

FILE NUMBER: A-2025-0053

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) Agyei Peprah-Asiase and Irene Sarpong  
Address 25 FREDERICK ST, BRAMPTON

Phone # 416-939-1550 Fax # \_\_\_\_\_  
Email agyeipeprah@hotmail.com

2. Name of Agent ARYAN SHARMA  
Address 96 KENNEDY RD SOUTH, UNIT 206

Phone # 905-452-8200 Fax # \_\_\_\_\_  
Email info@thedesignfine.com

3. Nature and extent of relief applied for (variances requested):  
1) MINOR VARIANCE FOR REDUCED FRONT YARD SETBACK FROM 6 M TO 3 M

4. Why is it not possible to comply with the provisions of the by-law?  
1) Current minimum allowable setback is 6 m we propose 3 m for front porch extension

5. Legal Description of the subject land:  
Lot Number Part of lot 17  
Plan Number/Concession Number BR-27  
Municipal Address 25 FREDERICK ST, BRAMPTON

6. Dimension of subject land (in metric units)  
Frontage 30.70 M  
Depth 37.23 M  
Area 1143.12 SQM

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.)

MAIN BUILDING (2 STOREYS) - 177.32 SQM, PORCH (1 STOREY) 50.15 SQM, SHED (1 STOREY) 24.97 SQM

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

PROPOSED EXTENSION OF EXISTING FRONT PORCH (UNHEATED)

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 M
Rear yard setback	7.55 M
Side yard setback	0.69 M
Side yard setback	6.08 M

**PROPOSED**

Front yard setback	3 M
Rear yard setback	7.55 M
Side yard setback	0.69 M
Side yard setback	6.08 M

10. Date of Acquisition of subject land: JULY 2014
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: 1951
15. Length of time the existing uses of the subject property have been continued: 74 YEARS

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 #	A2020-00	Decision	REQUEST GRANTED	Relief	REDUCED FRONT, SIDE Y/
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____

Signature of Applicant(s) or Authorized Agent

DATED AT THE MAY 21 OF 2025

THIS 21 DAY OF MAY, 2025.

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, Aryen Sharma, OF THE City OF Brampton  
IN THE Region OF Peel 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 26 DAY OF

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

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

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.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED

26 May 2025

Date Application Deemed  
Complete by the Municipality

Mercelyn

Revised 2022/02/17

**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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 25 FREDERICK ST, BRAMPTON

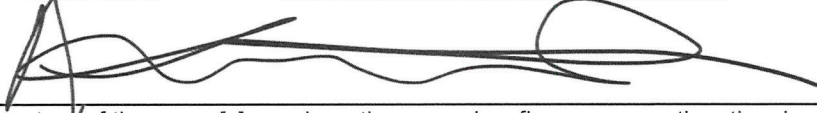
I/We, Agyei Peprah-Asiase  
please print/type the full name of the owner(s)

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

ARYAN SHARMA  
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 21 day of MAY, 2025.

  
(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.**

**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: 25 FREDERICK ST, BRAMPTON

I/We, Agyei Peprah-Asiase  
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 27 day of DECEMBER, 2024.

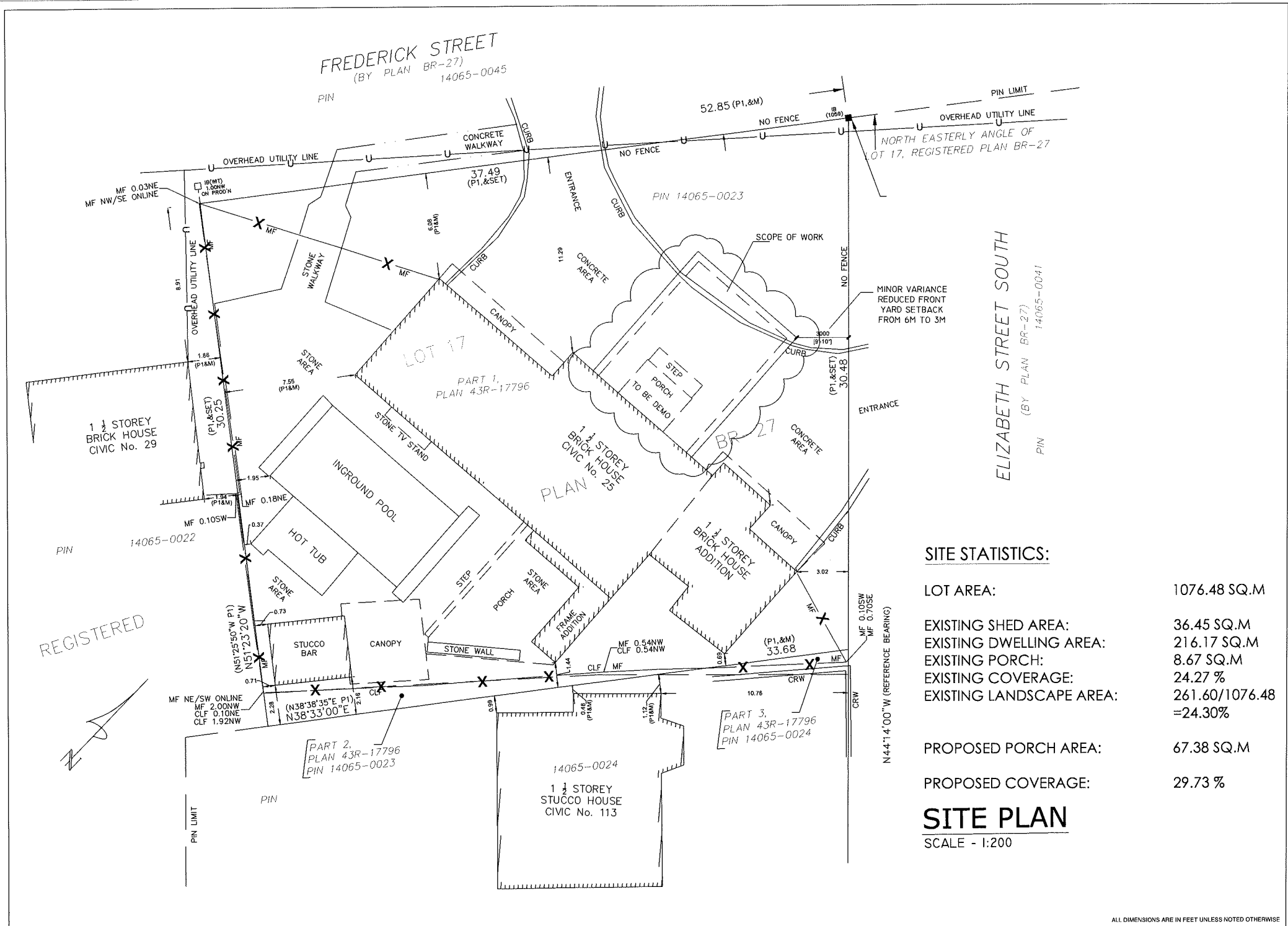


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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**



GENERAL NOTE:

The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. All drawings, specifications and related documents are the copyright property of DESIGN FINE LTD. and may not be reproduced without their permission. Do not scale drawings. This drawing shall not be used for construction purposes unless issued for construction and signed by DESIGN FINE LTD.

MAY 21, 25	1	FOR MINOR VARIANCE	AS
DATE:	NO	DESCRIPTION	BY

REVISIONS:

PROJECT:

25 FREDERICK ST.,  
BRAMPTON

CLIENT:

de Sign

Fine Ltd.

CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH  
BRAMPTON, ON L6W 3E7  
Ph: 905-452-8200 Fax: 905-452-8285  
www.thadesignfine.com

DRAWING TITLE:

SITE PLAN

DESIGN: AS	SCALE: AS NOTED	DRAWING NO:  <b>S1</b>
DRAWN: AS	DATE: FEB, 2025	
CHECKED: AS	PROJECT NO DFL-2025-05	

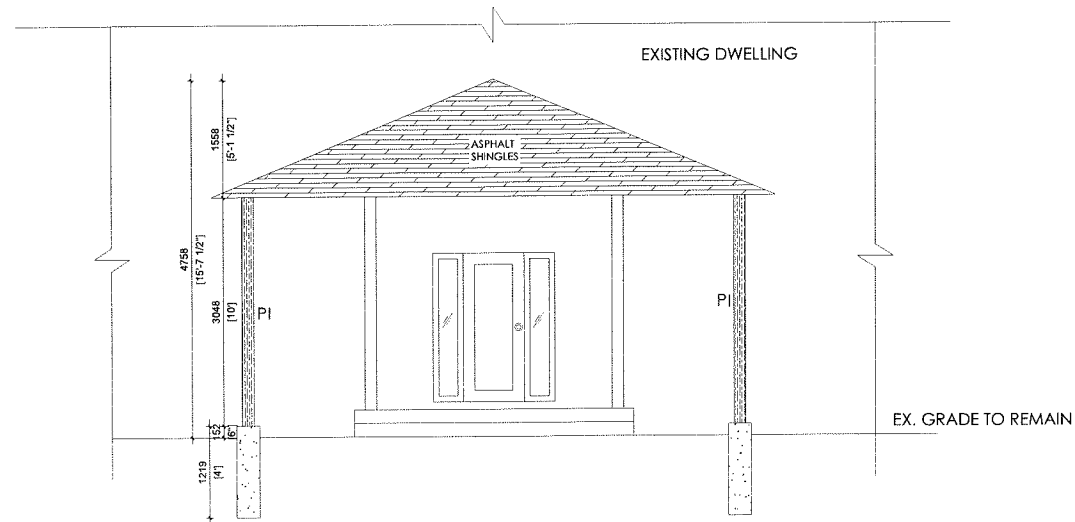
SITE STATISTICS:

LOT AREA:	1076.48 SQ.M
EXISTING SHED AREA:	36.45 SQ.M
EXISTING DWELLING AREA:	216.17 SQ.M
EXISTING PORCH:	8.67 SQ.M
EXISTING COVERAGE:	24.27 %
EXISTING LANDSCAPE AREA:	261.60/1076.48 =24.30%
PROPOSED PORCH AREA:	67.38 SQ.M
PROPOSED COVERAGE:	29.73 %

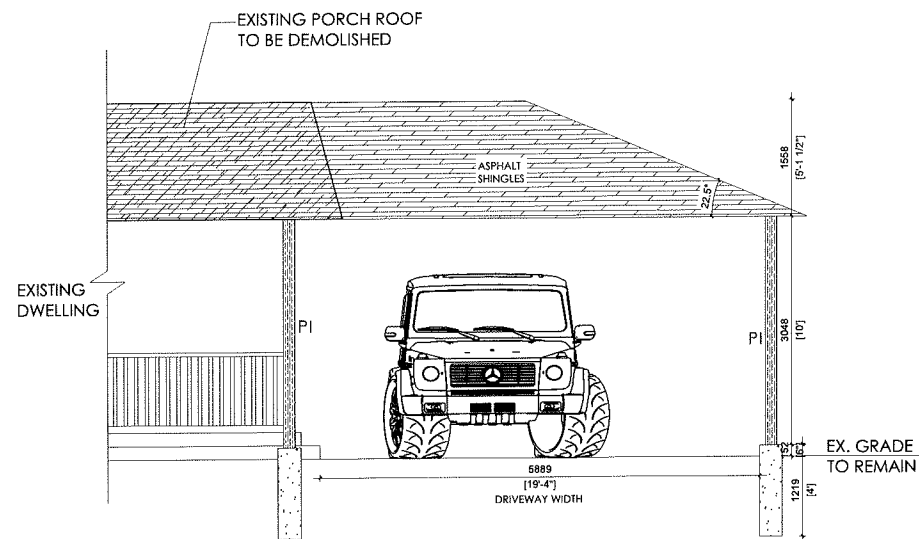
SITE PLAN

SCALE - 1:200

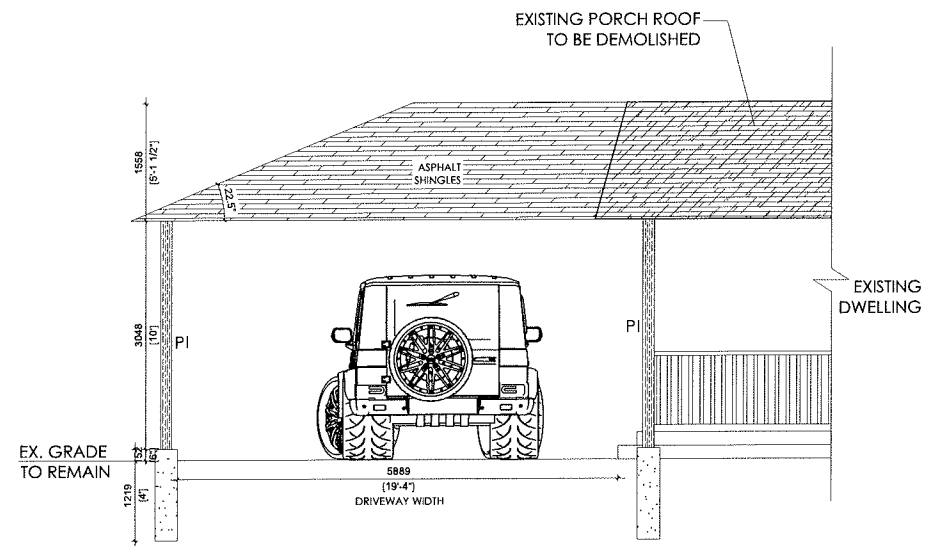
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PROPOSED FRONT ELEVATION  
SCALE - 1:75



PROPOSED SIDE ELEVATION  
SCALE - 1:75



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## REVISIONS:

PROJECT:

25 FREDERICK ST.,  
BRAMPTON

**CLIENT:**



CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH  
BRAMPTON, ON L6W 3E7  
Ph: 905-452-8200 Fax: 905-452-8285  
[www.thedesignfine.com](http://www.thedesignfine.com)

DRAWING TITLE:

PROPOSED FRONT PORCH  
ELEVATION

DESIGN: AS	SCALE: AS NOTED
DRAWN: AS	DATE: FEB, 2025
CHECKED: AS	PROJECT NO DFL-2025-05

A1

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# Zoning Non-compliance Checklist

File No.  
A-2025- 0053

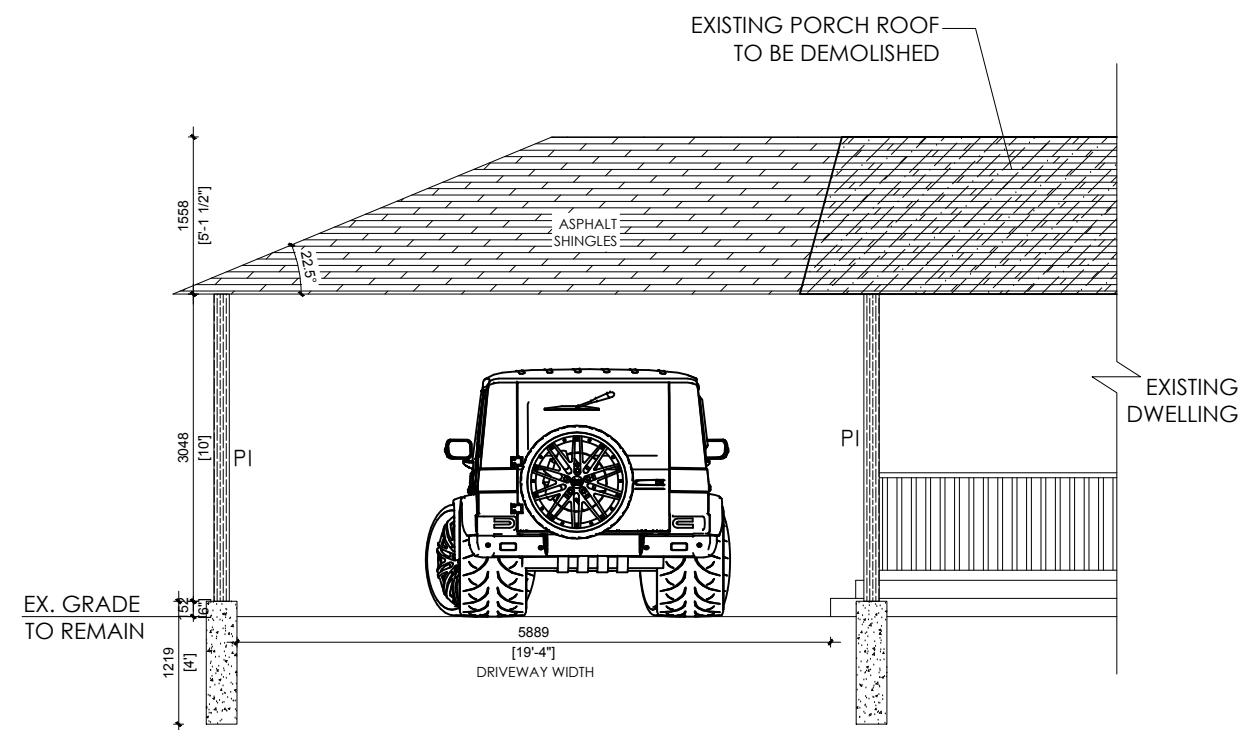
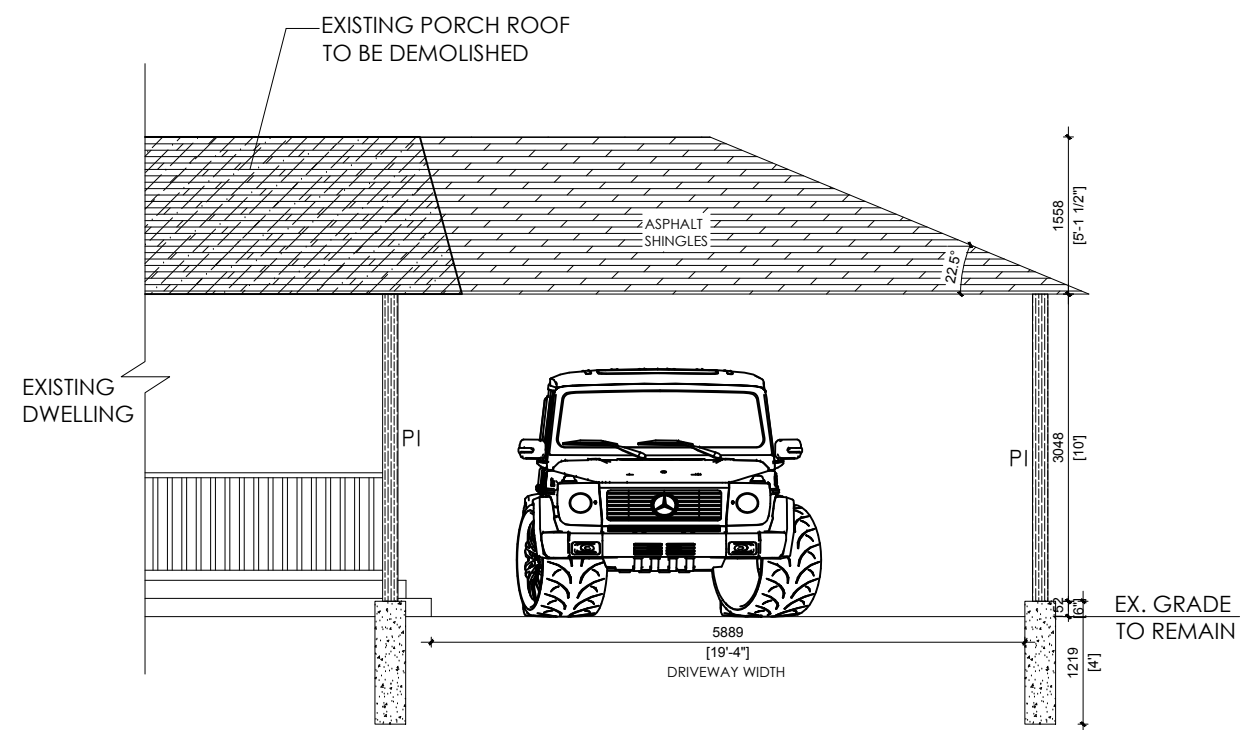
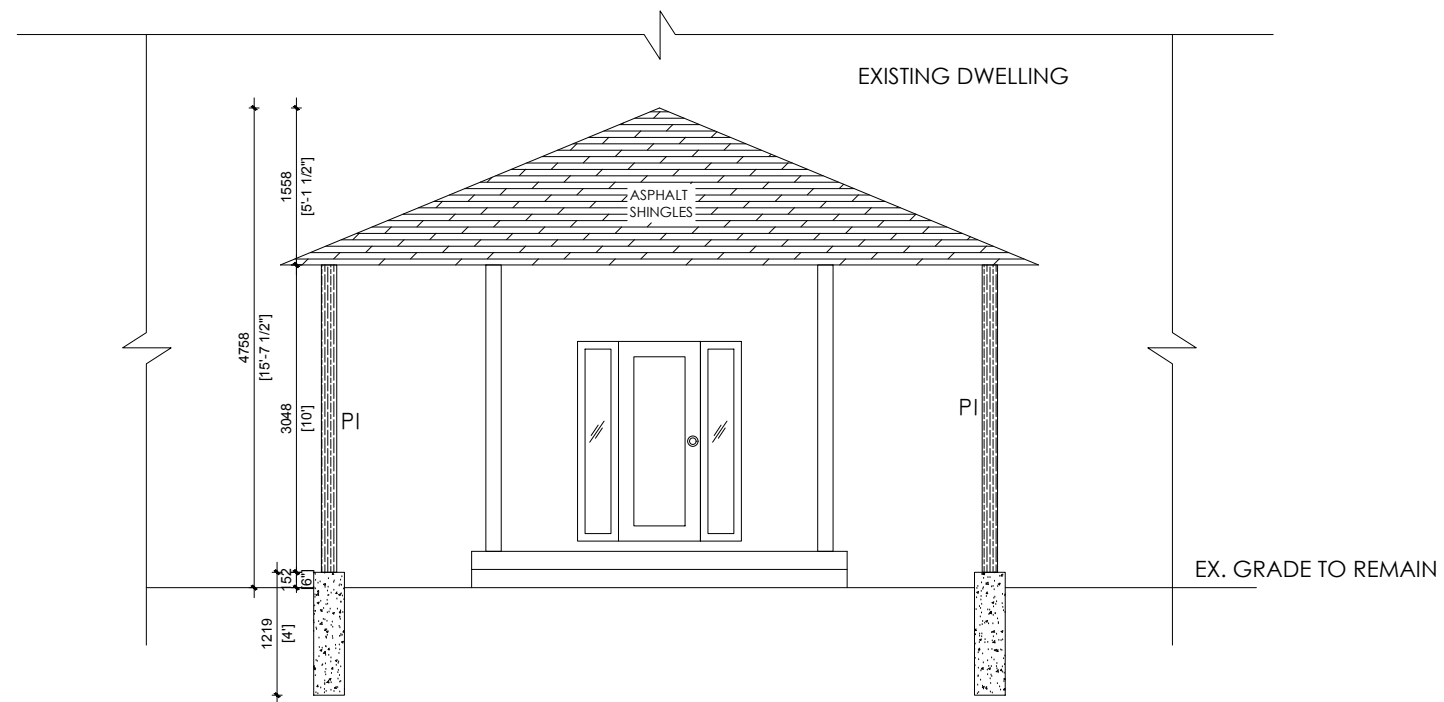
Applicant:   Agyei Peprah-Asiase and Irene Sarpong  
Address:     25 Frederick Street  
Zoning:      R1B (mature neighbourhood)  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR	To permit a front yard setback of 3 metres to a carport.	Whereas the by-law requires a front yard setback of 6 metres to a carport.	12.5.2
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
Reviewed by Zoning

May 22, 2025  
Date





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REVISIONS:

PROJECT:

25 FREDERICK ST.,  
BRAMPTON

CLIENT:



CONSULTING ENGINEERS

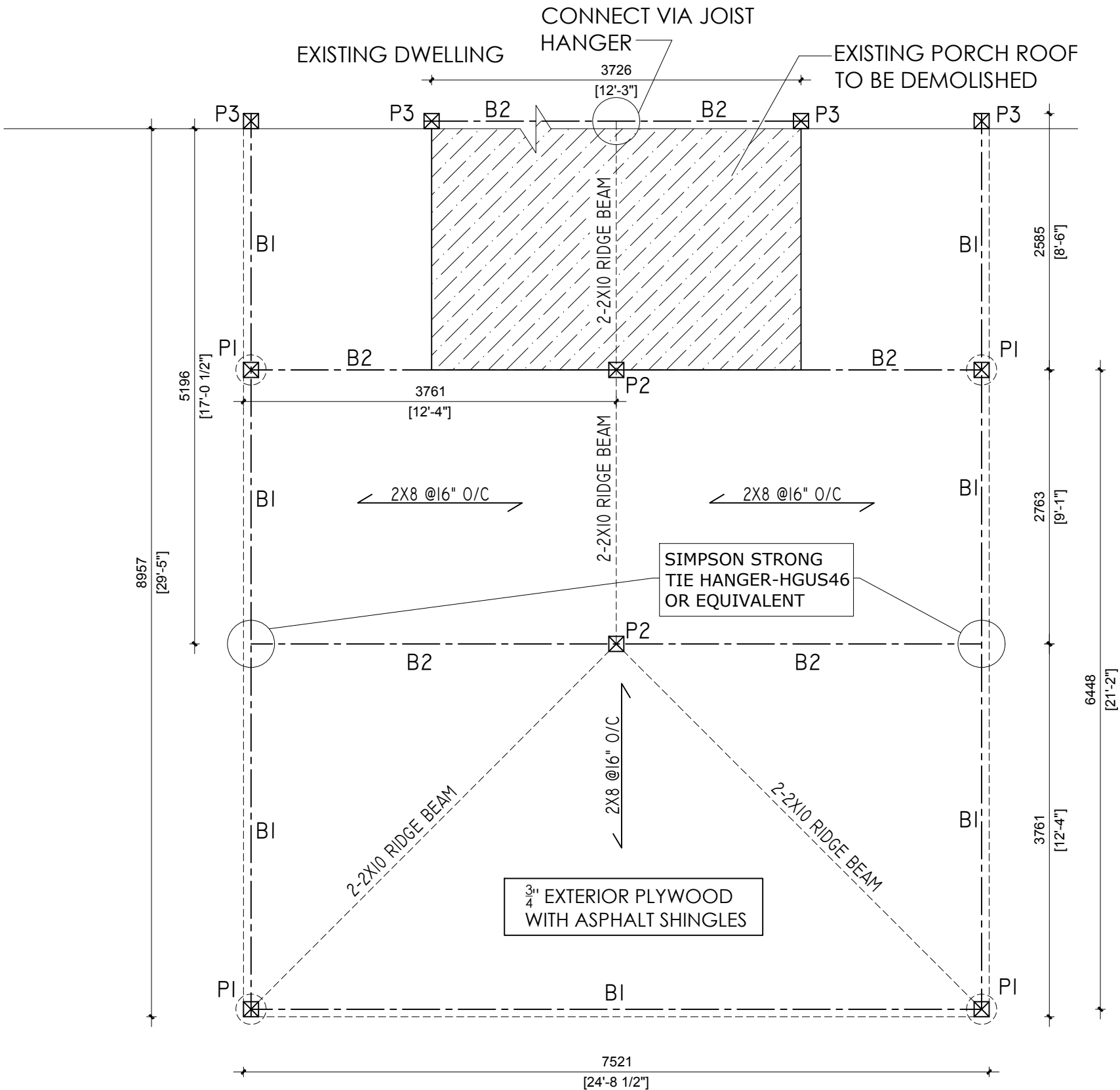
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[www.thedesignfine.com](http://www.thedesignfine.com)

DRAWING TITLE:

PROPOSED FRONT PORCH  
ELEVATION

DESIGN: AS	SCALE: AS NOTED
DRAWN: AS	DATE: FEB, 2025
CHECKED: AS	PROJECT NO DFL-2025-05

A1



P1- 6" X 6" WOOD POST ANCHORED 18" INTO 12" DIA. M32 CONCRETE SONO TUBE 4' DEEP

P2 - 4"X4" WOOD POST ABOVE LVL BEAM TO SUPPORT ROOF RIDGE

P3 - 6"X6" WOOD POST ANCHORED TO EXISTING FOUNDATION WALL

B1 - LVL 1 3/4" X 14" 2.1E 3-PLY, MIN 3" BEARING

B2 - LVL 1 3/4" X 14" 2.1E 2-PLY, MIN 3" BEARING

## ROOF FRAMING PLAN

SCALE - 1:50

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DATE:	NO.	DESCRIPTION	BY

REVISIONS:

PROJECT:

25 FREDERICK ST.,  
BRAMPTON

CLIENT:



CONSULTING ENGINEERS

96 KENNEDY ROAD SOUTH  
BRAMPTON, ON L6W 3E7  
Ph: 905-452-8200 Fax: 905-452-8285  
www.thedesignfine.com

DRAWING TITLE:

ROOF FRAMING  
PLAN

DESIGN: AS	SCALE: AS NOTED	DRAWING NO:  <b>A2</b>
DRAWN: AS	DATE: FEB, 2025	
CHECKED: AS	PROJECT NO DFL-2025-05	

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