

Flower City



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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2025-0060

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)

Nasir Bashir and Zubda Batool

Address

128 Abell Drive Brampton ON L6V2Z8

Phone #

Fax #

Email
2.

Name of Agent

N/A

Address

Phone #

Fax #

Email
3.

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

there are 3 Parking stalls on my property. One in Garage and two on driveway. Paking stall in gartage is 4.200mx 3.22m vs Legal Parking size of 5.7mx 2.6m. Second parkin g on driveway is 6.172 mx 2.6 m which is conforming to legal required size . Third Parking AKA Additional Parking on driveway has the size of 3.800mx3.500m vs legal size of 5.7mx 2.6m when vehicle is parked as shown in attached Parking Plan and pictures .(See Silver Suzuki Grand Vitara Parked). All three vehicles can be well accommodated within available parking space , two on driveway and one in garage.
4.

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

Since I applied for work permit to divide my 2nd legal non conforming dwelling in to Two dwelling thus having total three dwelling within my 5 Level back split semi detached house which is now allowed by all municipalities in GTA but the Reviewer at building permit department js asking for 3 legal sized parking stalls (Reviewer's Email letter attached) which is not possible comply.
5.

Legal Description of the subject land:

Lot Number

421

Plan Number/Concession Number

Part 4 Plan M27 PI

Municipal Address

128 Abell Drive Brampton ON L6V2Z8

6.

Dimension of subject land (in metric units)

Frontage

9.144 m

Depth

27.967 m

Area

255.730 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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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

N/A

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback

N/A

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: _____
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: 40 years plus
15. Length of time the existing uses of the subject property have been continued: 40 Years plus

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 _____

Nasir Bashir Nasir Bashir Zubeda Batool
Signature of Applicant(s) or ~~Authorized Agent~~

DATED AT THE City OF Brampton
THIS 25 DAY OF June, 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, NASIR BASHIR, 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
Mercelyn Osayamen Osaze
a Commissioner, Etc.
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2028.

Nasir Bashir
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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 June 25, 2025

Date Application Deemed
Complete by the Municipality

Mercelyn

Revised 2022/02/17

PERMISSION TO ENTER

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: 128 Abell Drive Brampton ON. L6V2Z8

I/We, Nasir Bashir and Zubda Batool
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 24 day of May, 2025.

Nasir Bashir, Zubda Batool
(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: 128 Abell Dr Brampton ON L6V 2Z8

I/We, Nasir Bashir and Zubda Batool
please print/type the full name of the owner(s)

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

None N/A
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 24 day of May, 2025.

Nasir Bashir Zubda Batool
(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.

THE PROPOSAL

The property located at 128 Abell drive Brampton ON L6V is a Semi -Detached , 5 Level Back Split house with a legal non - conforming 2nd dwelling which comprises of Basement , Ground floor and in- between level. This 2nd legal non- conforming unit is quite big and therefore I intend to split it in to two dwellings thus creating a total of 3 dwellings within this property. Since three dwellings within a property are now allowed by all municipalities within GTA, I applied for a work permit to do some small alterations to create a 3rd dwelling.

The Reviewer at the work permit issuing department suggests that my parking stalls do not conform to the legal size of a Parking stall (Email letter from Reviewer attached). The legal size for a parking stall is 5.7 mx 2.6m and I must have three parking stalls to have third dwelling.

I am therefore requesting for following Minor Variances/ Special permissions:

1- Minor Variance/ Special permission to have 3rd dwelling with two parking stalls instead of three parking stalls as not all tenants require parking, some prefer use of public transport . Public transport from this residence is only five minute walk.

2- Minor variance/ Special permission to have two parking stalls on driveway, created by by relocating stairs to upper level as shown in attached "PROPOSED PARKING PLAN WITH SATIRS RELOCATION". The said driveway measures 5.131mx 5.196m which will accommodate two vehicles.

Grant of this Minor Variation will make possible the creation of an additional affordable rental unit for the renters namely 3rd dwelling and will encourage people to use public transport thus having one less vehicle in the neighbourhood.

I am doing my part in providing an additional affordable rental unit with guidance and help of City of Brampton staff.

Looking forward to get a favorable and positive response to make this happen.

Best Regards

Nasir Bashir

From: Amandeep.Hansra@brampton.ca <Amandeep.Hansra@brampton.ca>

Sent: May 21, 2025 2:45 PM

To: 

Subject: Submission: 25 069697 000 00 PREA - Rework Required

Please note that the above mentioned submission requires rework.

Address of the Property: 128 Abell Dr, Brampton, ON, L6V 2Z8

Application Type: Permit to Construct or Demolish

Review Type: PRE - Zoning Screening

Rework Details: 1. Driveway must have a minimum depth of 5.7m for a legal sized parking space. The driveway shown on the site plan only has a depth of 2.72m from the existing porch to the front lot line. The additional parking space in the driveway would not be permitted.

Please revise your drawings to comply with the Zoning By-law or discuss your options to comply with the by-law with the Planning Department. They can be reached at planning.development@brampton.ca.

2. Please show 3 legal sized parking stalls on the proposed site plan. Each legal parking space must be 5.7m by 2.6m.

3. Front facade elevation drawing is required. Please provide all elevations illustrating any proposed window, doors/garage door and/or window enlargements.

Please log into the Brampton Building and Business Portal and complete the rework requested. Once completed please click the 'Rework Completed' button so that the reviewer can be notified. You DO NOT NEED to submit a new application.

If there is no response by 20-JUN-25 your application will automatically be cancelled.

You can log into the Brampton Building and Business Portal by clicking the following link.
<https://bramptonbbp.brampton.ca/citizenportal/app/login>

Thank You

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Please review the City of Brampton e-mail disclaimer statement at:
<http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Roger A.H. Silvera, O.L.S.
1975

ABELL

DRIVE

- S.I.B. denotes standard iron bar 1"sq. X 48"
 - I. B. denotes iron bar 5/8" sq. X 24"
 - I.B.Ø denotes iron bar 5/8"round X 24"
 + C.C. denotes cut cross
 Fd. denotes Found.

Bearings shown hereon are astronomic and are referred to the N 38° 20' 40" E of the North-Westerly Limit of Abell Drive, according to Registered Plan M - 27.

1. This plan and survey are correct and in accordance with the Survey Act and the Land Titles Act and the regulations made thereunder;
2. I was present at and did personally supervise the survey represented by this plan;
3. This plan contains a true copy of the field notes of survey;
4. The survey was completed on the 25th day of July, 1975

Date : August 6, 1975

Roger A. H. Silvero
Roger A. H. Silvero, Ontario Land Surveyor

LT-528

APPROVED 27 Aug. 1975 1975

T. Woods
Asst. Examiner of Surveys

PLAN 43R-3446
RECORDED UNDER N° 54410
REGISTERED 2nd OCT. 1975

A. McHAFFIE
 DEP. Land Registrar

PARTS 1 TO 22, BOTH INCLUSIVE, PART OF
PARCEL PLAN -1, SEC. M-27

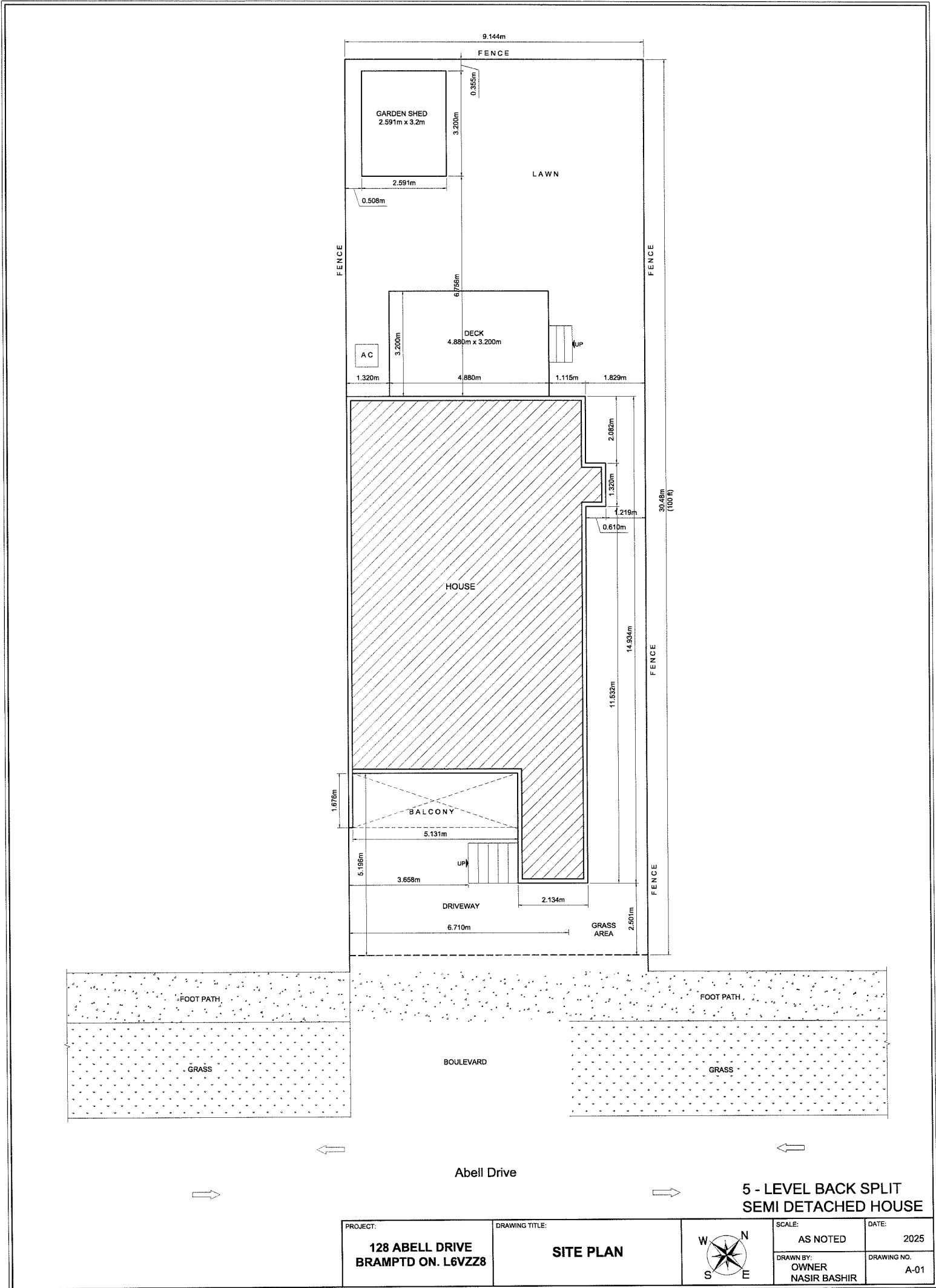
RECEIVED

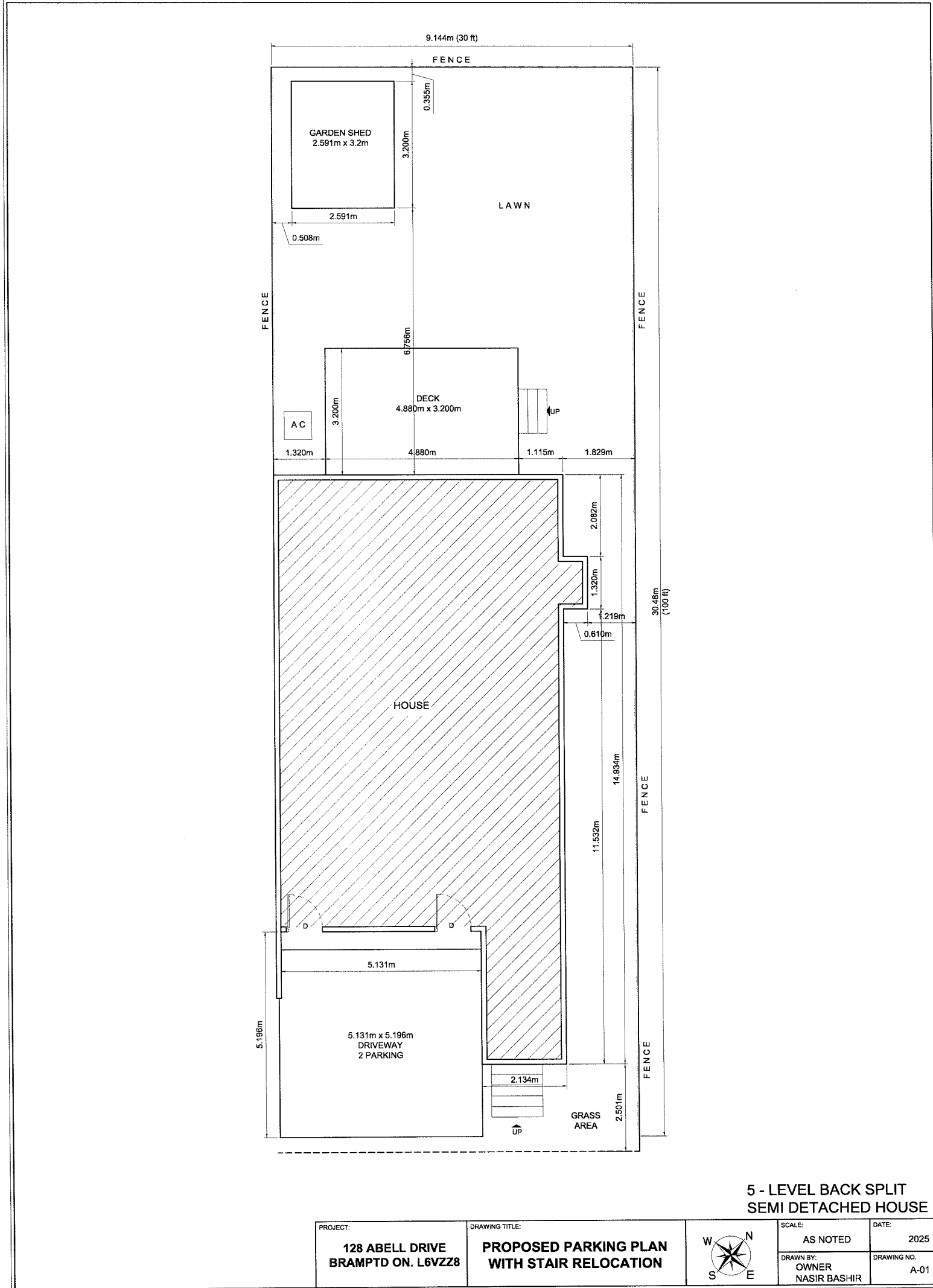
MAR 9 1976

PLANNING DEPT.

ROGER A.H. SILVERA LTD.
ONTARIO LAND SURVEYORS
562 VAN HORNE AVENUE
WILLOWDALE ONTARIO
PHONE 491-3511

REF: 75-46-1





Zoning Non-compliance Checklist

File No.
A-2025- 0060

Applicant: Nasir Bashir
Address: 128 Abell Drive
Zoning: R2A
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING	To permit 2 (two) parking spaces each measuring 2.565m in width by 5.196m in length on a property having two additional residential units.	Whereas the by-law requires 3 (three) parking spaces measuring 2.6m wide by 5.4m in length on a lot having two additional residential units.	10.16 (h)
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

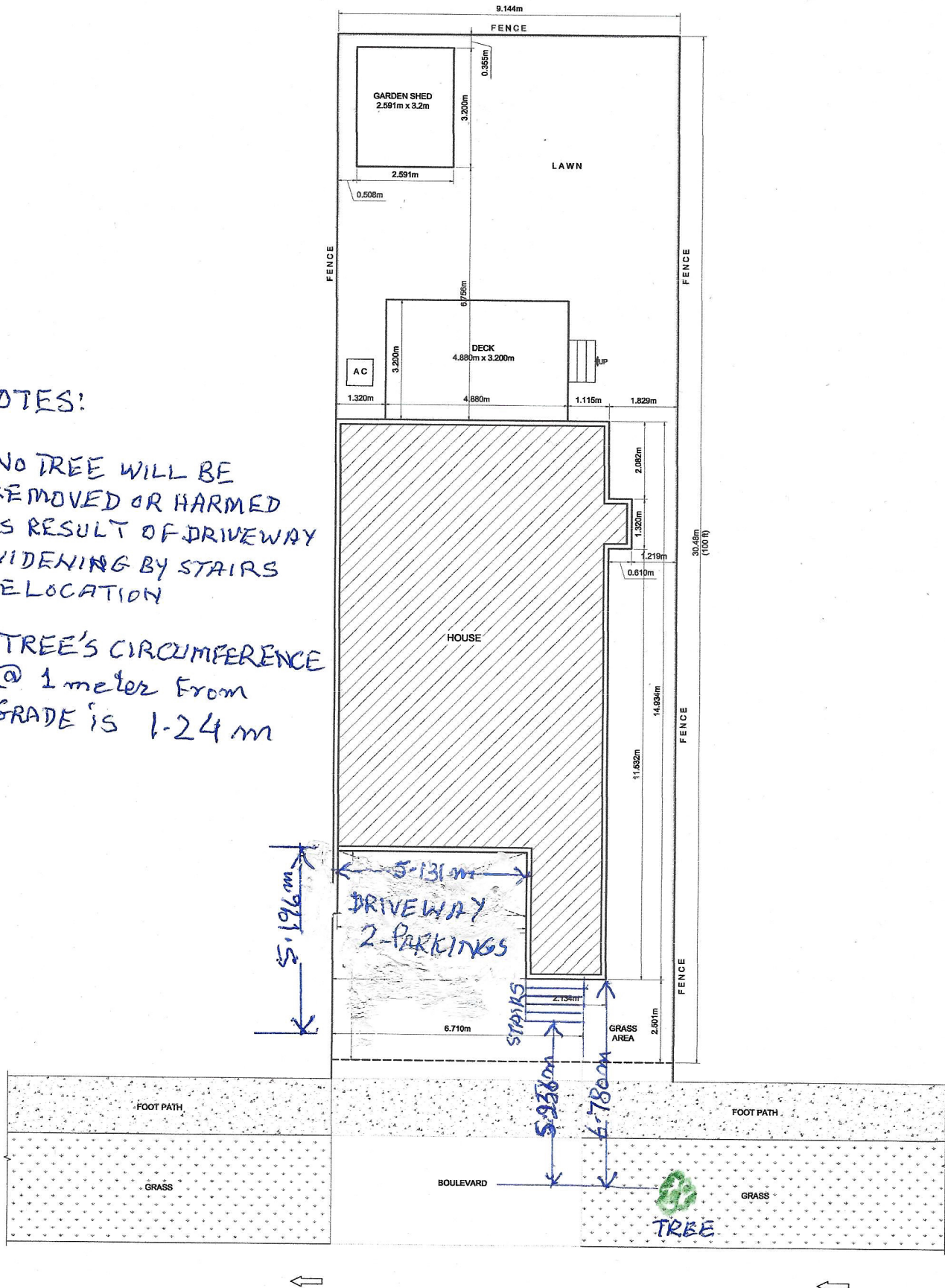
Rose Bruno
Reviewed by Zoning

June 19, 2025
Date

NOTES:

1 - NO TREE WILL BE REMOVED OR HARMED AS RESULT OF DRIVEWAY WIDENING BY STAIRS RELOCATION

2 - TREE'S CIRCUMFERENCE @ 1 meter From GRADE IS 1.24 m



Abell Drive

5 - LEVEL BACK SPLIT
SEMI DETACHED HOUSE

PROJECT:
128 ABELL DRIVE
BRAMPTON ON. L6VZZ8

DRAWING TITLE:
REVISED
SITE PLAN
WITH TREE LOCATION



SCALE: AS NOTED	DATE: 2025
DRAWN BY: OWNER NASIR BASHIR	DRAWING NO. A-01