

Flower City



brampton.ca

FILE NUMBER: A-2025-0003

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) Violet Okungbowa-Ikponmwosa
Address 35 Brookview Road, Brampton

Phone # 226-787-3308 Fax # _____
Email okunfam35@gmail.com

2. Name of Agent Mohammad Atashi
Address 2105 Blacksmith Lane, Oakville

Phone # 9053302431 Fax # _____
Email mdatashi@yahoo.com

3. Nature and extent of relief applied for (variances requested):

The maximum permitted driveway width for the property is _____
7.32 metres, whereas, the proposed driveway is 8.87m _____

4. Why is it not possible to comply with the provisions of the by-law?

The driveway was already widened. It is costly for _____
the owner to reduce the width _____

5. Legal Description of the subject land:
Lot Number 127
Plan Number/Concession Number 29019
Municipal Address 35 Brookview Road, Brampton

6. Dimension of subject land (in metric units)
Frontage _____ 17.95m
Depth _____ 23.27m
Area 546.119m²

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:

Two stories residential building

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No additional buildings/structures

Driveway widened

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 6.1m
Rear yard setback 8.38m
Side yard setback 4.38m
Side yard setback 4.07m

PROPOSED

Front yard setback _____
Rear yard setback N/A
Side yard setback _____
Side yard setback _____

10. Date of Acquisition of subject land: 2003

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: 1984

15. Length of time the existing uses of the subject property have been continued: Since was built

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 23 City OF Dece Brampton
THIS 23 DAY OF December, 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.

Mohammad Atashi OF THE Sauzteq Engineering Inc. OF _____

IN THE 11 OF December, 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 23 DAY OF
December, 2024

Signature of Applicant or Authorized Agent

Mercy Osayamen Osaze
a Commissioner, etc.
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.

FOR OFFICE USE ONLY	
Present Official Plan Designation:	<u>Residential R1B-3166</u>
Present Zoning By-law Classification:	
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Angelo Barbato</u> Zoning Officer	<u>December 12, 2024</u> Date

DATE RECEIVED December 23, 2024

Mercy

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: 35 Brookview Road, Brampton

I/We, Violet Okunbowa-Ikponmwosa
please print/type the full name of the owner(s)

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

Mohammad Atashi

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 11 day of December, 2024.

Violet Okunbowa-Ikponmwosa

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

(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.

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: 35 Brookview Road, Brampton

I/We, Violet Okungbowa-Ikponmwosa
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 11 day of December, 2024

Violet Okungbowa-Ikponmwosa

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

(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

LOT 127 IS 35 BROOKVIEW

RAZA

BUILDING LOCATION SURVEY OF
LOTS 127, 128, 130, 131, 132, 133 AND 134, PLAN M-416
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL - 793-4110

ZONING DEPT.

MR. WINGROVE

SCALE 1:400



J. RADY-PENTEK O.L.S. 1984

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

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. C-42 APPLIES TO THE
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NOTE

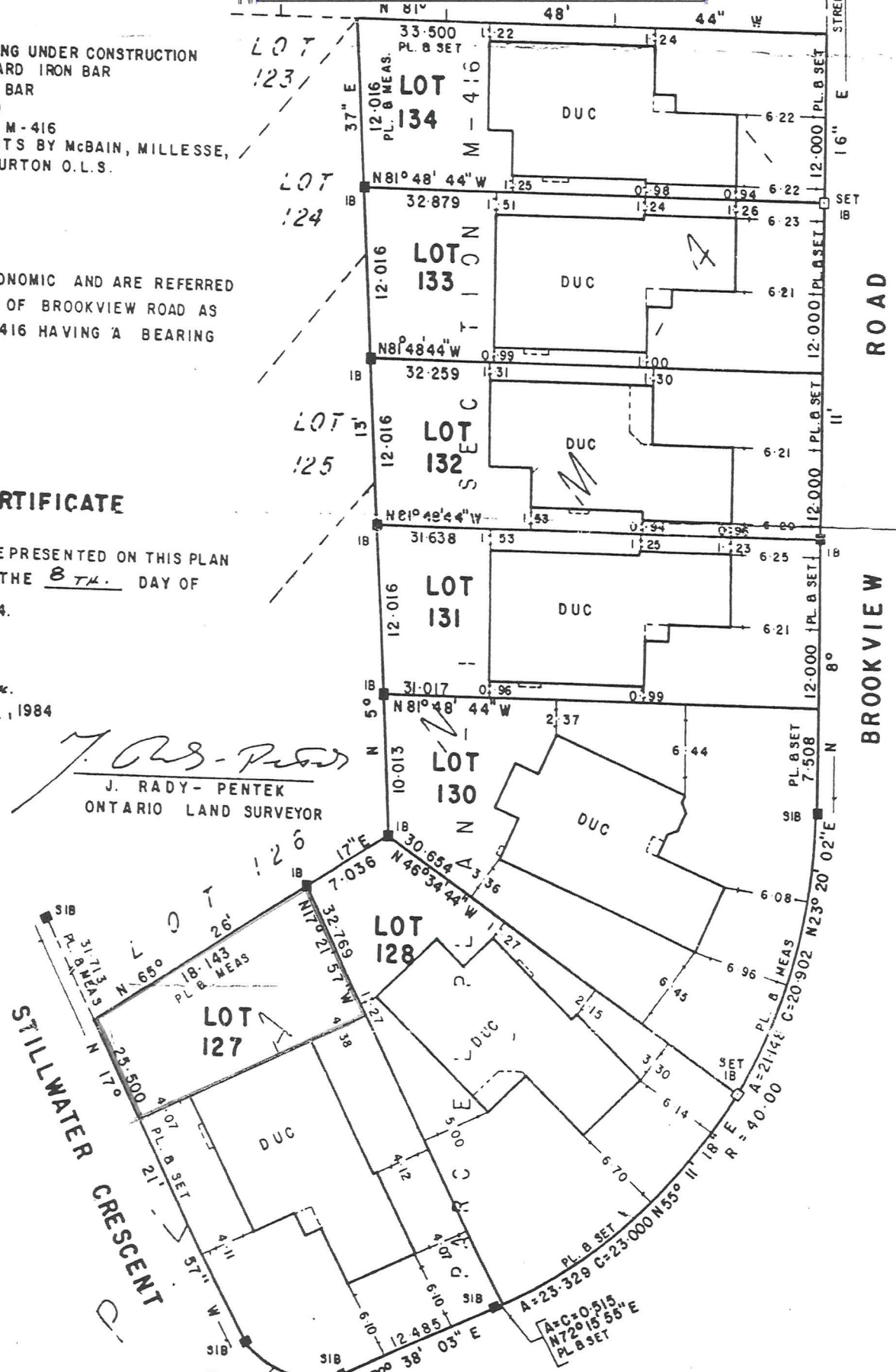
- DUC DENOTES DWELLING UNDER CONSTRUCTION
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- DENOTES FOUND
- PL DENOTES PLAN M-416
- ALL FOUND MONUMENTS BY McBAIN, MILLESSE, CARMICHAEL AND BURTON O.L.S.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED
TO THE WEST LIMIT OF BROOKVIEW ROAD AS
SHOWN ON PLAN M-416 HAVING A BEARING
OF N8° 11' 16" E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 20TH DAY OF
JUNE, 1984.

DATE: JUNE 20TH, 1984



J. RADY-PENTEK
ONTARIO LAND SURVEYOR

JOSEPH RADY-PENTEK LTD.
ONTARIO LAND SURVEYOR
678 SHEPPARD AVE., W. DOWNSVIEW ONT.
635-5886

RE: [EXTERNAL]Driveway Widening (35 Brookview Rd)

From: Fernandes, Megan (megan.fernandes@brampton.ca)
To: mdatashi@yahoo.com
Date: Thursday, December 5, 2024 at 03:49 p.m. EST

Good Afternoon,

Thank you for your inquiry regarding a widened driveway for the property located at 35 Brookview Rd.

As noted in Zoning Staff's e-mail below, The maximum permitted driveway width for the property is **7.32 metres**, whereas, the proposed driveway is 8.87m.

A Minor Variance can be used to seek permission to permit the application of an increased driveway width. It is used for changes that are deemed minor in nature. Once submitted, the application would be reviewed by various City departments to ensure no negative impacts would be generated from the proposal and a recommendation would be made for the Committee's consideration.

Planning staff only have an advisory role and no decision making authority. Ultimately, the decision to approve or refuse the application relies with the Committee of Adjustment. The Committee of Adjustment may grant a variance, if in the opinion of the Committee, the request is minor in nature, is desirable for the appropriate development or use of the land, building or structure and if in the opinion of the Committee, the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

If you wish to proceed with a minor variance application, please reach out to the Secretary Treasurer (coa@brampton.ca).

Additional information on the Committee of Adjustment process can also be found on our [webpage](#) and the application form can be found at the bottom of the following [page](#). You may also refer to [the CofA Schedule of Meeting Dates](#) which lists submission deadlines.

If you have any further questions relating to the Committee of Adjustment process, please let me know and I will be happy to answer.

Regards,

Megan Fernandes
Assistant Development Planner
City of Brampton | Planning, Building and Growth Management
2 Wellington Street West | Brampton, ON | L6Y 4R2
E: megan.fernandes@brampton.ca



From: mohammad atashi <mdatashi@yahoo.com>
Sent: 2024/12/05 1:58 PM
To: Planning Development <Planning.Development@brampton.ca>
Cc: Gaspar, Philip <Philip.Gaspar@brampton.ca>
Subject: Re: [EXTERNAL]Driveway Widening (35 Brookview Rd)

Good afternoon,

Could you please review the attached site plan and the city zoning comments below. The owner wants to keep the existing driveway as shown on the site plan. What is the next step? Please advise.

Regards,
Mohammad Atashi, M.Sc. P.Eng.
Structural Engineer
Tel: 905-330-2431
On Thursday, December 5, 2024 at 11:48:48 a.m. EST, Gaspar, Philip <philip.gaspar@brampton.ca> wrote:

Hi Mohammad,

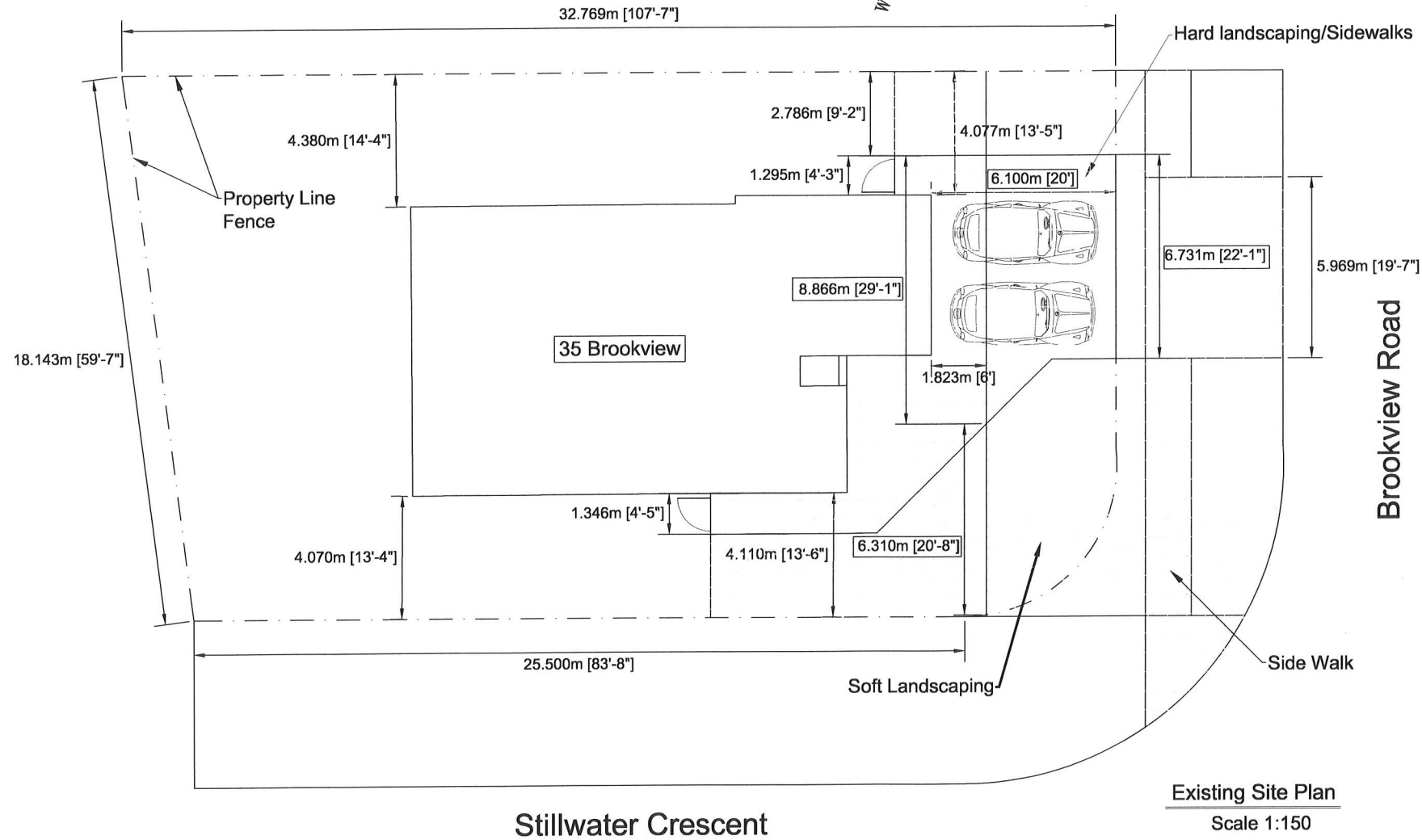
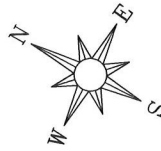
The maximum permitted driveway width for your lot is **7.32 metres**. Whereas, the proposed driveway is 8.87m. The owner will required to cut back the driveway to be compliant, or contact planning.development@brampton.ca

Hope this helps. Let me know if you have any additional questions.

Thanks,
Philip Gaspar
Plans Examiner, Zoning Services
City of Brampton

T: 905-874-3772
philip.gaspar@brampton.ca





BUILDING AND SITE STATISTICS
 LOT AREA = 546.119 m²
 FRONT YARD AREA=128.635 m²
 SOFT LANDSCAPING AREA = 64.98 m² (50.5%)

Existing Site Plan
 Scale 1:150

SauzTeq Engineering Inc.
 www.Sauzteq.ca
 Tel: 905-330-2431
 Email: info@sauzteq.ca

ENGINEER
 SEAL:



No.	Revision/Issue	Date

PROJECT:
 35 Brookview Road
 Brampton, ON

TITLE:
 Existing Site Plan

SCALE:	DRAWING NO.
DESIGNED BY:	SP2
APPROVED BY:	
BY:	

Zoning Non-compliance Checklist

File No.
A-2025-0003

Applicant: Mohammed Atashi
 Address: 35 Brookview Road
 Zoning: Residential R1B-3166
 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	To permit a driveway width of 8.86m	whereas the by-law permits a maximum driveway width of 7.32m	10.9.1.B.1.d
LANDSCAPED OPEN SPACE	To permit a landscape open space of 50.5%	whereas the by-law permits a minimum coverage of 70%.	12.5.2.j
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato
 Reviewed by Zoning

December 13, 2024
 Date