



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **ATTIA CHEEMA AND MANSUR CHEEMA** 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 Lot 134, Plan 43M-1922 municipally known as **1 MIRACLE TRAIL**, Brampton;

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

1. To permit an existing accessory structure (shed) in an exterior side yard whereas the by-law does not permit an accessory structure in an exterior side yard;
2. To permit an existing accessory structure (gazebo) having a gross floor area of 16.47 sq. m (177.28 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
3. To permit a combined gross floor area of 25.61 sq. m (275.66 sq. ft.) for two (2) accessory structures (shed and gazebo) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
4. To permit an existing driveway width of 8.1m (26.57 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

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

Plan of Subdivision: NO

File Number: \_\_\_\_\_

Application for Consent: NO

File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, August 2, 2022 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 an Ontario Land 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 Ontario Land 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 21st Day of July, 2022

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](mailto:jeanie.myers@brampton.ca)

deck height  
2.87m.

distance from fence.  
0.84m

0.6m permeable landscaping  
(lawn)  
driveway total width  
8.10m.

distance from fence  
2.44m.

Gazebo

3.58m  
width

4.6m  
length

height.  
2.62

shed.

3.04m

3.04m

6.10m length

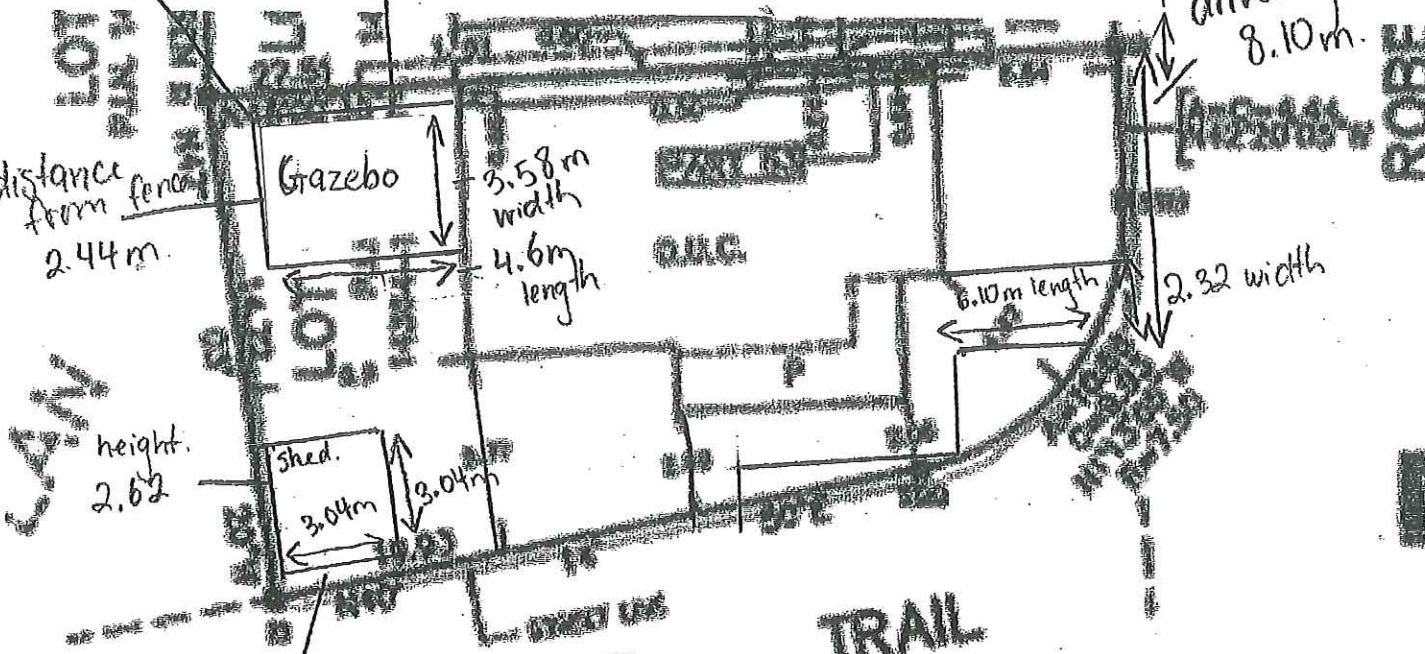
2.32 width

0.6m from  
fence on  
both sides

MIRACLE

TRAIL

4314-1022)





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 and/or as a hybrid meeting (both in-person and electronically).

### Electronic/Hybrid Hearing Procedures How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 2, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

#### 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, July 28, 2022**. Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday
- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, July 28, 2022**.
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, July 28, 2022**.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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, July 28, 2022**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.

**The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.**

Flower City



brampton.ca

FILE NUMBER: A-2022-0201

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) Attia Cheema + Mansur Cheema.  
Address 1 Miracle Trail, Brampton ON, L7A 0X3.  
Phone # 905-230-2765 Fax # \_\_\_\_\_  
Email heavenforever@live.ca.
2. Name of Agent Tanawish Cheema.  
Address 346 Kintyre Pt., Ottawa, ON K2C 3M6.  
Phone # 649-721-1674 Fax # \_\_\_\_\_  
Email T.Cheema05@gmail.com.
3. Nature and extent of relief applied for (variances requested):  
See attached page.
4. Why is it not possible to comply with the provisions of the by-law?  
see attached page.
5. Legal Description of the subject land:  
Lot Number 134  
Plan Number/Concession Number 43M-1922.  
Municipal Address 1 Miracle Trail
6. Dimension of subject land (in metric units)  
Frontage 27m  
Depth 10m.  
Area 270 m<sup>2</sup>.
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.)

see attached page.

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

Rear yard setback

Side yard setback

Side yard setback

0.6m (Shed), 2.44m (gazebo)  
0.6m (Shed)  
0.64m (gazebo)

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

N/A.

10. Date of Acquisition of subject land: January 30<sup>th</sup> 2022

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: January 2014.

15. Length of time the existing uses of the subject property have been continued: 2014 - present.

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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 24 DAY OF June, 2022

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, Atis Cheen 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 24<sup>th</sup> DAY OF June, 2022

A Commissioner etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1F-9.0 – Section 2201

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

J. Chau  
Zoning Officer

June 24, 2022

Date

DATE RECEIVED June 24, 2022

## Minor Variance or Special Permission Application – Questions Continued

### 3. Nature and extent of relief applied for variances requested

To permit an existing accessory structure (shed) in an exterior side yard, whereas the by-law does not permit an accessory structure in an exterior side yard.

To permit an existing accessory structure (gazebo) having a gross floor area of 16.47 sq. m, whereas the by-law permits a maximum gross floor area of 15 sq m for an individual accessory structure.

To permit a combined gross floor area of 25.61 sq m for two accessory structures (shed and gazebo) whereas the by-law permits a maximum combined gross floor area of 20 sq m.

To permit an existing driveway width of 8.1 m, whereas the by-law permits a maximum driveway width of 6.71 m.

### 4. Why is it not possible to comply with the provisions of the bylaw?

The accessory structure (shed) is not able to be moved.

Home owners have a language barrier, making them unaware of the requirements of the by-law while making the changes in order to beautify their residence. Now adult children were minors at the time of these changes and were also unaware of these regulations.

Current structures do not inconvenience or negatively affect neighbors in the community.

### 8. Particulars of all buildings and structures on or proposed for the subject land:

#### Existing building structures

- Accessory structure (shed) located in the exterior side yard, dimensions of 3.04 x 3.04, height of 2.62 m, and a total area of 9.2 M
- Accessory structure (gazebo) with dimensions of 4.6m and 3.58m, height of 2.87m, and a total area of 16.4 m
- Residential dwelling (house, 2 stories) total area 150m squared.



deck height  
2.87m

distance from fence  
0.84m

0.6m permeable landscaping  
(lawn)  
driveway total width  
8.10m

distance from fence  
2.44m

Grazebo

3.58m width  
4.6m length

O.U.C.

LAWN

height  
2.62

shed

3.04m  
3.04m

6.10m length

2.32 width

ROBE

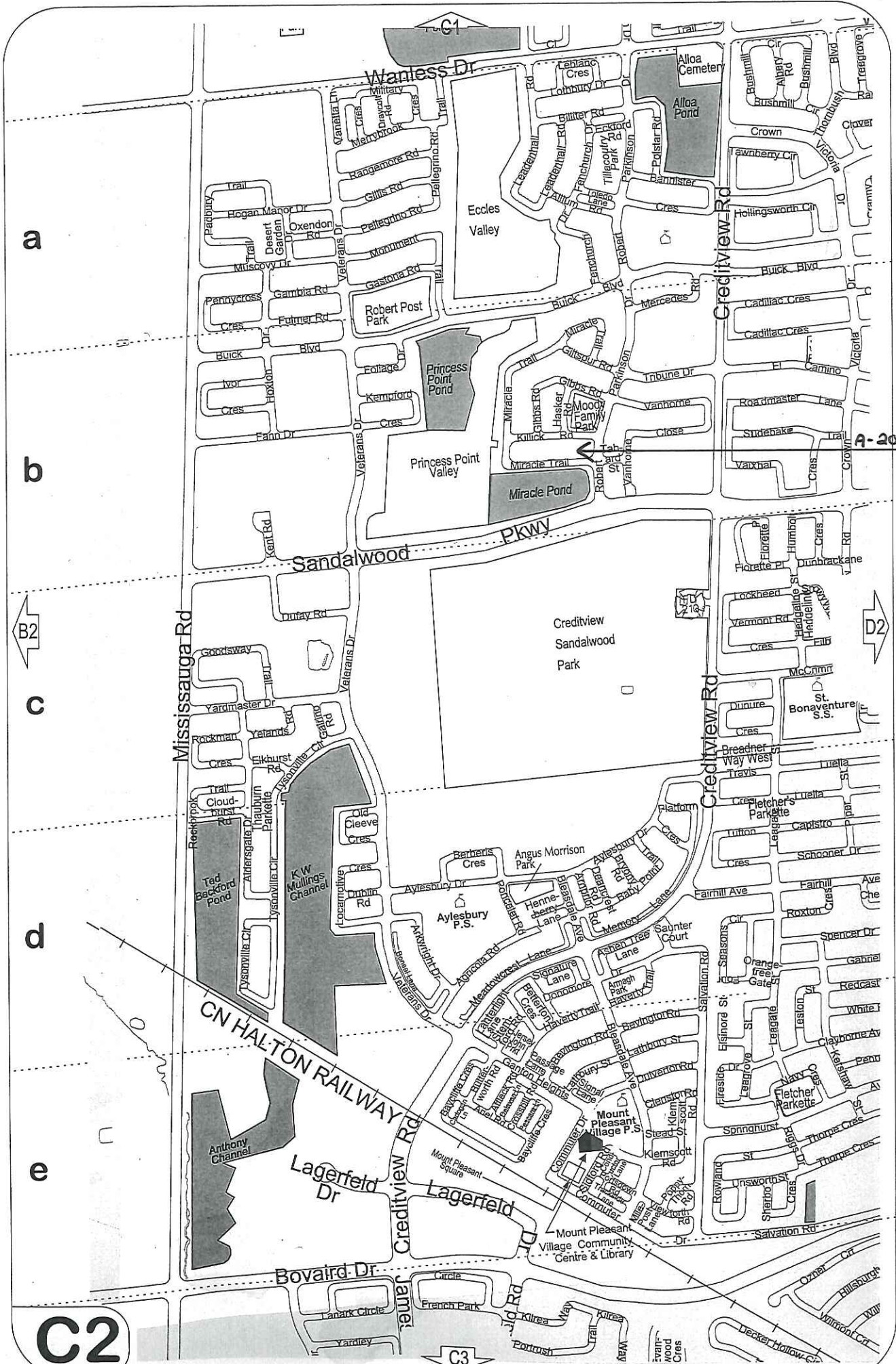
0.6m from  
fence on  
both sides

MIRACLE

TRAIL

43M-1022)





a

b

c

d

e

A-2022-0201

C2

C3