

FILE NUMBER: A-2024-0448

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)** Kashif Shahzad, Irfan Aleem  
**Address** 3 Demaris Dr. Brampton ON L6R 3P5  
 \_\_\_\_\_  
**Phone #** 4163056145 **Fax #** \_\_\_\_\_  
**Email** toshahzad31@yahoo.ca

2. **Name of Agent** Wassay Gulrez  
**Address** 3487 Bala Drive, Mississauga, ON L5M 0G6  
 \_\_\_\_\_  
**Phone #** 4376845252 **Fax #** \_\_\_\_\_  
**Email** alphhomes@gmail.com

3. **Nature and extent of relief applied for (variances requested):**  
 A setback of 0.9m is required when the landing is 0.6m above grade level. The landing for side entrance door is more than 0.6 m above grade and setback from interior boundary line is 0.26m left. Therefore, it is requested to give permission for reduced setback of 0.26m to the interior lot line.

4. **Why is it not possible to comply with the provisions of the by-law?**  
 As per 10.24.2, the side entrance with landings should have minimum setback of 0.9m, and after the landing the setback left is 0.26m, permission is required.

5. **Legal Description of the subject land:**  
**Lot Number** 552  
**Plan Number/Concession Number** 43M-1647  
**Municipal Address** 87 Calm Waters Crescent

6. **Dimension of subject land (in metric units)**  
**Frontage** 6.8  
**Depth** 34.64  
**Area** 233.62

7. **Access to the subject land is by:**  
 Provincial Highway  Seasonal Road   
 Municipal Road Maintained All Year  Other Public Road   
 Private Right-of-Way  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.)

Single family semi detached house

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

2 dwellings semi-detached house

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 5.6  
Rear yard setback 9.2  
Side yard setback 0  
Side yard setback 1.22

**PROPOSED**

Front yard setback 5.6  
Rear yard setback 9.2  
Side yard setback 0  
Side yard setback 1.22

10. Date of Acquisition of subject land: 2005
11. Existing uses of subject property: Single Family Residential House
12. Proposed uses of subject property: 2 Dwellings House
13. Existing uses of abutting properties: Single Family House/2 Dwellings House
14. Date of construction of all buildings & structures on subject land: 2005
15. Length of time the existing uses of the subject property have been continued: 19

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 \_\_\_\_\_

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

DATED AT THE City \_\_\_\_\_ OF Mississauga

THIS 25<sup>th</sup> DAY OF September 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, Wassay Gurez OF THE City OF Mississauga  
ON THE 25<sup>th</sup> OF September 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 MISSISSAUGA  
IN THE CITY OF  
MISSISSAUGA THIS 25<sup>th</sup> DAY OF  
SEPT 2024  
Wassay Gurez  
A Commissioner

Wassay Gurez  
Signature of Applicant or Authorized Agent



**CHAUDHRY MUHAMMAD ISMAIL**  
Barrister & Solicitor  
Commissioner of Oaths & Notary Public  
222-3465 Platinum Drive Mississauga, Ontario  
Canada 905 617 2762

FOR OFFICE USE ONLY

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist  
Philip Gaspar \_\_\_\_\_ November 1, 2024  
Zoning Officer Date

DATE RECEIVED Dec 2, 2024  
Clara

**PERMISSION TO ENTER**

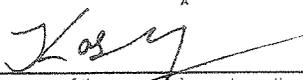
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 87 Calm Waters Crescent

I/We: Kashif Shahzad 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 28th day of September, 2024.

  
\_\_\_\_\_  
(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**

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

LOCATION OF THE SUBJECT LAND: 87 Calm Waters Crescent

I/We, Kashif Shahzad  
please print/type the full name of the owner(s)

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

Wassay Gulrez  
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 28th day of September, 2024.

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

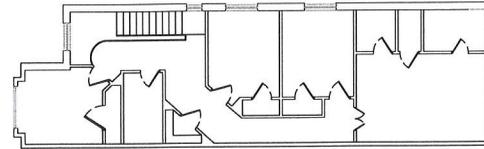
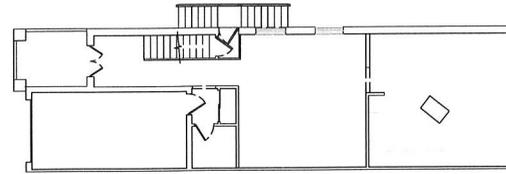
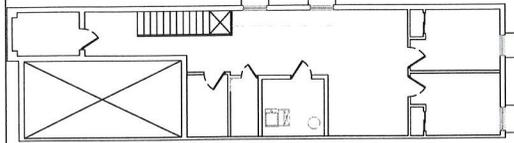
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: if the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**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.**

Total GFA area: 2,761.12 SFT / 256.51 m<sup>2</sup>  
 Basement covered area excluding furnace :  
 801.822 sft / 74.49 m<sup>2</sup>  
 Ground floor covered area excluding garage:  
 881.764 SFT / 81.91 m<sup>2</sup>  
 Second floor covered area excluding garage:  
 1077.54 SFT / 100.10 m<sup>2</sup>  
 Parking provided : 02 Located 1 in garage

Primary Dwelling unit: 182.01 m<sup>2</sup>  
 (GROUND FLOOR & SECOND FLOOR )  
 Secondary Dwelling unit : 74.49 m<sup>2</sup>  
 (BASEMENT)



**ALPH HOMES**  
 3487 BALA DR. MISSISSAUGA,  
 ON L5M0G6. TEL: +1 (437) 684-5252

DESIGNED BY:  
 WASSAY GULREZ Ph.D, P.Eng.

Seal & SIG:



TITLE  
 SITE PLAN

ADDRESS:  
 87 CALM WATERS CR, BRAMPTON

NOTES:  
 1- CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN ALL THIS PERMIT DRAWINGS.  
 2- CONTRACTOR TO REPORT TO THE DESIGNER FOR ANY DISCREPANCIES BETWEEN THE EXISTING STRUCTURAL MEMBERS AND INFORMATION STATED IN ANY OF THIS PERMIT DRAWINGS.

DRAWN BY: A.M

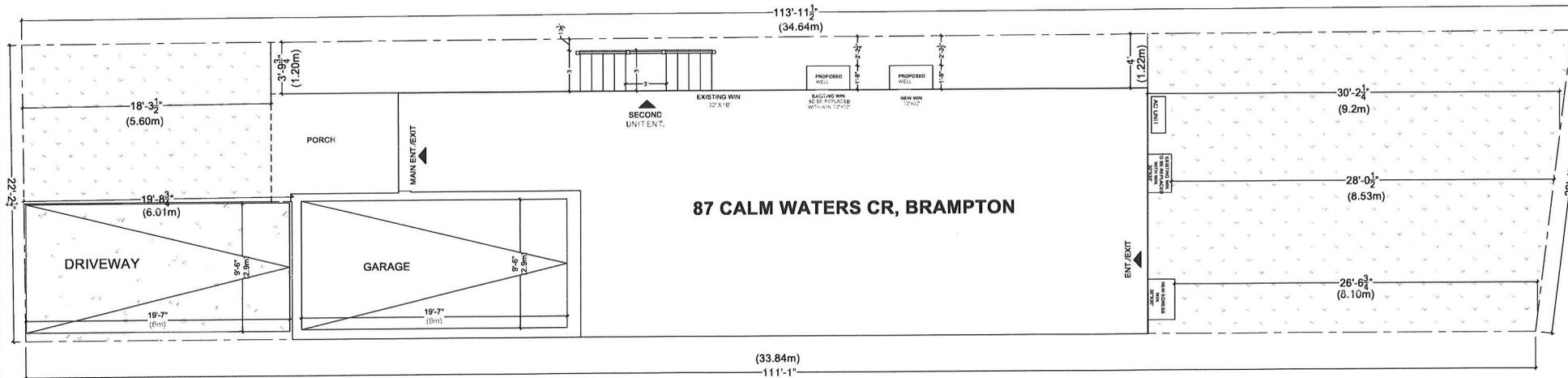
DATE: 04-11-24 SCALE: 1/8"=1'-0"

REVISED DWG:

DRAWING NO:

**A-03**

SHEET SIZE 16.5"x11.7"





**ALPH HOMES**

3487 BALA DR. MISSISSAUGA,  
ON L5M0G6. TEL: +1 (437) 684-5252

DESIGNED BY:

WASSAY GULREZ Ph.D, P.Eng.

Seal & SIG:



TITLE

EXISTING GROUND  
FLOOR PLAN

ADDRESS:

87 CALM WATERS CR, BRAMPTON

NOTES:

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- 2- CONTRACTOR TO REPORT TO THE DESIGNER FOR ANY DISCREPANCIES BETWEEN THE EXISTING STRUCTURAL MEMBERS AND INFORMATION STATED IN ANY OF THIS PERMIT DRAWINGS.

DRAWN BY: A.M

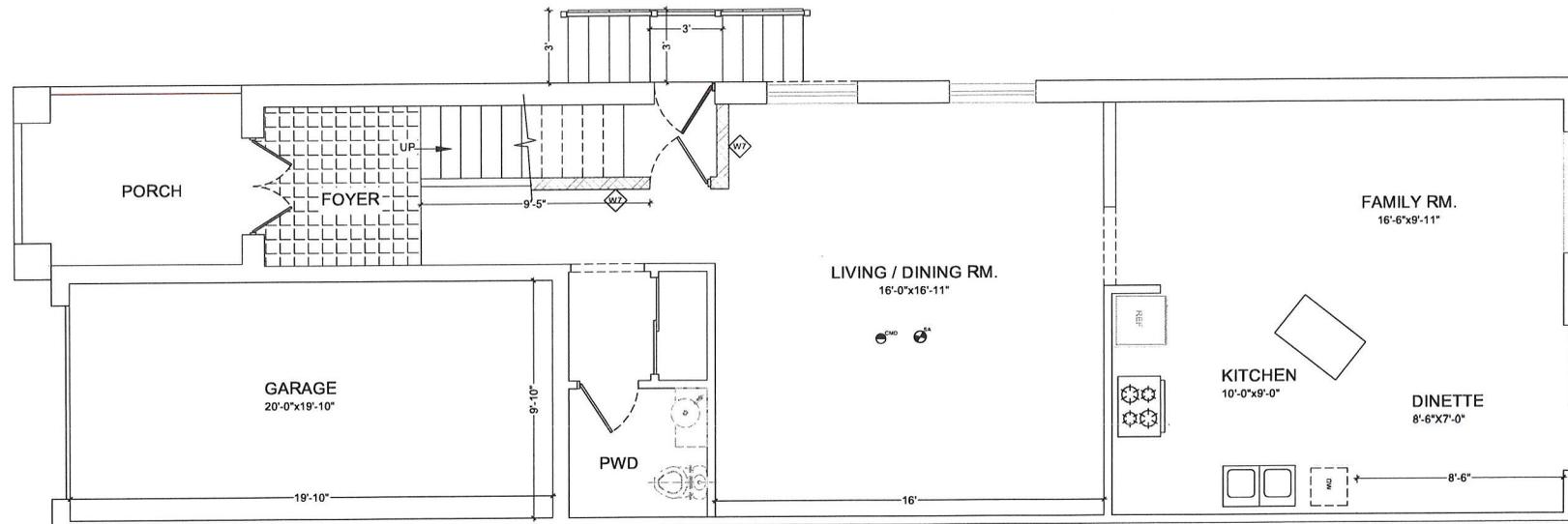
DATE: 04-11-24 SCALE: 1/8"=1'-0"

REVISED DWG:

DRAWING NO:

**A-06**

SHEET SIZE 16.5"x11.7"



**EXISTING GROUND FLOOR PLAN**



**ALPH HOMES**

3487 BALA DR. MISSISSAUGA,  
ON L5M0G6. TEL.: +1 (437) 604-5252

DESIGNED BY:

WASSAY GULREZ Ph.D, P.Eng.

Seal & SIG:



TITLE

LEFT SIDE ELEVATION

ADDRESS:

87 CALM WATERS CR, BRAMPTON

NOTES:

1- CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN ALL THIS PERMIT DRAWINGS.

2- CONTRACTOR TO REPORT TO THE DESIGNER FOR ANY DISCREPANCIES BETWEEN THE EXISTING STRUCTURAL MEMBERS AND INFORMATION STATED IN ANY OF THIS PERMIT DRAWINGS.

DRAWN BY: A.M

DATE: 04-11-24 SCALE: 1/8" = 1'-0"

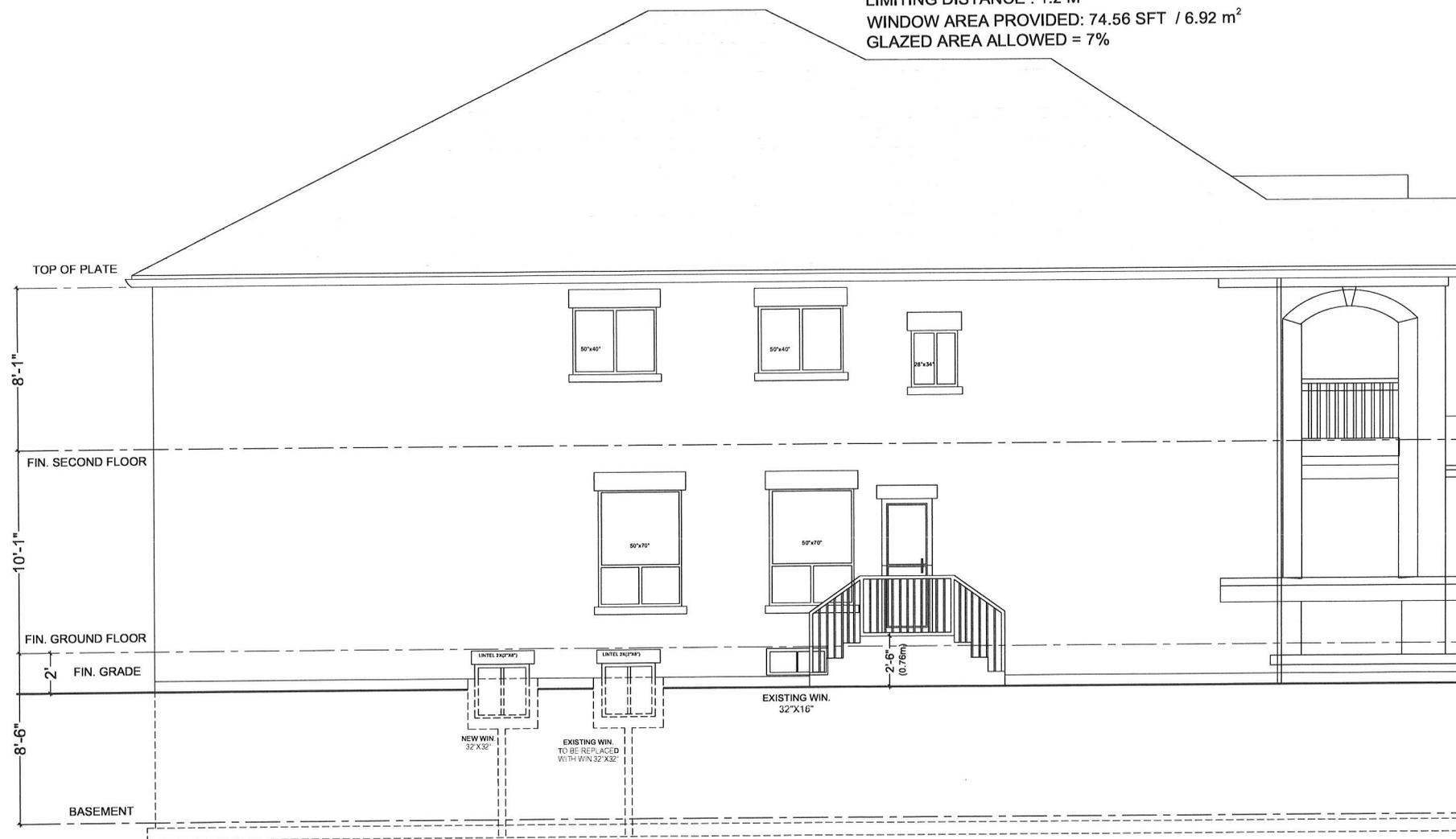
REVISED DWG:

DRAWING NO:

**A-09**

SHEET SIZE 16.5"x11.7"

WALL AREA: = 1285.78 SFT / 119.45 m<sup>2</sup>  
LIMITING DISTANCE : 1.2 M  
WINDOW AREA PROVIDED: 74.56 SFT / 6.92 m<sup>2</sup>  
GLAZED AREA ALLOWED = 7%



# LEFT SIDE ELEVATION

# Zoning Non-compliance Checklist

File No.

A-2024-0448

Owner: Kashif Shahzad

Address: 87 CALM WATERS CRES

Zoning: R2B-1221& Mature Neighbourhoods

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			
ABOVE GRADE ENTRANCE	To permit an interior side yard setback of 0.26 m to a proposed deck	whereas the by-law requires a minimum interior side yard setback of 1.2m.	10.27 (b)
	To permit a landing in the interior side yard used to access an additional residential unit having a height above ground level of 0.76m,	whereas the by-law permits a landing in the interior side yard used as the principal entrance to an attached ARU having a height of less than 0.6 metres above ground level	10.16.1 (b)
	To permit a landing in the interior side yard used to access an additional residential unit having a length and width of 0.91m,	whereas the by-law permits a landing in the interior side yard having a maximum length and width of 0.9m;	10.16.1 (b)
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
PARKING			

Philip Gaspar  
Reviewed by Zoning

Nov 05, 2024  
Date