

Flower City



brampton.ca

FILE NUMBER: A-2024-0381

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)** Chaudhry Khurram Anwar & Rabia Shahid  
**Address** 15 Loafers Lake Lane, Brampton, ON L6Z 0J7  
  
**Phone #** 647-513-3326 **Fax #** \_\_\_\_\_  
**Email** CKA6291@GMAIL.COM

2. **Name of Agent** Paulo Palagut  
**Address** 15 Loafers Lake Lane  
  
**Phone #** 416 528 3834 **Fax #** \_\_\_\_\_  
**Email** palagut@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
TO ALLOW TO KEEP INTERLOCK PAVEMENT OVER THE PERMEABLE AREA, RE: DRAWINGS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
My mother, a tax-paying Canadian citizen who has dedicated her life to this community, suffers from severe mobility issues due to arthritis. The interlocking was installed to accommodate my mother, who suffers from arthritis and relies on a wheelchair for mobility.  
The smooth surface provided by the interlocking is essential for her to safely access the car and navigate the outdoor space without her wheelchair getting stuck.  
My mother's well-being is of the utmost importance to me, and I hope that her comfort and safety are taken into consideration in this matter.  
The removal of the interlocking blocks, as requested by the inspector, would create an uneven surface, significantly impeding my mother's ability to move around safely. Therefore, I kindly request an exemption from the correctional plan for this property and permission to retain the interlocking in the area flagged by the inspector

5. **Legal Description of the subject land:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 15 LOAFERS LAKE LANE

6. **Dimension of subject land (in metric units)**  
**Frontage** 8.28 M  
**Depth** 43.06 M  
**Area** 313.71 M

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

BUILDING GROUND FLOOR AREA = 95.91 SM / 1032.02 SF
2 STOREYS
BUILDING WIDTH = 6 M / 20 F
BUILDING LENGTH (INCL. PORCH) = 17M / 56 F

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SAME AS EXISTING

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 4.05 M
Rear yard setback 8.27 M
Side yard setback LEFT SIDE YARD = 1.27 M
Side yard setback RIGHT SIDE YARD = N/A

PROPOSED

Front yard setback 4.05 M
Rear yard setback 8.27 M
Side yard setback LEFT SIDE YARD = 1.27 M
Side yard setback RIGHT SIDE YARD = N/A

10. Date of Acquisition of subject land:

11. Existing uses of subject property: 2 UNIT DWELLING

12. Proposed uses of subject property: 2 UNIT DWELLING

13. Existing uses of abutting properties: SINGLE FAMILY DWELLING

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 Well [X] Other (specify)

(b) What sewage disposal is/will be provided?

Municipal Septic [X] Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers Ditches Swales [X] Other (specify)

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 Brampton OF Ontario  
THIS 13<sup>th</sup> 2nd DAY OF September OCT, 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, Chaudhry Khurram Anwar, OF THE City Brampton OF Ontario  
IN THE Peel Region OF Canada 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 PEEL REGION OF  
THIS 2 DAY OF  
OCT, 2024

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

Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY	
Present Official Plan Designation:	<u>R2E-7.2-2905</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>2024/09/23</u> Date

DATE RECEIVED Oct 2, 2024  
VL

**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, Chaudhry Khurram Anwar  
please print/type the full name of the owner(s)

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

Pvalo Palagut, P.Eng  
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 13 day of September, 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.**

**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, Chaudhry Khurram Anwar & Rabia Shahid  
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 13 day of September, 2024.



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

Chaudhry Khurram Anwar  
(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**

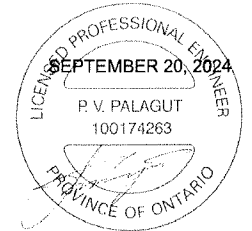
# COVER SHEET

SITE PLAN REQUIRED FOR MINOR VARIANCE  
APPLICATION, COMMITTEE OF ADJUSTMENT

15 LOAFERS LAKE LANE, BRAMPTON, ONTARIO

A-0 = COVER PAGE  
A-1 = EXISTING SITE PLAN  
A-2 = PROPOSED SITE PLAN

GENERAL NOTES:  
- ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.  
- ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
- ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.  
- IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.  
- DO NOT SCALE THE DRAWING.  
- THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.



No.	DESCRIPTION	DATE
01	SCHEMATIC	19.09.2024

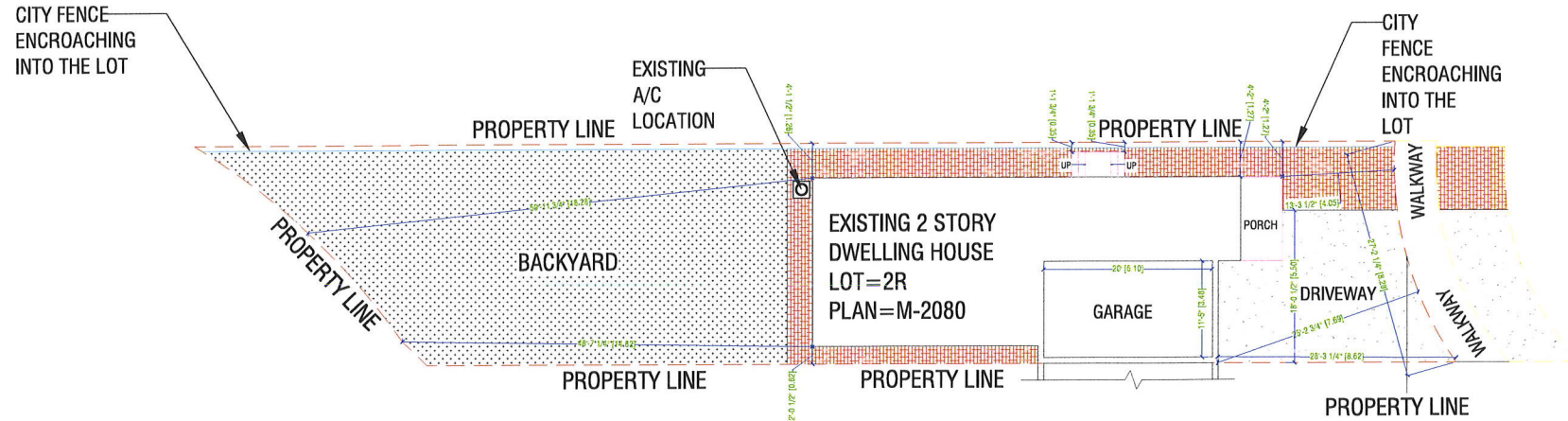
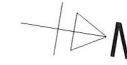
PROJECT:  
**15 LOAFERS LAKE LANE  
BRAMPTON ONTARIO**

TITLE:  
**COVER SHEET**

CONSULTANT:  
**PAVLO PALAGUT**  
(416 528 3834)  
palagut@gmail.com

DRAWN BY:	A.B.K	CHECKED BY:	P.P
DATE:	19.09.2024	DRAWING NO.:	
SCALE:	N.T.S.		A-0

LOT AREA = 3375.56 SF (313.71 SM)  
 BUILDING AREA = 1032.02 SF (95.91 SM)



LOAFERS LAKE LANE

GENERAL NOTES:  
 - ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.  
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No.	DESCRIPTION	DATE
01	SCHEMATIC	19.09.2024

PROJECT:  
**15 LOAFERS LAKE LANE  
 BRAMPTON ONTARIO**

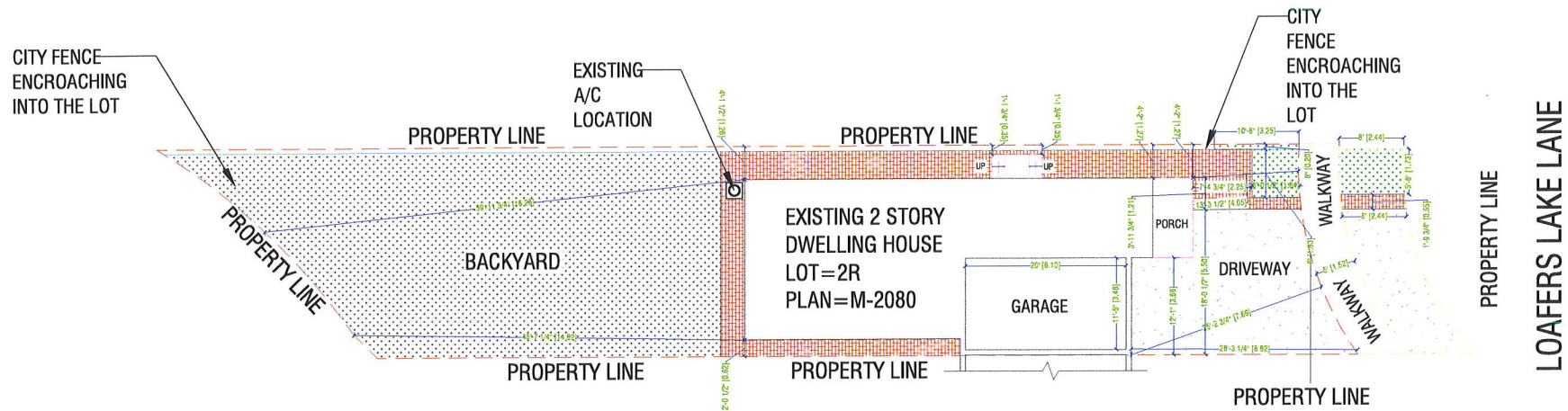
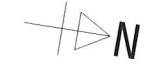
TITLE:  
**EXISTING SITE PLAN**

CONSULTANT:  
**PAVLO PALAGUT**  
 (416 528 3834)  
 palagut@gmail.com

DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 19.09.2024	DRAWING NO: A-1
SCALE: 3/32" = 1'	



LOT AREA= 3375.56 SF (313.71 SM)  
 BUILDING AREA = 1032.02 SF (95.91 SM)



- GENERAL NOTES:
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01	SCHEMATIC	19.09.2024
No.	DESCRIPTION	DATE

PROJECT:  
**15 LOAFERS LAKE LANE**  
**BRAMPTON ONTARIO**

TITLE:  
**PROPOSED SITE PLAN**

CONSULTANT:  
**PAVLO PALAGUT**  
 (416 528 3834)  
 palagut@gmail.com

DRAWN BY:	A.B.K	CHECKED BY:	P.P
DATE:	19.09.2024	DRAWING NO.:	A-2
SCALE:	3/32" = 1'		



# Zoning Non-compliance Checklist

File No. A-2024-0381
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Applicant: Pvalo Palagut  
 Address: 15 Loafers Lake Lane  
 Zoning: R2E-7.2-2905  
 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 5.50m,	whereas the by-law permits a maximum driveway width of 4.9m.	10.9.1 (1)
PERMEABLE LANDSCAPING	To permit 0.20m of permeable landscaping abutting the side lot line,	whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.	10.9.1 (4)
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2024/09/23

Date