



For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2024-0441

*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)** sajjid mohamme/ arshia parveen  
**Address** 28 clarence st. brampton. ON L6W1S3

**Phone #** 647-866-3174 **Fax #** \_\_\_\_\_  
**Email** SHAH2MG@GMAIL.COM

2. **Name of Agent** SYED ALI SHABIB  
**Address** 1420 BURNHAMTHORPE RD. E. MISSISSAUGA

**Phone #** 437-970-6850 **Fax #** \_\_\_\_\_  
**Email** mapledesign99@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
Existing detached garage having area of 33.94m<sup>2</sup> to be converted into ARU  
Existing Side yard 1.12m (Reqd 1.8m)  
Existing separation distance from Primary unit is 2.13m (reqd 3m)

4. **Why is it not possible to comply with the provisions of the by-law?**  
Existing garage has side setback of 1.12m and the separation distance of 2.13m. Both items requires Minor variance approval to be converted to ARU

5. **Legal Description of the subject land:**  
**Lot Number** Pt LOT4 Con I EHS  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 28 CLARENCE ST. BRAMPTON, ON

6. **Dimension of subject land (in metric units)**  
**Frontage** 16 m  
**Depth** 54.4 m  
**Area** 870.4 m<sup>2</sup>

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.)

Existing 1 storey dwelling unit with 2nd unit in basement and a detached garage which has to be converted to ARU  
 Existing Primary Dwelling unit (GF)= 89.98m<sup>2</sup>  
 Existing 2nd unit (basement) = 73.22m<sup>2</sup>  
 Proposed ARU (detached garage to be converted) = 33.94m<sup>2</sup>

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

Conversion of detached garage into an ARU

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 8.56 m (Existing Remains)  
 Rear yard setback 24.70 m (Existing Remains)  
 Side yard setback 1.23 m (Existing Remains)  
 Side yard setback 1.12 m (Existing Remains)

**PROPOSED**

Front yard setback (Existing Remains AS-IS)  
 Rear yard setback (Existing Remains AS-IS)  
 Side yard setback (Existing Remains AS-IS)  
 Side yard setback (Existing Remains AS-IS)

10. Date of Acquisition of subject land: OCT,2,2021

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: Property bought with the existing constructed building

15. Length of time the existing uses of the subject property have been continued: Bought as a residential property

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 \_\_\_\_\_

*Shahid* *[Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 28 DAY OF NOV, 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, SAJJID MOHAMMED, 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 28 DAY OF  
NOV, 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.  
*Shahid* *[Signature]*  
Signature of Applicant or Authorized Agent

**FOR OFFICE USE ONLY**

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: R1B, Mature

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

I. barbuto Zoning Officer      november 26, 2024 Date

DATE RECEIVED Nov 29 2024  
Date Application Deemed Complete by the Municipality VL

**PERMISSION TO ENTER**

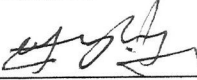
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 28 clarence st. brampton

I/We, sajid mohammed /Arshia parveen  
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 15th day of August, 2024

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

Sajid Mohammed  
\_\_\_\_\_  
(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  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 28 clarence st. brampton

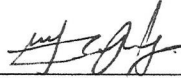
I/We, sajjid mohammed /Arshia parveen  
please print/type the full name of the owner(s)

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

Syed Ali Shabib  
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 15th day of August, 2024.

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

Sajjid Mohammed  
(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.**

OF PART OF W 1/2 LOT 4  
 CONCESSION I E.H.S.  
 TOWN OF BRAMPTON  
 COUNTY OF PEEL  
 SCALE 20:1

Made for  
 Andrew Con. Ltd.  
 Brampton

Arthur Deeth  
 Ontario Land Surveyor

*Arthur Deeth*  
 1985



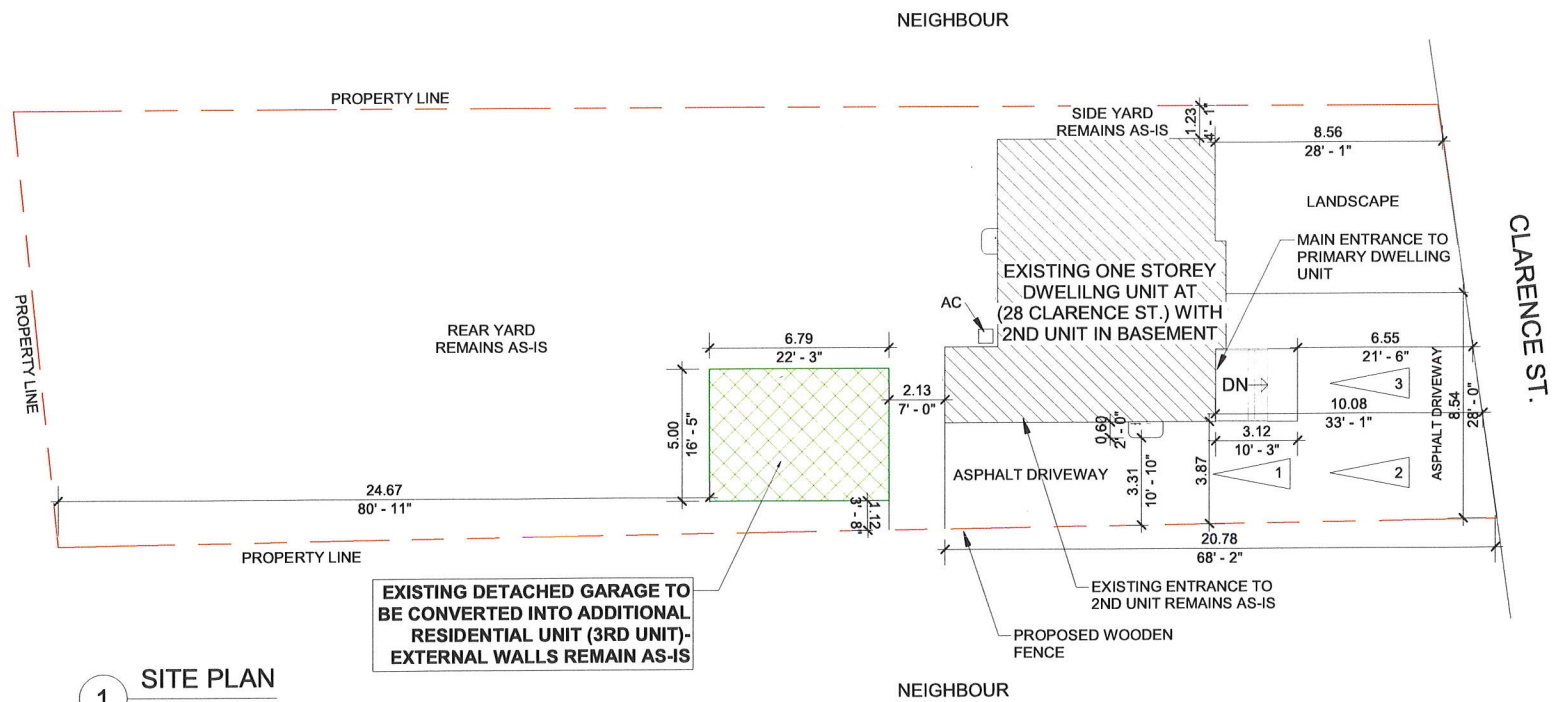
CLARENCE ST.

Brampton Ont  
 Jan. 31st 1985

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
 UNDER THE  
 MUNICIPAL FREEDOM OF INFORMATION AND  
 PROTECTION OF PRIVACY ACT R.S.O. 1990: B56  
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE  
 USE AND REPRODUCTION OF THESE DOCUMENTS

**FILE COPY**

Permit: 20 850438 Pol/C9/85  
 Address: 28 Clarendon St



**1 SITE PLAN**  
1 : 200

**EXISTING DETACHED GARAGE TO BE CONVERTED INTO ADDITIONAL RESIDENTIAL UNIT (3RD UNIT)- EXTERNAL WALLS REMAIN AS-IS**

**- LOT COVERAGE -**

DESCRIPTION	Area	COVERAGE
COVERED AREA	129.70 m <sup>2</sup>	15%
OPEN AREA	741.94 m <sup>2</sup>	85%
LOT AREA	871.64 m <sup>2</sup>	

**PROPOSED GROSS FLOOR AREA (3RD UNIT)**

Name	AREA
PROPOSED 3RD UNIT	33.94 m <sup>2</sup>

**EXISTING GROSS FLOOR AREA**

UNIT	AREA
PRIMARY UNIT (1ST FLOOR)	89.98 m <sup>2</sup>
2ND UNIT (BASEMENT)	73.22 m <sup>2</sup>

**REVISIONS**  
SHOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
14 AUG 2024	1	CLIENT PRESENTATION	SA

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO START OF ANY WORK AND MUST NOTIFY THE ARCHITECT/DRAWER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BY-LAWS.

**CONFIDENTIAL NOTICE:** ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF THE MAPLE DESIGN & BUILD INC. AND THEY CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

**DESIGNER:**  
**MAPLE DESIGN & BUILD Inc.**  
2211 SHEROBBE ROAD  
MISSISSAUGA L5A 2H5

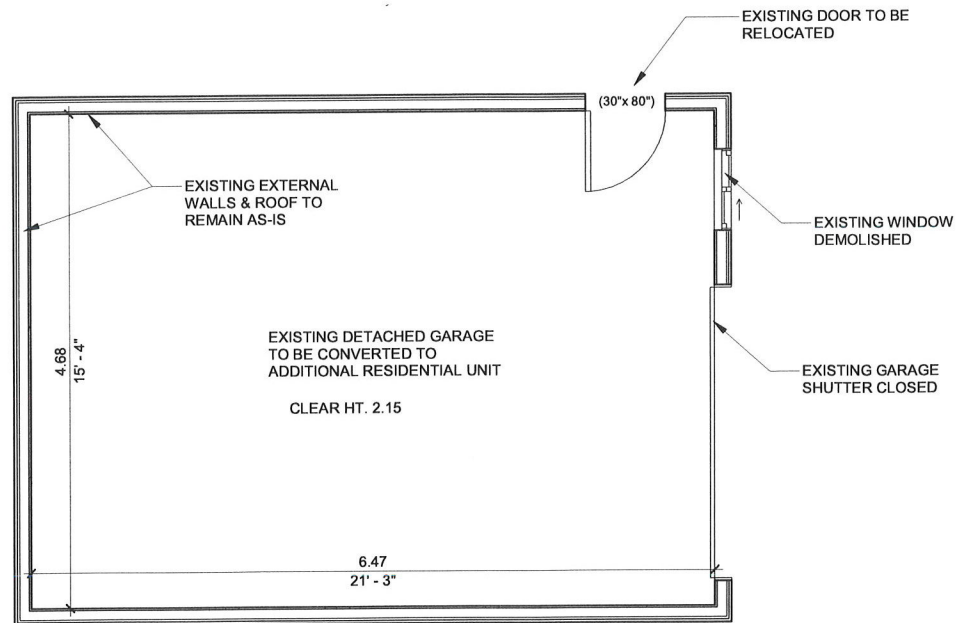
**PROJECT:**  
**PROPOSED GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL UNIT**

**LOCATION:**  
28 Clarence St, Brampton, ON L6W 1S3

**TITLE:**  
**SITE PLAN**

**SCALE** 1 : 200  
**DRAWN** HZ  
**CHECKED** SA  
**DATE** 14 AUG 2024  
**PROJECT NO.** 08141  
**DRAWING**

**A001**



**1** EXISTING GARAGE FLOOR PLAN  
1 : 50

**NOTE:**

- AT THE TIME OF CONSTRUCTION THE CONTRACTOR SHOULD VERIFY THE SIZES, DIMENSIONS & BUILDING MATERIAL OF THE STRUCTURAL ELEMENTS INCLUDING WALLS, BEAMS, FLOORS ETC. AND REPORT ANY DISCREPANCIES
- ALL EXISTING WALLS & WINDOWS REMAIN AS-IS UNLESS SPECIFIED

**REVISIONS**

REVIEW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

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DESIGNER:

**MAPLE DESIGN & BUILD Inc.**  
2211 SHEROBBEE ROAD  
MISSISSAUGA L5A 2H5

PROJECT:

PROPOSED GARAGE  
CONVERSION TO  
ADDITIONAL  
RESIDENTIAL UNIT

LOCATION:

28 Clarence St, Brampton,  
ON L6W 1S3

TITLE:

**EXISTING  
GARAGE FLOOR  
PLAN**

SCALE 1 : 50

DRAWN HZ

CHECKED SA

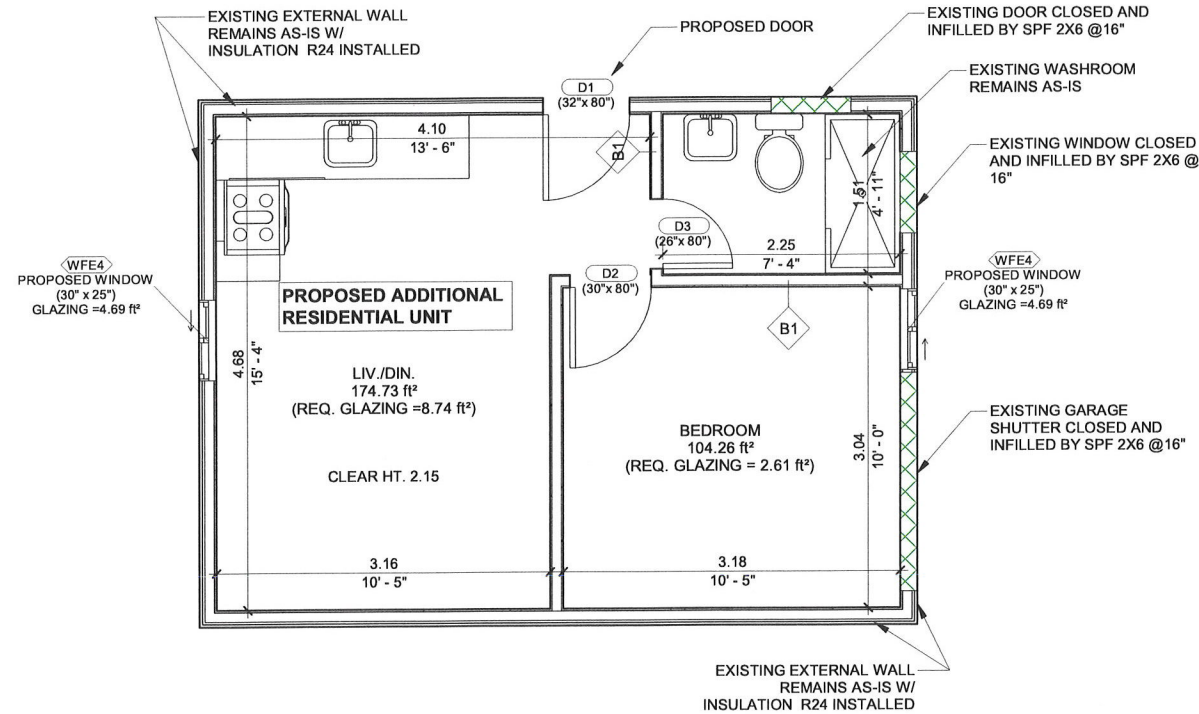
DATE 14 AUG 2024

PROJECT NO. 08141

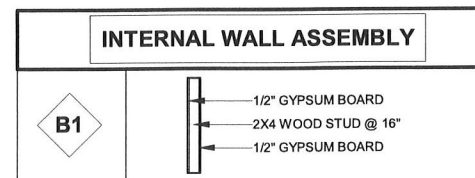
DRAWING

**A100**





**1** PROPOSED GROUND FLOOR PLAN (3RD UNIT)  
1 : 50



**REVISIONS**  
BELOW SHAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

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DESIGNER:  
**MAPLE DESIGN & BUILD Inc.**  
2211 SHEROBBE ROAD  
MISSISSAUGA L5A 2H5

PROJECT:  
PROPOSED GARAGE  
CONVERSION TO  
ADDITIONAL  
RESIDENTIAL UNIT

LOCATION:  
28 Clarence St, Brampton,  
ON L6W 1S3

TITLE:  
**PROPOSED  
GROUND FLOOR  
PLAN (3RD UNIT)**

SCALE 1 : 50

DRAWN HZ

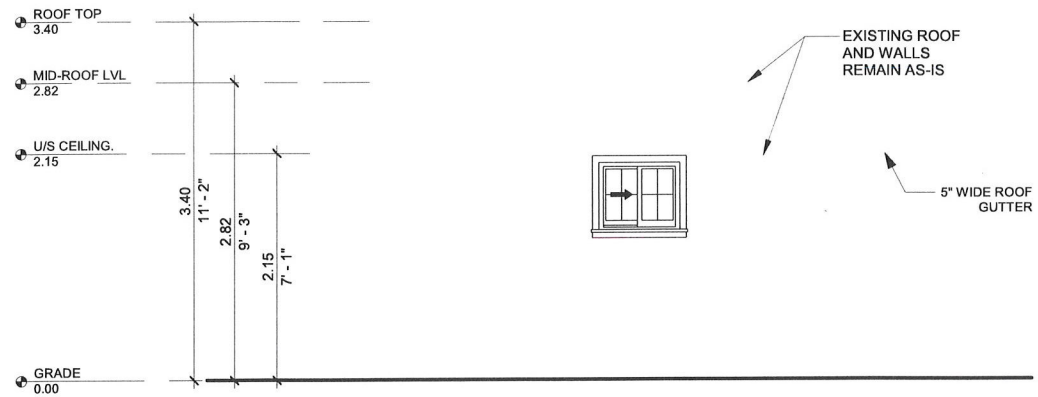
CHECKED SA

DATE 14 AUG 2024

PROJECT NO. 08141

DRAWING

**A101**



1 SOUTH EAST ELEVATION- 3RD UNIT  
1 : 50

**REVISIONS**

REVISION DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

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DESIGNER:

**MAPLE DESIGN & BUILD Inc.**  
 2211 SHEROBBE ROAD  
 MISSISSAUGA L5A 2H5

PROJECT:

PROPOSED GARAGE  
 CONVERSION TO  
 ADDITIONAL  
 RESIDENTIAL UNIT

LOCATION:

28 Clarence St, Brampton,  
 ON L6W 1S3

TITLE:

**SOUTH EAST -  
 3RD UNIT**

SCALE 1 : 50

DRAWN HZ

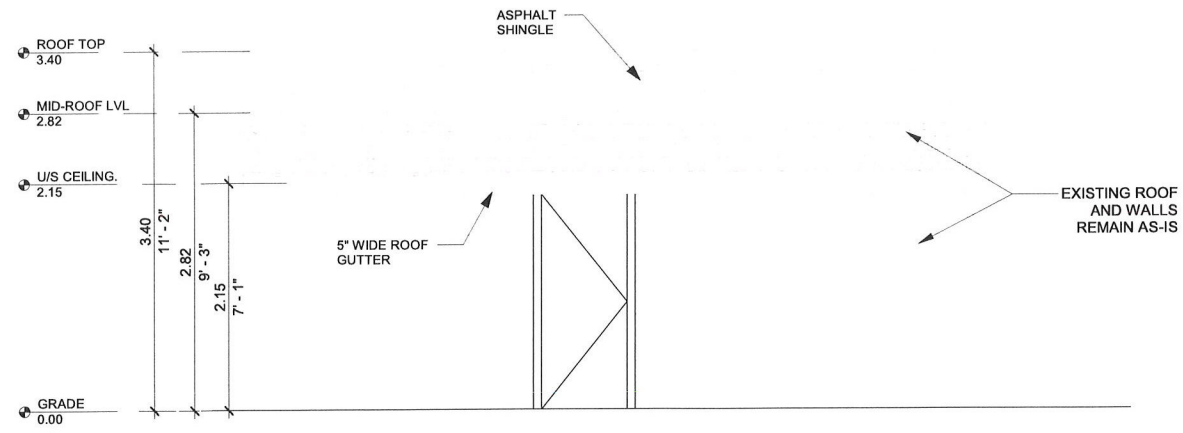
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DATE 14 AUG 2024

PROJECT NO. 08141

DRAWING

**A201**



**1** NORTH EAST ELEVATION - 3RD UNIT  
1 : 50

**REVISIONS**  
BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
14 AUG 2024	1	CLIENT PRESENTATION	SA

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MISSISSAUGA L6A 2H5

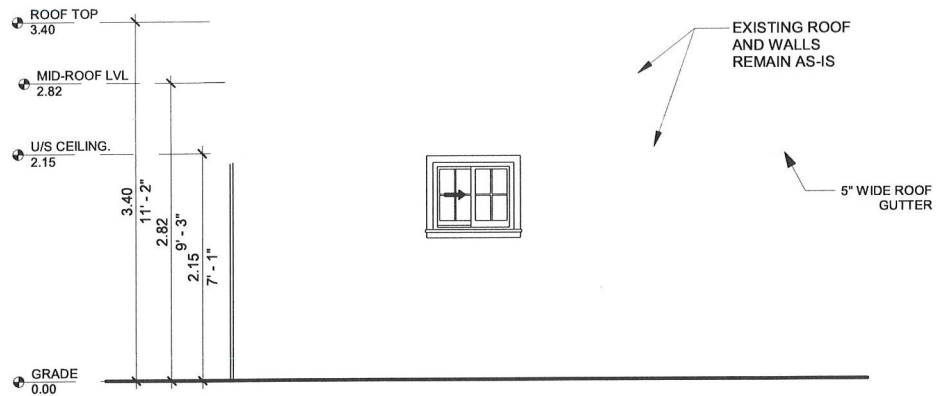
PROJECT:  
PROPOSED GARAGE  
CONVERSION TO  
ADDITIONAL  
RESIDENTIAL UNIT

LOCATION:  
28 Clarence St, Brampton,  
ON L6W 1S3

TITLE:  
**NORTH EAST  
ELEVATION - 3RD  
UNIT**

SCALE: 1 : 50  
DRAWN: HZ  
CHECKED: SA  
DATE: 14 AUG 2024  
PROJECT NO.: 08141  
DRAWING:

**A202**



1 NORTH WEST ELEVATION - 3RD UNIT  
1 : 50

**REVISIONS**

BELOW FINAL DATE SUPERSEDES ALL PREVIOUS ISSUES

DATE	NO	DESCRIPTION	BY
-	2	-	-
14 AUG 2024	1	CLIENT PRESENTATION	SA

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DESIGNER:

**MAPLE DESIGN & BUILD Inc.**  
2211 SHEROBBE ROAD  
MISSISSAUGA L5A 2H5

PROJECT:

PROPOSED GARAGE  
CONVERSION TO  
ADDITIONAL  
RESIDENTIAL UNIT

LOCATION:

28 Clarence St, Brampton,  
ON L6W 1S3

TITLE:

**NORTH WEST  
ELEVATION -3RD  
UNIT**

SCALE 1 : 50

DRAWN HZ

CHECKED SA

DATE 14 AUG 2024

PROJECT NO. 08141

DRAWING

**A203**

# Zoning Non-compliance Checklist

File No. A-2024- 0441
--------------------------

Applicant: Sajjid Mohamme / arshaia parveen  
 Address: 28 Clarence Street  
 Zoning: R1B, Mature Neighbourhood  
 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			
GARDEN SUITE	To allow an interior side yard setback to a Garden suite of 1.12m  To permit 2 parking spaces to be provided on-site  To permit a building separation distance from the garden suite to the principal dwelling of 2.13m	Whereas the by-law requires an interior side yard setback of 1.8m  Whereas the by-law requires 3 parking spaces to be provided on-site  Whereas the by-law requires a building separation distance from the garden suite to the principal dwelling of 3m	10.16.2.(e)  10.6.(f)  10.6.2.(f)
COVERAGE			
PARKING			
DRIVEWAY	To permit an existing driveway width of 8.54m	Whereas the by-law permits a maximum driveway width of 7.32m	10.9
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Lesley Barbuto  
 Reviewed by Zoning

November 26, 2024  
 Date