

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-2022-0268
Property Address:	2257 and 2267 Embelton Road
Legal Description:	Chinguacousy, CON 5, WHS, Part Lot 5, Ward 6
Agent:	Sami Abu Shanb
Owner(s):	Mohammed Iiyas
Other applications:	nil
under the <i>Planning Act</i>	
Meeting Date and Time:	Tuesday, July 29, 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 permit a Day Nursery, whereas the by-law does not permit the use;
2. To permit a maximum building height of 11.47 metres, whereas the by-law permits a maximum building height of 10.6 metres;
3. To permit 22.5% of the front yard to be landscaped open space, whereas the by-law requires 70% of the front yard to be landscaped open space;
4. To permit a proposed roof canopy to encroach 3.22 metres into the front yard setback, resulting in a setback of 8.78 metres from the roof canopy to the front lot line, whereas the by-law permits a roof canopy to encroach a maximum 2 metres into the front yard setback, resulting in a required setback of 10 metres from the roof canopy to the front lot line;
5. To permit a maximum fence height of 1.8 metres in the required front yard, whereas the by-law permits a maximum fence height of 1 metres in the required front yard;
6. To permit a total of 54 parking spaces whereas the by-law requires a minimum 58 parking spaces; and
7. To permit a parallel parking space width of 2.72 metres, whereas the by-law requires a minimum parallel parking space width of 2.75 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, July 24, 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, July 24, 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 14th day of July 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

