

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 33.94m2 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?

Exisiting 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 m2

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 ☐

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 _____

  
\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

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

THIS 28 DAY OF September 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

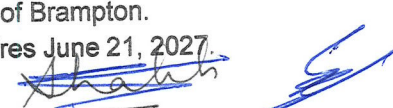
IN THE REGION OF

PEEL THIS 28 DAY OF

Nov, 2024.

  
A Commissioner etc.

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

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 28 2024

Date Application Deemed  
Complete by the Municipality

VL

Revised 2022/02/17

**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

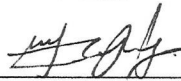
I/We, sajjid mohammed /Arshia parveen  
please print/type the full name of the owner(s)

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<sup>1</sup>/<sub>3</sub> LOT 4  
CONCESSION I.E.H.S.  
TOWN OF BRAMPTON  
COUNTY OF PEEL  
SCALE 20' = 1"

Made for  
Anders Con. Ltd.  
Brampton

Arthur Deeth  
Ontario Land Surveyor

*Arthur Deeth*  
1985



CLARENCE ST.

Brampton Ont.  
Jan. 31st 1986

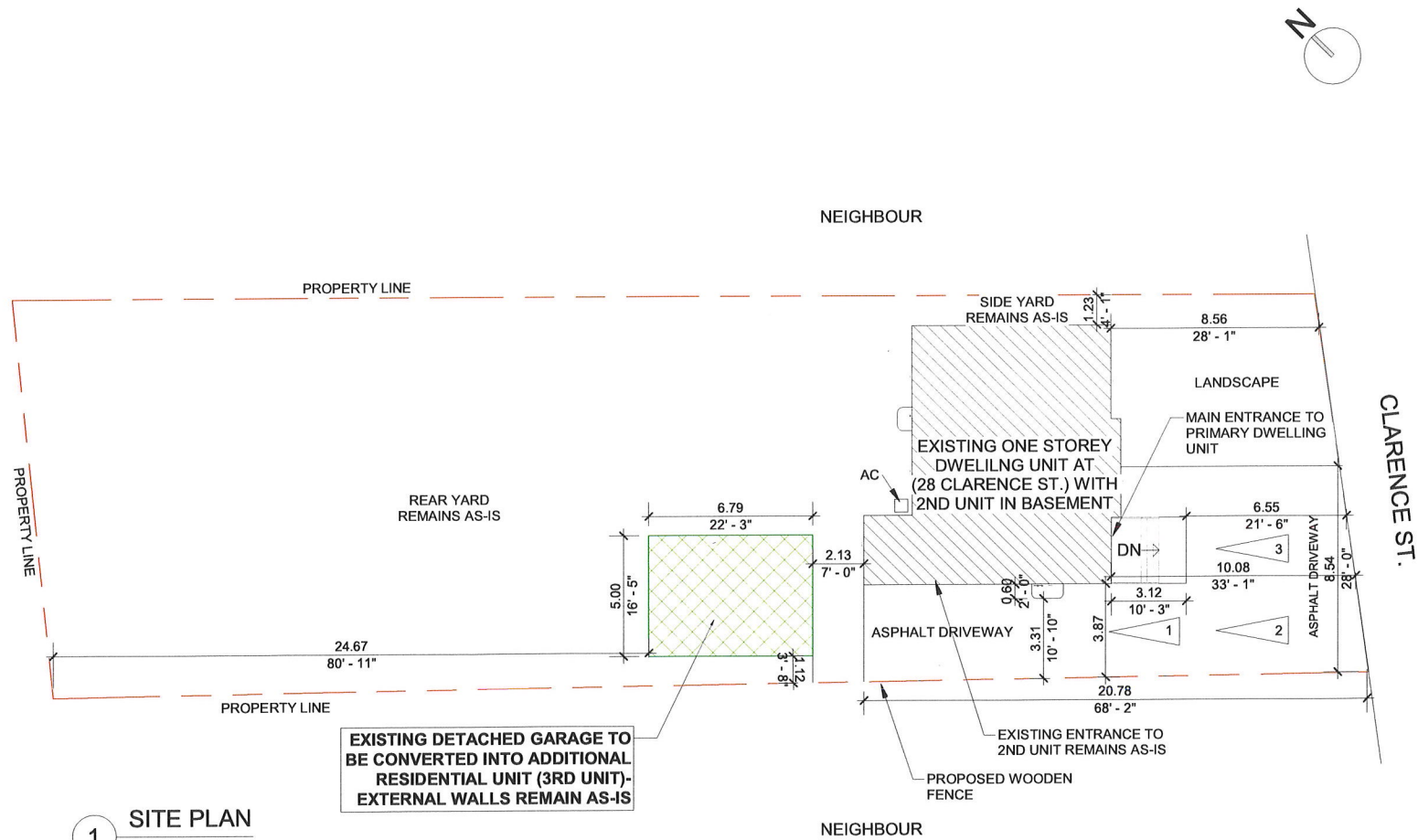
DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
MUNICIPAL FREEDOM OF INFORMATION AND  
PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56  
COPYRIGHT ACT R.S., 1985, c. C42 APPLIES TO THE  
USE AND REPRODUCTION OF THESE DOCUMENTS

FILE COPY

Permit: 20 800438 POLICE 25

Address: 28 Clarence St. 94





1 SITE PLAN  
1 : 200

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

NEIGHBOUR

NEIGHBOUR

CLARENCE ST.

PROPOSED GROSS FLOOR AREA (3RD UNIT)	
Name	AREA
PROPOSED 3RD UNIT	33.94 m²

- LOT COVERAGE -		
DESCRIPTION	Area	COVERAGE
COVERED AREA	129.70 m²	15%
OPEN AREA	741.94 m²	85%
LOT AREA	871.64 m²	

EXISTING GROSS FLOOR AREA	
UNIT	AREA
PRIMARY UNIT (1ST FLOOR)	89.98 m²
2ND UNIT (BASEMENT)	73.22 m²

REVISIONS			
BELOW 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/DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM 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

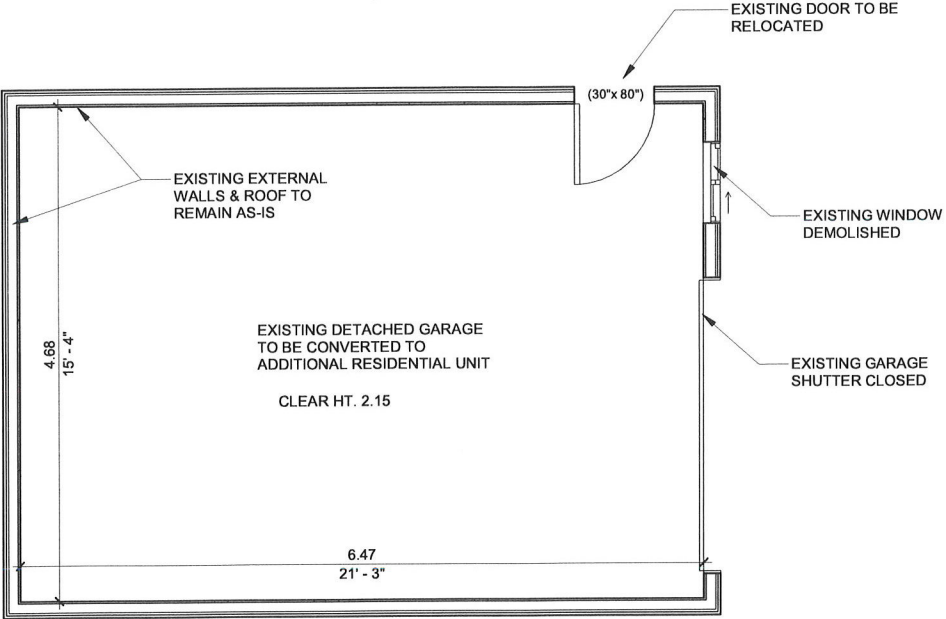
PROJECT:  
**PROPOSED GARAGE  
CONVERSION TO  
ADDITIONAL  
RESIDENTIAL UNIT**

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

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 SHEROBEE 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

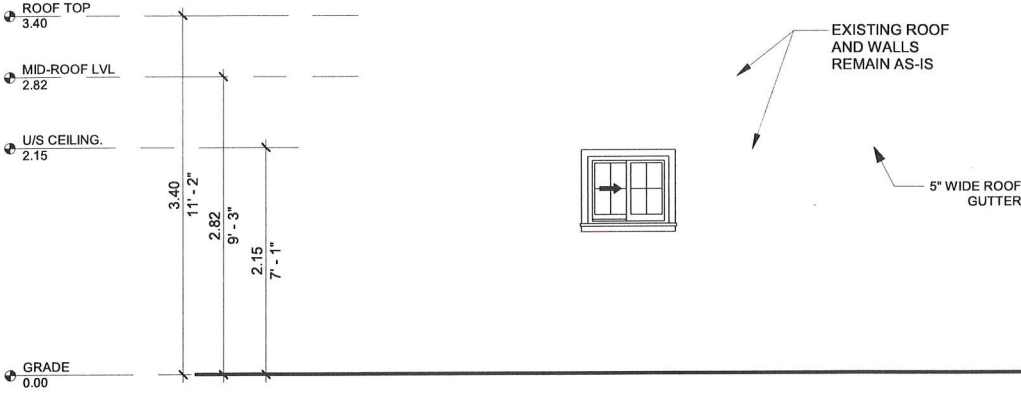
PROJECT NO. 08141

DRAWING

A100







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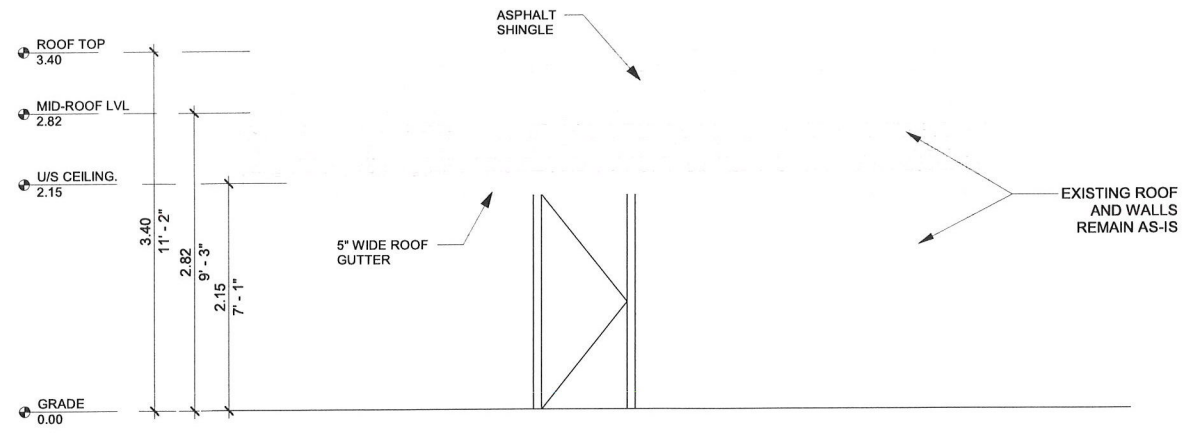
DESIGNER:  
**MAPLE DESIGN & BUILD Inc.**  
2211 SHEROBBE ROAD  
MISSISSAUGA L5A 2H5

PROJECT:  
PROPOSED GARAGE  
CONVERSION TO  
ADDITIONAL  
RESIDENTIAL UNIT

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

TITLE:  
**SOUTH EAST -  
3RD UNIT**

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



1 NORTH EAST 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

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 CONFORM TO ALL APPLICABLE CODES AND BY-LAWS.

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DESIGNER:  
**MAPLE DESIGN & BUILD Inc.**  
2211 SHEROBBE ROAD  
MISSISSAUGA L6A 2H5

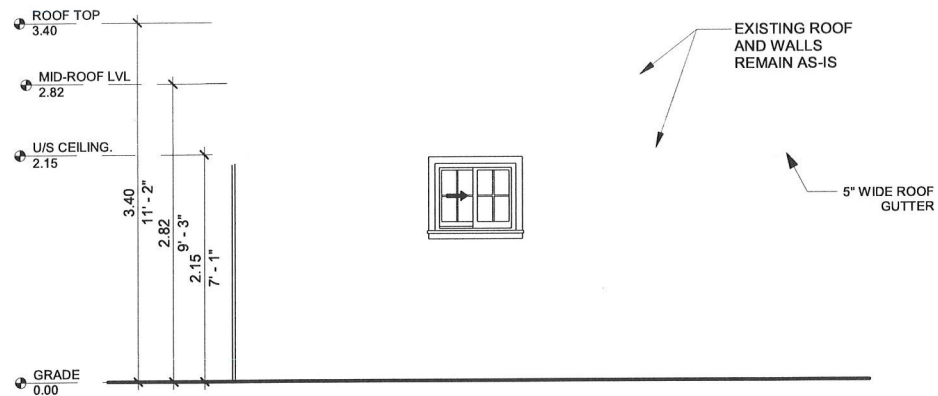
PROJECT:  
**PROPOSED GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL UNIT**

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
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/DRAWN OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND BYLAWS.			
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DESIGNER:			
MAPLE DESIGN & BUILD Inc. 2211 SHEROBEE 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	Whereas the by-law requires an interior side yard setback of 1.8m	10.16.2.(e)
	To permit 2 parking spaces to be provided on-site	Whereas the by-law requires 3 parking spaces to be provided on-site	10.6.(f)
	To permit a building separation distance from the garden suite to the principal dwelling of 2.13m	Whereas the by-law requires a building separation distance from the garden suite to the principal dwelling of 3m	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