

FILE NUMBER: A-2024-0379

*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)** Muhammed Afsar Ahmed & Roxana Sharmin  
**Address** 49 El Camino Way, Brampton, ON L7A 3C5  
 \_\_\_\_\_  
**Phone #** 416 558 1053 **Fax #** \_\_\_\_\_  
**Email** mahmed3579@gmail.com

2. **Name of Agent** Mazhar Raja  
**Address** 8250 Lawson Road, Milton, ON L9T 5C6  
 \_\_\_\_\_  
**Phone #** 647 969 9595 **Fax #** \_\_\_\_\_  
**Email** info@caprija.com

3. **Nature and extent of relief applied for (variances requested):**
- \_\_\_\_\_
  - Hard landscape (Concrete surface) in the front yard.
  - \_\_\_\_\_
  - To permit an accessory structure (existing shed) having a setback of 0.31m to the side lot line, whereas the by-law requires a minimum 0.6m to the nearest lot line.
  - \_\_\_\_\_
  - To permit a driveway width of 8.66m, whereas the by-law permits a maximum driveway width of 7.00m
  - \_\_\_\_\_
  - To permit 0.00m 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
  - \_\_\_\_\_
  - To permit a parking space depth of 5.11m (16.76 ft.), whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.)
  - \_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
 It is required for the car parking and it's already done.  
 Shed is already installed.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** 73  
**Plan Number/Concession Number** PLAN 43R-28263  
**Municipal Address** 49 El Camino Way, Brampton, ON L7A 3C5

6. **Dimension of subject land (in metric units)**  
**Frontage** 12.2m  
**Depth** 32m  
**Area** 390.4 square meter

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

**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:**

Main house building approximately 250 square meter, two storey house and approximately 9m high.

One shed in the back-yard approximately 7.44 square meter with sides 2.44m and 3.05m and height 2.5m.

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

N/A

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**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)**

<b><u>EXISTING</u></b>	House ↓	Shed ↓
Front yard setback	5.10m	N/A
Rear yard setback	7.53m	0.31m
Side yard setback	0.62m	0.31m
Side yard setback	1.26m	N/A

<b><u>PROPOSED</u></b>	House ↓	Shed ↓
Front yard setback	5.10m	N/A
Rear yard setback	7.53m	0.31m
Side yard setback	0.62m	0.31m
Side yard setback	1.26m	N/A

0. Date of Acquisition of subject land: October 2021
1. Existing uses of subject property: Residential
2. Proposed uses of subject property: Residential
3. Existing uses of abutting properties: Residential
4. Date of construction of all buildings & structures on subject land: 2010
5. Length of time the existing uses of the subject property have been continued: 14 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 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 \_\_\_\_\_

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 01st DAY OF October, 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, Marhar Raja, OF THE Town OF Milton  
IN THE Region OF Halton 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  
PEGL THIS 1 DAY OF  
Oct, 2024  
*[Signature]*  
A Commissioner etc.

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

FOR OFFICE USE ONLY	
Present Official Plan Designation:	<u>R1D-1148</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>Philip Gaspar</u> Zoning Officer	<u>Sept 25, 2024</u> Date

DATE RECEIVED Oct 1, 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: 49 El Camino Way, Brampton, ON L7A 3C5

I/We, MOHAMMED AFSAR AHMED & ROXANA SHARMIN  
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 31<sup>st</sup> day of MAY, 2024

[Signature] / ROXANA SHARMIN  
(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: 49 El Camino Way, Brampton, ON L7A 3C5

I/We, MOHAMMED AFSAR AHMED & ROXANA SHARMIN  
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 31<sup>st</sup> day of MAY, 2024

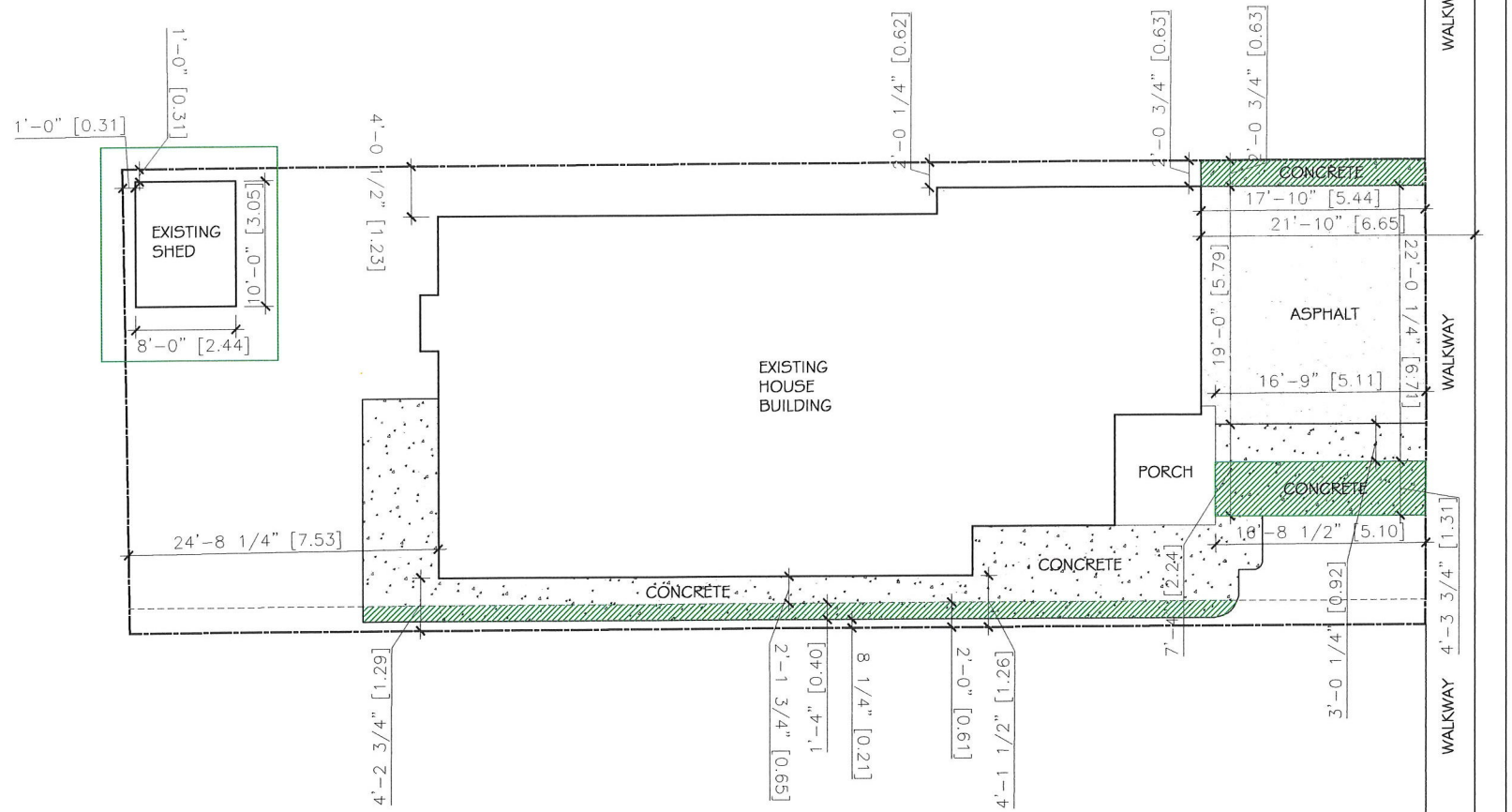
[Signature] / ROXANA SHARMIN  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

\_\_\_\_\_  
(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**

**MINOR VARIANCE APPROVAL**  
**49 El Camino Way, Brampton, ON L7A 3C5**



**1** SITE PLAN  
 SP1 SCALE: 3/32"=1'-0"

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

DRAWINGS NOT TO BE SCALED AND REPRODUCED.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

THESE DRAWINGS ARE PREPARED ONLY FOR MENTIONED BELOW APPROVAL. NOT TO BE USED FOR ANY OTHER PURPOSE AND CONSTRUCTION.

1	ISSUED FOR BUILDING PERMIT	JUNE, 2024
No.	ISSUED	DATE

STRUCTURE/MEP ENGINEER:

ARCHITECT MAZHAR RAJA

**CAPRIJA CORPORATION**  
 Architecture, Construction and  
 Project Management Consultants  
 1465 CLARK BLVD., MILTON, L7T 6M5  
 Tel: 647 693 6108, 647 969 9595  
 CAPRIJA Email: info@caprija.com, Web: www.caprija.com

CLIENT

**49 El Camino Way,  
 Brampton, ON L7A 3C5**

PROJECT

**MINOR VARIANCE APPROVAL**

DRAWING

**SITE PLAN**

PROJECT NO	<b>224 088</b>
DRAWN	<b>AJ</b>
PLOTTED DATE	JUNE, 06 2024
SCALE	<b>AS NOTED</b>
CHECKED	<b>MR</b>



DWG. NO. **SP1**

**MINOR VARIANCE APPROVAL**  
 49 El Camino Way, Brampton, ON L7A 3C5

Received / Revised

JAN 06 2025

**Committee of Adjustment**

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1	ISSUED FOR MINOR VARIANCE	DEC. 2024
No.	ISSUED	DATE

STRUCTURE/MEP ENGINEER:

ARCHITECT MAZHAR RAJA

**CAPRIJA CORPORATION**  
 Architecture, Construction and  
 Project Management Consultants  
 1465 CLARK BLVD., MILTON, L9T 6M5  
 Tel: 647 693 6108, 647 969 9595  
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CLIENT

49 El Camino Way,  
 Brampton, ON L7A 3C5

PROJECT

**MINOR VARIANCE APPROVAL**

DRAWING

**SITE PLAN**

PROJECT NO

**224 088**

DRAWN

AJ

PLOTTED DATE

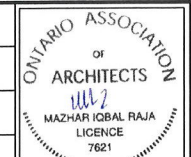
DEC. 17 2024

SCALE

AS NOTED

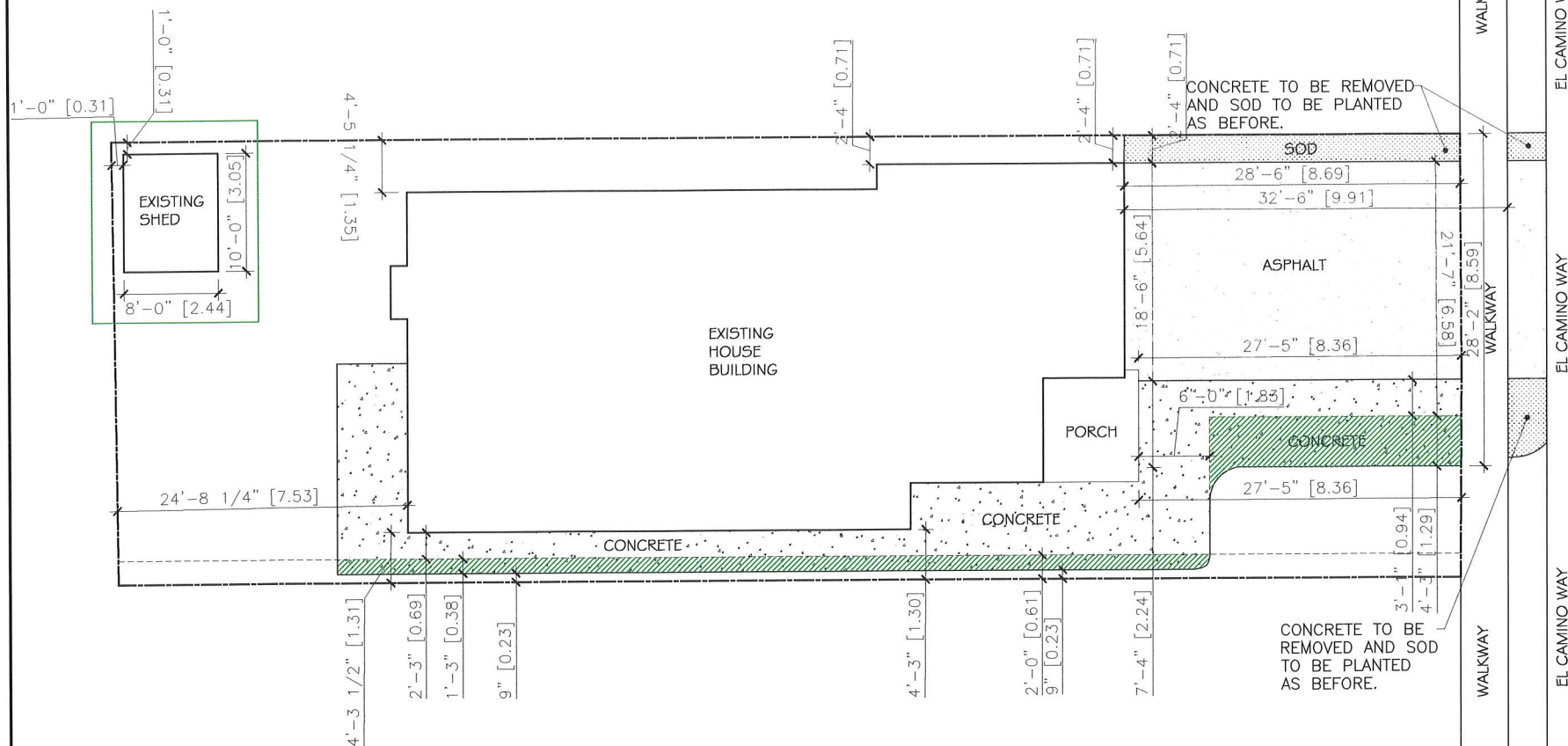
CHECKED

MR



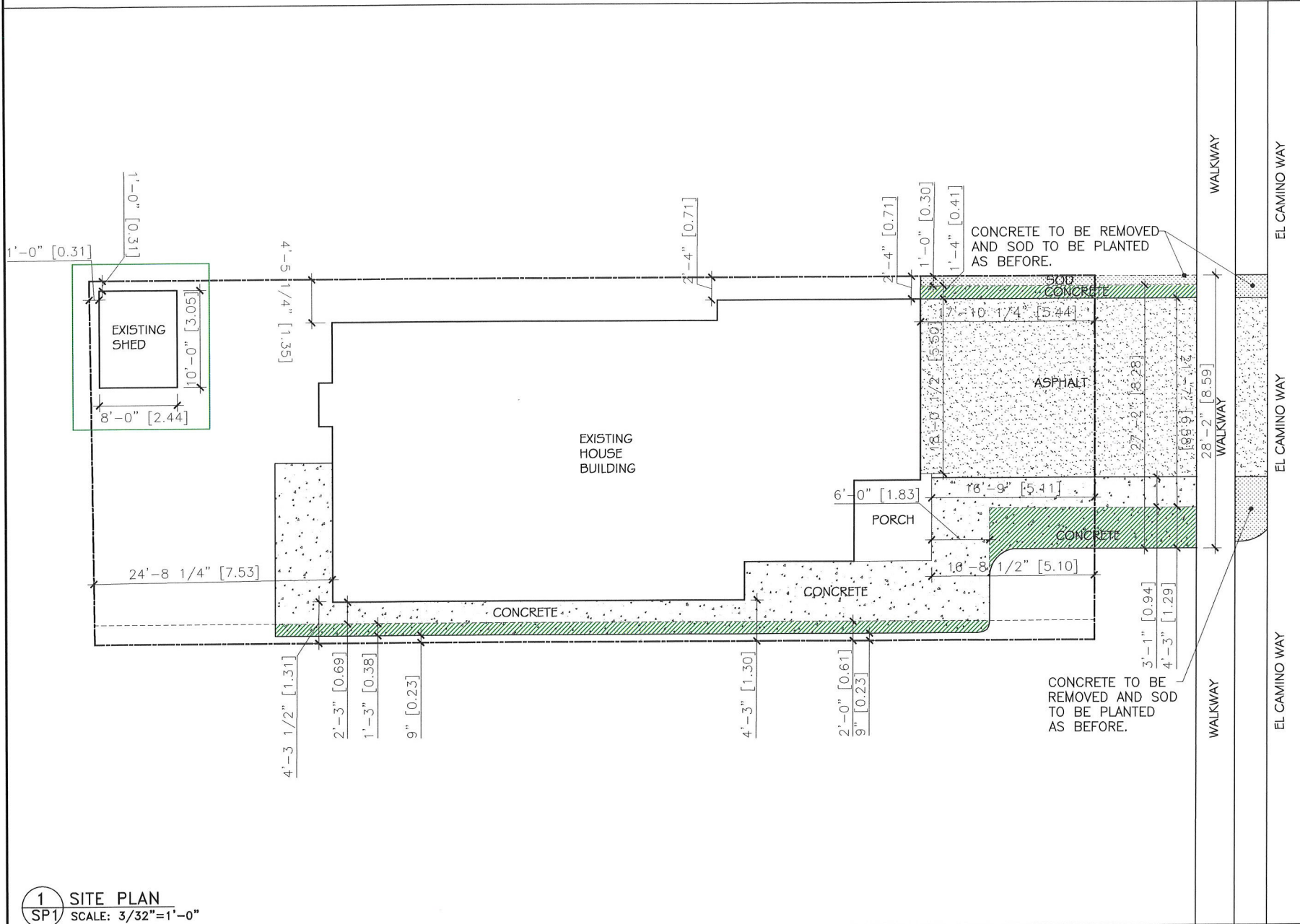
DWG. NO.

**SP1**



**1 SITE PLAN**  
 SP1 SCALE: 3/32"=1'-0"

**MINOR VARIANCE APPROVAL**  
**49 El Camino Way, Brampton, ON L7A 3C5**



**1** SITE PLAN  
 SCALE: 3/32"=1'-0"

Received / Revised

JAN 06 2025

Committee of Adjustment

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1	ISSUED FOR BUILDING PERMIT	DEC 2024
No.	ISSUED	DATE

STRUCTURAL/MEP ENGINEER:

ARCHITECT MAZHAR RAJA  
**CAPRIJA CORPORATION**  
 Architectural, Engineering and  
 Project Management Consultants  
 8250 LAWSON ROAD, MILTON, L7T 6C6  
 Tel: 647 693 6108, 647 969 9595  
 CAPRIJA Email: Info@caprija.com; Web: www.caprija.com

CLIENT  
**49 EL Camino Way,**  
**Brampton, ON L7A 3C5**

PROJECT  
**MINOR VARIANCE APPROVAL**

DRAWING  
**SITE PLAN**

PROJECT NO	<b>224 088</b>
DRAWN	<b>AJ</b>
PLOTTED DATE	<b>DEC. 19, 2024</b>
SCALE	<b>AS NOTED</b>
CHECKED	<b>MR</b>



DWG. NO. **SP1**



# Zoning Non-compliance Checklist

File No.  
A-2024-0319

Owner: MOHAMMED AFSAR AHMED & ROXANA SHARMIN  
 Address: 49 EL CAMINO WAY  
 Zoning: R1D-1148  
 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			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT / SETBACK	To permit an accessory structure ( <i>existing shed</i> ) having a setback of 0.31m to the <i>rear</i> lot line,	whereas the by-law requires a minimum 0.6m to the nearest lot line.	10.3 (f) ii
	To permit an accessory structure ( <i>existing shed</i> ) having a setback of 0.31m to the <i>side</i> lot line,	whereas the by-law requires a minimum 0.6m to the nearest lot line.	10.3 (f) ii
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	To permit a driveway width of 8.66m,	whereas the by-law permits a maximum driveway width of 7.00m	10.9.1 (B) (1) (c)
	To permit 0.00m 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 (B) (4)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To permit a parking space depth of 5.10m (16.76 ft.)	whereas the by-law requires a minimum parking space depth of 5.4m (17.72 ft.)	6.17.1
SCHEDULE "C"			

Philip Gaspar  
Reviewed by Zoning

Sept 25, 2024  
Date