

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2024-0441
Property Address: 28 Clarence Street
Legal Description: Con 1 EHS Part Lot 4, Ward 3
Agent: Syed Ali Shabib
Owner(s): Sajjid Mohammed, Arshia Parveen
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, January 28, 2025, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To allow an interior side yard setback to a Garden suite of 1.12 metres, whereas the by-law requires an interior side yard setback of 1.8 metres;
2. To permit 2 parking spaces to be provided on-site, whereas the by-law requires 3 parking spaces to be provided on-site; and
3. To permit a building separation distance from the garden suite to the principal dwelling of 2.13 metres, whereas the by-law requires a building separation distance from the garden suite to the principal dwelling of 3 metres.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, January 23, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, January 23, 2025**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

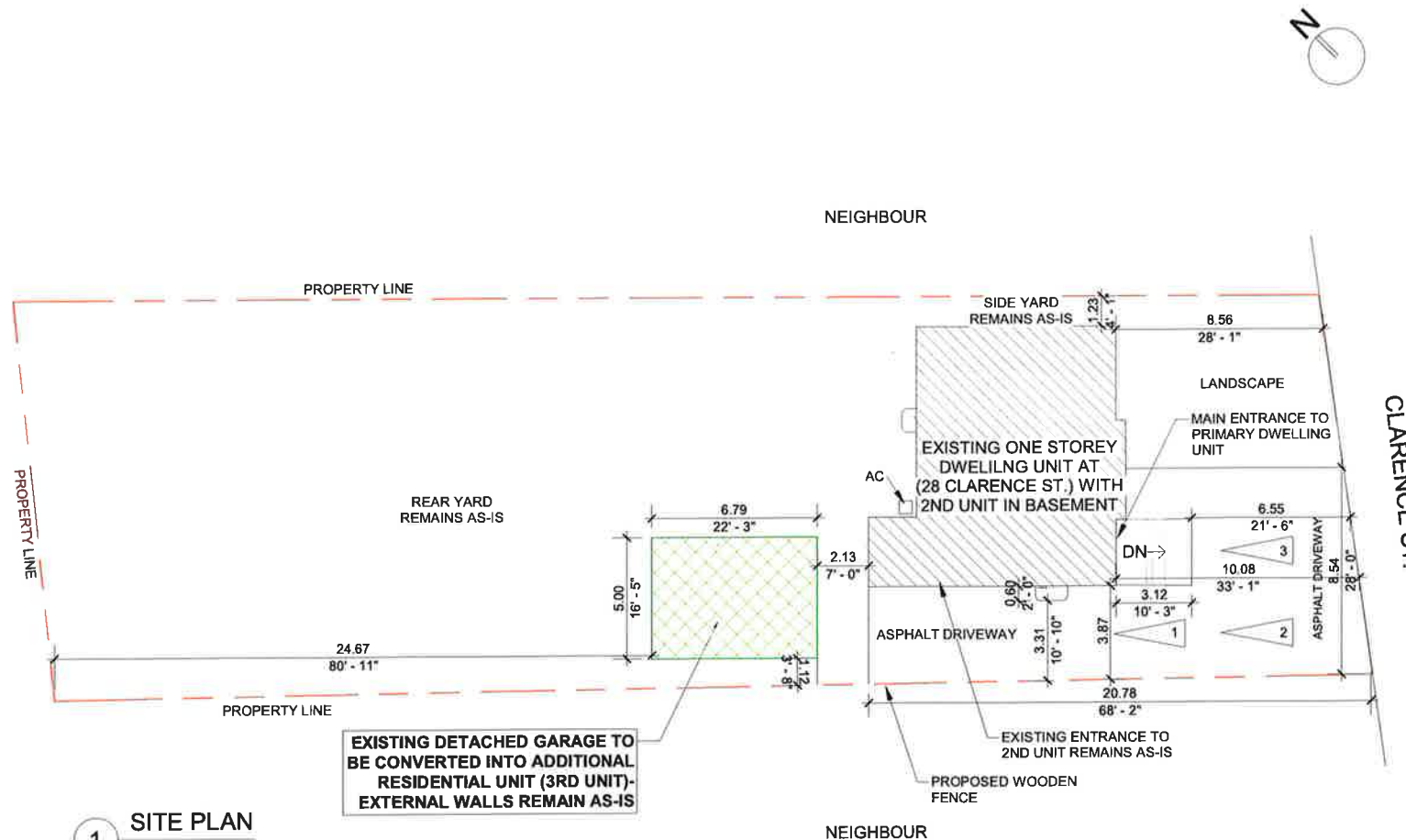
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 14th day of January 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



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 ²	15%
OPEN AREA	741.94 m ²	85%
LOT AREA	871.64 m ²	

PROPOSED GROSS FLOOR AREA (3RD UNIT)

Name	AREA
PROPOSED 3RD UNIT	33.94 m ²

EXISTING GROSS FLOOR AREA

UNIT	AREA
PRIMARY UNIT (1ST FLOOR)	89.98 m ²
2ND UNIT (BASEMENT)	73.22 m ²

REVISIONS

NO	DATE	DESCRIPTION	BY
1	14 AUG 2024	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 IMMEDIATELY OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST COMPLY TO ALL APPLICABLE CODES AND BY-LAWS.

CONFIDENTIAL NOTICE: ALL DRAWINGS & INFORMATION DEPOSED 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 SHERBOURNE 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