



*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)** Khurram Syed, Kashif Syed  
**Address** 9 LLOYD SANDERSON DR. BRAMPTON, L6Y3A6, ON  


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**Phone #** 416-602-7340 **Fax #** \_\_\_\_\_  
**Email** khurram100@hotmail.com

2. **Name of Agent** Valiuddin Mohammed  
**Address** 6 Ripon St, Missisauga, L4T 1E2, ON  


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**Phone #** 416-627-4100 **Fax #** \_\_\_\_\_  
**Email** info@mechways.com

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

The existing driveway width is 5.79 M. Proposed driveway width extension of 1.73 M which increases to 7.52 M. But as per the zoning by law, a maximum driveway width of 6.71 M is allowed. Hence seeking relief for a variance of 0.81 M in this instance.

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

The maximum permitted driveway width as per the by-law is 6.71 M, while the proposed driveway width is 7.52 M.

5. **Legal Description of the subject land:**  
**Lot Number** 120  
**Plan Number/Concession Number** 43M-1  
**Municipal Address** 9 LLOYD SANDERSON DR, BRAMPTON, L6Y3A6, ON

6. **Dimension of subject land (in metric units)**  
**Frontage** 15.19 M  
**Depth** 33.15 M  
**Area** 503.54 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.)

Ground Floor Area: 189.33 sqm  
 Gross Floor Area: 418 sqm  
 Number of Storeys: 2  
 Width: 12.7 m  
 Length: 18.74 m

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

No proposed building/ structure changes.

- 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 5.60 M  
 Rear yard setback 8.90 M  
 Side yard setback 1.25 M  
 Side yard setback 1.20 M

**PROPOSED**

Front yard setback 5.60 M  
 Rear yard setback 8.90 M  
 Side yard setback 1.25 M  
 Side yard setback 1.20 M

- 10. Date of Acquisition of subject land: July 2017

- 11. Existing uses of subject property: RESEDENTIAL

- 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: 2015

- 15. Length of time the existing uses of the subject property have been continued: Since 2015

- 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 \_\_\_\_\_

*Syed Athar 2/5*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF ~~Mississauga~~ Brampton.

THIS 21 DAY OF ~~Nov~~ 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, Valiuddin Mohammed, OF THE City \_\_\_\_\_ OF Mississauga

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 Toronto

IN THE Province OF \_\_\_\_\_

Ontario THIS 21<sup>st</sup> DAY OF \_\_\_\_\_

November, 2023.

*[Signature]*

A Commissioner of the

Ramesh Patel Law Professional Corporation

127 Westmore Dr. Unit # 104, FOR OFFICE USE ONLY  
Toronto, ON. M9V 3Y6  
Tel: 416-~~742-3888~~ 416-742-3888

Present Zoning By-law Classification:

R1E-15.2-2268

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

2024/03/22

Date

DATE RECEIVED

May 7, 2024  
Aariz

VALIUDDIN MOHAMMED

Digitally signed by VALIUDDIN MOHAMMED  
DN: cn=VALIUDDIN MOHAMMED, o, ou=MECHWAYS INC, email=mechways@gmail.com, c=CA  
Date: 2023.11.21 16:26:46 -05'00'

Signature of Applicant or Authorized Agent

**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: 9 LLOYD SANDERSON DR, BRAMPTON, ON

I/We, Khurram Syed, KASHIF SYED  
please print/type the full name of the owner(s)

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

Valiuddin Mohammed  
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 21 day of November, 2023.

Syed Khurram Syed, Syed Kashif Syed  
(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: 9 LLOYD SANDERSON DR, BRAMPTON, ON

I/We, Khurram Syed, KASHIF SYED  
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 21 day of November, 2023.

*Syed Khurram Syed*

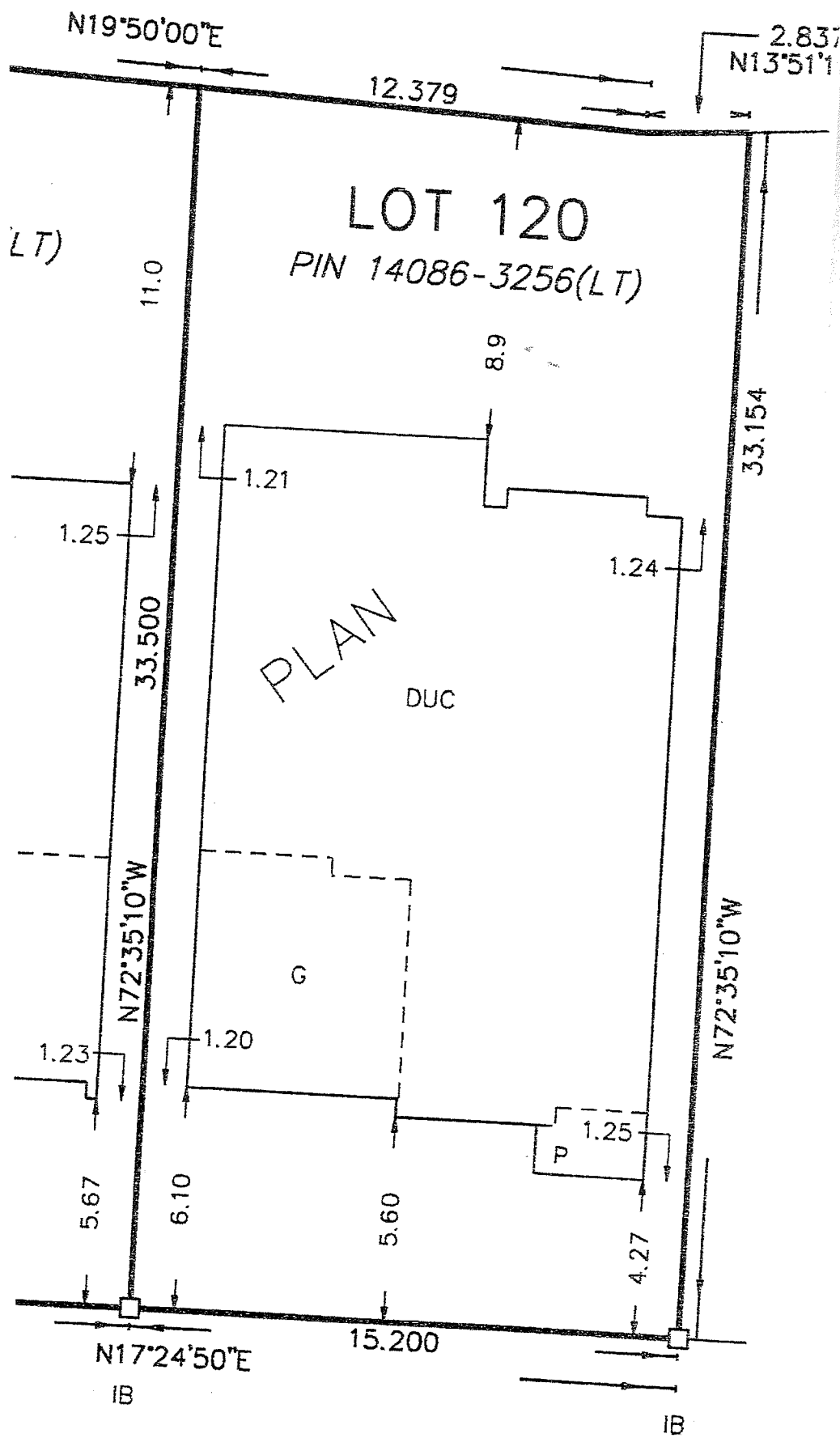
*Syed Kashif Syed*

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

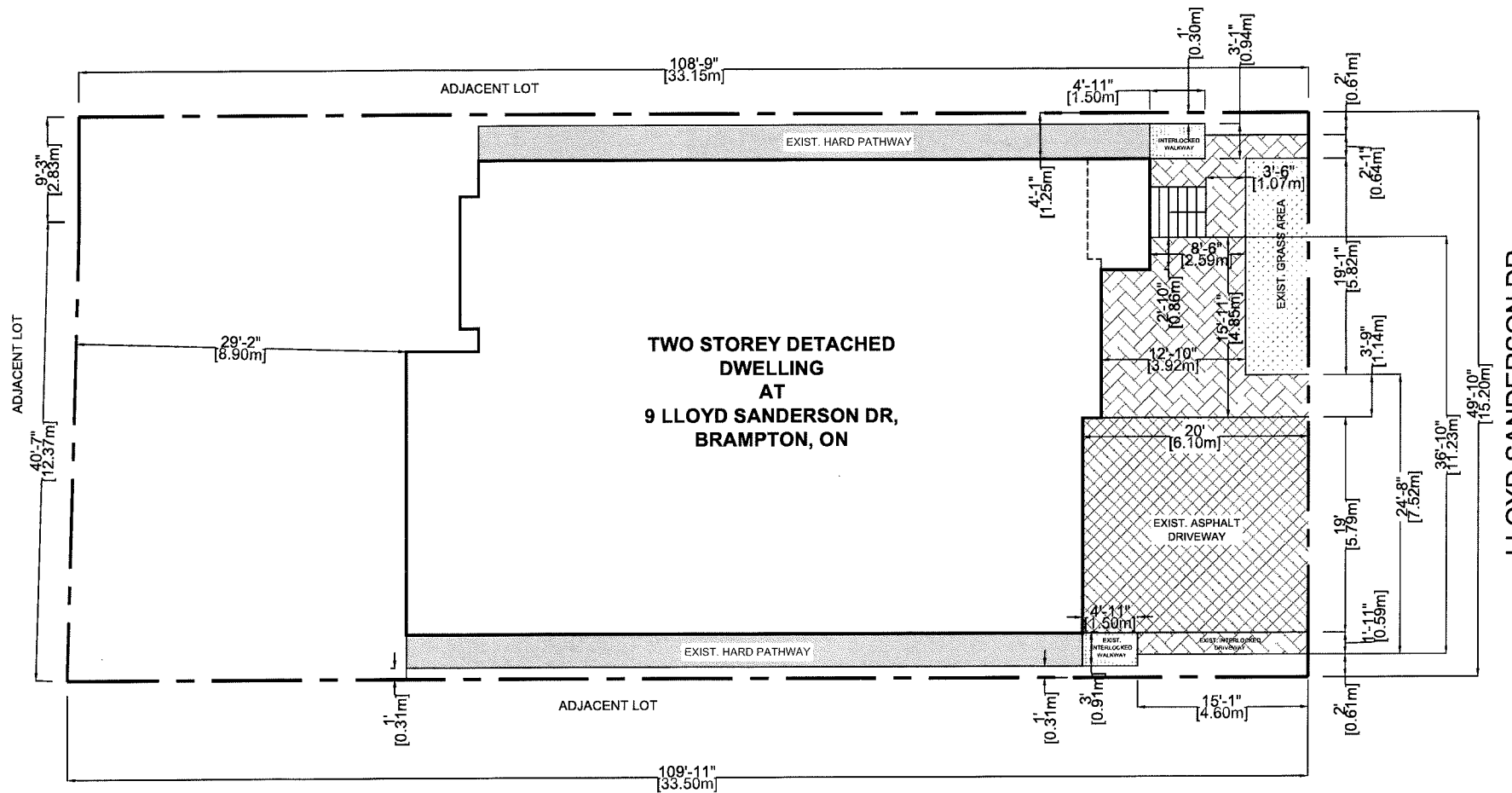
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**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**



LLOYD SANDERSON DRI  
 (DEDICATED BY REGISTERED PLAN 43M-1)



SCOPE OF WORK:  
 -SEEK VARIANCE FOR DRIVEWAY EXTENSION

MAX. PERMITTED DRIVE WAY=6.71 M  
 PROPOSED DRIVEWAY=11.23 M

**GENERAL NOTES:**

DRAWINGS ARE TO BE READ NOT SCALED.  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.  
 REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING THE WORK. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF MECHWAYS INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.  
 ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.




1	ISSUED FOR BUILDING PERMIT	MAR 19, 2024
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NO.	DESCRIPTION	DATE
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ENGINEER:

**Mechways Inc.**

ADDRESS : 6 RIFON STREET  
 MISSISSAUGA, ON, L4T 1G5  
 TEL : 416-627-4100  
 EMAIL : INFO@MECHWAYS.COM  
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:

9 LLOYD SANDERSON DRIVE, BRAMPTON, ON.

SHEET TITLE:

**SITE PLAN**

CHECKED: MSS  
 DRAWN: AW  
 SCALE: 1/8" = 1'  
 DATE: MAR/19/2024

DRAWING:

**A 0.1**

# Zoning Non-compliance Checklist

File No. A-2024-0147
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Applicant: Valiuddin Mohammed

Address: 9 Lloyd Sanderson Dr

Zoning: R1E-15.2-2268

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 11.32m,	whereas the by-law permits a maximum driveway width of 6.71m.	10.9.1 B. (1)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/03/22

Date