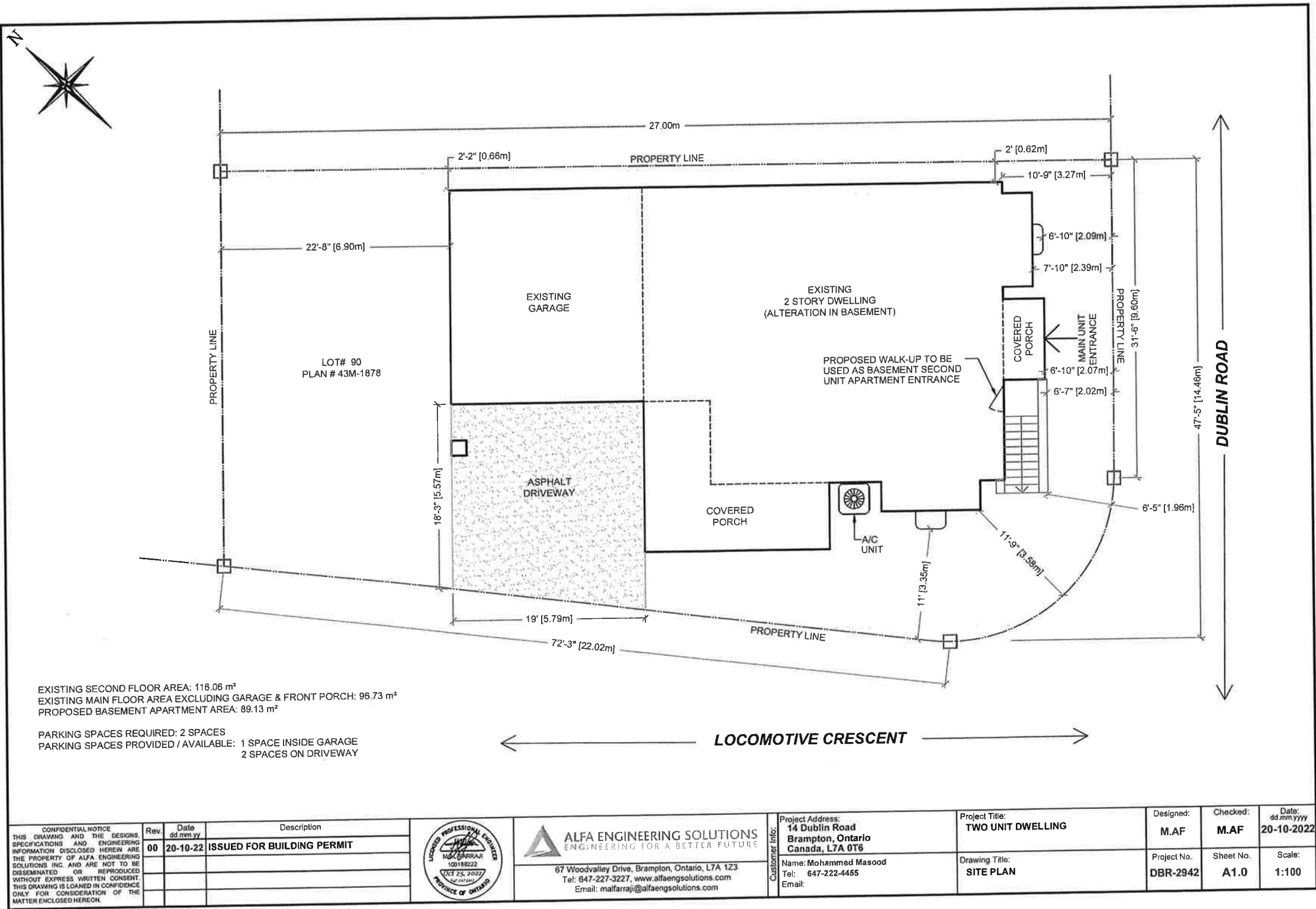


Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



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 **January 3, 2023** 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, December 22, 2022.**

- 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, December 22, 2022.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, December 22, 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, December 22, 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 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.

Note: City Hall will be closed to the public from 12:00 Noon on December 23, 2022 to January 2, 2023 inclusive. City Hall will re-open on Tuesday, January 3, 2023.



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)** Mohammed Fasiullah Masood & Mumtaz Shabana Mohammed
Address 14 Dublin Road, Brampton

Phone #416-389-8850**Fax #****Email**fasimasood@gmail.com

2. **Name of Agent** Marwan AL-Farraj
Address 67 Woodvalley Drive, Brampton, ON

Phone #647-227-3227**Fax #****Email**malfarraj@AlfaEngSolutions.com

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

Variance #1: A below grade entrance is not permitted in a yard located between the main wall of a dwelling and a front of flankage lot line.

Variance #2: Front yard setback. The minimum required front yard setback is 3.0 m & we are proposing 1.96m

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

Because the entrance is located at the front of a flankage lot line and no where else a basement entrance can be proposed.

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

Lot Number 90**Plan Number/Concession Number** 43M-1878**Municipal Address** 14 Dublin Road, Brampton, ON, L7A 0T6

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

Frontage 14.46m**Depth** 27.00m**Area** 355.30m2

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.)

Dwelling Footprint area including porches & garage: 154.42 m2

G.F.A: 301.92 m2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

below grade entrance at the front of the house

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 2.07m

Rear yard setback 6.90m

Side yard setback 0.66m

Side yard setback _____

PROPOSED

Front yard setback 1.96m

Rear yard setback 6.90m

Side yard setback 0.66m

Side yard setback _____

10. Date of Acquisition of subject land: 2016
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: 10 years old house
15. Length of time the existing uses of the subject property have been continued: 6 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 _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE city _____ OF Brampton

THIS 27 DAY OF October, 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, Marwan AL-Farraj, OF THE city _____ OF Brampton

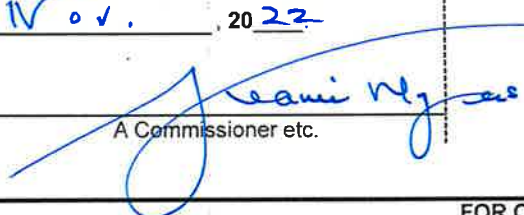
IN THE Region _____ OF Peel _____ SOLEMNLY DECLARE THAT:

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 16th DAY OF
Nov., 2022


Signature of Applicant or Authorized Agent


A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

R1F-9 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.

Rose Bruno

Zoning Officer

October 28, 2022

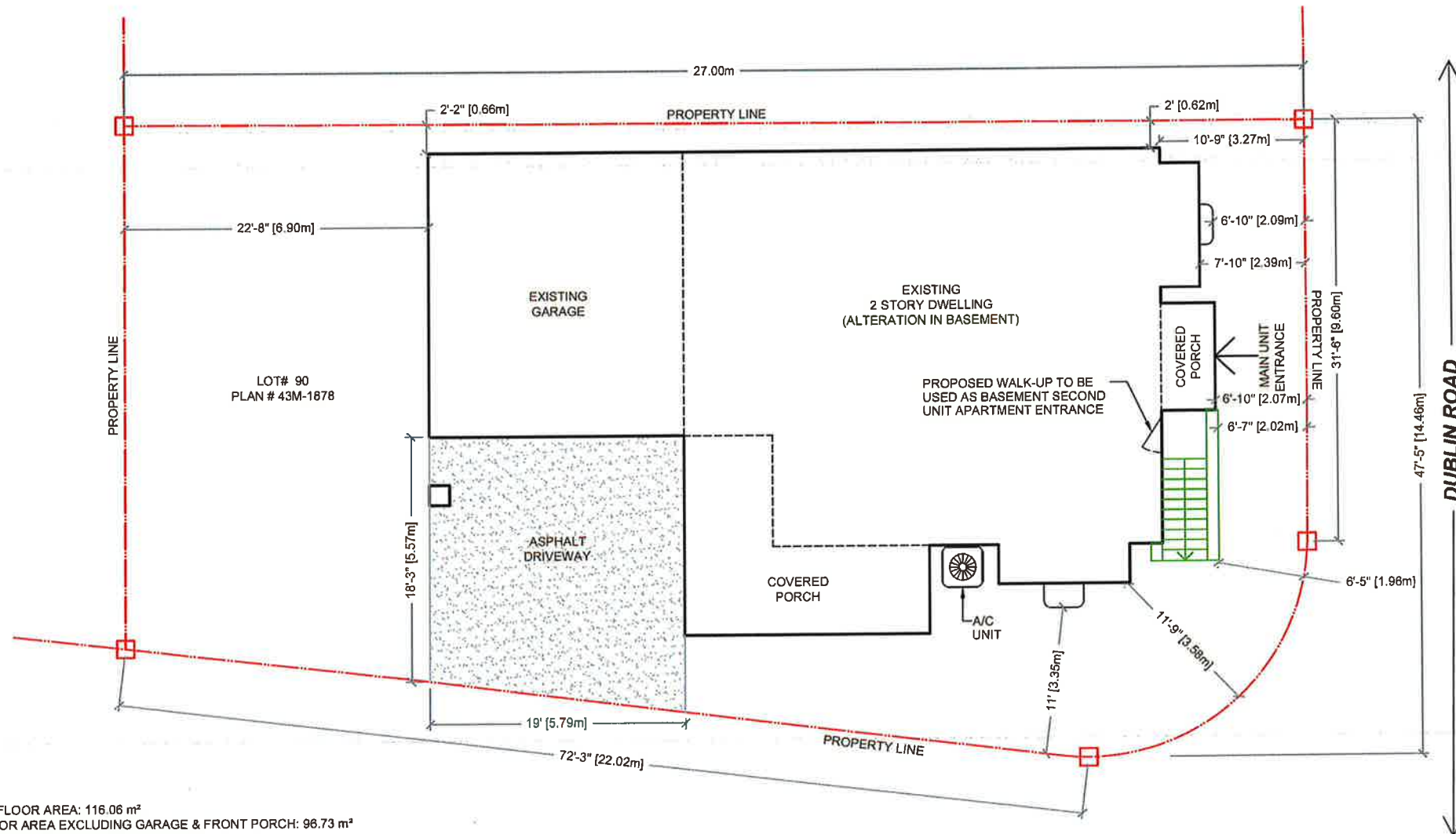
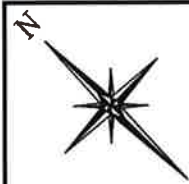
Date

DATE RECEIVED

November 16, 2022

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



EXISTING SECOND FLOOR AREA: 116.06 m²
EXISTING MAIN FLOOR AREA EXCLUDING GARAGE & FRONT PORCH: 96.73 m²
PROPOSED BASEMENT APARTMENT AREA: 89.13 m²

PARKING SPACES REQUIRED: 2 SPACES
PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE
2 SPACES ON DRIVEWAY

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Rev.	Date dd.mm.yy	Description
00	20-10-22	ISSUED FOR BUILDING PERMIT



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ENGINEERING FOR A BETTER FUTURE

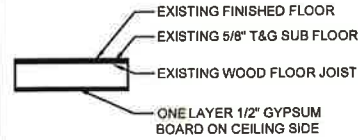
67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3
Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfarraji@alfaengsolutions.com

Customer Info:	Project Address: 14 Dublin Road Brampton, Ontario Canada, L7A 0T6
	Name: Mohammed Maasood
	Tel: 647-222-4455 Email:

Project Title: TWO UNIT DWELLING
Drawing Title: SITE PLAN

Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 20-10-2022
Project No. DBR-2942	Sheet No. A1.0	Scale: 1:100

CEILING CONSTRUCTION
15 MIN FIRE SEPARATION
OBC COMPLIANCE C147 (b) ON CEILING



EXTERIOR WALL CONSTRUCTION "TYPE A"

- 1/2" GYPSUM BOARD
- 2" X 4" WOOD STUD @ 16" O.C.
- EXISTING R12 MINERAL FIBER BLANKET INSULATION WITH VAPOR BARRIER
- EXISTING CONCRETE FOUNDATION WALL

INTERIOR WALL CONSTRUCTION "TYPE B" 30 MIN. FIRE SEPARATION
WALL OBC COMPLIANCE C147 (a)

Option 1: SB3-W1c

- 1/2" GYPSUM BOARD
- 88mm THICK ABSORPTIVE MATERIAL (ROXUL SAFE&SOUND)
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD

INTERIOR WALL CONSTRUCTION "TYPE C"

- 1/2" GYPSUM BOARD
- 2" X 4" WOOD STUD @ 16" O.C.
- 1/2" GYPSUM BOARD

- (S) SMOKE ALARM
- SHALL HAVE A VISUAL SIGNALING COMPONENT INTEGRATED INTO THE SMOKE ALARM
 - SHALL HAVE A BATTERY BACKUP
 - SHALL BE INTERCONNECTED

- (C) CARBON MONOXIDE ALARM

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS.

FRAMING NOTES:

2.1. DIMENSIONAL LUMBER TO BE S-P-F GRADE 1 OR 2.

3. EF-1/2 : MIN. 50CFM EXHAUST FAN WITH 1.5 SONES OR LOWER W/ 6" Ø DUCT DISCHARGING DIRECTLY TO OUTDOOR

4. ALL FIRE SEPARATION SHALL BE CONTINUOUS TO ANOTHER FIRE SEPARATION OR TO THE EXTERIOR

5. BASEMENT CEILING HEIGHT TO CONFIRM TO DIVISION B, TABLE 9.5.3.1

6. CEILING HEIGHT UNDER BEAMS & DUCTS IN THE BASEMENT SHALL MEET THE OBC REQUIREMENT & NOT BE LESS THAN 1950mm

7. SMOKE ALARM:

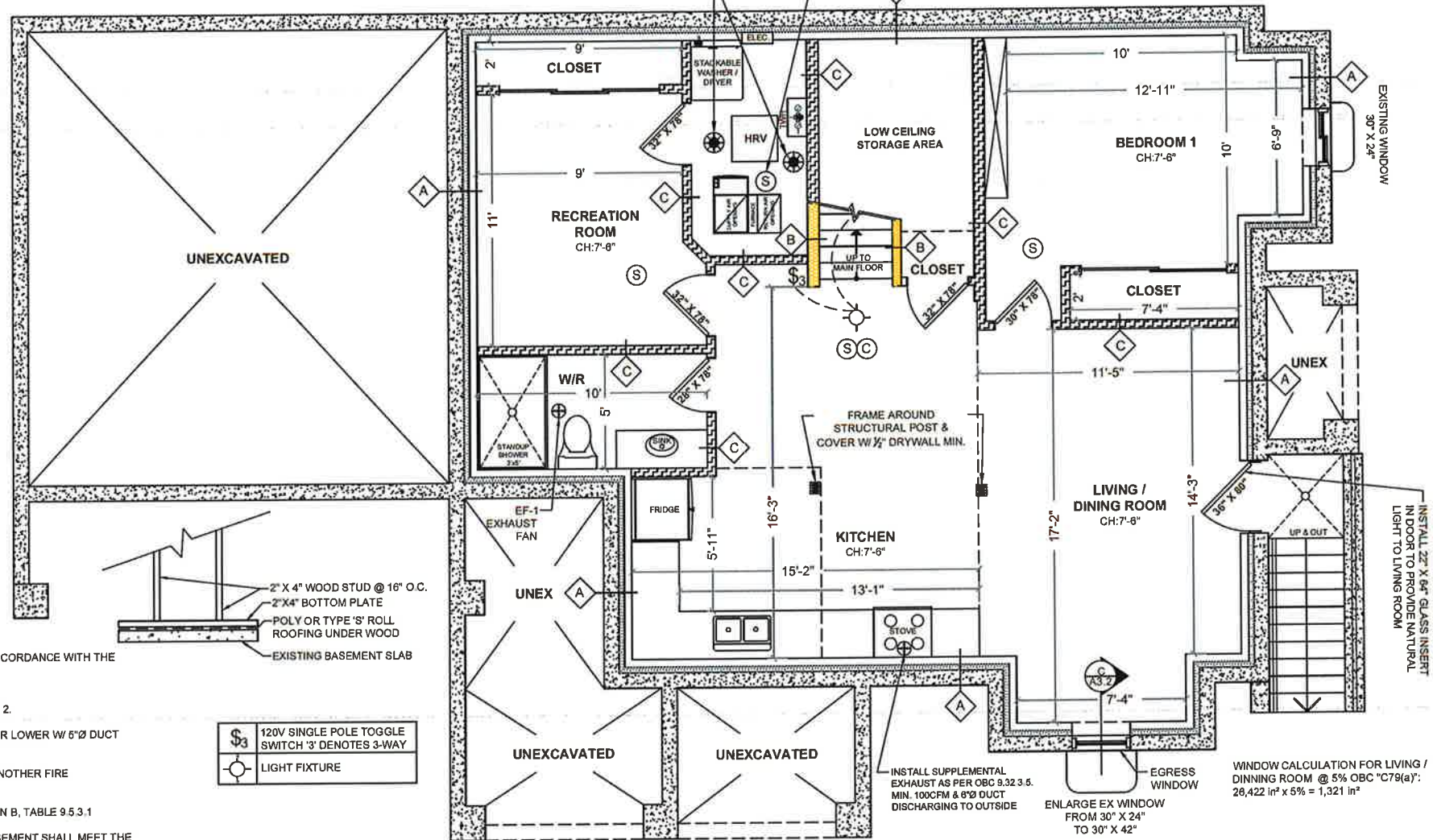
7.1. SMOKE ALARMS IN BASEMENT TO BE INTERCONNECTED WITH SMOKE ALARM ON MAIN FLOOR & SMOKE ALARMS ON SECOND FLOOR COMMON AREA & BEDROOMS (SMOKE ALARM TO BE INSTALLED IN EVERY BEDROOM ON SECOND FLOOR)

7.2. SMOKE ALARM SHALL CONFIRM TO O.B.C. DIV. B 9.10.19

SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR

GLASS BULB TYPE SPRINKLER
HEAD FED BY CITY WATER SUPPLY

WINDOW CALCULATION FOR
BEDROOM 1 @ 2.5% OBC "C79(a)":
18,807 in² x 2.5% = 470 in²



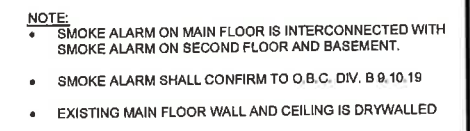
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Rev.	Date dd.mm.yy	Description	
00	20-10-22	ISSUED FOR BUILDING PERMIT	



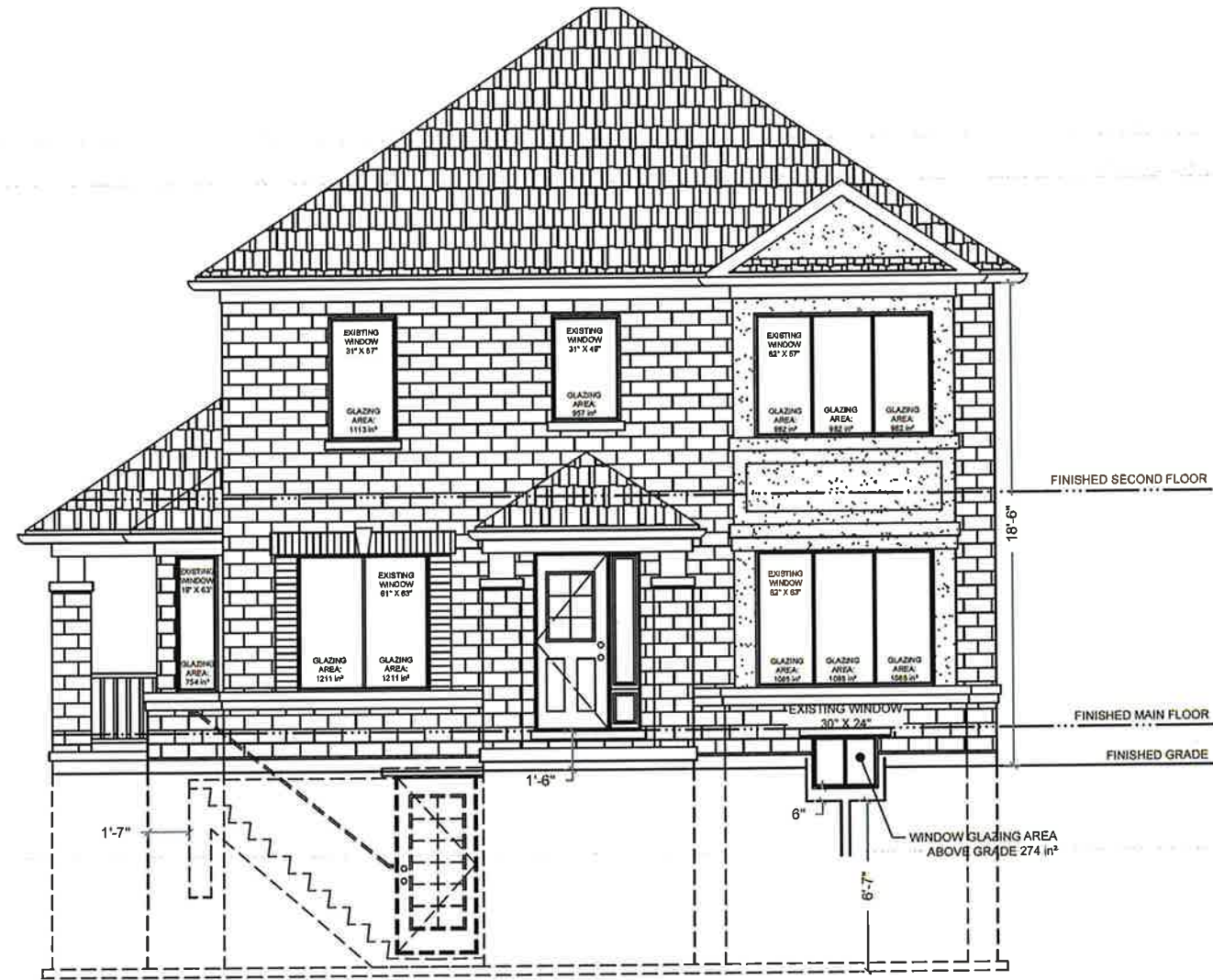
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ENGINEERING FOR A BETTER FUTURE

67 Woodvalley Drive, Brampton, Ontario, L7A 1Z3
Tel: 647-227-3227, www.alfaengsolutions.com
Email: malfarraj@alfaengsolutions.com

Customer Info:	Project Address: 14 Dublin Road Brampton, Ontario Canada, L7A 0T6	Project Title: TWO UNIT DWELLING	Designed: M.AF	Checked: M.AF	Date: dd.mm.yyyy 20-10-2022
	Name: Mohammed Masood Tel: 647-222-4455 Email:	Drawing Title: PROPOSED BASEMENT FLOOR PLAN	Project No. DBR-2942	Sheet No. A2.1	Scale: 1:60



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	00	20-10-22	ISSUED FOR BUILDING PERMIT							



FRONT ELEVATION

TOTAL WALL AREA OPENING
PROVIDED: 7.56 m²

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	00	20-10-22	ISSUED FOR BUILDING PERMIT									
					<div>Customer Info:</div> <div>Name: Mohammed Masood</div> <div>Tel: 647-222-4455</div> <div>Email:</div>	<div>Drawing Title:</div> <div>FRONT ELEVATION</div>	<div>Project No.</div> <div>DBR-2942</div>	<div>Sheet No.</div> <div>A2.5</div>	<div>Scale:</div> <div>1:60</div>			



a

b

c

d

e

C2

C3

A-2022-0371