



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)** Athar Mohammad  
**Address** 20 Loomis road brampton L7A4X9  
 \_\_\_\_\_  
**Phone #** +1(647)6069511 **Fax #** \_\_\_\_\_  
**Email** Atharmohammad8@gmail.com

2. **Name of Agent** Abdulkadeer Dudhiyawala  
**Address** 38 Sedgewick Circle, Brampton, ON, Canada  
 \_\_\_\_\_  
**Phone #** 437-2258713 **Fax #** \_\_\_\_\_  
**Email** Contact@keydraftdesigns.com

3. **Nature and extent of relief applied for (variances requested):**  
 Seeking relief for the  
 1. Extension of the driveway width.  
 2. hard landscaping on the side yard of the house.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 Since there are accessible people in the house the side yard needs to be covered with hard landscaping for better maneuvering of the people throughout the lot.

5. **Legal Description of the subject land:**  
**Lot Number** LOT 65  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 20 LOOMIS ROAD, BRAMPTON, ON, CANADA

6. **Dimension of subject land (in metric units)**  
**Frontage** 11.60 m  
**Depth** 27.50 m  
**Area** 318.92 sq.m.

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.)

Building A (Residential Brick Dwelling), 2 Story Building

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

NA

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	3.28 m
Rear yard setback	4.79 m
Side yard setback	1.27 m
Side yard setback	0.54 m

**PROPOSED**

Front yard setback	NA
Rear yard setback	NA
Side yard setback	NA
Side yard setback	NA

10. Date of Acquisition of subject land: NA
11. Existing uses of subject property: Residence
12. Proposed uses of subject property: Residence
13. Existing uses of abutting properties: Residence
14. Date of construction of all buildings & structures on subject land: NA
15. Length of time the existing uses of the subject property have been continued: NA

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

**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: 20 LOOMIS ROAD, BRAMPTON, ON, CANADA


I/We, Athar Mohammad  
please print/type the full name of the owner(s)

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

Abdulkadeer Dudhiyawala  
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 18 day of November, 20<sup>24</sup>.

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

**ATHAR MOHAMMAD**  
(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.**

**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: 20 LOOMIS ROAD, BRAMPTON, ON, CANADA

I/We, Athar Mohammad

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 18 day of November, 20<sup>24</sup>.



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

**ATHAR MOHAMMAD**

(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**

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

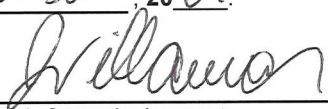
DATED AT THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_  
 THIS 18 DAY OF November, 20<sup>24</sup>.

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, ~~Abdulkadeer Dudhija~~ Atthar Mohammad OF THE city \_\_\_\_\_ OF brampton \_\_\_\_\_

IN THE 11 ~~4~~ OF Nov 2024 Dec 2024 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 4 DAY OF  
December, 20<sup>24</sup>  
  
 \_\_\_\_\_  
 A Commissioner etc.

**Joshua Villanueva**  
 a Commissioner, etc.,  
 Province of Ontario,  
 for the Corporation of the  
 City of Brampton.  
 Expires July 29, 2027.

  
 \_\_\_\_\_  
 Signature of Applicant or Authorized Agent

**FOR OFFICE USE ONLY**

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

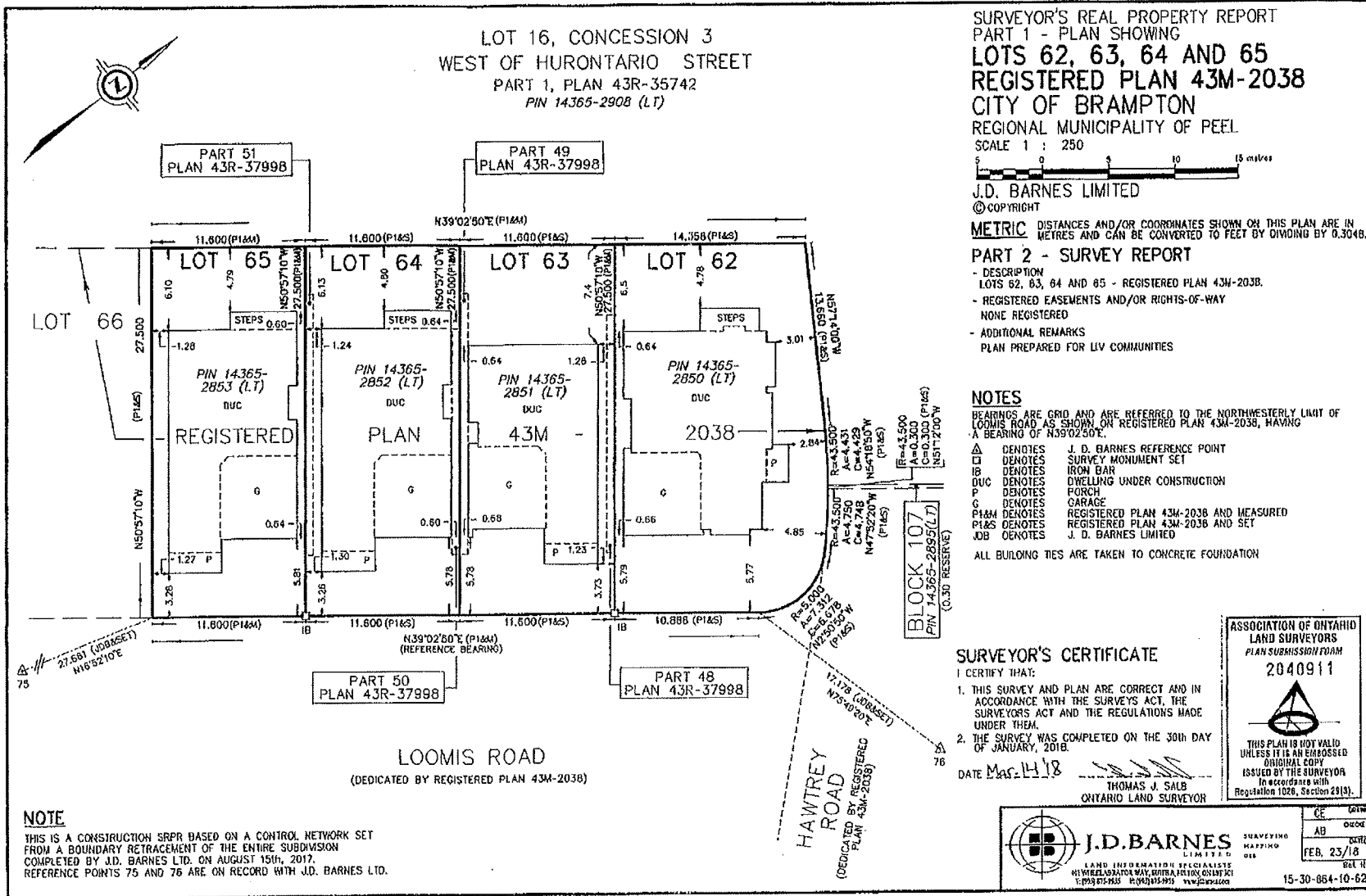
**Present Zoning By-law Classification:** R1F-9-2452 Residential

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

Angelo Barbato \_\_\_\_\_ December 4, 2024  
 Zoning Officer Date

DATE RECEIVED December 4, 2024

\_\_\_\_\_  
 JV



SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN SHOWING  
**LOTS 62, 63, 64 AND 65**  
**REGISTERED PLAN 43M-2038**  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1 : 250

J.D. BARNES LIMITED  
© COPYRIGHT  
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
PART 2 - SURVEY REPORT  
- DESCRIPTION  
LOTS 62, 63, 64 AND 65 - REGISTERED PLAN 43M-2038.  
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE REGISTERED  
- ADDITIONAL REMARKS  
PLAN PREPARED FOR LIV COMMUNITIES

NOTES  
BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF LOOMIS ROAD AS SHOWN ON REGISTERED PLAN 43M-2038, HAVING A BEARING OF N39°02'50"E.

△ DENOTES	J. D. BARNES REFERENCE POINT
□ DENOTES	SURVEY MONUMENT SET
IB DENOTES	IRON BAR
DUC DENOTES	DWELLING UNDER CONSTRUCTION
P DENOTES	PORCH
C DENOTES	CARAGE
P1&M DENOTES	REGISTERED PLAN 43M-2038 AND MEASURED
P1&S DENOTES	REGISTERED PLAN 43M-2038 AND SET
JOB DENOTES	J. D. BARNES LIMITED

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF JANUARY, 2018.  
DATE Mar 14 18  
THOMAS J. SALB  
ONTARIO LAND SURVEYOR

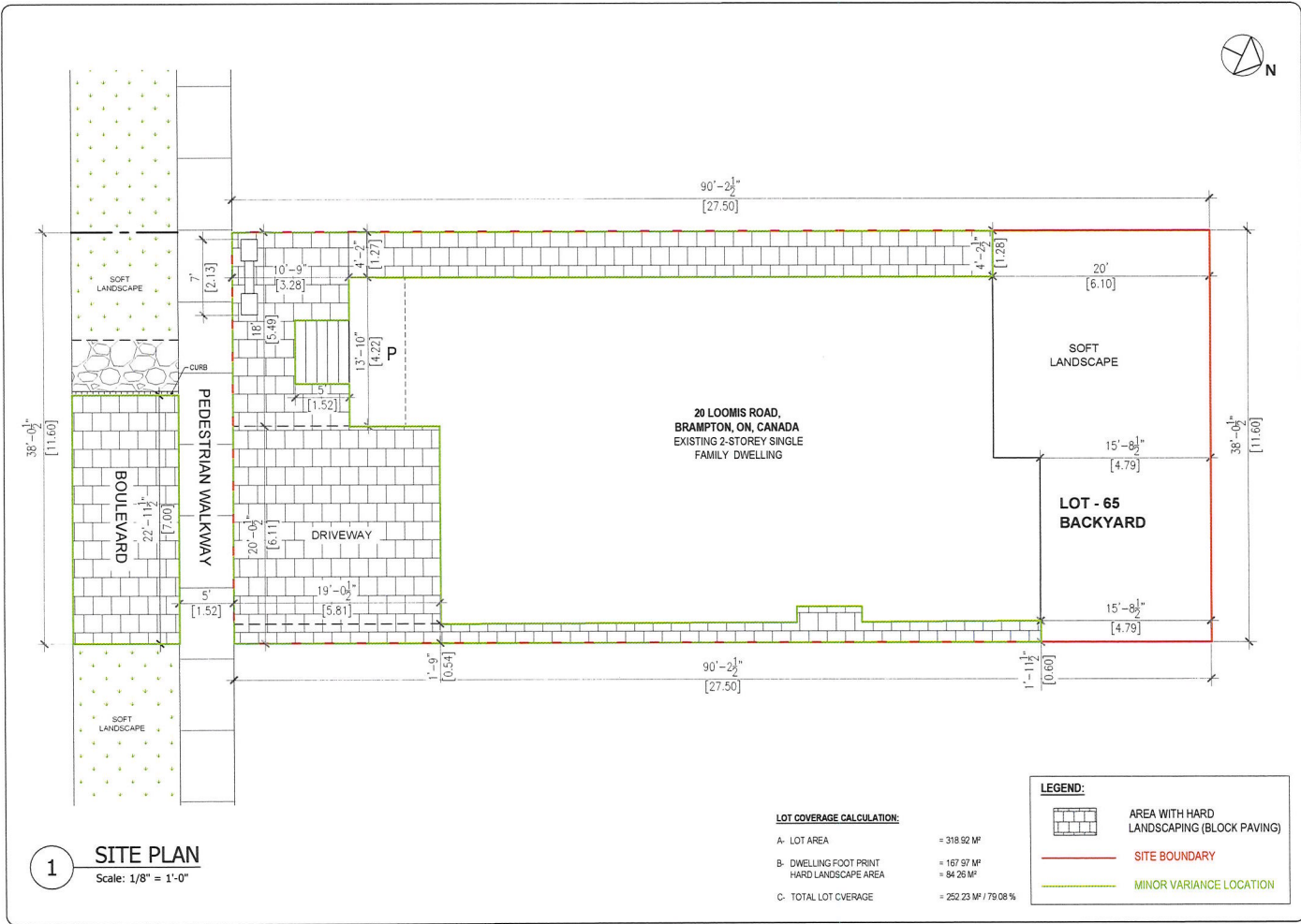
ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2040911

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(5).

NOTE  
THIS IS A CONSTRUCTION SRPR BASED ON A CONTROL NETWORK SET FROM A BOUNDARY RETRACEMENT OF THE ENTIRE SUBDIVISION COMPLETED BY J.D. BARNES LTD. ON AUGUST 15th, 2017. REFERENCE POINTS 75 AND 76 ARE ON RECORD WITH J.D. BARNES LTD.

J.D. BARNES LIMITED  
LAND INFORMATION SPECIALISTS  
11 WHELAN ROAD, UNIT 10, BRAMPTON, ONTARIO  
T. 905.875.9555 F. 905.875.9592 www.jdbarnes.com

CE: GWB  
DE: DZG  
AB: DZG  
DZG  
FEB. 23/18  
REL. NO. 15-30-054-10-62



**LEGEND:**

DATE	ISSUED FOR

**GENERAL NOTES:**

- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
- CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS BEFORE PROCEEDING.
- THIS DRAWING IS NOT TO BE SCALED.

**KEY DRAFT**

KEYDRAFTDESIGN.COM  
 MAIL: CONTACT@KEYDRAFTDESIGN.COM  
 PHONE: +1 (437) 255-9713  
 ADDRESS: 3B GEDGEWICK CIRCLE, BRAMPTON, ON L7A2P7

**CLIENT INITIAL / ADDRESS:**

20 LOOMIS ROAD,  
 BRAMPTON, ON, CANADA

**PROJECT NAME:**

**EXISTING DRIVEWAY**

**DRAWING TITLE:**

SITE PLAN

PROJ. NO.:	DRAWING NO.
CHK. BY: N L	A1-00
SCALE: AS NOTED	
DATE:	

**1 SITE PLAN**  
 Scale: 1/8" = 1'-0"

**LOT COVERAGE CALCULATION:**

A - LOT AREA	= 318.92 MP
B - DWELLING FOOT PRINT HARD LANDSCAPE AREA	= 167.97 MP = 84.26 MP
C - TOTAL LOT COVERAGE	= 252.23 MP / 79.08 %

**LEGEND:**

- AREA WITH HARD LANDSCAPING (BLOCK PAVING)
- SITE BOUNDARY
- MINOR VARIANCE LOCATION

# Zoning Non-compliance Checklist

File No.

A-2024-0450

Applicant: Abdulkadeer Dudhiyawala

Address: 20 Loomis Rd.

Zoning: R1F-9-2452 Residential

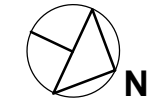
By-law 270-2004, as amended

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			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH	<p>To permit a driveway width of 11.60m</p> <p>To permit 0.0m of permeable landscaping abutting the side lot lines</p> <p>To permit a parking space depth of 3.80m</p>	<p>whereas the by-law permits a maximum driveway width of 7.0m</p> <p>whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot lines.</p> <p>whereas the by-law requires a minimum parking space depth of 5.4m</p>	<p>10.9.1.B.1. c.</p> <p>10.9.1.B.4. a.</p> <p>10.16.h.i.</p>
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato  
Reviewed by Zoning

December 4, 2024  
Date





LEGEND:

DATE	ISSUED FOR

**GENERAL NOTES:**

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- THIS DRAWING IS NOT TO BE SCALED

**KEY DRAFT**

KEYDRAFTDESIGN.COM  
 MAIL: CONTACT@KEYDRAFTDESIGN.COM  
 PHONE: +1 (437) 225-8713  
 ADDRESS: 38, SEDGWICK CIRCLE, BRAMPTON, ON, L7A2P7

CLIENT INITIAL / ADDRESS:

20 LOOMIS ROAD, BRAMPTON, ON, CANADA

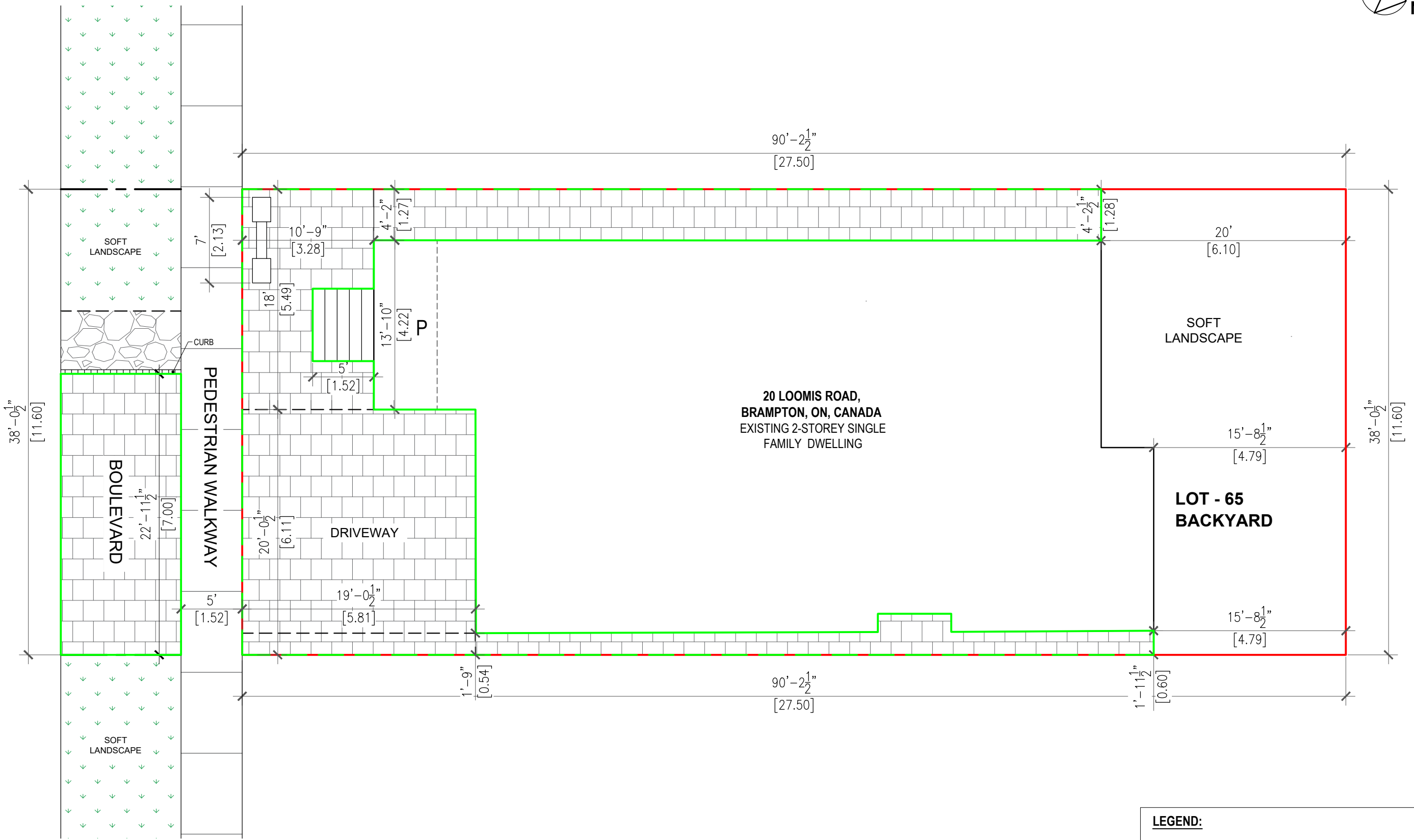
PROJECT NAME:

EXISTING DRIVEWAY

DRAWING TITLE:

SITE PLAN

PROJ. NO.:	DRAWING NO.:
DRW. BY: N. L.	<b>A1-00</b>
CHK. BY: A. D.	
SCALE: AS NOTED	
DATE:	



20 LOOMIS ROAD,  
 BRAMPTON, ON, CANADA  
 EXISTING 2-STOREY SINGLE  
 FAMILY DWELLING

**LOT - 65  
 BACKYARD**

**LOT COVERAGE CALCULATION:**

A- LOT AREA	= 318.92 M <sup>2</sup>
B- DWELLING FOOT PRINT HARD LANDSCAPE AREA	= 167.97 M <sup>2</sup> = 84.26 M <sup>2</sup>
C- TOTAL LOT COVERAGE	= 252.23 M <sup>2</sup> / 79.08 %

**LEGEND:**

- AREA WITH HARD LANDSCAPING (BLOCK PAVING)
- SITE BOUNDARY
- MINOR VARIANCE LOCATION

**1** **SITE PLAN**  
 Scale: 1/8" = 1'-0"