

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, February 25, 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, 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 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, 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 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

A001

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

SITE PLAN

PROJECT: PROPOSED GARAGE CONVERSION TO ADDITIONAL RESIDENTIAL UNIT
 2211 SHERBOKE ROAD, MISSISSAUGA, L5A 2H5
 MAPLE DESIGN & BUILD Inc.
 DESIGNER: MAPLE DESIGN & BUILD Inc.
 2211 SHERBOKE ROAD, MISSISSAUGA, L5A 2H5
 LOCATION: 28 Clarence St, Brampton, ON L6W 1S3
 TITLE: SITE PLAN

REVISIONS	DATE	NO	DESCRIPTION	BY
	14 AUG 2024	1	CLIENT PRESENTATION	BA
		2		

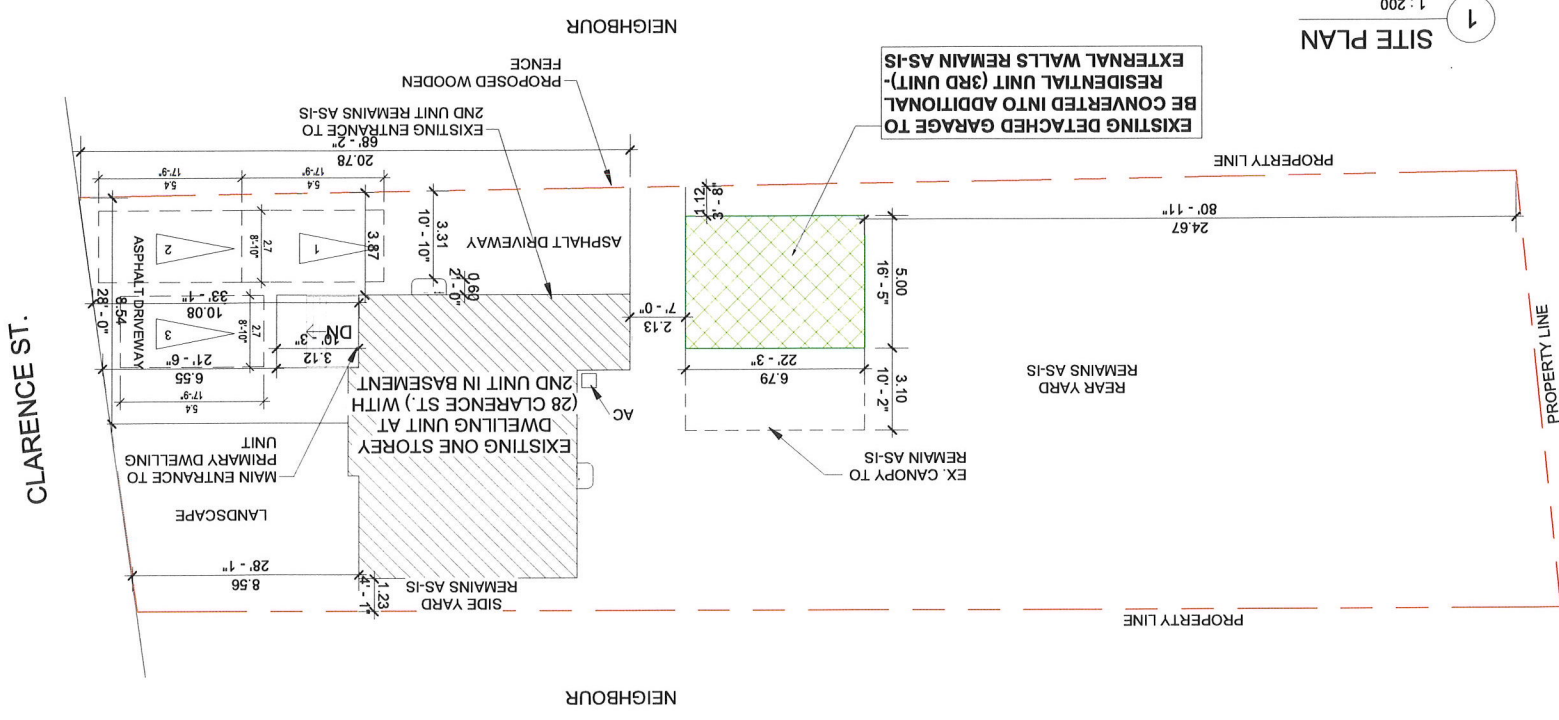
ALL PREVIOUS ISSUES BELIEVED TO BE CORRECTED
 REVISIONS DATE SUFFICES

FOR GENERAL NOTES, REFER TO SPECIFICATIONS MANUAL. DO NOT SCALE DRAWING. CONTACT MAPLE DESIGN & BUILD FOR ANY WORK AND REFER TO THE APPLICABLE CODES OF PRACTICE AND VARIATIONS FROM THE REPORTED INFORMATION. ALL DRAWINGS & INFORMATION DISCLOSED HEREIN ARE THE PROPERTY OF MAPLE DESIGN & BUILD INC. AND THIS CANNOT BE REPRODUCED OR SHARED WITHOUT WRITTEN CONSENT OF MAPLE DESIGN & BUILD INC.

- LOT COVERAGE -	
DESCRIPTION	Area
COVERED AREA	129.70 m ²
OPEN AREA	741.94 m ²
LOT AREA	871.64 m ²
COVERAGE 15%	

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

PROPOSED GROSS FLOOR AREA (3RD UNIT)	
Name	AREA
PROPOSED 3RD UNIT	33.94 m ²



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 1 : 200
 SITE PLAN

Received / Revised
 JAN 31 2025
 Committee of Adjustment