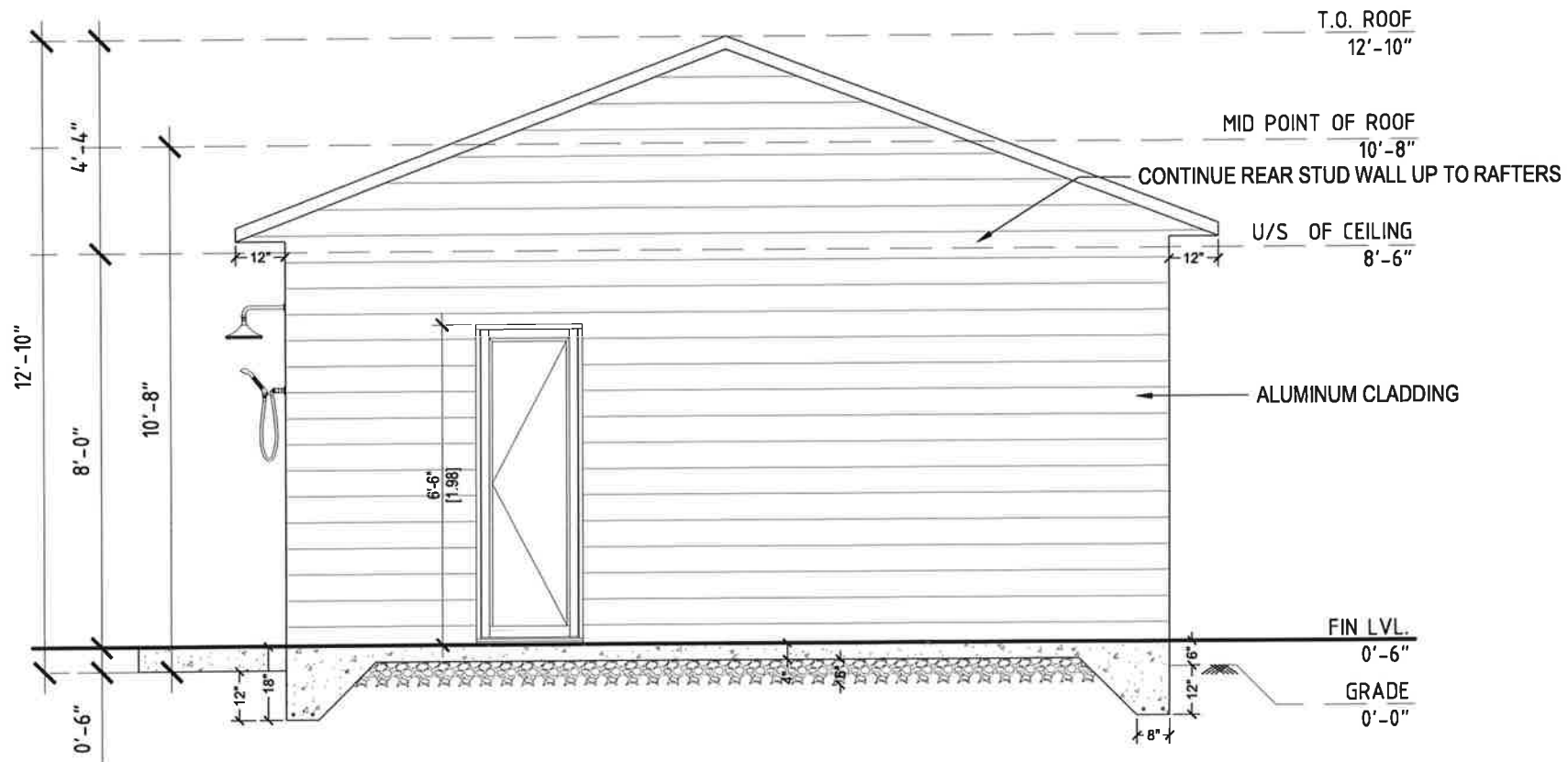
**PROJECT NAME:**

**CABANA**

**DRAWING TITLE:**

**LEFT ELEVATION**

<b>PROJ. NO.:</b>	<b>DRAWING NO.:</b>
<b>DRW. BY:</b> N.L.	<b>A1-04</b>
<b>CHK. BY:</b> A.D.	
<b>SCALE:</b> AS NOTED	
<b>DATE:</b>	



LEGEND:

DATE	ISSUED FOR

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69 FREDERICK ST, BRAMPTON, ON, CANADA

PROJECT NAME:

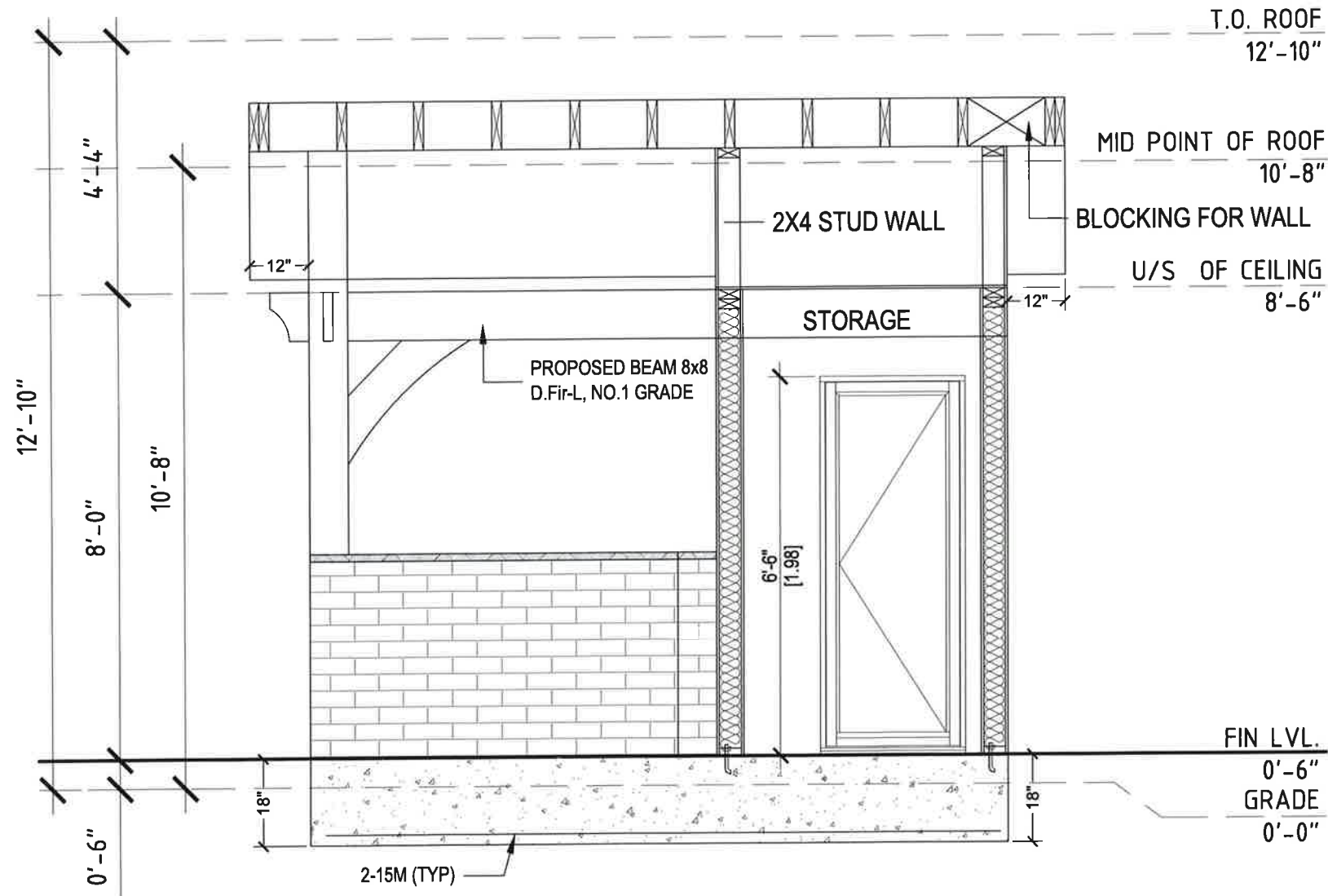
CABANA

DRAWING TITLE:

REAR ELEVATION

PROJ. NO.:	DRAWING NO.:
DRW. BY: N.L.	A1-05
CHK BY: A.D.	
SCALE: AS NOTED	
DATE:	

**1 REAR ELEVATION**  
 Scale: 3/8" = 1'-0"



LEGEND:

DATE	ISSUED FOR

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CLIENT INITIAL / ADDRESS:  
 69 FREDERICK ST, BRAMPTON, ON, CANADA

PROJECT NAME:  
 CABANA

DRAWING TITLE:  
 SECTION

PROJ. NO.:	DRAWING NO.:
DRW. BY: N.L.	A1-06
CHK. BY: A.D.	
SCALE: AS NOTED	
DATE:	

**1 SECTION - A**  
 Scale: 1/2" = 1'-0"

**GENERAL NOTES:**

1. THE APPLICATION OF THIS FOUNDATION SYSTEM AS SHOWN MAY RESULT IN UNEVEN MOVEMENT OF THE STRUCTURE, WHICH MAY ADVERSELY AFFECT THE OPERATION OF DOORS .
2. WOOD SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS A MIN. 4" INTO CONCRETE @ 7-10" O.C MAX WITH WITH GASKET BETWEEN PLATE AND CONCRETE.
3. CONCRETE SHALL BE 32 MPa @ 28 DAYS WITH 5%-8% AIR ENTRAINMENT.
4. ROCK OR COMPACTED GRANULAR FILL. REMOVE TOPSOIL AND ALL ORGANIC MATERIAL. FOOTINGS SHALL REST ON UNDISTURBED SOIL.
5. INTERIOR PARTITION WALL: 2"x 4" (OR 2x6" WHERE INDICATED) STUDS AT 16" O.C.TOP PLATE AND SINGLE BOTTOM PLATE WITH 1/2" INTERIOR DRYWALL ON BOTH SIDES TAPED AND SEALED. USE MOISTURE RESISTANT GWB IN BATHROOM AROUND SHOWERS, AND BACKSPLASH
6. WET WALL PROTECTION: CERAMICS AND PLASTIC TILE INSTALLED ON WALL AROUND BATHTUBS AND SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING. JOINTS BETWEEN WALL TILES AND BATHTUB SHALL BE CAULKED WITH MATERIAL CONFORMING TO CGSB 19-GP-22M "SEALING COMPOUND MILDEW RESISTANT, FOR TUBS AND TILE".
7. ALL TIMBER, PLYWOOD SHALL BE EXTERIOR GRADE.

LEGEND:

DATE	ISSUED FOR

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ON, CANADA

**PROJECT NAME:**

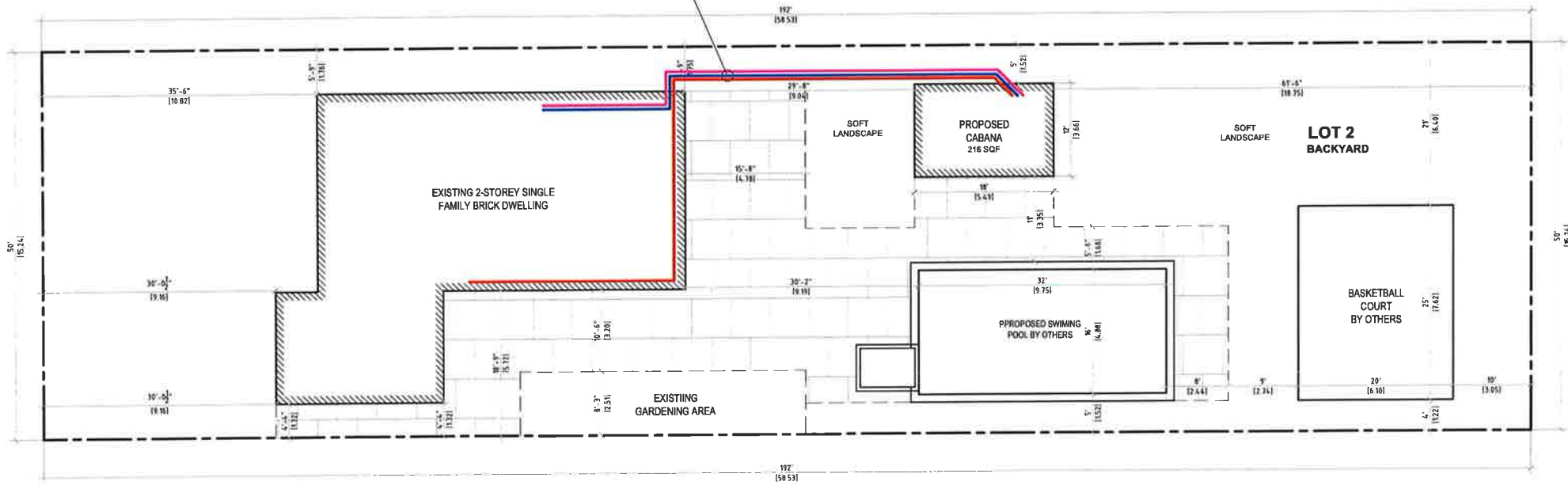
CABANA

**DRAWING TITLE:**

GENERAL NOTES

<b>PROJ. NO.:</b>	<b>DRAWING NO.:</b>
<b>DRW. BY:</b> N.L	<b>A1-07</b>
<b>CHK. BY:</b> A.D	
<b>SCALE:</b> AS NOTED	
<b>DATE:</b>	

- Drain ran with 1/4" Per foot fall max from Flange, into the house, and ties into existing Plumbing stack
- Depth approx 12"-18" under finished Grade to give us enough fall/grade to connect to the stack
- Waterlines are at same depth, and must be drained for Cold Weather



**LEGEND:**

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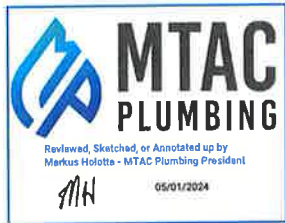
**PROJECT NAME:**

CABANA

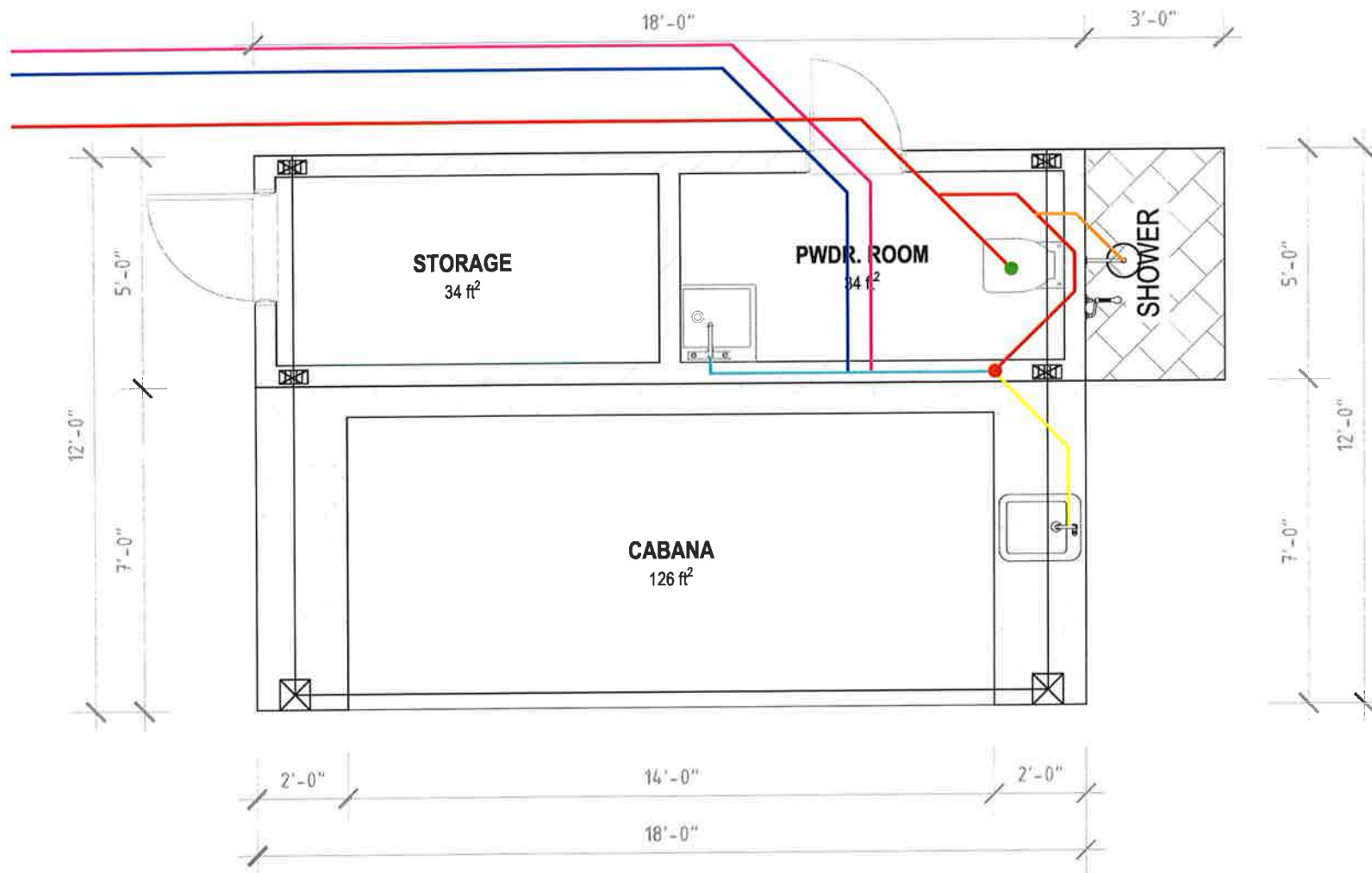
**DRAWING TITLE:**

PLUMBING SITE PLAN

<b>PROJ. NO.:</b>	<b>DRAWING NO.:</b>
<b>DRW. BY:</b> N.L	<b>P1-00</b>
<b>CHK. BY:</b> A.D	
<b>SCALE:</b> AS NOTED	
<b>DATE:</b>	



**1 PLUMBING SITE PLAN**  
 Scale: 1 : 175



**1** PLUMBING PLAN  
Scale: 3/8" = 1'-0"

PLUMBING LEGEND	
	BAR SINK LOCATION TO BE DETERMINED BY OWNER AND DESIGNER
	FLOOR FLANGE FOR WC
	3" ABS WET VENT AND VENT UP THROUGH THE ROOF

PLUMBING LEGEND	
	1/2" HOT AND COLD PEX A RAN FROM HOUSE AND THROUGH FRAMING TO EACH FIXTURE ( NOT SHOWN )
	1-1/2 ABS BAR SINK DRAIN RAN THROUGH CABINET SPACE ABOVE GROUND
	3" ABS DRAIN PIPE UNDER GROUND
	1-1/2" ABS SHOWER DRAIN UNDERGROUND
	1-1/2" LAV SINK DRAIN RAN THROUGH FRAMING

**LEGEND:**

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**CLIENT INITIAL / ADDRESS:**  
 69 FREDERICK ST, BRAMPTON, ON, CANADA

**PROJECT NAME:**  
 CABANA

**DRAWING TITLE:**  
 PLUMBING PLAN

<b>PROJ. NO.:</b>	<b>DRAWING NO.:</b>
<b>DRW. BY:</b> N.L.	<b>P1-01</b>
<b>CHK. BY:</b> A.D.	
<b>SCALE:</b> AS NOTED	
<b>DATE:</b>	

# Zoning Non-compliance Checklist

File No.

A-2024-075

Applicant: Mohamed Junior Marah

Address: 69 Frederick Street, Brampton, ON, Canada

Zoning: R1B

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE			
LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT	To permit a proposed accessory building (cabana) having a building height of 3.25m.	Whereas the by-law permits a maximum building height of 3.0m for an accessory building.	10.3(h)
ACCESSORY STRUCTURE AREA	To permit a proposed accessory building (cabana) having a gross floor area of 20.06m.	Whereas the by-law permits a combined gross floor area of 20m <sup>2</sup> for accessory buildings, other than a swimming pool enclosure, with any individual accessory building not exceeding 15m <sup>2</sup> .	10.3(f)(i)
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

John C. Cabral  
Reviewed by Zoning

2024-05-16  
Date