

Flower City



brampton.ca

FILE NUMBER: A-2024-0373

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)** MOHAMED SHAMIR SULTAN, JO ANN SULTAN
Address 1 ROGERS ROAD, BRAMPTON, ONTARIO, L6X 1L7

Phone # 647-825-7345 **Fax #** _____
Email shamirsultan2@gmail.com

2. **Name of Agent** ROHIT KUMAR
Address 2565 STEELES AVENUE EAST, UNIT 14, BRAMPTON, ONTARIO, L6T 4L6

Phone # 647-996-7621 **Fax #** _____
Email rkarch77@outlook.com

3. **Nature and extent of relief applied for (variances requested):**
1. THE MATURE NEIGHBOURHOOD ALLOWS 30% LOT COVERAGE. THE LOT COVERAGE REQUESTED IS 34.38%
2. IN MATURE NEIGHBOURHOOD THE MAXIMUM HT. ALLOWED IS 8.5M. THE MAXIMUM HT. PROPOSED IS 10.16M
3. IN MATURE NEIGHBOURHOOD MINIMUM SIDE YARD ALLOWED IS 1.8M FOR LOTS WITH WIDTHS BETWEEN 16M TO 21M. THE SIDE YARD PROPOSED ON ONE SIDE FOR THE SINGLE STOREY GARAGE PORTION ONLY IS 1.2M.

4. **Why is it not possible to comply with the provisions of the by-law?**
THE OWNER IS CONSTRUCTING THE NEW DETACHED HOUSE. THE REQUESTED MINOR VARIANCE ARE REQUIRED TO ACCOMMODATE THE NEEDS OF THE FAMILY.

5. **Legal Description of the subject land:**
Lot Number 39
Plan Number/Concession Number CON. 1 W.H.S.
Municipal Address 1 ROGERS ROAD, BRAMPTON, ONTARIO, L6X 1L7

6. **Dimension of subject land (in metric units)**
Frontage 16.76m
Depth 49.38m
Area 828.60 sq.mt.

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

**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:

1 STOREY RESIDENTIAL HOUSE AREA 73.92 sq.mt., 1 STOREY DETACHED GARAGE AREA 27.19 sq.mt.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2 STOREY DETACHED DWELLING, GROSS FLOOR AREA 499.26 sq.mt. ,LOT COVERAGE = 34.38%.
GROUND FLOOR AREA = 232.35 sq. mt., HEIGHT = 10.16m , WIDTH = 13.62m, LENGTH = 21.642m

**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 7.4 m
Rear yard setback 31.20 m
Side yard setback 3.11 m
Side yard setback 5.60 m

PROPOSED

Front yard setback 7.93 m
Rear yard setback 15.997 m
Side yard setback 1.8 m
Side yard setback 1.2 m

10. Date of Acquisition of subject land: _____

11. Existing uses of subject property: RESIDENTIAL _____

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: UNKNOWN _____

15. Length of time the existing uses of the subject property have been continued: FROM THE DATE OF CONSTRUCTION

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

DATED AT THE CITY OF ONTARIO Brampton
THIS 19 DAY OF SEPTEMBER, 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, Jo-Ann Sultan, 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 19 DAY OF
Sept, 2024

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027.

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY	
Present Official Plan Designation:	<u>R1B, Mature Neighbourhood</u>
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.	
<u>Shiza Athar</u> Zoning Officer	<u>2024/09/16</u> Date

DATE RECEIVED Sept 19, 2024

VL.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND _____

I/We, Mohamed Shamir Sultan & Jo-Ann Sultan
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 12 day of September, 2024

Mohamed Sultan Jo Ann Sultan
(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

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: _____

I/We, mohammed shamii sultan Jo-Ann Sultan
please print/type the full name of the owner(s)

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

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 12 day of September, 2024

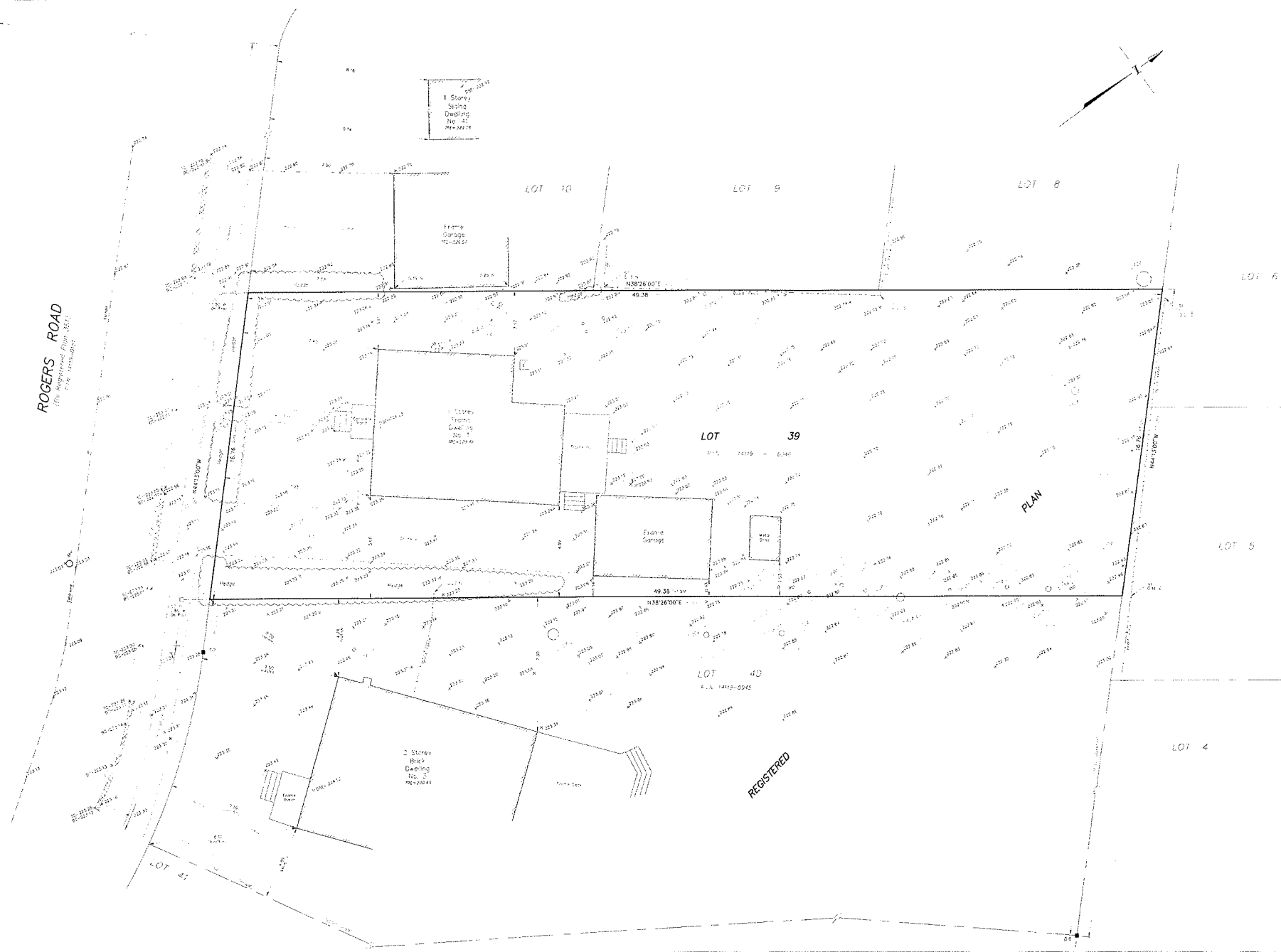
Mohammed Jo-Ann Sultan
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner)

(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.

LOT 11
REGISTERED PLAN 351

AVANTI'S ALL PROPERTY REPORT - PART 1
PLAN 351
LOT 39
REGISTERED PLAN 351
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE
DATE: 03/28/2024
AVANTI SURVEYING INC.
© 2019-2024



METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
- THIS SURVEY WAS COMPLETED ON THE 14th DAY OF MARCH, 2024.

MARCH 28, 2024
0317
AVANTI SURVEYING
ONTOARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-74058

THIS PLAN IS NOT VALID UNLESS IT IS AN IMPROVED COPY OF THE ORIGINAL PLAN ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 212(2) OF THE SURVEY ACT.

LEGEND

- CL --- SURVEY ALIGNMENT SET
- --- SURVEY MONUMENT FOUND
- RS --- REGISTERED PLAN NO.
- SB --- SETBACK FROM BAR
- RF --- FENCE WITH RAIL
- CD --- CURB DRIVE
- MS --- MANSION
- SE --- NORTH (SOUTH/EAST/WEST)
- ME --- MEASURED
- DN --- DISTANCE NUMBER
- DU --- DISTANCE
- SP --- BEARD POINT
- SE --- CORNER ELEVATION
- TR --- TOP OF ADJ. ELEVATION
- TR --- OCCUPANCY TREE
- CT --- OCCUPANCY TREE
- C --- CORNER

LEGEND (..cont.)

- SM --- STRIKES THROUGH WATER
- TC --- TOP OF CURB
- BC --- BOTTOM OF CURB
- AC --- AIR LINDING
- CTV --- CANAL TRENCH
- NTS --- NOT TO SCALE
- BN --- BRANCH
- PROP --- PROPOSITION
- MM --- PUBLIC USES, HARBOR & BAY (C.)
- MM --- (L&S) APRIL 14, 1974
- (622) --- T.M. METRE, G.S.

BEARING NOTE

BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE EAST LINE OF ROGERS ROAD (PART 1) BEARING OF CHANNOCKY ACCORDING TO REGISTERED PLAN 351

ELEVATION NOTE

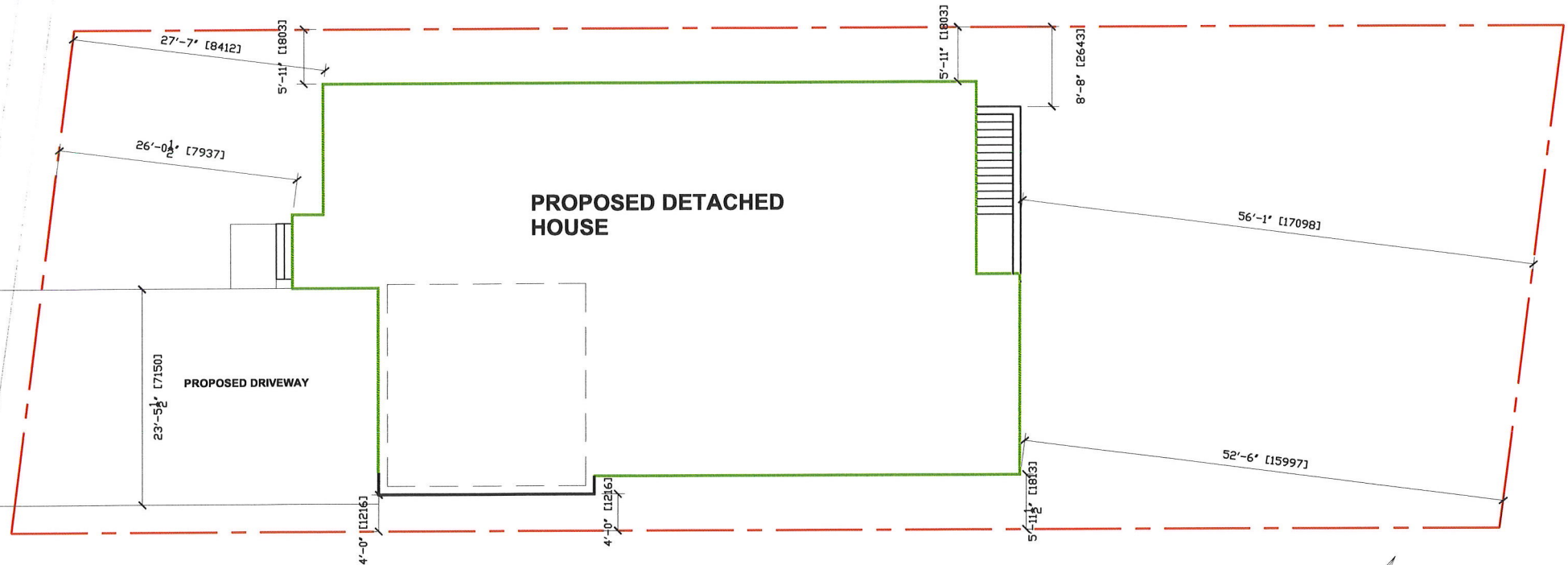
ELEVATIONS ARE QUOTE AND ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK NO. 221 HAVING A PUBLISHED ELEVATION OF 224.4 METRES

THIS PLAN WAS PROVIDED FOR SHAW GUYER

PART 2 - SURVEY REPORT
1. FENCE NO. 12, LOCATION OF TREES AND MEASURED AREA
2. REGISTERED EASEMENT & EASEMENTS TO AND FROM
3. THIS PLAN DOES NOT TAKE INTO CONSIDERATION ANY ZONING BY-LAW

AVANTI
SURVEYING INC.
3330 North Dufferin St., Unit 105, Toronto ON M3B 0R4
TEL: (416) 801-1141 | FAX: (416) 621-0380
EMAIL: info@avantisurveying.com

ROGERS ROAD
(By Registered Plan 351)
P.L.N. 1418-0151



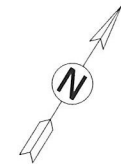
SITE PLAN

AREA STATEMENT

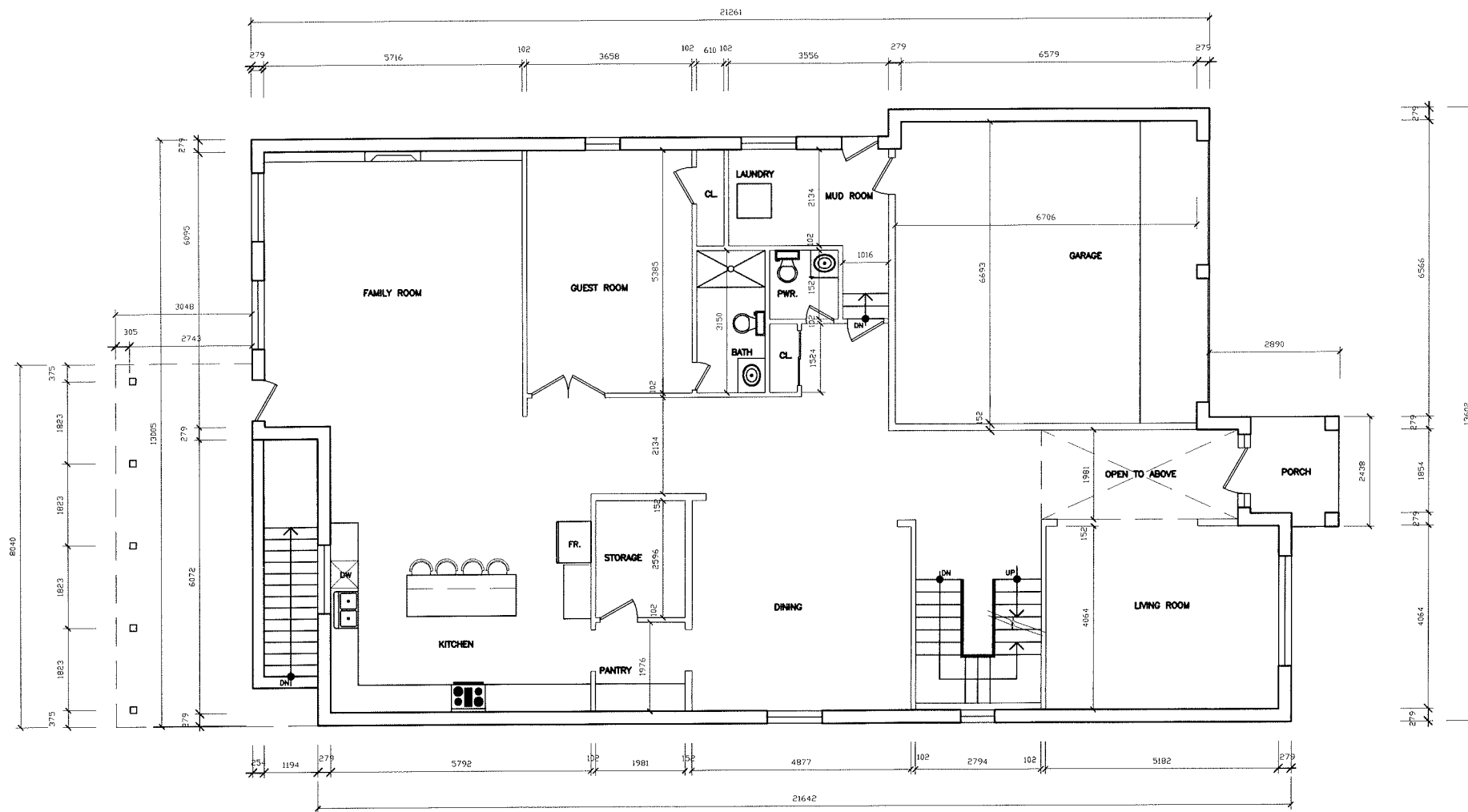
LOT AREA = 820.7 sq.mt. (8834 sq.ft.)
 COVERED AREA = 282.14 sq.mt. (3037 sq.Ft.)
 % LOT COVERAGE = 34.38 %
 AREA OF GROUND FLOOR (EXCLUDING GARAGE) = 232.35 sq.mt.(2501 sq.ft.)
 AREA OF SECOND FLOOR = 266.9 sq.mt. (2873 sq.Ft.)
 AREA OF BASEMENT FLOOR = 232.35 sq.mt. (2501 sq.ft.)
 GROSS FLOOR AREA = 499.26 sq.mt. (5374 sq.ft.)
 FLOOR SPACE INDEX = .608

FRONT LANDSCAPE AREA

TOTAL AREA = 167.2 sq.mt. (1800 sq.ft.)
 HARD LANDSCAPE AREA = 87.7 sq.mt. (944 sq.Ft.)
 SOFT LANDSCAPE AREA = 79.53 sq.mt. (856 sq.ft.)
 % SOFT LANDSCAPE AREA = 47.6 %

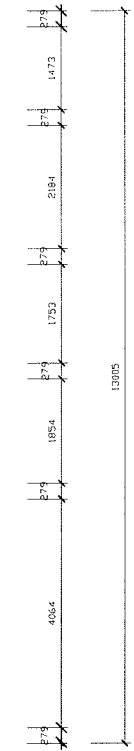
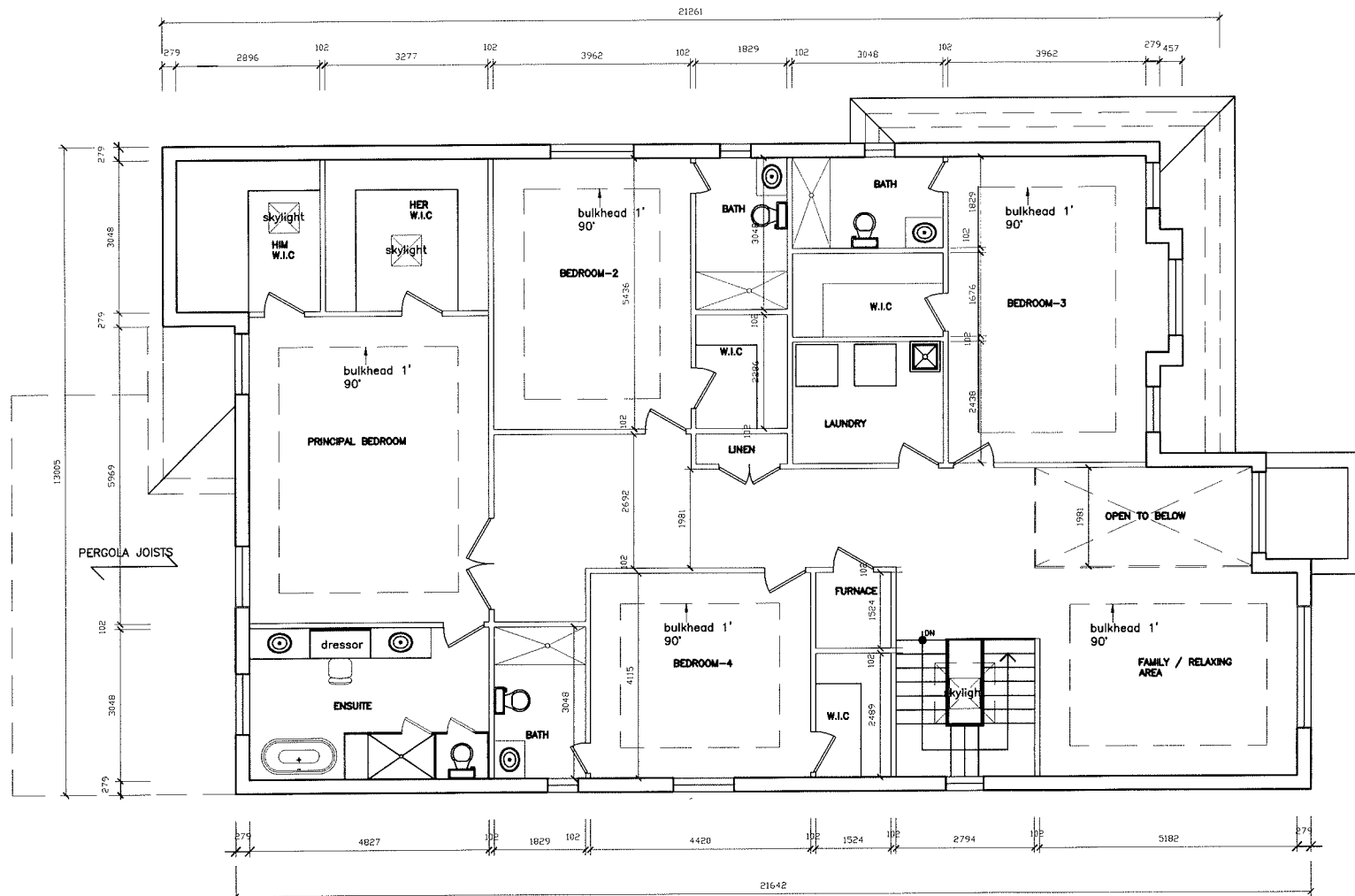


NO.	REVISIONS	BY	DATE
RK ARCHITECTS INC. 2565 Steeles Ave, East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com			
PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD BRAMPTON ONTARIO			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1:150	PAPER SIZE: 11 x 17
SITE PLAN			DWG. NO: SP



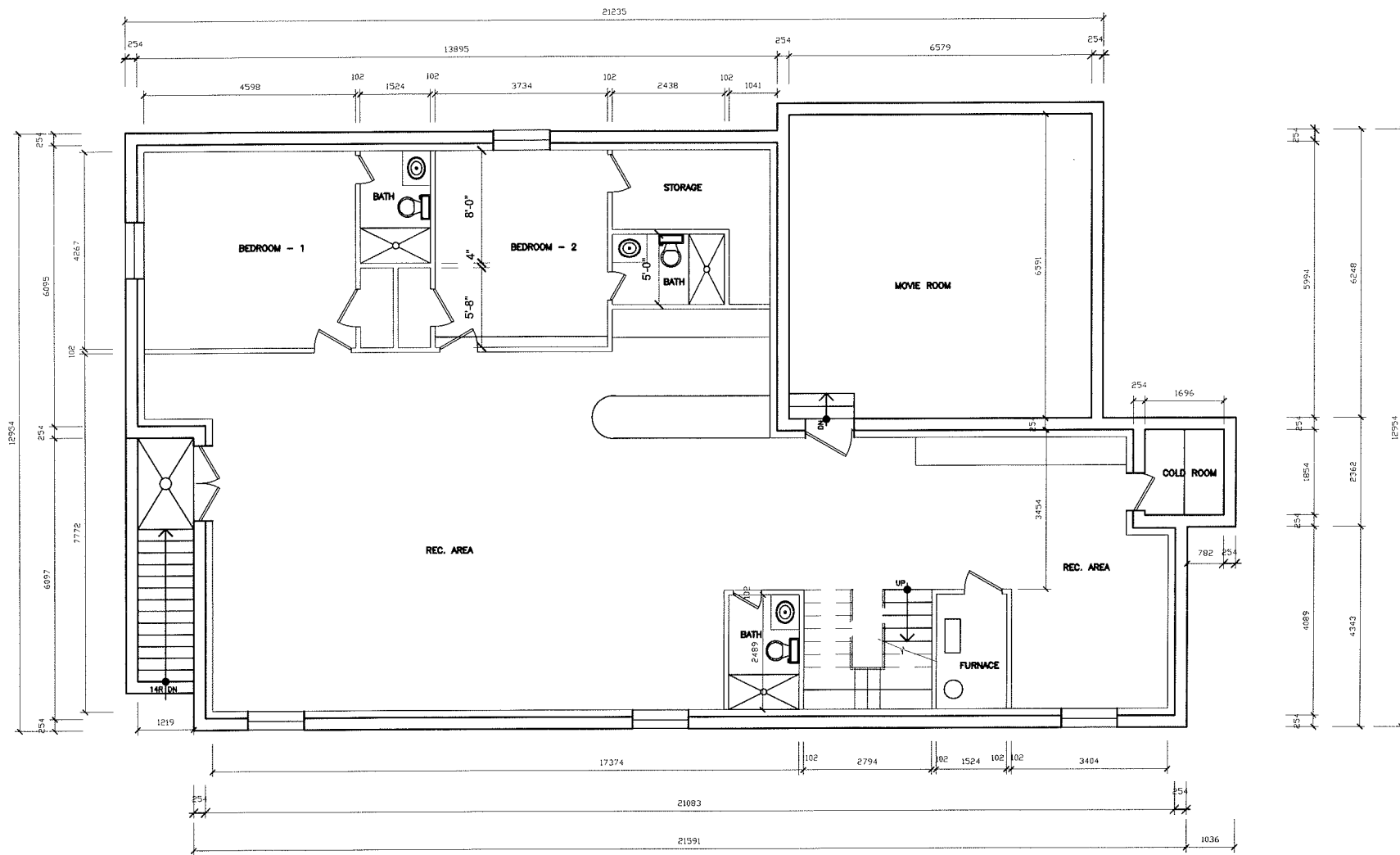
GROUND FLOOR

NO.	REVISIONS	BY	DATE
RK ARCHITECTS INC. 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-995-7621 Email: rkarch77@outlook.com			
PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD BRAMPTON ONTARIO			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1:100	PAPER SIZE: 11 x 17
GROUND FLOOR PLAN			DWG. NO: PL-1



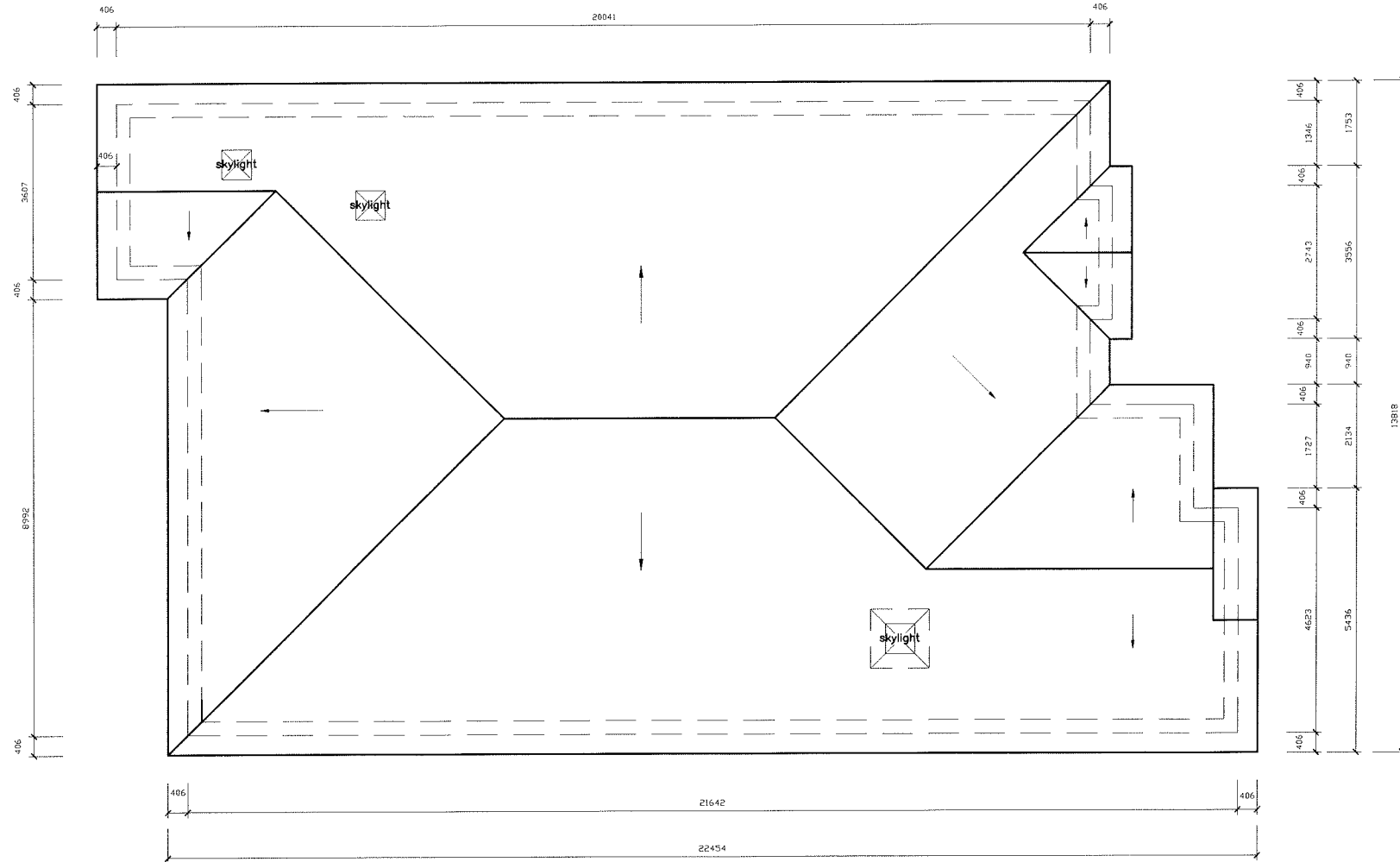
SECOND FLOOR

NO.	REVISIONS	BY	DATE
<p>RK ARCHITECTS INC. 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com</p>			
<p>PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD BRAMPTON, ONTARIO</p>			
CLIENT: -----			DATE: -----
DRW BY: RK	CHK BY: RK	SCALE: 1:100	PAPER SIZE: 11 x 17
SECOND FLOOR PLAN			PL-2



BASEMENT FLOOR

NO.	REVISIONS	BY	DATE
RK ARCHITECTS INC. 2565 Steeles Ave., East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-896-7621 Email: rkarch77@outlook.com			
PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD BRAMPTON ONTARIO			
CLIENT: -----			DATE: -----
DRW BY: RK	CHK BY: RK	SCALE: 1:100	PAPER SIZE: 11 x 17
BASEMENT FLOOR PLAN			PL-3



ROOF PLAN

NO.		REVISIONS		BY	DATE
 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com					
PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD BRAMPTON ONTARIO					
CLIENT: -----					DATE:
DRW BY: RK	CHK BY: RK	SCALE: 1:100	PAPER SIZE: 11 x 17	DWG. NO.:	PL-4
ROOF PLAN					



FRONT ELEVATION

NO.	REVISIONS	BY	DATE
<p>RK ARCHITECTS INC. 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com</p>			
<p>PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD BRAMPTON, ONTARIO</p>			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 3/16"=1'-0"	PAPER SIZE: 11 x 17
FRONT ELEVATION			DWG. NO: EL-1



NO.	REVISIONS	BY	DATE

RK ARCHITECTS INC.
 2555 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L6
 Ph: 647-996-7621 Email: rkarch77@outlook.com

PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD
 BRAMPTON, ONTARIO

CLIENT: ----- DATE: -----

DRW BY:	CHK BY:	SCALE:	PAPER SIZE:	DWG. NO.:
RK	RK	3/16"=1'-0"	11 x 17	EL-2

RIGHT ELEVATION



NO.	REVISIONS	BY	DATE
<p>RK ARCHITECTS INC. 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L6 Ph: 647-996-7621 Email: rkarch77@outlook.com</p>			
<p>PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD BRAMPTON, ONTARIO</p>			
CLIENT: -----			DATE:
DRW BY: RK	CHK BY: RK	SCALE: 3/16"=1'-0"	PAPER SIZE: 11 x 17
REAR ELEVATION			DWG. NO: EL-3



NO.	REVISIONS	BY	DATE

RK ARCHITECTS INC.
 2565 Steeles Ave. East, Unit-14, Suite-201, Brampton, ON, L6T 4L6
 Ph: 647-996-7621 Email: rkarch77@outlook.com

PROPOSED CUSTOM HOUSE AT 1 ROGERS ROAD
 BRAMPTON ONTARIO

CLIENT: -----	DATE:
DRW BY: RK	CHK BY: RK
SCALE: 3/16"=1'-0"	PAPER SIZE: 11 x 17
DWG. NO: EL-4	

LEFT ELEVATION

Zoning Non-compliance Checklist

File No.

A-2024-0373

Applicant: Rohit Kumar

Address: 1 Rogers Rd

Zoning: R1B, Mature Neighbourhood

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS - SIDE	To permit an interior side yard setback of 1.216m to a proposed detached house,	whereas the by-law requires a minimum interior side yard setback of 1.8m.	
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE	To permit a lot coverage of 34.38%,	whereas the by-law permits a maximum lot coverage of 30%.	
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

PLEASE NOTE: Height variance is not required.

Shiza Athar

Reviewed by Zoning

2024/09/16

Date