

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MUHAMMAD AKRAM AND KANEEZ FATIMA AKRAM** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 8, Plan A-12 municipally known as **221 QUEEN STREET WEST**, Brampton;

AND WHEREAS the applicants are requesting the following variances(s):

1. To permit a home occupation (law office) to occupy 26.9% of the gross floor area of the dwelling whereas the by-law limits the area associated with a home occupation to a maximum of 15% of the floor area of the dwelling;
2. To permit the rear yard to be paved for the purpose of parking whereas the by-law does not permit the rear yard to be paved for parking purposes;
3. To permit 0.0m of permeable landscaping along the interior side lot lines whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the extended driveway/parking area and the interior side lot lines.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, February 16, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

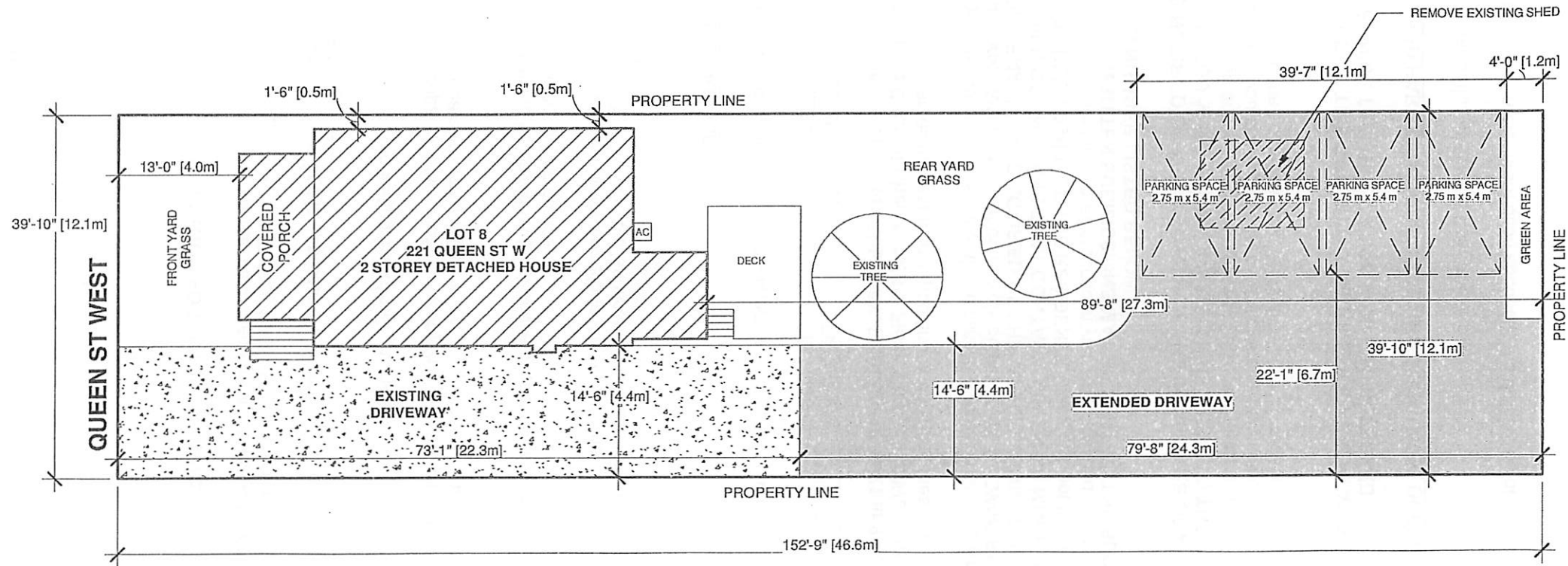
DATED at Brampton Ontario, this 4th day of February, 2020.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment
City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

LOT 8
221 QUEEN ST W

MINOR VARIANCE
TO PERMIT 26.9% AREA OF RESIDENTIAL
BUILDING AS LAW OFFICE



REAR YARD LANDSCAPED AREA = 37.8 %

TOTAL FLOOR AREA: 889 SQF (82.5 SQM)

AREA PROPOSED FOR LAW OFFICE: 239 SQF (22.2 SQM) = 26.9%

SITE PLAN

01 ISSUED FOR MINOR VARIANCE OCT 08/20

ADDRESS:
221 QUEEN ST W,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR

PROJECT NUMBER:

**NOBLE PRIME
SOLUTIONS LTD**

2131 WILLIAMS PARKWAY,
BRAMPTON ON
UNIT 19

(437) 888 1800

DATE: OCT 08/20

DWG No.

SCALE: 1:140

A-1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency.

Electronic Hearing Procedures How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, February 11, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 11, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, February 11, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER

Feb 02, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
A-2020-0116
PLAN A12 LOT 8
221 QUEEN ST W

Please **amend** application **A-2020-0116** to reflect the following:

1. To permit parking in the rear yard, whereas the Zoning by-law does not permit parking in the rear yard for a home occupation use.
2. To permit a home occupation that occupies 26.9% of the dwelling, whereas the Zoning by-law requires a home occupation to not occupy more than 15% of the dwelling, excluding the basement or cellar.
3. To permit a 0.0m permeable landscape strip abutting a property line whereas the by-law requires a minimum 0.60m (1.97 ft.) permeable landscape strip.

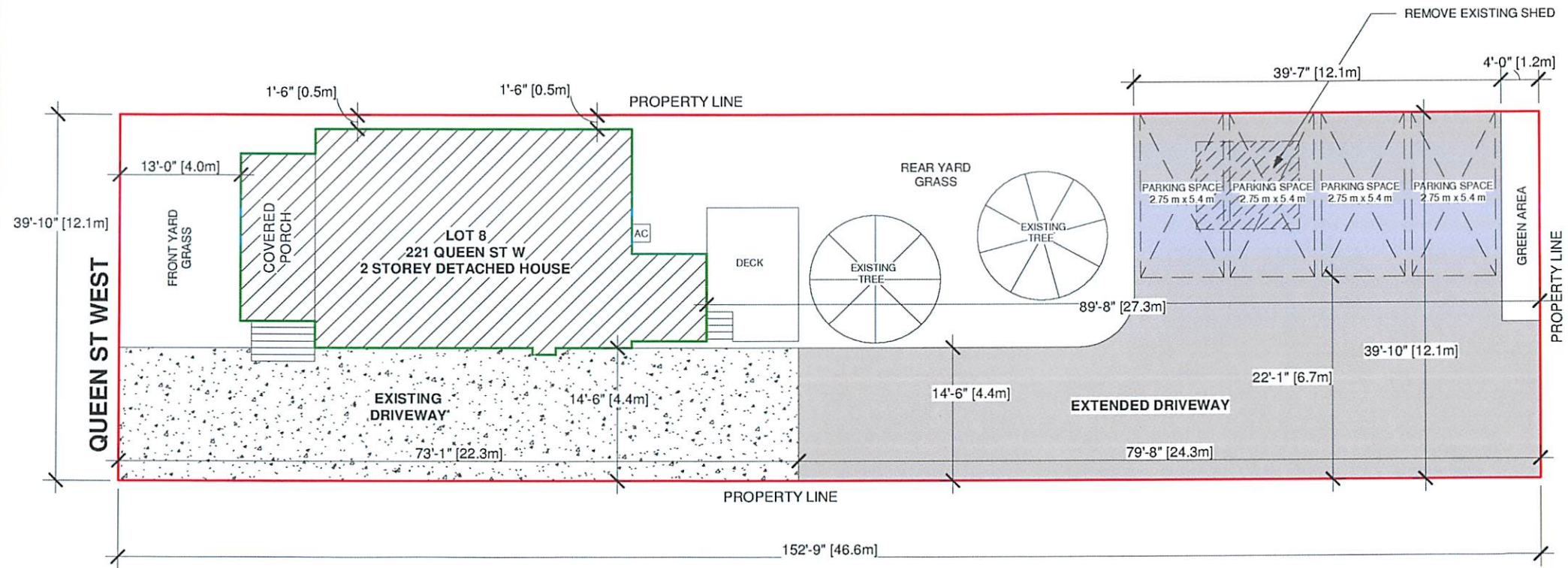
Ravkirat Sandhu

RAVKIRAT SANDHU
(NOBLE PRIME SOLUTIONS LTD)

Applicant/Authorized Agent

**LOT 8
221 QUEEN ST W**

**MINOR VARIANCE
TO PERMIT 26.9% AREA OF RESIDENTIAL
BUILDING AS LAW OFFICE**



REAR YARD LANDSCAPED AREA = 37.8 %

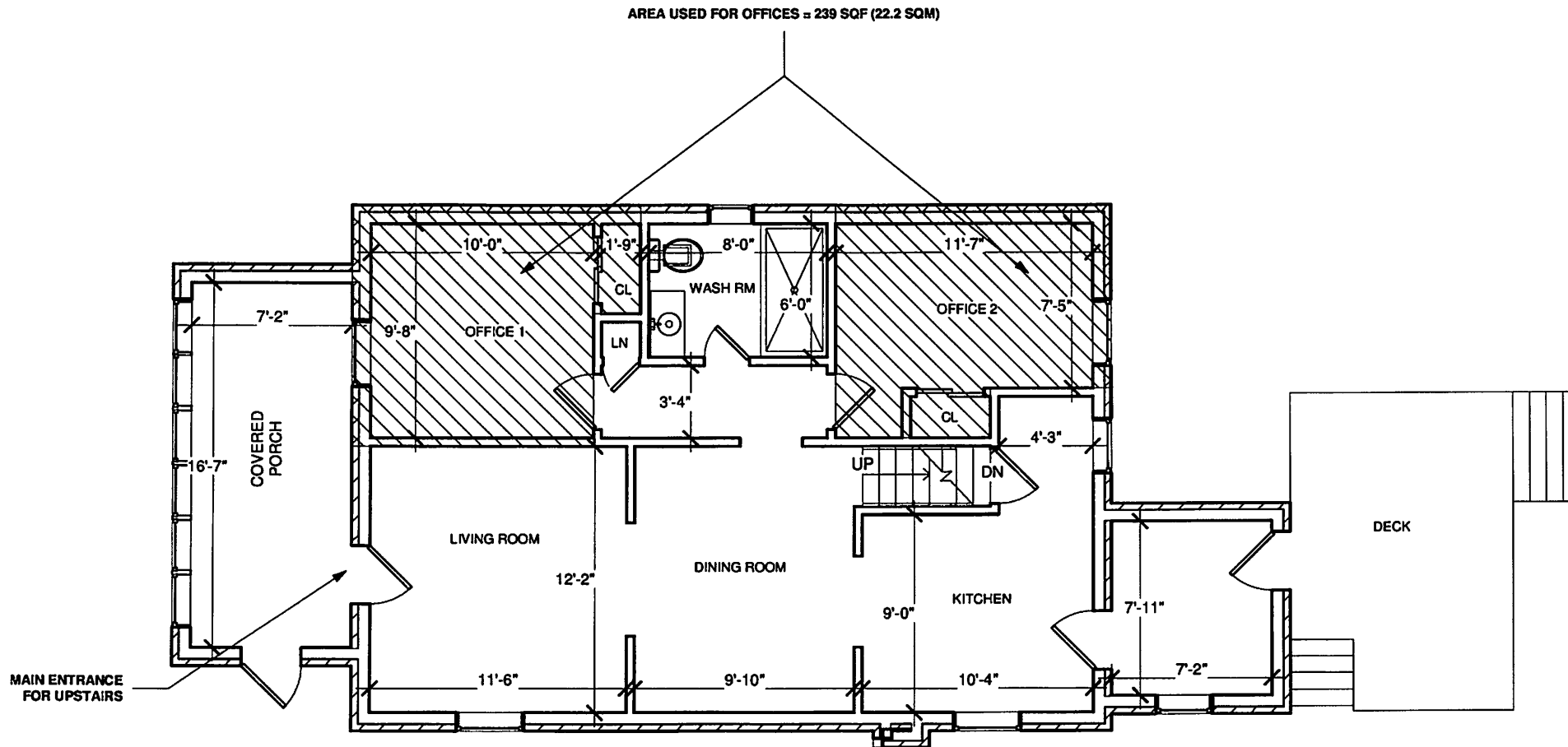
TOTAL FLOOR AREA: 889 SQF (82.5 SQM)

AREA PROPOSED FOR LAW OFFICE: 239 SQF (22.2 SQM) = 26.9%

SITE PLAN

01	ISSUED FOR MINOR VARIANCE	OCT 08/20
ADDRESS: 221 QUEEN ST W, BRAMPTON, ON		
DRAWN BY:	NK	CHECKED BY: TR
PROJECT NUMBER:		
NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY, BRAMPTON ON UNIT 19 (437) 888 1800		
DATE:	OCT 08/20	OWNING:
SCALE:	1 : 140	A-1

GROUND FLOOR



NOTE:
ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED

EXISTING GROUND FLOOR AREA: 889 SQF (82.5 SQM)

01 ISSUED FOR MINOR VARIANCE OCT 08/20

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221 QUEEN ST W,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR
PROJECT NUMBER:

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY,
BRAMPTON ON
UNIT 19
(437) 888 1800

DATE: OCT 08/20 DRAWING: A-3
SCALE: 3/16" = 1'-0"

RECEIVED

NOV 13 2020

CITY CLERK'S OFFICE

To
The Planning Department and Committee of Adjustment
City of Brampton

Application for a Minor Variance

221 Queen St.W.
Brampton

A-2020-0116

AMENDMENT

Below are some details about the proposal.

The applicant is Noble Prime Solutions Ltd. on behalf of Muhammad Akram, Kaneez Fatima Akram.

The application for minor variance to include following variances:

To allow for home occupation that occupies 26.9% of the gross floor area of the dwelling (excluding the basement or cellar), whereas the zoning by-law requires that a home occupation does not occupy more than 15% of the gross floor area of the dwelling (excluding the basement or cellar)

To allow for 2 people to be employed other than the family residing in the dwelling whereas the zoning by-law requires that it is carried on only by the occupant of the dwelling or by members of his family residing there and there is no other employee on the premises in connection with the office.

To allow total area devoted to the office to be 22.2 square metres whereas the zoning by-law requires that office shall not exceed 15 square metres.

Planning Framework:

1. Brampton Official Plan designation: Central Area (Schedule A)
2. Brampton Secondary Plan: Downtown Brampton (SPA 7)

Secondary Plan Designation: Central Area Mixed-Use designation that permits an appropriate range of street-related business uses in combination with residential apartment uses in a manner that is consistent with the "old town" character of the Downtown Brampton Secondary Plan

3. Zoning: Residential Single Detached B (R1B) which allows single detached dwellings, group homes and non-residential uses such as a place of worship.

Proposal:

Current Use and surrounding uses:

The current use of the property is residential. The surrounding context is residential and commercial (with uses such as a law office and salon).

This is a single storey building of 82.5 square metre. area. There is a small shed on the property which can be relocated, and existing trees.

Details of Proposed Use:

A law office is proposed, it will occupy 26.9% of the entire building. No additions to the structure are required for the proposed use. No changes to the infrastructure/drainage are proposed.

Traffic, Access and Street Network:

No changes are proposed to the current site access. We do not anticipate any traffic impacts due to the small size of the proposed operations. The existing driveway (3.5m wide) will be retained and used to facilitate access to the proposed rear yard parking.

Parking:

As per 20.3.1. of the Zoning By-law, we understand that we will require 3 parking spaces for the proposed office, and we have shown parking spaces on site plan. No adverse effects to site drainage will result from this parking.

Landscaping:

The existing trees on site will be retained and preserved. Any required streetscape improvements also will be undertaken as per the City's instructions

Employees:

The proposed facility will generate 2 jobs in total.

We anticipate that the proposed use which is limited to just one office with a limited footfall of clients, in an existing structure, will not create any adverse effects to and will integrate well with the surrounding neighbourhood character.

Thank you

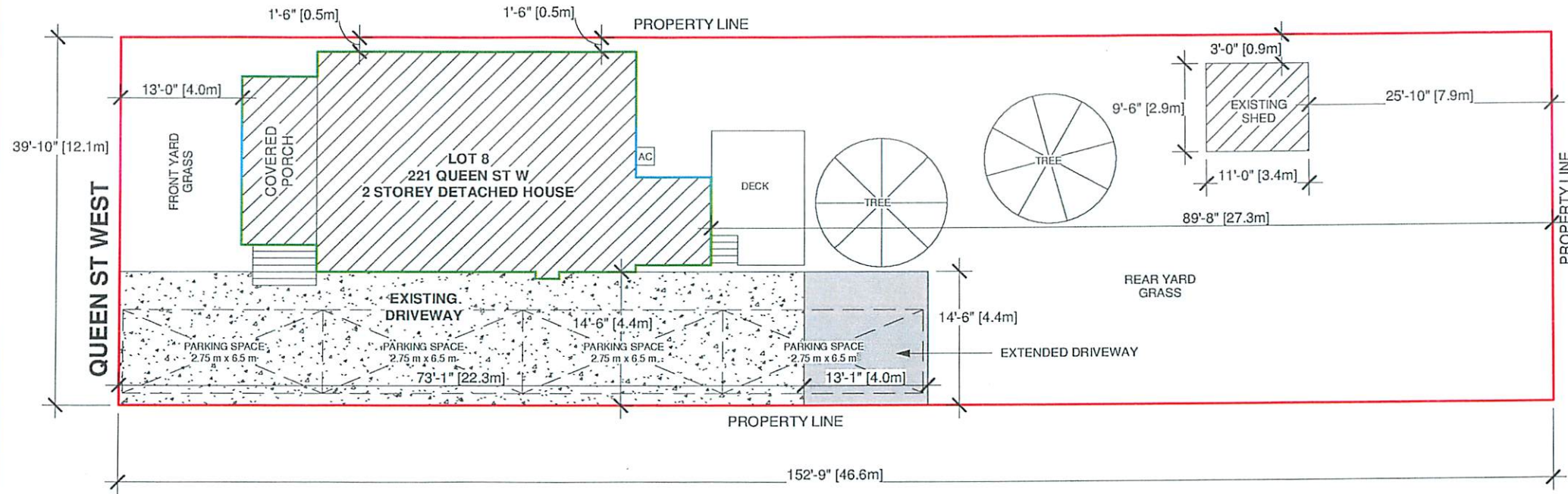
Sincerely

Tanvir Rai

Noble Prime Solutions Ltd

LOT 8
221 QUEEN ST W

MINOR VARIANCE
TO PERMIT 26.9% AREA OF RESIDENTIAL
BUILDING AS LAW OFFICE



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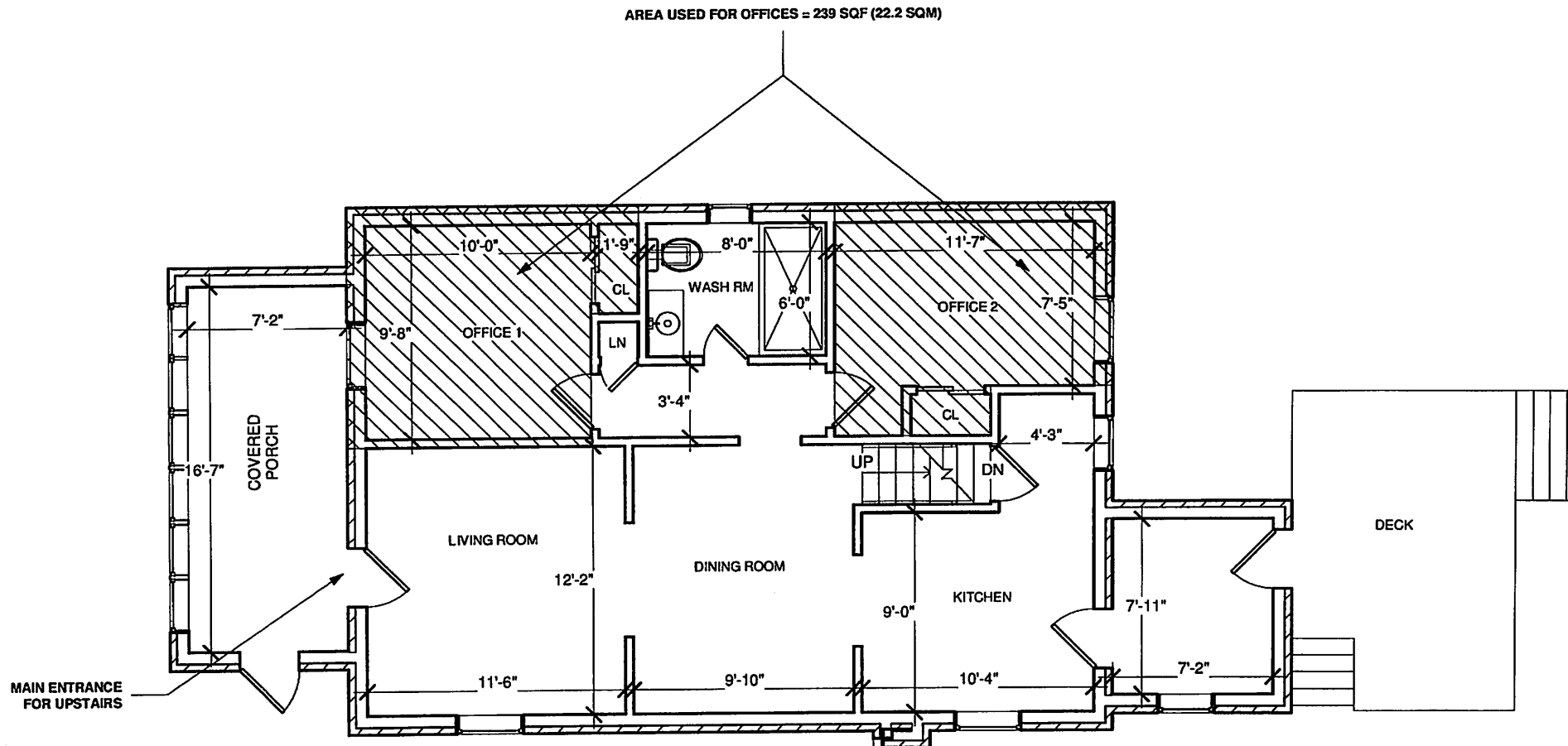
DATE: OCT 08/20

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SCALE: 1:140

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NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY,
BRAMPTON ON
UNIT 19
(437) 888 1800

DATE: OCT 08/20
SCALE: 3/16" = 1'-0" DRAWING: A-3

To
The Planning Department and Committee of Adjustment
City of Brampton

Application for a Minor Variance

221 Queen St.W.
Brampton

This application is to permit an office (law office) on the property and to permit related parking in the rear yard.

Below are some details about the proposal. The applicant is Noble Prime Solutions Ltd. on behalf of Muhammad Akram, Kaneez Fatima Akram. The proposed law office will occupy a total of 69 sq.m. of GFA and will employ 2 people. The operating hours will be from 9 AM to 6 PM daily and the office will operate on an appointment basis only. We do not plan to retain any residential use on the property.

We willing to work with the City to address any concerns and changes required to our application. We assure the City that this will be a use that is compatible with the general character of the area and with the intent of the Central Area Mixed-Use designation of the Secondary Plan.

Planning Framework:

1. Brampton Official Plan designation: Central Area (Schedule A)
2. Brampton Secondary Plan: Downtown Brampton (SPA 7)

Secondary Plan Designation: Central Area Mixed-Use designation that permits an appropriate range of street-related business uses in combination with residential apartment uses in a manner that is consistent with the "old town" character of the Downtown Brampton Secondary Plan

3. Zoning: Residential Single Detached B (R1B) which allows single detached dwellings, group homes and non-residential uses such as a place of worship.

Proposal:

Current Use and surrounding uses:

The current use of the property is residential. The surrounding context is residential and commercial (with uses such as a law office and salon).

This is a single storey building of 69 sq.m. area. There is a small shed on the property which can be relocated, and existing trees.

Details of Proposed Use:

A law office is proposed, it will occupy the entire building. No additions to the structure are required for the proposed use. No changes to the infrastructure/drainage are proposed. We understand that a Building Permit for a change of use may also be required.

Traffic, Access and Street Network:

No changes are proposed to the current site access. We do not anticipate any traffic impacts due to the small size of the proposed operations. The existing driveway (3.5m wide) will be retained and used to facilitate access to the proposed rear yard parking.

Parking:

As per 20.3.1. of the Zoning By-law, we understand that we will require 3 parking spaces for the proposed office, and we plan for those in the rear yard, similar to the adjacent properties. There is a green space/provision for a future laneway at the rear of the property, and we will ensure that we will provide appropriate screening to the two flanking/adjacent properties. No adverse effects to site drainage will result from the rear parking.

Landscaping:

The existing trees on site will be retained and preserved. Any required streetscape improvements also will be undertaken as per the City's instructions

Employees:

The proposed facility will generate 2 jobs in total.

We anticipate that the proposed use which is limited to just one office with a limited footfall of clients, in an existing structure, will not create any adverse effects to and will integrate well with the surrounding neighbourhood character.

Thank you

Sincerely



Tanvir Rai
Noble Prime Solutions Ltd



FILE NUMBER: A-2020-0116

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)** MUHAMMAD AKRAM, KANEEZ FATIMA AKRAM
Address 221 QUEEN ST W, BRAMPTON, ON, L6Y1M6

Phone # 416-275-6664 **Fax #** _____
Email AKRAMFRANCE@HOTMAIL.COM

2. **Name of Agent** NOBLE PRIME SOLUTIONS LTD
Address UNIT 19, 2131 WILLIAMS PARKWAY, BRAMPTON L6S 5Z4

Phone # 437-888-1800 **Fax #** _____
Email INFO@NOBLELTD.CA

3. **Nature and extent of relief applied for (variances requested):**
TO CHANGE THE USE OF THE PROPERTY FROM RESIDENTIAL TO COMMERCIAL (LAW OFFICE)

4. **Why is it not possible to comply with the provisions of the by-law?**
THE PROPERTY IS ZONED AS RESIDENTIAL (R1B), COMMERCIAL LAW OFFICE IS NOT PERMITTED

5. **Legal Description of the subject land:**
Lot Number 8
Plan Number/Concession Number A 12
Municipal Address 221 QUEEN ST W, BRAMPTON, ON, L6Y1M6

6. **Dimension of subject land (in metric units)**
Frontage 12.3
Depth 48.4
Area 589

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 STOREY DETACHED HOUSE

, EXISTING SHED

AREA OF THE BUILDING: 121.8 SQM

, AREA OF THE SHED: 11.25 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO CHANGE

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 4.9

Rear yard setback 27.3

Side yard setback 0.3

Side yard setback 3.5

PROPOSED

Front yard setback NO CHANGE

Rear yard setback NO CHANGE

Side yard setback NO CHANGE

Side yard setback NO CHANGE

10. Date of Acquisition of subject land: SEP 2020
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: COMMERCIAL (LAW OFFICE)
13. Existing uses of abutting properties: RESIDENTIAL AND COMMERCIAL
14. Date of construction of all buildings & structures on subject land: 1965
15. Length of time the existing uses of the subject property have been continued: 55 YEARS

16. (a) What water supply is existing/proposed?
- Municipal ☒
- Well ☐
- Other (specify) _____
- (b) What sewage disposal is/will be provided?
- Municipal ☒
- Septic ☐
- Other (specify) _____
- (c) What storm drainage system is existing/proposed?
- Sewers ☒
- Ditches ☐
- Swales ☐
- Other (specify) _____

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 _____

Ravkirat Sandhu

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 13th DAY OF OCT, 20 20.

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, RAVKIRAT SANDHU 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 13th DAY OF

October, 2020.

April Dela Cerna

A Commissioner etc.

Ravkirat Sandhu

Signature of Applicant or Authorized Agent

April Dela Cerna, ad.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1B, MATURE NEIGH

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

Hothi S

Zoning Officer

OCT. 15. 2020

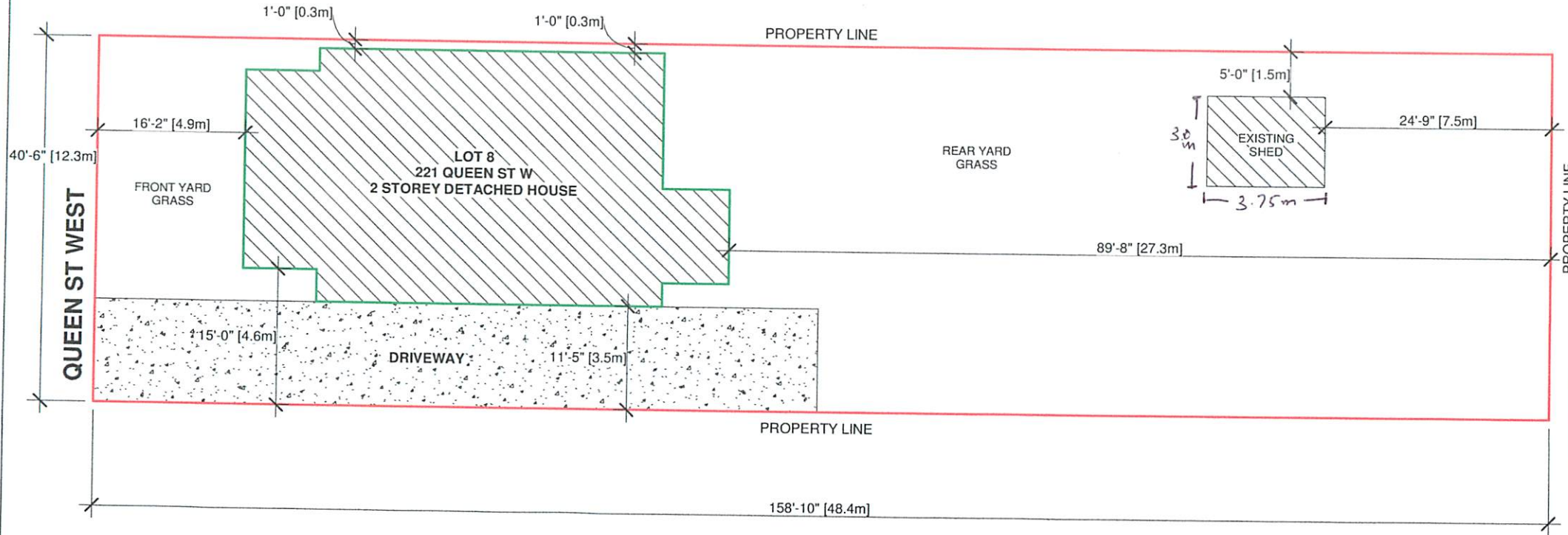
Date

DATE RECEIVED October 13, 2020

**LOT 8
221 QUEEN ST W**

**MINOR VARIANCE
TO PERMIT THE CHANGE OF USE FROM
RESIDENTIAL TO COMMERCIAL
(LAW OFFICE)**

SITE PLAN



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ADDRESS:
221 QUEEN ST W,
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR

PROJECT NUMBER:

**NOBLE PRIME
SOLUTIONS LTD**
2131 WILLIAMS PARKWAY,
BRAMPTON ON
UNIT 19
(437) 888 1800
(905) 782 5261

DATE: OCT 08/20

SCALE: 1 : 140

A-1

A-2020-0116

