



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** Aslim Hussain Nabila Aslim
Address 28 Briardale Rd, Brampton ON L7A 1S5

Phone # 416 302 6595 **Fax #** _____
Email arfanmuhammad158@gmail.com

2. **Name of Agent** Ketul Shah
Address 501-58 Church St E
Brampton
L6V 4A8
Phone # (226) 972 1267 **Fax #** _____
Email ketul.three@gmail.com

3. **Nature and extent of relief applied for (variances requested):**
 1. The permitted rear yard depth for the property is 25% of the depth of the lot. The proposed rear yard depth for the property is 19% of the depth of the lot.

 2. The permitted minimum interior side yard setback is 1.2m. The proposed interior side yard setback provided is 0.6m. .

 3. The permitted maximum permitted lot coverage is 30%. Total Lot Coverage after addition of the new room = 50.47%

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

5. **Legal Description of the subject land:**
Lot Number 59
Plan Number/Concession Number M - 261
Municipal Address 19 Mayfair Crescent, Brampton, Ontario L6S 3N3

6. **Dimension of subject land (in metric units)**
Frontage 9.144 m 26.464 m and 24.079 m
Depth _____
Area 231 sq m

7. **Access to the subject land is by:**
Provincial Highway _____ **Seasonal Road** _____
Municipal Road Maintained All Year Yes **Other Public Road** _____
Private Right-of-Way _____ **Water** _____

0. 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:

2 storeys brick detached dwelling
Gross Floor Area = 184.4 sq m
Ground Floor Area = 92.2 sq m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 storey addition on F.F
Gross Floor Area = 22.2 sq m
Ground Floor Area = 114.4 sq m

1. 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	4.58 m
Rear yard setback	6.20 m
Side yard setback	1.48 m
Side yard setback	0.35 m

PROPOSED

Front yard setback	4.58 m
Rear yard setback	2.71 m
Side yard setback	1.48 m
Side yard setback	0.60 m

0. Date of Acquisition of subject land: 2018

1. Existing uses of subject property: Single Family Dwelling

2. Proposed uses of subject property: Single Family Dwelling

3. Existing uses of abutting properties: Single Family Dwelling

4. Date of construction of all buildings & structures on subject land: n/a

5. Length of time the existing uses of the subject property have been continued: 6 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 of an application for minor variance? ever been the subject

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 02 12 DAY OF JUNE, 20 24.

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, KETUL SHAH, OF THE City REGION OF Brampton PEEL
IN THE Region CITY OF Peel 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 REGION OF Brampton PEEL
IN THE Region CITY OF Peel BRAMPTON THIS 02 12 DAY OF JUNE, 20 24.

Signature of Applicant or Authorized Agent

Clara Vani
A Commissioner etc.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

Expires September 20, 2026

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.

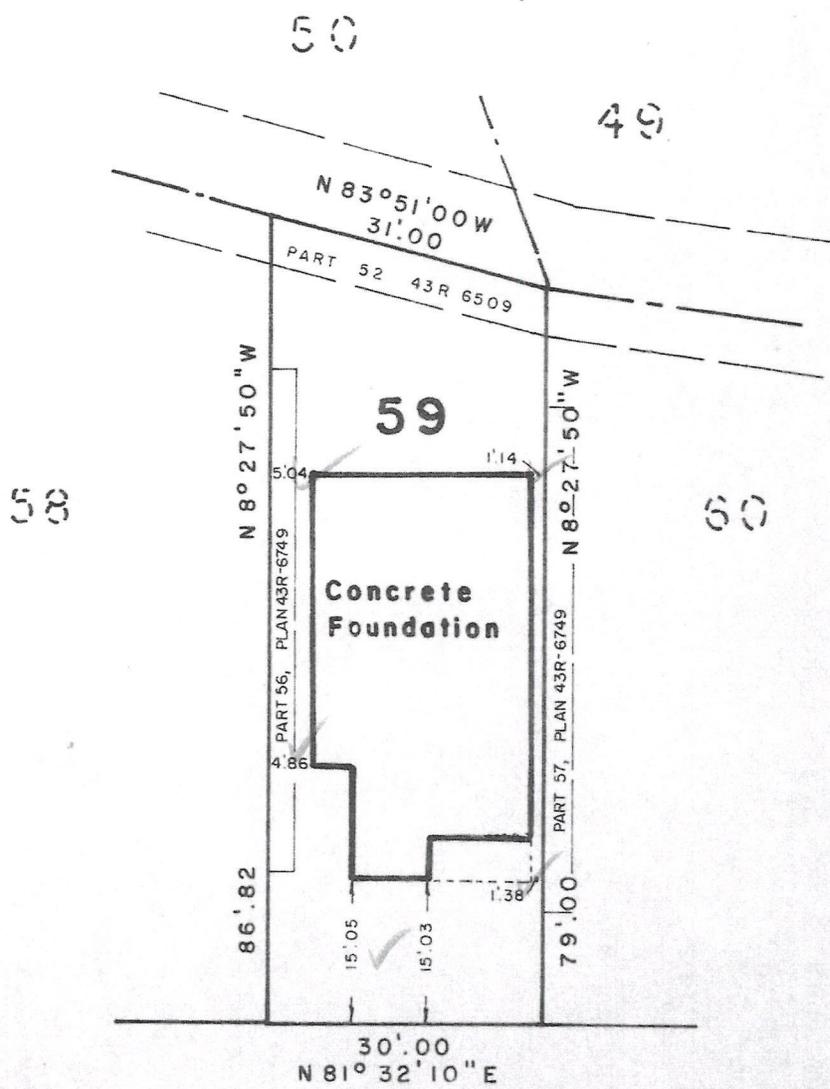
Zoning Officer Date

DATE RECEIVED June 12, 2024
Clara

PLAN OF SURVEY
 SHOWING LOCATION OF BUILDING ON
LOT 59, PLAN M-261
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 Scale: 1" = 20'

**DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE
 MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56**

**COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS**



MAYFAIR CRESCENT



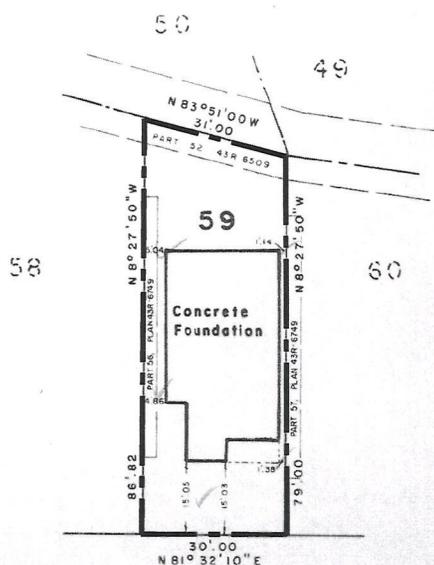
carter horwood limited
 ontario land surveyors
 box 171
 markham, ontario
 phone: 294-1328

Project No 78288

David Offord
 Ontario Land Surveyor
 Date January 16, 1979

PLAN OF SURVEY
 SHOWING LOCATION OF BUILDING ON
LOT 59, PLAN M-261
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 Scale: 1" = 20'

DOCUMENTS RELEASED PURSUANT TO A REQUEST
 UNDER THE
 MUNICIPAL FREEDOM OF INFORMATION AND
 PROTECTION OF PRIVACY ACT R.S.O. 1986c. 105.6
 COPYRIGHT ACT R.S. 1985, c. C-42 APPLIES TO THE
 USE AND REPRODUCTION OF THESE DOCUMENTS



MAYFAIR CRESCENT

SH.		
SA.		
SL.		
SI.		
NO.	ISSUED FOR	DATE

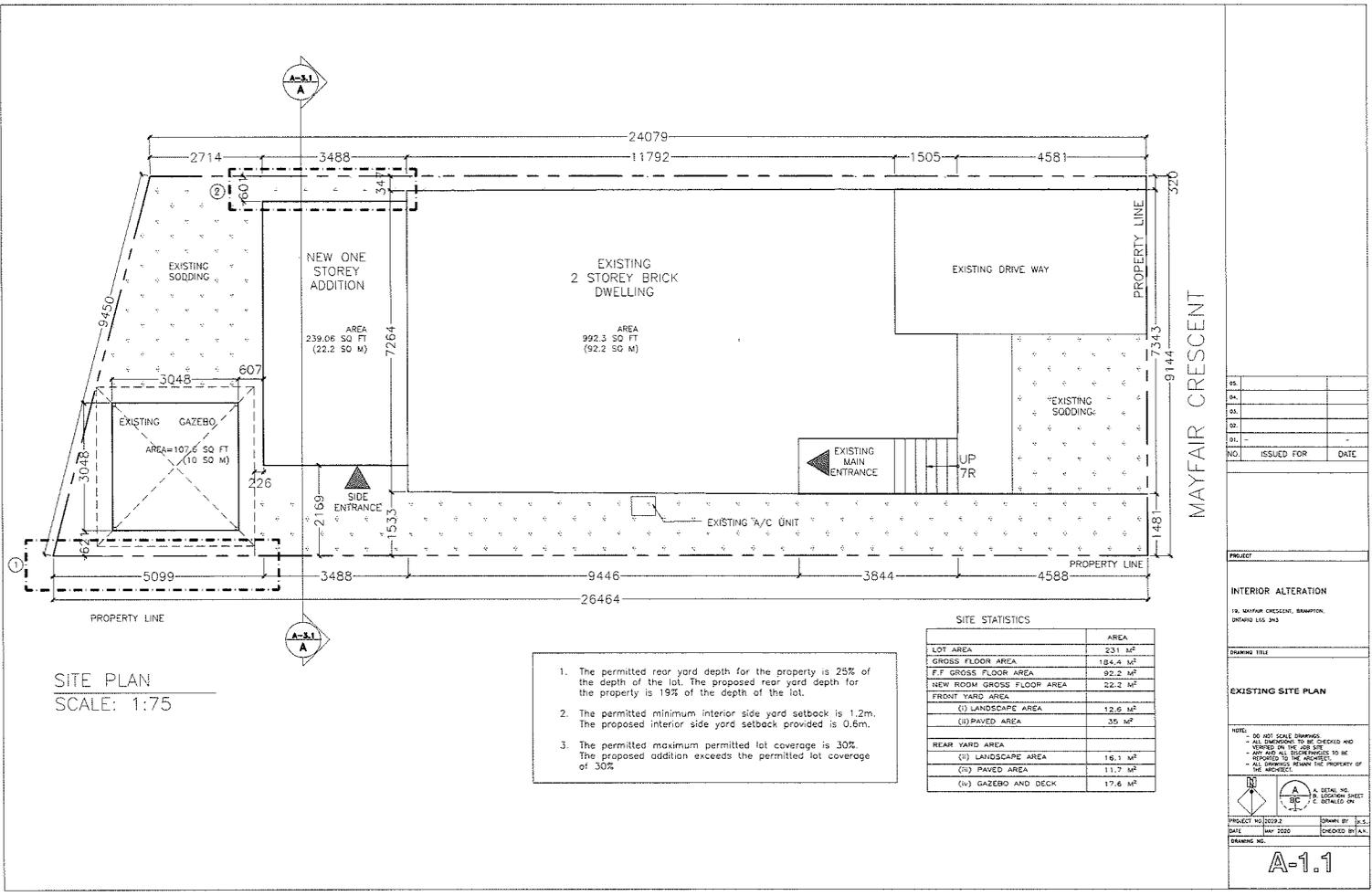
PROJECT
 INTERIOR ALTERATION
 18, MAYFAIR CRESCENT, BRAMPTON,
 ONTARIO L6R 3G3

DRAWING TITLE
 SURVEY

NOTE:
 - DO NOT SCALE DIMENSIONS
 - ALL DIMENSIONS TO BE CHECKED AND
 VERIFIED ON THE JOB SITE.
 - ARE AND ALL DIMENSIONS TO BE
 REPORTED TO THE ARCHITECT.
 - ALL DIMENSIONS REMAIN THE PROPERTY OF
 THE ARCHITECT.

		A. DETAIL NO.	
		B. LOCALITY SHEET	
PROJECT NO. 2004.3		DRAWN BY	J.L.
DATE: MAY 2008		CHECKED BY	A.L.

SP-1.1



1. The permitted rear yard depth for the property is 25% of the depth of the lot. The proposed rear yard depth for the property is 19% of the depth of the lot.
2. The permitted minimum interior side yard setback is 1.2m. The proposed interior side yard setback provided is 0.6m.
3. The permitted maximum permitted lot coverage is 30%. The proposed addition exceeds the permitted lot coverage of 30%

SITE STATISTICS

	AREA
LOT AREA	231 m ²
GROSS FLOOR AREA	184.4 m ²
F.F. GROSS FLOOR AREA	92.2 m ²
NEW ROOM GROSS FLOOR AREA	22.2 m ²
FRONT YARD AREA	
(L) LANDSCAPE AREA	12.6 m ²
(U) PAVED AREA	35 m ²
REAR YARD AREA	
(L) LANDSCAPE AREA	16.1 m ²
(U) PAVED AREA	11.7 m ²
(V) GAZEBO AND DECK	17.6 m ²

NO.		
DATE		
ISSUED FOR		DATE

PROJECT

INTERIOR ALTERATION
19, MAYFAIR CRESCENT, BRIMPTON,
DUNEDIN 916 2N3

EXISTING SITE PLAN

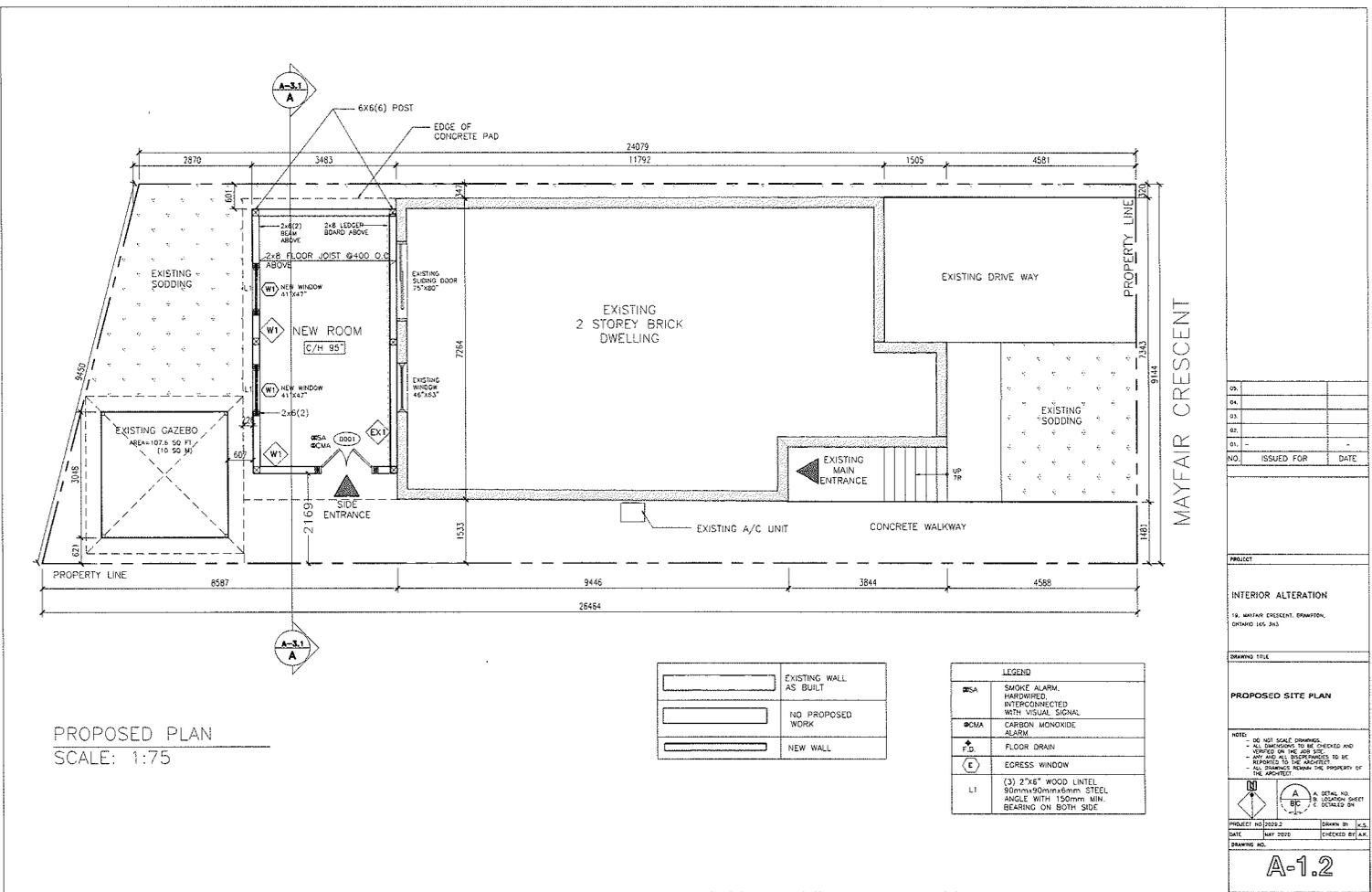
NOTE:
- DO NOT SCALE DRAWING
- ALL DIMENSIONS TO BE CHECKED AND
NOTED ON THE JOB SITE
- ANY AND ALL DISCREPANCIES TO BE
REPORTED TO THE ARCHITECT
- ALL DIMENSIONS REMAIN THE PROPERTY OF
THE ARCHITECT

SCALE: A 1:75
B 1:100
C 1:150

PROJECT NO: 2023.2
DATE: MAY 2023
DRAWING NO.:

DRAWN BY: J.L.S.
CHECKED BY: A.K.

A-1.1



MAYFAIR CRESCENT

01		
02		
03		
04		
05		
NO	ISSUED FOR	DATE

PROJECT
 INTERIOR ALTERATION
 19, MAYFAIR CRESCENT, BRADFORD,
 DISTRICT LS6 2JG

DRAWING TITLE
 PROPOSED SITE PLAN

NOTE
 - DO NOT SCALE DIMENSIONS
 - ALL DIMENSIONS TO BE CHECKED AND
 NOTED ON THE JOB SITE
 - ALL AREAS TO BE REFINISHED TO BE
 REPORTED TO THE ARCHITECT
 - ALL DIMENSIONS FROM THE PROPERTY OF
 THE ARCHITECT

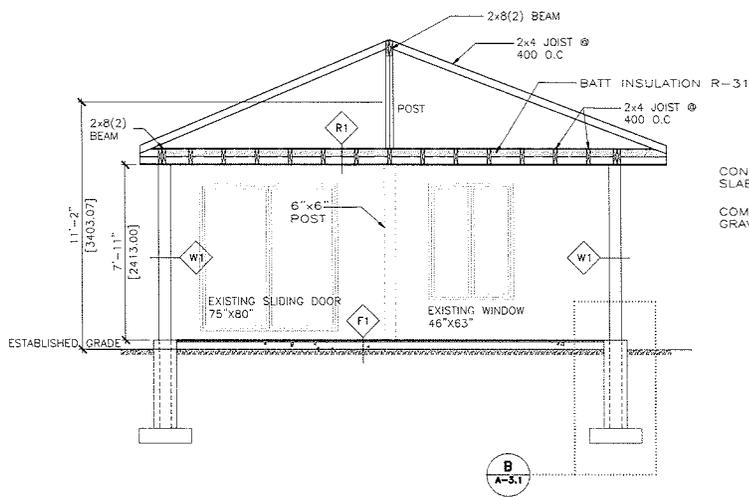
PROJECT NO: 2022
 DATE: MAY 2022
 DRAWN BY: L.S.
 CHECKED BY: A.K.

A-1.2

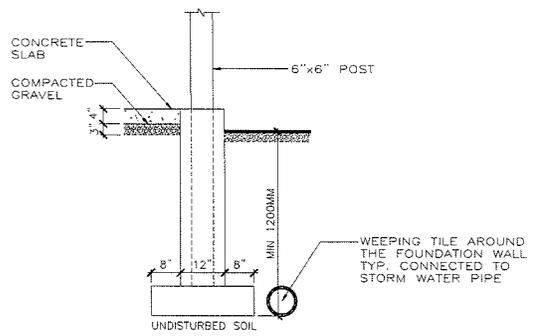
[Symbol]	EXISTING WALL AS BUILT
[Symbol]	NO PROPOSED WORK
[Symbol]	NEW WALL

LEGEND	
BSA	SMOKE ALARM, HARDWIRED, INTERCONNECTED WITH VISUAL SIGNAL
BCMA	CARBON MONOXIDE ALARM
FD	FLOOR DRAIN
E	EGRESS WINDOW
L1	(3) 2"x6" WOOD LINTEL 90mmx90mmx6mm STEEL ANGLE WITH 150mm MIN. BEARING ON BOTH SIDES

PROPOSED PLAN
 SCALE: 1:75



SECTION AA
SCALE: 1:50



SECTION BB
SCALE: N.T.S

NO.		
NO.		
NO.		
NO.		
NO.		
NO.		
NO.	ISSUED FOR	DATE

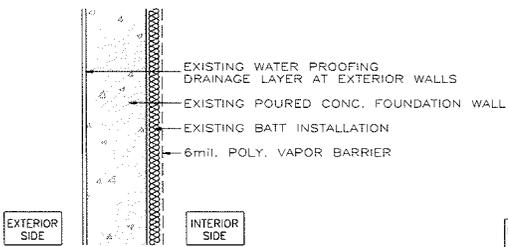
PROJECT
 INTERIOR ALTERATION
 19, MAYFAIR CRESCENT, BRANFORD,
 SHIRING L55 3JZ

DRAWING TITLE
 PROPOSED SECTION AA

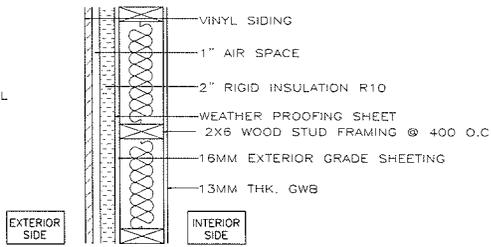
NOTE:
 - DO NOT SCALE DRAWING.
 - ALL DIMENSIONS TO BE CHECKED AND
 LISTED ON THE JOB SET.
 - ANY AND ALL DISCREPANCIES TO BE
 REFERRED TO THE ARCHITECT.
 - ALL DIMENSIONS UNLESS THE PROPERTY OF
 THE ARCHITECT.

PROJECT NO: 2020.2 DRAWN BY: J.S.S.
 DATE: MAY 2020 CHECKED BY: J.A.R.
 DRAWING NO.

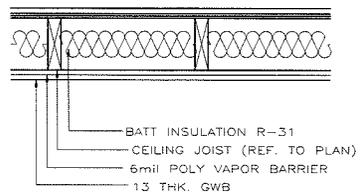
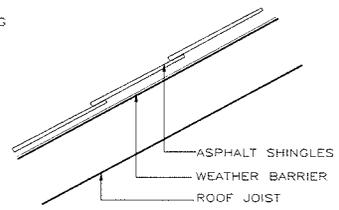
A-3.1



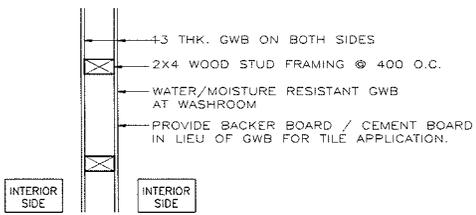
EX1 EXISTING WALL



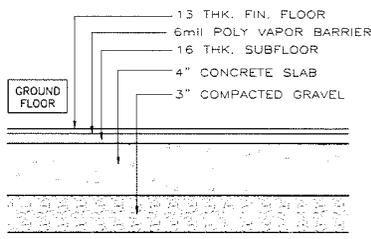
W1 NEW WALL



R1 NEW ROOF ASSEMBLY



W2 INTERIOR PARTITION WALL



FL1 NEW FLOOR ASSEMBLY

FLOOR SCHEDULE
SCALE: 1:50

NO.		
01.		
02.		
03.		
04.		
NO.	ISSUED FOR	DATE

PROJECT
INTERIOR ALTERATION
15, HAYTER CRESCENT, BRIMPTON,
ONTARIO L6S 2H2

DRAWING TITLE
WALL ASSEMBLY
FLOOR ASSEMBLY

NOTE:
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
- ALL DIMENSIONS TO BE REFERRED TO THE ARCHITECT'S DRAWINGS UNLESS OTHERWISE SPECIFIED.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.

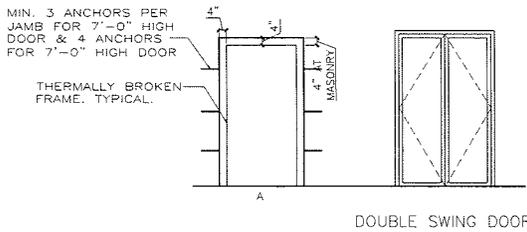
PROJECT NO: 2022-01
DATE: MAY 2022
DRAWN BY: H.S.
CHECKED BY: A.K.

DRAWING NO. **A-4.1**

DOOR NO.	LOCATION	SIZE (w. x h. x t.)	DOOR			FRAME			FIRE RATING	CLOSER	THRESHOLD	WEATHER STRIP	REMARKS
			TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH					
D001	TO FAMILY ROOM	(2)24"x80"x1 3/4"	3	S.C.W	PAINT	A	S.C.W	PAINT	-	-	YES	YES	RESISTANCE TO FORCED ENTRY

DOOR SCHEDULE

SCALE: N.T.S.



DOUBLE SWING DOOR

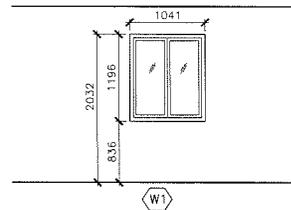
DOOR TYPES

SCALE: N.T.S.

TYPICAL NOTE FOR WINDOW & DOOR:
TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION.
THE OWNER RESERVES THE RIGHT TO SELECT & CHANGE
TYPE & MATERIAL.
G.C. TO PROVIDE STAMPED SHOP DRAWINGS.

3/4" TO 1" GAP TO BE LEFT UNDER THE DOORS TYP.

LEGEND	
H.M.	HOLLOW METAL
S.C.W.	SOLID CORE WOOD
H.C.W.	HOLLOW METAL CORE
A. C. TILE	ACOUSTIC CEILING TILE
M.R.	MOISTURE RESISTANT
ANOD	ANODIZED
PORCELAIN	PORCELAIN TILES



WINDOW TYPES

SCALE: N.T.S.

05.		
04.		
03.		
02.		
01.		
NO.	ISSUED FOR	DATE

PROJECT
INTERIOR ALTERATION

15. WATKIN CRESCENT, BRAWFON,
DUNEDIN 103 303

DRAWING TITLE
DOOR SCHEDULE AND
DETAILS
WINDOW SCHEDULE AND
DETAILS
OPENING NATURAL LIGHT
AREA CAL.

NOTE:
DO NOT SCALE DIMENSIONS
ALL DIMENSIONS TO BE CHECKED AND
CORRECTED ON THE JOB SITE.
DO NOT SCALE DIMENSIONS
RESORT TO THE ARCHITECT TO INC.
ALL DIMENSIONS REMAIN THE PROPERTY OF
THE ARCHITECT.

A LOCAL NO. LOCATION SHEET
B SCALED ON
C

PROJECT NO: 20232 DRAWN BY: J.L.S.
DATE: MAY 2020 CHECKED BY: AK
DRAWING NO.

A-5.1

GENERAL NOTES:

1. ONTARIO BUILDING CODE – THE LATEST EDITION SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
2. THIS CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK. NOTIFY THE CONSULTANTS IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS.
3. ANY MATERIAL REMOVED FROM SITE SHALL BE STORED ON SITE AS DIRECTED BY THE OWNER IF REQUIRED FOR HIS FUTURE USE. ALL DEMOLISHED MATERIAL SHALL BE REMOVED AWAY FROM THE SITE IN A LEGAL MANNER.
4. ALL DRYWALL SHALL BE TAPED, PUTTIED, SANDED, AND PRIMED TO RECEIVE THE FINISH PAINT.
5. PROVIDE FOUR COPIES OF SHOP DRAWINGS FOR THE FABRICATION ITEM, TO THE CONSULTANT FOR REVIEW, PRIOR TO COMMENCEMENT OF WORK.
6. WOOD TO BE PRESSURE-TREATED IF LESS THAN 450mm TO GROUND.
7. LUMBER FOR ALL WOOD FRAMING SHALL BE #2 OR BETTER SPRUCE
8. PROVIDE SEALANT AT ALL EXTERIOR DOOR AND WINDOW FRAMES AND AT DIFFERENT MATERIALS TO DO A WATERTIGHT JOB.
9. JOIST HANGERS AND WOOD CONNECTORS SHALL BE AS RECOMMENDED BY FLOOR FRAMING SUPPLIER
10. EXCAVATION: TOP SOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER BUILDINGS SHALL BE REMOVED.
11. SURFACE DRAINAGE: SHALL BE DIRECTED AWAY FROM THE BUILDING, WATER SUPPLY WELL OR SEPTIC TANK DISPOSAL BED.

REV.		
NO.		
DATE		
ISSUED FOR		DATE

PROJECT:
INTERIOR ALTERATION
 14, BAYVIEW CRESCENT, BRANTFORD,
 ONTARIO L6S 3K3

DRAWING TITLE:
GENERAL NOTES

NOTE:
 - DO NOT SCALE DRAWINGS
 - ALL DIMENSIONS TO BE CHECKED AND
 REPORTED TO THE ARCHITECT
 - ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S
 DRAWINGS

PROJECT NO: 2023.2
 DATE: MAY 2023
 DRAWING NO.:

DRAWN BY: []
 CHECKED BY: []

A-6.1

Zoning Non-compliance Checklist

File No. 15-2024-0224

Applicant: Ketul Shah
 Address: 19 Mayfair Cres
 Zoning: R3A(2)
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
BUILDING SETBACKS SIDE	To permit an interior side yard setback of 0.601m to a proposed addition	whereas the by-law requires a minimum interior side yard setback of 1.2m to a one storey addition.	10.27(b).i
BUILDING SETBACKS REAR	To permit a rear yard setback of 2.714m to a proposed addition	whereas the by-law requires a minimum rear yard setback of 6.3m.	10.27(a)
MINIMUM DISTANCE BETWEEN BUILDINGS			
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 49.5%	whereas the by-law permits a maximum lot coverage of 30%.	10.27(c)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Connor Cowan

Reviewed by Zoning

2024-06-03

Date