

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **HASSAN MURAD AND SHIFA MASOOD** 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 271, Plan 43M-1812 municipally known as **33 DONOMORE DRIVE**, Brampton;

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

1. To permit a below grade entrance in the required interior side yard whereas the by-law does not permit a below grade entrance in the required interior side yard;
2. To permit a combined total width of 0.97m (3.18 ft.) for both interior side yards on an interior lot whereas the by-law requires a minimum of 1.8m (5.91 ft.) for the combined total width of the interior side yards on an interior lot.

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, March 9, 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.

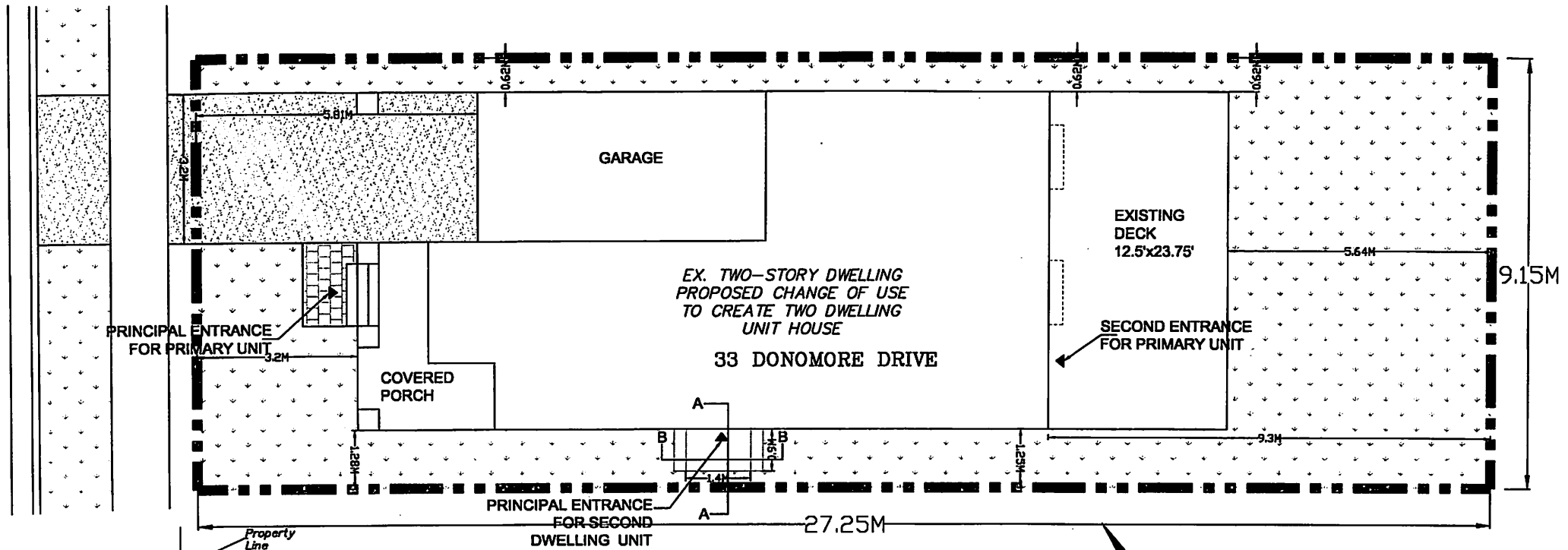
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 25th day of February, 2021.

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:

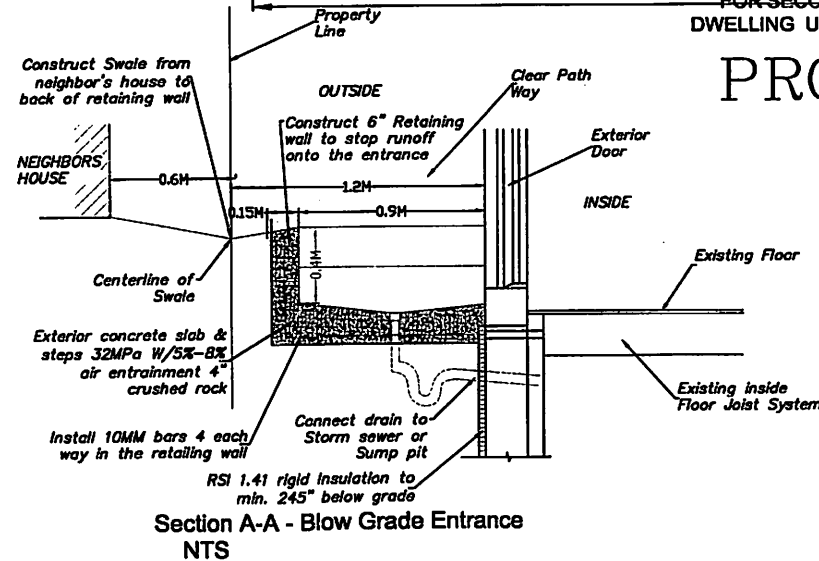
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

DONOMORE DRIVE

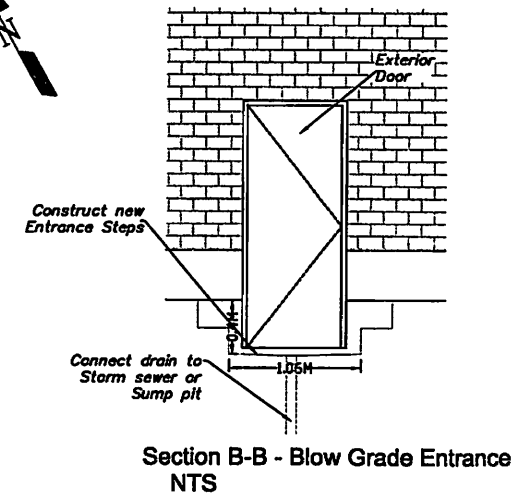


PROPOSED SITE PLAN

SCALE 1" = 8'



Two Story House
Main Dwelling = 172 m²
Basement Dwelling = 45.06 m²



No.	Revisions/Issues	Date
1	FIRST ISSUE	

SIDE YARD VARIANCE APPLICATION

33 DONOMORE DRIVE,
BRAMPTON, ONTARIO

Project CHANGE OF USE TWO UNIT HOUSE	Sheet C2
Date 01/28/2021	
Scale	
SHEET 1 OF 1	



CANADIAN INFRASTRUCTURE DESIGN CONSULTANTS
CONSULTING ENGINEERS
12 MANDARIN CRESCENT
BRAMPTON, ON L6S 2S3

TEL (647) 300-6354

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, March 4, 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, Friday, March 5, 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 **Friday, March 5, 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.

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2021-0031

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) Hassan Murad & Shifa masood
Address 33 Donomore Drive, Brampton ON L7A 0S7

Phone # 289 952 9299 Fax # _____
Email hassanmurad@live.com

2. Name of Agent Farooq Siddiqi /Canadian Infrastructure Design Inc.
Address 12 Mandarin Crescent, Brampton, ON L6S 2S3

Phone # 647 300 6354 Fax # _____
Email Farooq.Siddiqi@candesignconsulting.com

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

To allow a below grade entrance to be located within the required interior side yard ' whereas the oning by Law does not permit a below grade to be lcatcd within a reuiRED yard.

To allow a combined totalof the interior sideyards of an interior lot of 0.97meters,whereas the zoning by -Law requires the combined total of the interior side yards on an interior lot is not less than 1.8m

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

1-The entrance to the basement for the ude of 2nd unit dwelling unit is not possible at the ground level as the landing of staircase inside he house leading to basement is lower than the outside grade.
2-The entrance from the backyard could not feasible for the reason that there is existing deckalready constructed and constructing an underground entrance will involve significant loss of back yard area for the primary dwelling unit usage.

5. **Legal Description of the subject land:**

Lot Number 271
Plan Number/Concession Number 43M1812
Municipal Address 33 Donomore Drive , Brampton , ON L7A 0S7

6. **Dimension of subject land (in metric units)**

Frontage 9.15m
Depth 27.25m
Area 249.34 Sq M

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

Detached House Dwelling Unit with Deck

Two story House . Main Dwelling =172 .00 Sqm

Basement Dwelling = 45.06 Sqm

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Side Entrance below grade with two steps going down, Landing and two steps going up and a retaining wall 0.4m high and 1m long as shown in attached drawing to this application.

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 3.20m

Rear yard setback 9.30 m

Side yard setback 0.65 m

Side yard setback 1.25m

PROPOSED

Front yard setback 3.20m

Rear yard setback 9.30

Side yard setback 0.65m

Side yard setback 1.25m Set Back at ground Level

10. Date of Acquisition of subject land: 10 Dec 2018
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: 2015
15. Length of time the existing uses of the subject property have been continued: 4 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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE 6th February OF 2021

THIS 6th 9th DAY OF February, 2021.

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, Farooq Siddiqi, OF THE BRAMPTON 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 9th DAY OF February, 2021

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

Signature of Applicant or Authorized Agent

Submit by Email

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1D-2014

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

February 17, 2021
Date

DATE RECEIVED

February 9, 2021

Date Application Deemed
Complete by the Municipality

February 17, 2021

ALL FOUND MONUMENTS BY RADY-PENTEX & EDWARD
SURVEYING LTD., O.L.S.

ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHEAST LIMIT OF DONOMORE DRIVE AS SHOWN
ON PLAN 43M-1812 HAVING A BEARING OF N23°40'45"E

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 11th DAY OF FEBRUARY, 2011

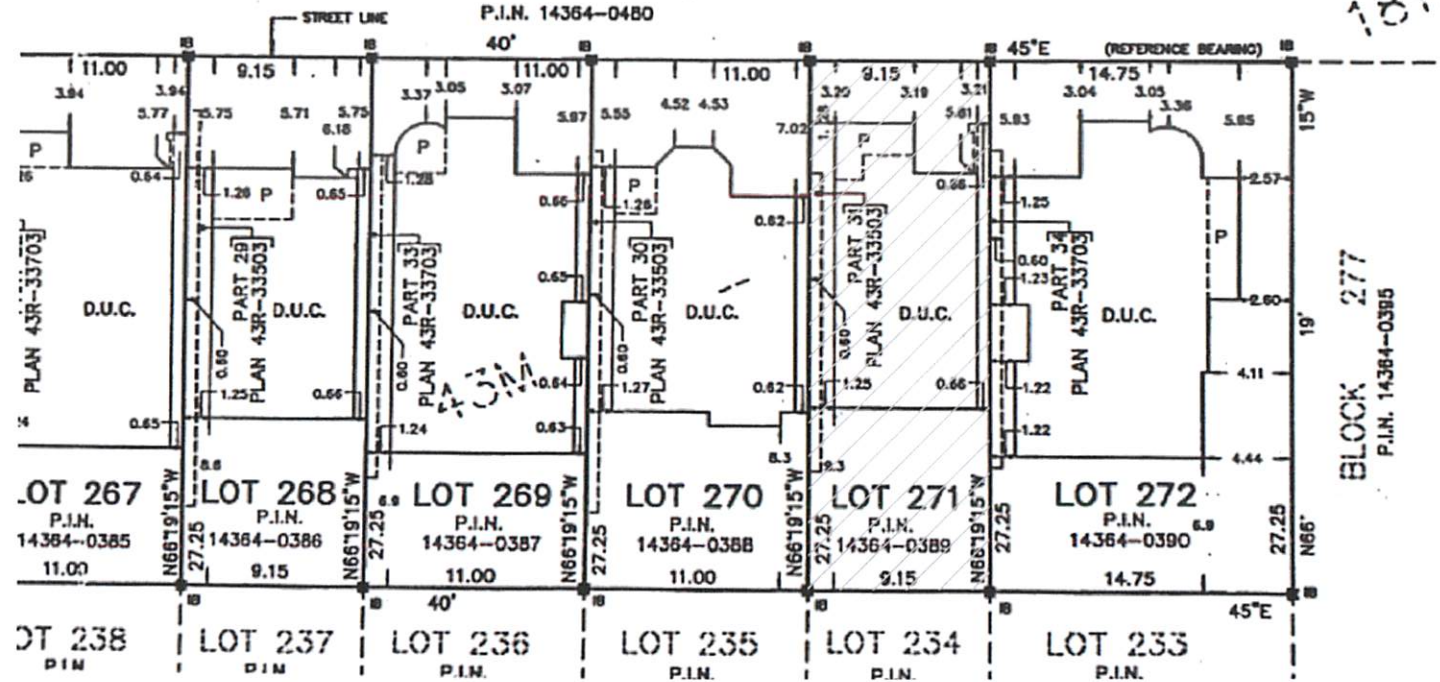
DATE Feb 15, 2011

R. Denbroeder
R. DENBROEDER
ONTARIO LAND SURVEYOR

DONOMORE

DRIVE

(BY PLAN 43M-1812)



LIST OF DRAWINGS

No.	Description
C0	PROPERTY SURVEY
C1	EXISTING SITE PLAN
C2	PROPOSED SITE PLAN



PROPERTY SURVEY

SIDE YARD VARIANCE APPLICATION

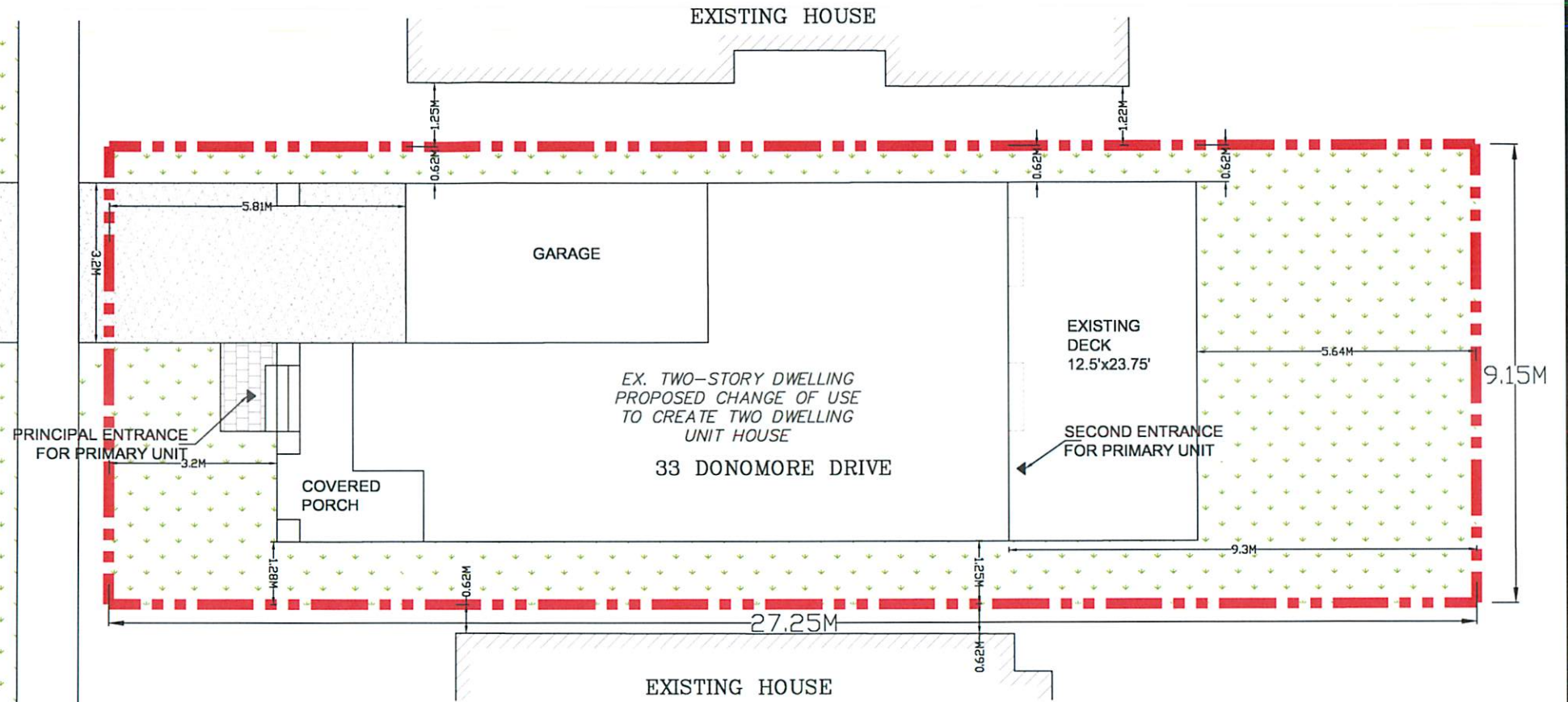
33 DONOMORE DRIVE,
BRAMPTON, ONTARIO

Project CHANGE OF USE TWO UNIT HOUSE	Sheet C0
Date 01/26/2021	
SHEET 1 OF 2	



CANADIAN INFRASTRUCTURE DESIGN CONSULTANTS
CONSULTING ENGINEERS
12 MANDARIN CRESCENT
BRAMPTON, ON L6S 2S3
TEL. (647) 300-6354

DONOMORE DRIVE



EXISTING SITE PLAN
SCALE 1" = 8'



No.	Revision/Issue	Date
1	FIRST ISSUE	

SIDE YARD VARIANCE APPLICATION

33 DONOMORE DRIVE,
BRAMPTON, ONTARIO

Project CHANGE OF USE TWO UNIT HOUSE	Sheet C1
Date 01/26/2021	
	SHEET 1 OF 2



CANADIAN INFRASTRUCTURE DESIGN CONSULTANTS
CONSULTING ENGINEERS
12 MANDARIN CRESCENT
BRAMPTON, ON L6S 2S3
TEL. (647) 300-6354

Site plan for 33 Donomore Drive, showing a proposed change of use for an existing two-story dwelling to create two dwelling units. The plan includes a garage, a covered porch, an existing deck, and two dwelling units. Dimensions are provided for various areas and setbacks.

EXIST. TWO-STORY DWELLING PROPOSED CHANGE OF USE TO CREATE TWO DWELLING UNIT HOUSE

33 DONOMORE DRIVE

Garage: 5.81M x 3.2M

EXISTING DECK: 12.5' x 23.75'

COVERED PORCH: 3.2M x 1.20M

Principal Entrance for Primary Unit: 3.2M

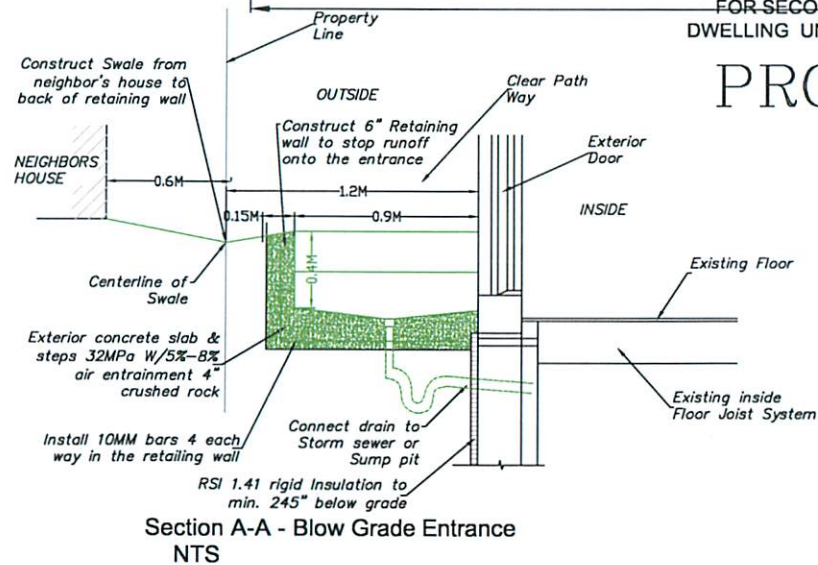
Second Entrance for Primary Unit: 9.3M

Principal Entrance for Second Dwelling Unit: 1.4M

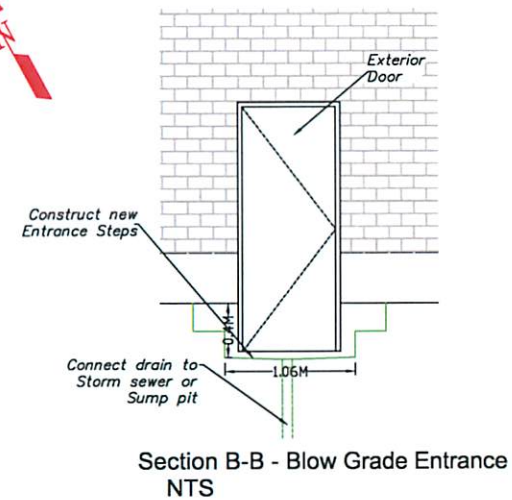
Dimensions: 27.25M (Total Width), 9.15M (Total Depth), 5.64M (Deck Width), 1.25M (Setback), 0.62M (Setback), 1.20M (Setback), 1.4M (Setback), 0.9M (Setback).

Property Line: Indicated by a dashed red line.

SCALE 1" = 8'



Two Story House
Main Dwelling = 172 m²
Basement Dwelling = 45.06 m²



1	FIRST ISSUE	
No.	Revision/Issue	Date

SIDE YARD VARIANCE APPLICATION

33 DONOMORE DRIVE,
BRAMPTON, ONTARIO

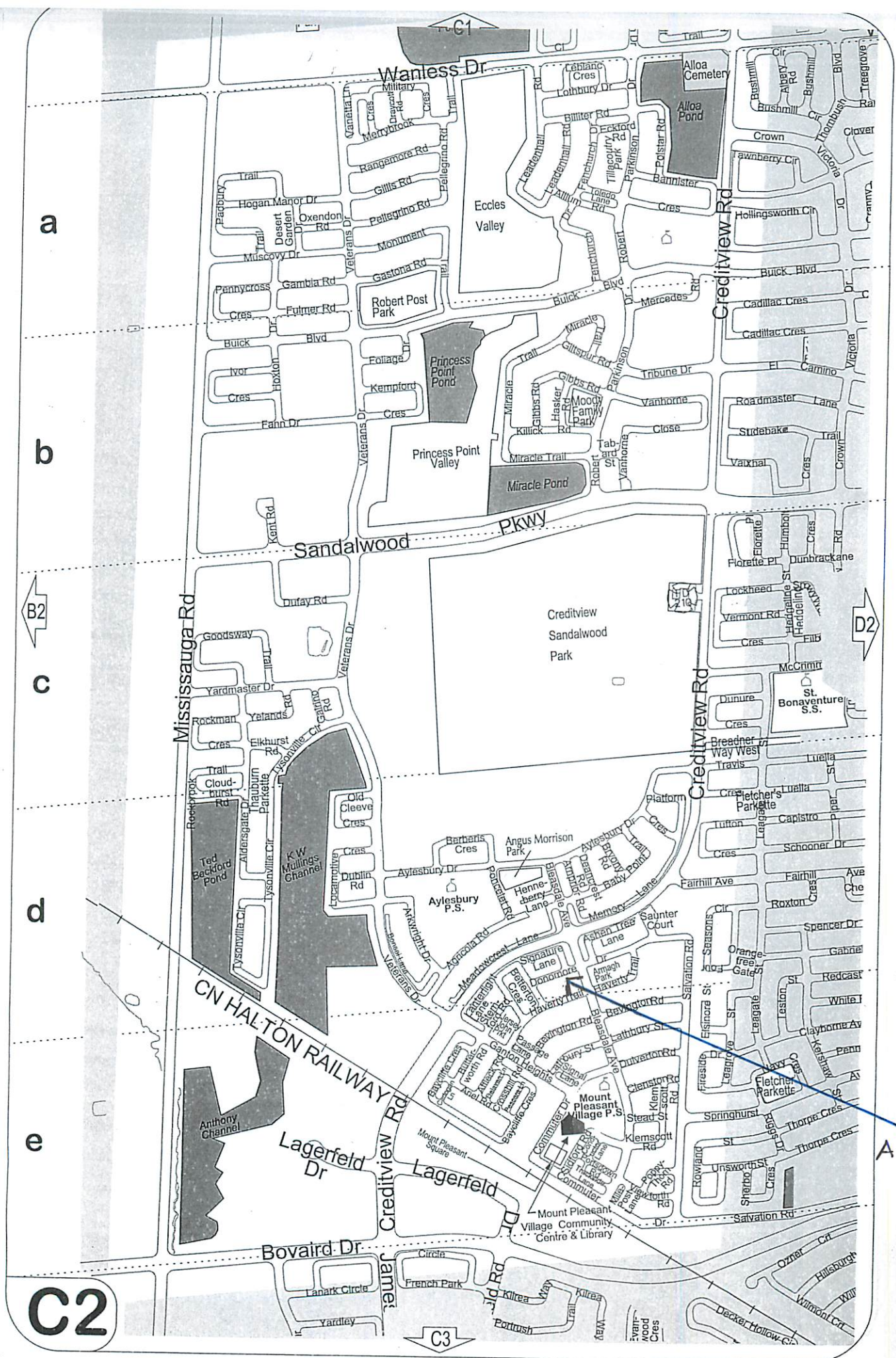
Sed

Project CHANGE OF USE TWO UNIT HOUSE	Sheet C2
Date 01/26/2021	
Scale	

SHEET 2 OF



CANADIAN INFRASTRUCTURE DESIGN CONSULTANTS
CONSULTING ENGINEERS
12 MANDARIN CRESCENT
BRAMPTON, ON L6S 2S3
TEL. (647) 300-6354



A-2021-0031