

**Application for Minor Variance**Section 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-2024-0409  
**Property Address:** 22 Fruitvale Circle  
**Legal Description:** Plan 43M2058, Lot 338, Ward 6  
**Agent:** Mechways Inc. c/o Valiuddin Mohammed  
**Owner(s):** Mohammad Shahzad, Ayesha Zahid Hussain  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, February 25, 2025, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a rear yard setback of 1.61 metres to an existing deck, whereas the by-law requires a minimum rear yard setback of 3.5 metres to a deck off the main floor.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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, February 20, 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](mailto: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, February 20, 2025**, by emailing [coa@brampton.ca](mailto: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.

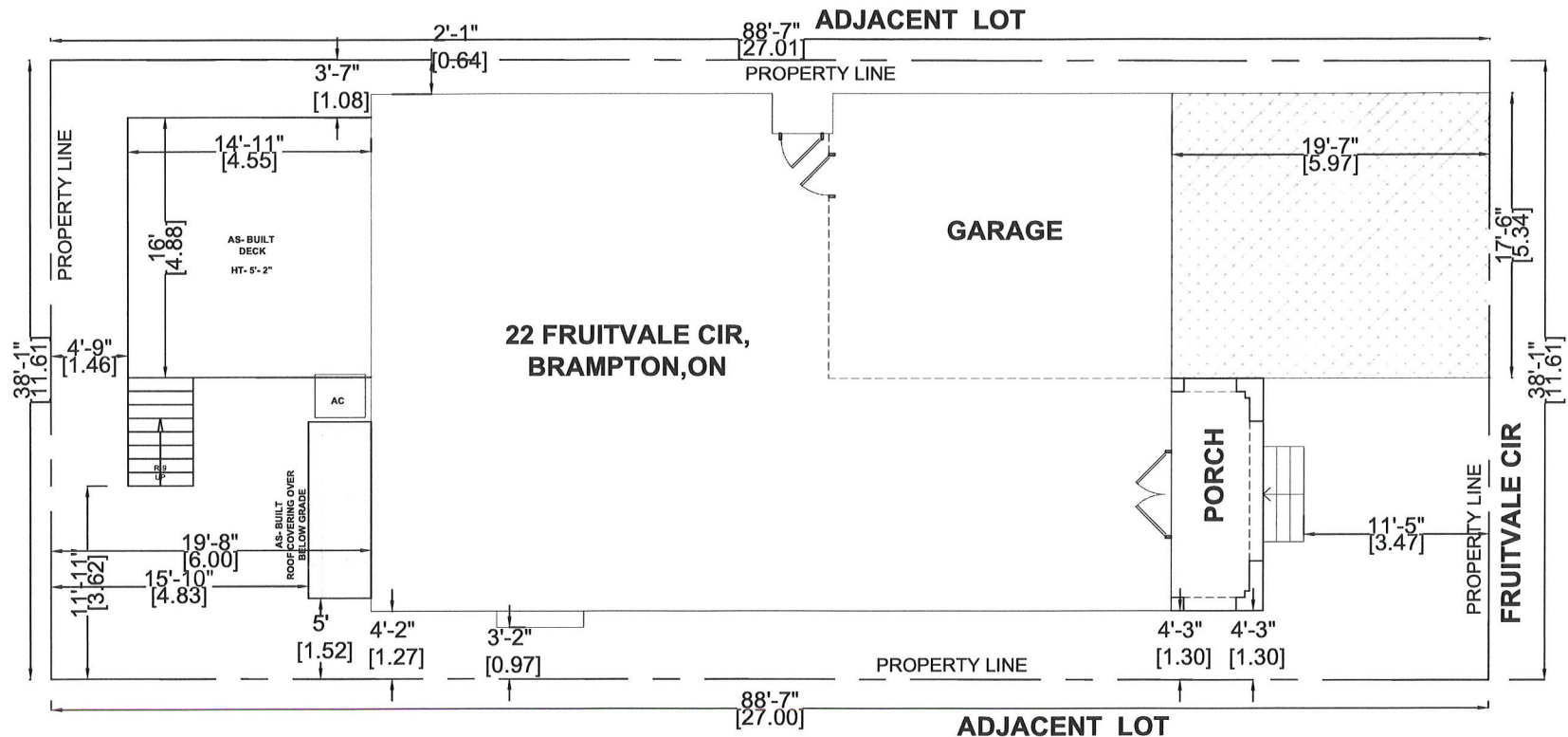
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://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](mailto: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](mailto: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 10th day of February 2025

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



**GENERAL NOTES:**  
 DRAWINGS ARE TO BE READ NOT SCALED.  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.  
 REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING THE WORK. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF MECHWAYS INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.  
 ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.



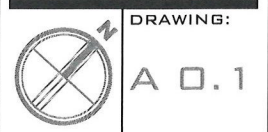
NO.	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT	OCT/04/2024

ENGINEER:  
**Mechways Inc.**  
 ADDRESS : 6 RIFON ST  
 MISSISSAUGA, ON L4T 1E2  
 TEL : 416-627-6100  
 EMAIL : INFO@MECHWAYS.COM  
 WEBSITE : WWW.MECHWAYS.COM

CONSULTANT:  
  
 PROJECT:  
 22 FRUITVALE CIR,  
 BRAMPTON, ON.

SHEET TITLE:  
**SITE PLAN**

CHECKED : MSB  
 DRAWN : TH  
 SCALE : 1:100  
 DATE : OCT/04/2024



**AREA STATISTICS:**

GROSS FLOOR AREA CALCULATIONS

A. LOT AREA	= 313.99 m <sup>2</sup>
B. BUILDING AREA	= 145.01 m <sup>2</sup>
C. AREA OF DECK	= 23.90 m <sup>2</sup>
D. AREA OF SHED	= 3.86 m <sup>2</sup>

▲ ENTRANCE / EGRESS

**SCOPE OF WORK**

A. LEGALIZATION OF AS-BUILT DECK  
 B. LEGALIZATION OF AS-BUILT ROOF COVERING OVER BELOW GRADE.

Received / Revised

NOV 26 2024

Committee of Adjustment