

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) Athar Mohammad

Address 20 Loomis road brampton L7A4X9

Phone # +1(647)6069511

Fax #

Email Atharmohammad8@gmail.com

2. Name of Agent Abdulkadeer Dudhiyawala

Address 38 Sedgewick Circle, Brampton, ON, Canada

Phone # 437-2258713

Fax #

Email Contact@keydraftdesigns.com

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

Seeking relief for the

1. Extension of the driveway width.

2. hard landscaping on the side yard of the house.

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

Since there are accessible people in the house the side yard needs to be covered with hard landscaping for better maneuvering of the people throughout the lot.

5. Legal Description of the subject land:

Lot Number LOT 65

Plan Number/Concession Number

Municipal Address 20 LOOMIS ROAD, BRAMPTON, ON, CANADA

6. Dimension of subject land (in metric units)

Frontage 11.60 m

Depth 27.50 m

Area 318.92 sq.m.

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.)

Building A (Residential Brick Dwelling), 2 Story Building

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NA

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 3.28 m

Rear yard setback 4.79 m

Side yard setback 1.27 m

Side yard setback 0.54 m

PROPOSED

Front yard setback NA

Rear yard setback NA

Side yard setback NA

Side yard setback NA

10. Date of Acquisition of subject land: NA

11. Existing uses of subject property: Residence

12. Proposed uses of subject property: Residence

13. Existing uses of abutting properties: Residence

14. Date of construction of all buildings & structures on subject land: NA

15. Length of time the existing uses of the subject property have been continued: NA

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 ☐

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: 20 LOOMIS ROAD, BRAMPTON, ON, CANADA


I/We, Athar Mohammad
please print/type the full name of the owner(s)

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

Abdulkadeer Dudhiyawala
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 18 day of November, 20²⁴.


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

ATHAR MOHAMMAD
(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.

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: 20 LOOMIS ROAD, BRAMPTON, ON, CANADA

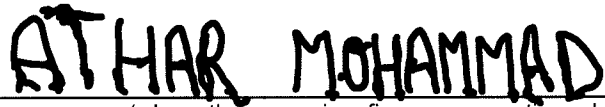
I/We, Athar Mohammad
please print/type the full name of the owner(s)

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 18 day of November, 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

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 18 DAY OF November, 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, ~~Abdulkadeer Duchiawla~~ Athar Mohammad, OF THE _____ city _____ OF _____ brampton _____

IN THE 4 OF Dec 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 4 DAY OF
December, 2024.

Joshua Villanueva
A Commissioner etc.

Joshua Villanueva
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires July 29, 2027.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-9-2452 Residential

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

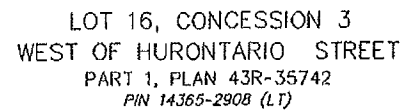
Angelo Barbato
Zoning Officer

December 4, 2024
Date

DATE RECEIVED

December 4, 2024

OV



PART 51
PLAN 43R-37998

PART 49
PLAN 43R-37998

**SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
LOTS 62, 63, 64 AND 65
REGISTERED PLAN 43M-2038
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 250**

SCALE 1 : 250



J.D. BARNES LIMITED

© COPYRIGHT

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 62, 63, 64 AND 65 - REGISTERED PLAN 43W-203B.
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE REGISTERED
- ADDITIONAL REMARKS
PLAN PREPARED FOR LIV COMMUNITIES

NOTES

BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF
LOOMIS ROAD AS SHOWN ON REGISTERED PLAN 43M-2038, HAVING
A BEARING OF N39°02'50"E.

- | | | |
|------|---------|---------------------------------------|
| △ | DENOTES | J. D. BARNES REFERENCE POINT |
| □ | DENOTES | SURVEY MONUMENT SET |
| IB | DENOTES | IRON BAR |
| DUC | DENOTES | DWELLING UNDER CONSTRUCTION |
| P | DENOTES | PORCH |
| G | DENOTES | GARAGE |
| PLAN | DENOTES | REGISTERED PLAN 43A-203B AND MEASURED |
| PLAN | DENOTES | REGISTERED PLAN 43A-203B AND SET |
| JOB | DENOTES | J. D. BARNES LIMITED |

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30TH DAY OF JANUARY, 2018.

DATE MAY 14 '18

THOMAS J. SALB
ONTARIO LAND SURVEYOR



A. I. D. BARNES

LAND INFORMATION SPECIALISTS
11 WINDMILL LANE, EMBAY, LONDON, ONTARIO
T 905 875-1535 F (503) 475-1935 www.landco.com

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM**

2040911

2040911



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3).

NOTE

THIS IS A CONSTRUCTION SPRR BASED ON A CONTROL NETWORK SET FROM A BOUNDARY RETRACEMENT OF THE ENTIRE SUBDIVISION COMPLETED BY J.D. BARNES LTD. ON AUGUST 15th, 2017. REFERENCE POINTS 75 AND 76 ARE ON RECORD WITH J.D. BARNES LTD.

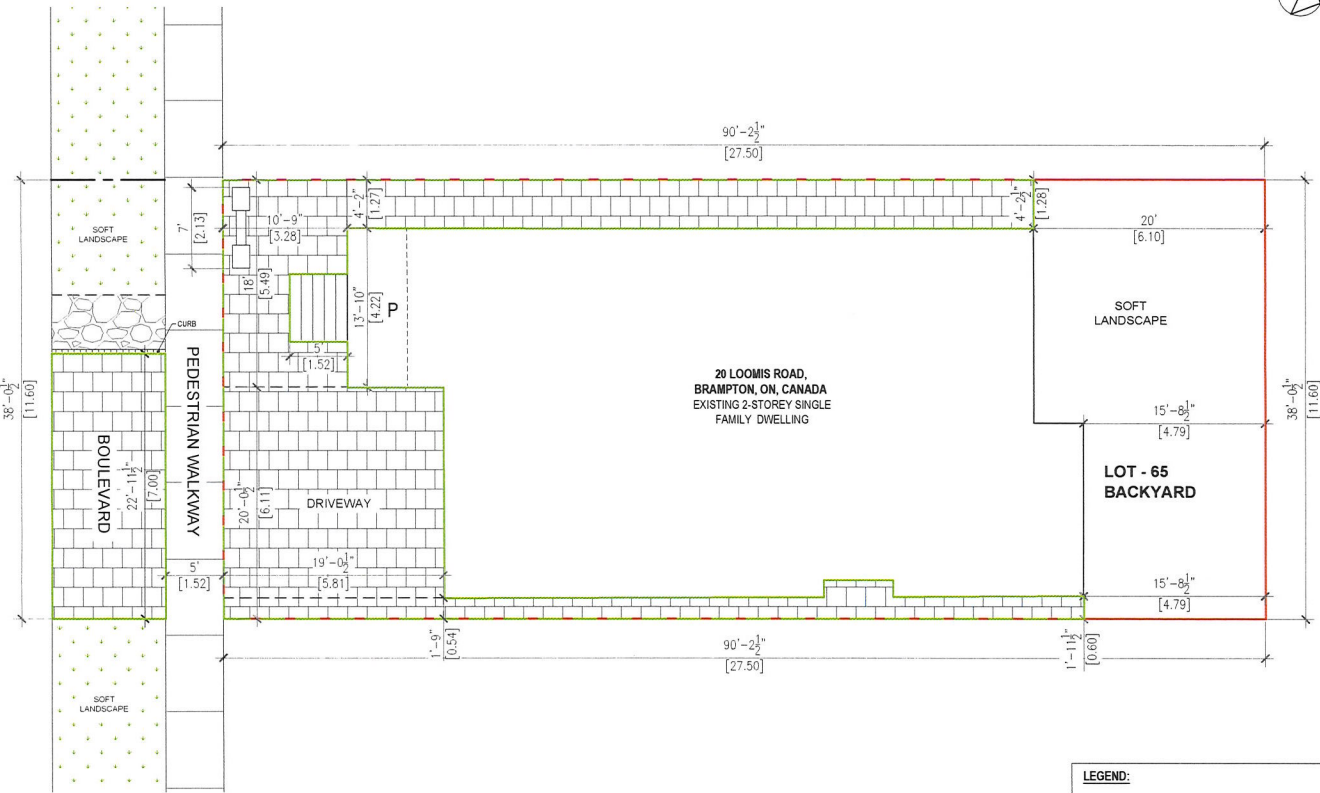
LOOMIS ROAD
(DEDICATED BY REGISTERED PLAN 43M-2038)

PART 48
PLAN 43R-37998

HAWTREY
ROAD

BLOCK 107
PIN 14365-2895(LT)
R=43.500
A=0.300
C=0.300 (PINS)
N517200W

14300-2895(2)



1 SITE PLAN

Scale: 1/8" = 1'-0"

LOT COVERAGE CALCULATION:

A. LOT AREA	= 318.92 MF
B. DWELLING FOOT PRINT HARD LANDSCAPE AREA	= 167.97 MF = 84.26 MF
C. TOTAL LOT COVERAGE	= 252.23 MF / 79.08 %

LEGEND:



AREA WITH HARD
LANDSCAPING (BLOCK PAVING)

SITE BOUNDARY

MINOR VARIANCE LOCATION

LEGEND:

DATE ISSUED FOR

GENERAL NOTES:

- LOCATION OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN
- CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS BEFORE PROCEEDING
- THIS DRAWING IS NOT TO BE SCALED

KEY DRAFT

KEYDRAFTDESIGN.COM
MAIL: CONTACT@KEYDRAFTDESIGN.COM
PHONE: 1-437-225-8713
ADDRESS: 318 SEDGWICK
CIRCLE, BRAMPTON, ON, L7A2P7

CLIENT INITIAL / ADDRESS:

20 LOOMIS ROAD,
BRAMPTON, ON, CANADA

PROJECT NAME:

EXISTING DRIVEWAY

DRAWING TITLE:

SITE PLAN

PROJ. NO.:

DRAWING NO.:

CHK. BY:

A D

SCALE:

AS NOTED

DATE:

A1-00

Received / Revised

FEB 10 2025

Committee of Adjustment

General Notes

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: mem.bldgpermits@gmail.com

PROJECT TITLE:

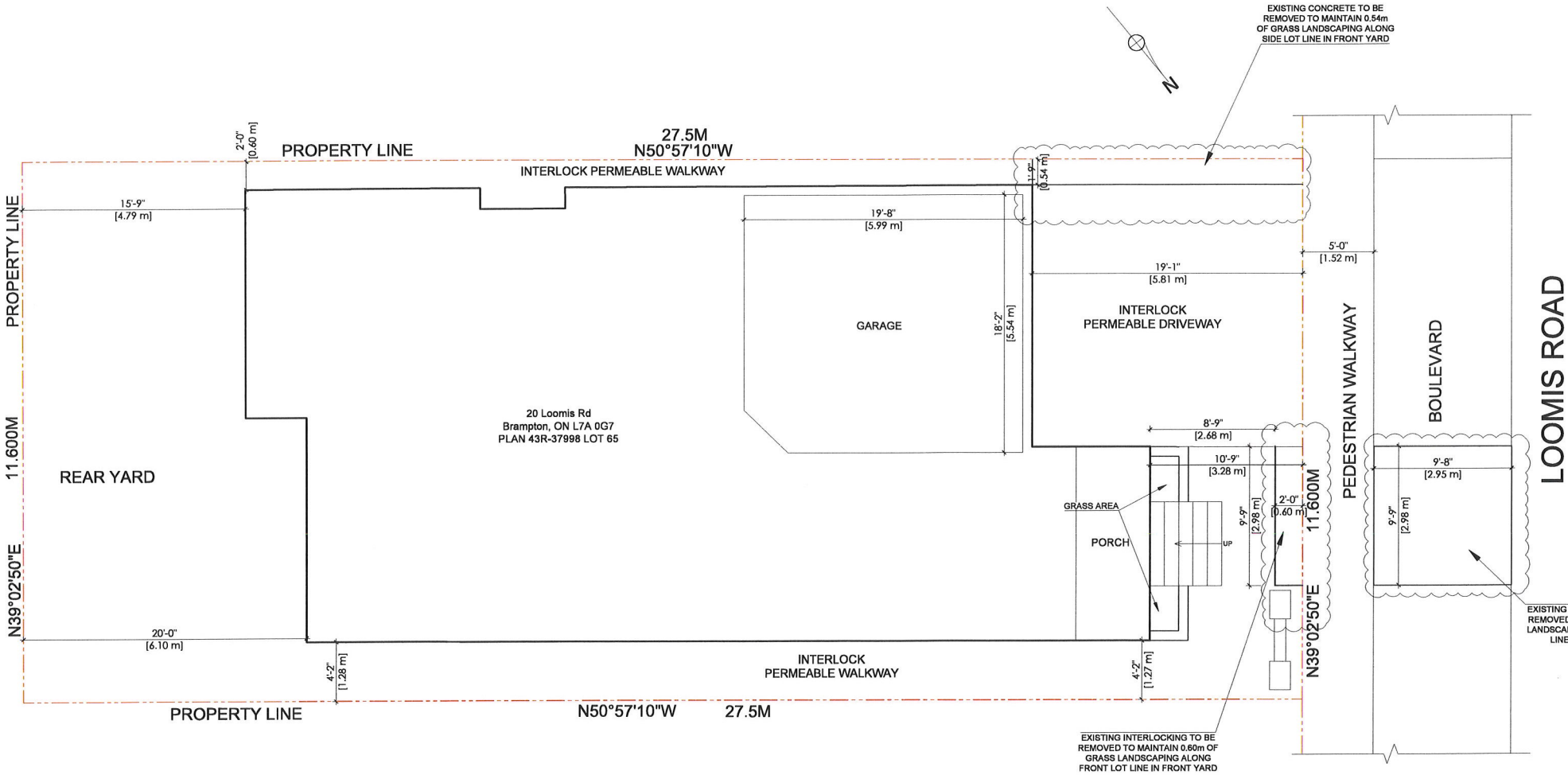
20 Loomis Rd,
Brampton, ON L7A 4X9

SHEET TITLE:

SITE PLAN

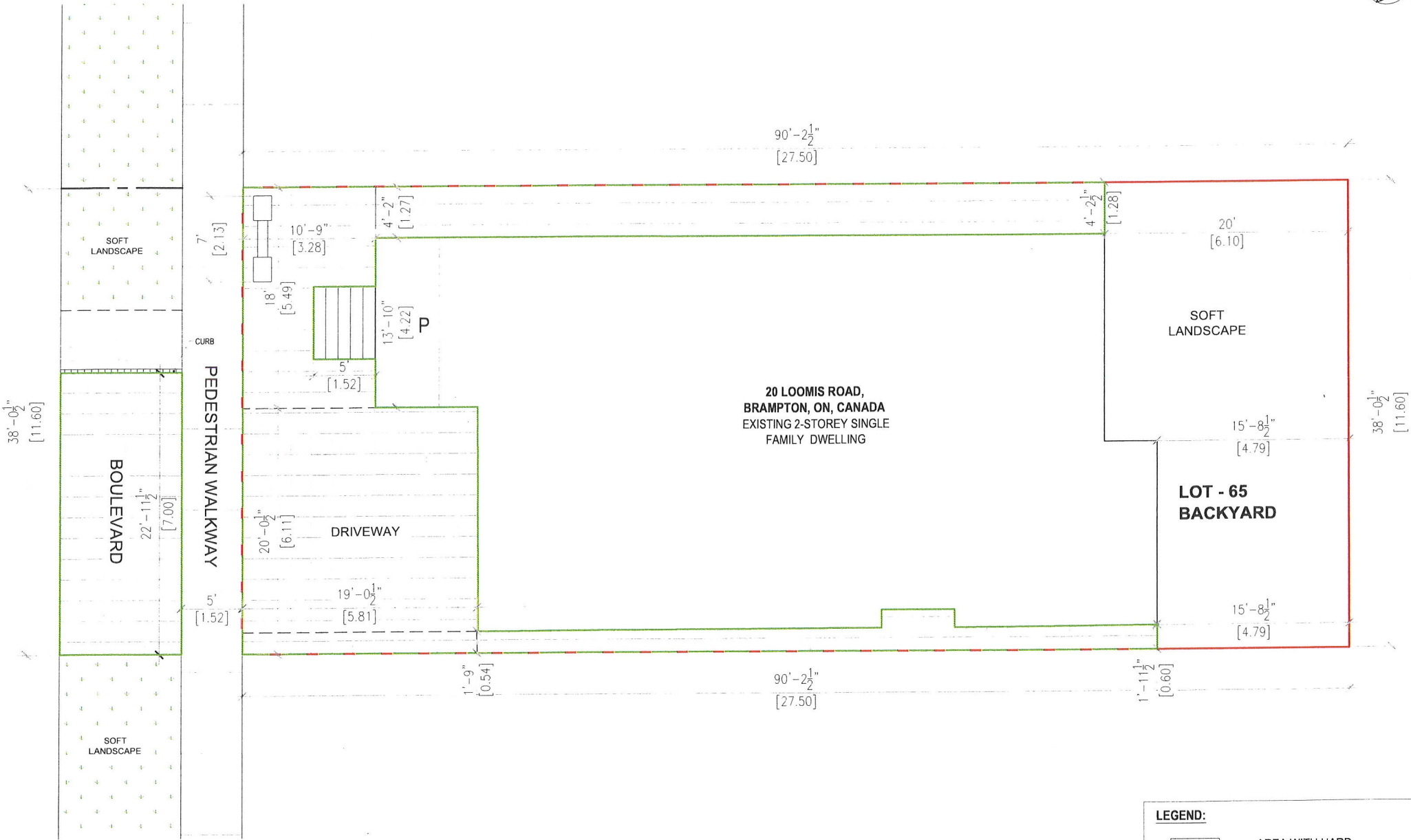
CLIENT EMAIL:

SCALE: 1/8" = 1'-0"	DRAWING NO.: A100
PLOT DATE: 08-02-2025	
DRAWN BY: A.S.	
CHECKED BY: HS	



SITE PLAN

SC: 1/8" - 1'-0"



LEGEND:

DATE	ISSUED FOR

GENERAL NOTES:
- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
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KEY DRAFT

KEYDRAFTDESIGN.COM
MAIL: CONTACT@KEYDRAFTDESIGN.COM
PHONE: +1 (437) 225-8713
ADDRESS: 38, SEDGEWICK CIRCLE, BRAMPTON, ON, L7A2P7

CLIENT INITIAL / ADDRESS:

20 LOOMIS ROAD,
BRAMPTON, ON, CANADA

PROJECT NAME:

EXISTING DRIVEWAY

DRAWING TITLE:

SITE PLAN

PROJ. NO.:
DRW. BY: N. L.
CHK. BY: A. D.
SCALE: AS NOTED
DATE:

DRAWING NO.:
A1-00

LEGEND:

- AREA WITH HARD LANDSCAPING (BLOCK PAVING)
- SITE BOUNDARY
- MINOR VARIANCE LOCATION

LOT COVERAGE CALCULATION:

- A- LOT AREA = 318.92 M²
- B- DWELLING FOOT PRINT = 167.97 M²
HARD LANDSCAPE AREA = 84.26 M²
- C- TOTAL LOT COVERAGE = 252.23 M² / 79.08 %

1

SITE PLAN

Scale: 1/8" = 1'-0"

Zoning Non-compliance Checklist

File No.
A-2024-0450

Applicant: Abdulkadeer Dudhiyawala
Address: 20 Loomis Rd.
Zoning: R1F-9-2452 Residential
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	<div>To permit a driveway width of 11.60m</div> <div>To permit 0.0m of permeable landscaping abutting the side lot lines</div> <div>To permit a parking space depth of 3.80m</div>	<div>whereas the by-law permits a maximum driveway width of 7.0m</div> <div>whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot lines.</div> <div>whereas the by-law requires a minimum parking space depth of 5.4m</div>	<div>10.9.1.B.1. c.</div> <div>10.9.1.B.4. a.</div> <div>10.16.h.i.</div>
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Angelo Barbato

Reviewed by Zoning

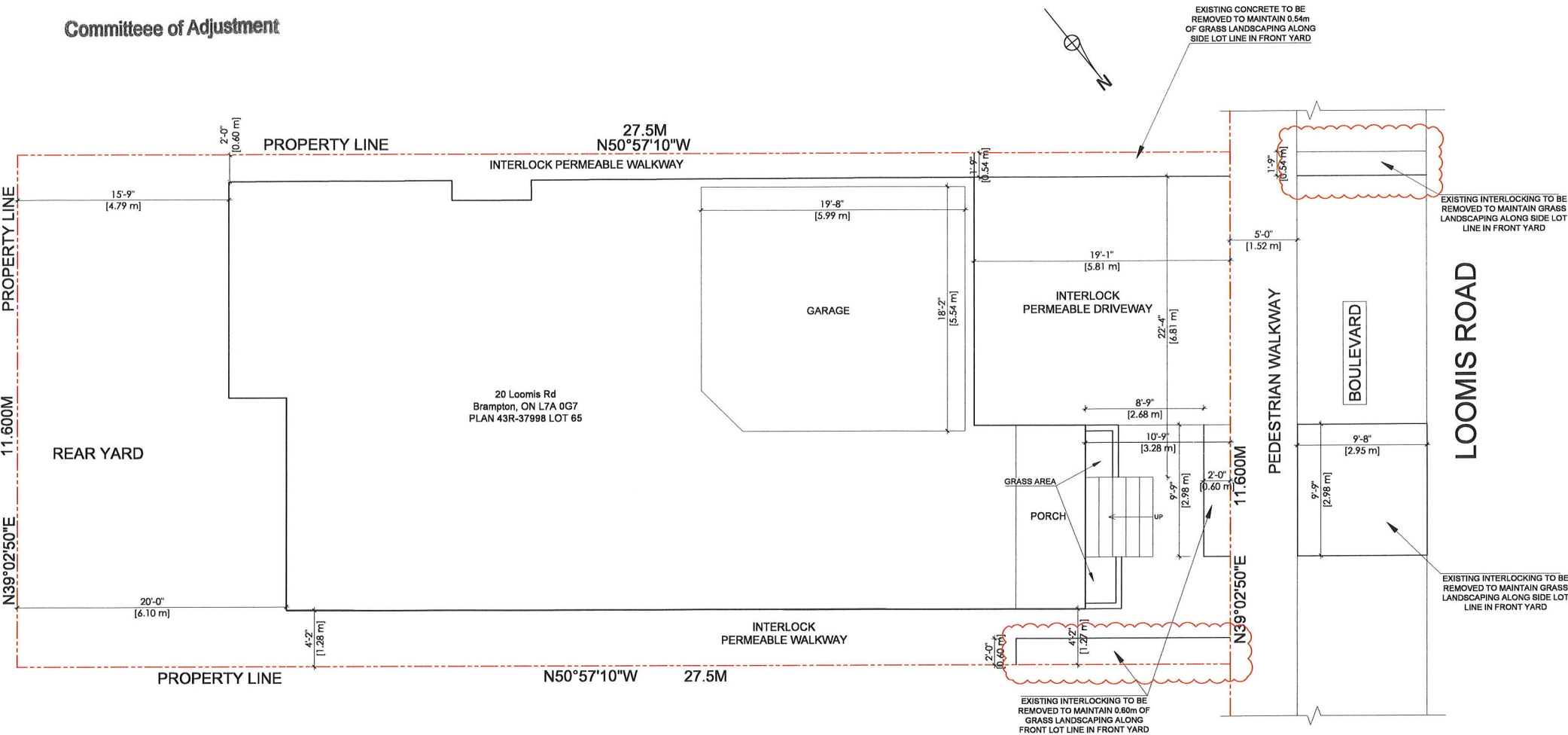
December 4, 2024

Date

Received / Revised

MAR 24 2025

Committee of Adjustment



SITE PLAN

SC: 1/8" - 1'-0"

General Notes

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LEGENDS:-

REVISION		
NO.	DATE	DESCRIPTION

Firm Name and Address
MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L6S 1V6
905-673-9100
Email: mem.bldgpermits@gmail.com

PROJECT TITLE:

20 Loomis Rd,
Brampton, ON L7A 4X9

SHEET TITLE:

SITE PLAN

CLIENT EMAIL:

SCALE: 1/8"=1'-0"	DRAWING NO: A100
PLOT DATE: 24-03-2025	
DRAWN BY: A.S.	
CHECKED BY: HS	