



## Committee of Adjustment

## APPLICATION FOR MINOR VARIANCE

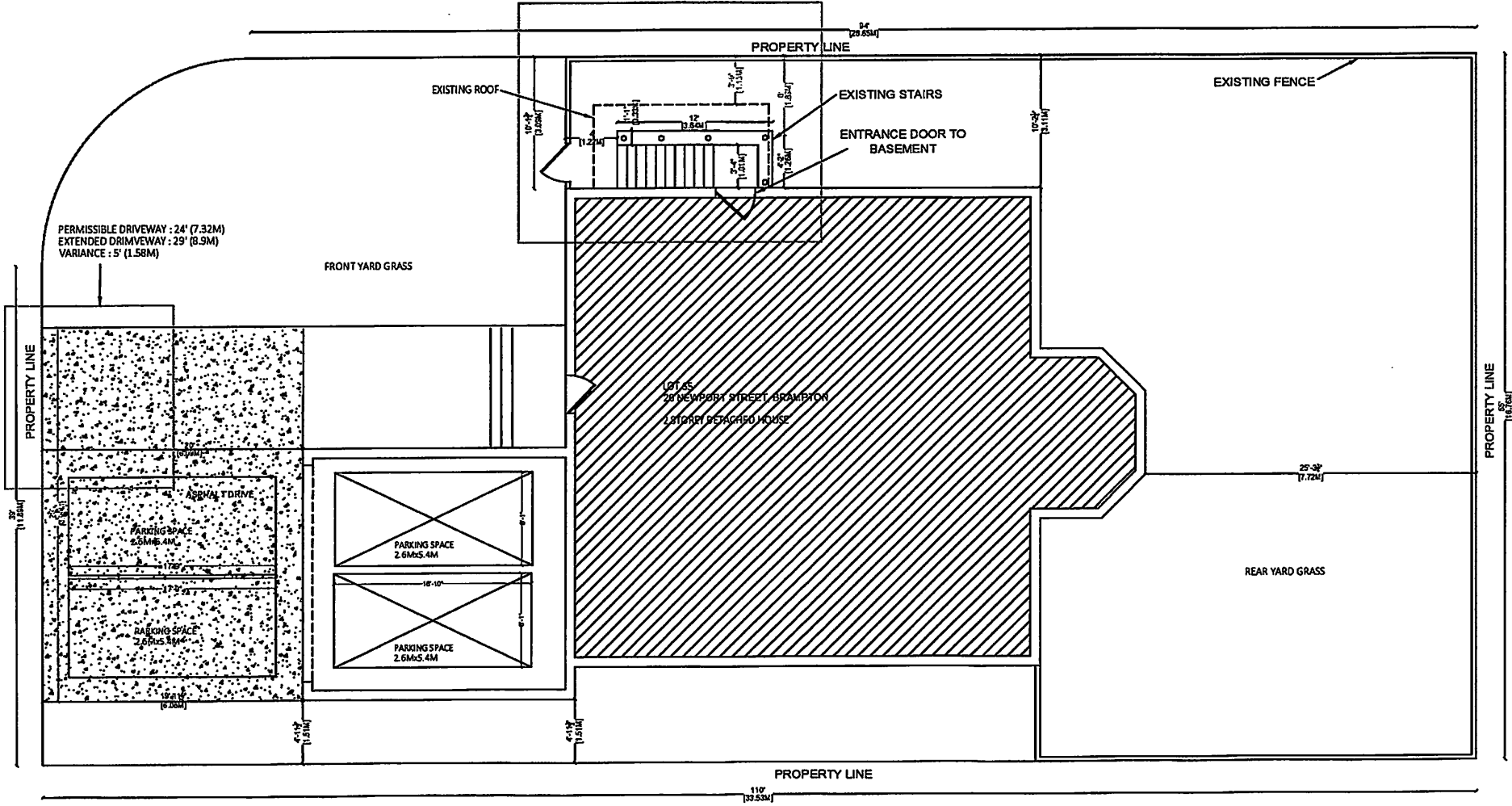
**Jeanie Myers, Secretary-Treasurer**  
Committee of Adjustment  
City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.mvers@brampton.ca](mailto:jeanie.mvers@brampton.ca)

STATISTICS		
AREAS	(SQ.M.)	(SQ.FT.)
LOT AREA	556.96	5995.06
BUILDING FOOTPRINT	172.45	1856.21
FRONT LANDSCAPE AREA	108.35	1166.23
PARKING LOTS		2 CARS PARKWAY

2 CARS  
GARAGE

NOTTINGHAM  
CRESCENT

NEWPORT  
STREET



SITE PLAN

ISSUED FOR PERMIT		SEP. 28/2020
ADDRESS		
28 NEWPORT ST BRAMPTON, ON L6S 4M1		
DESIGNED BY	A.D.	CHECKED BY
PROJECT NUMBER		
20R-095126		
INNOVATION TRIGGER CONSULTING INC. BRAMPTON, ON. 416.951.3678		
DATE	SEP. 28/2020	SCALE
1/8" = 10'		FIGURE NO.
		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 Committee 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, November 5, 2020.**
- 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, November 6, 2020.**
  - 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, **November 6, 2020.** 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](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.



**AMENDMENT LETTER**

October 28, 2020

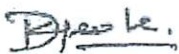
To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
AAMIR FIDA AND QURAT UL AIN  
LOT 65, PLAN M-441  
A-2020-0110- 26 NEWPORT STREET  
WARD 7**

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Please **amend** application **A-2020-0110** to reflect the following:

1. To permit a below grade entrance to be located between the main wall of a dwelling and the flankage lot line whereas the by-law does not permit a below grade entrance to be located between a main wall of a dwelling and the flankage lot line;
2. To permit a below grade entrance stair having an exterior side yard setback of 1.83m (6.00 ft.) whereas the by-law requires an exterior side yard setback of 3.0m (9.84 ft.);
3. To permit an existing driveway width of 8.9m. (29.19 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24.00 ft.);
4. To permit an encroachment of the eave on the canopy above the below grade entrance of 0.7m (2.30 ft.) whereas the by-law permits a maximum encroachment of an eave of 0.5m (1.64 ft.).



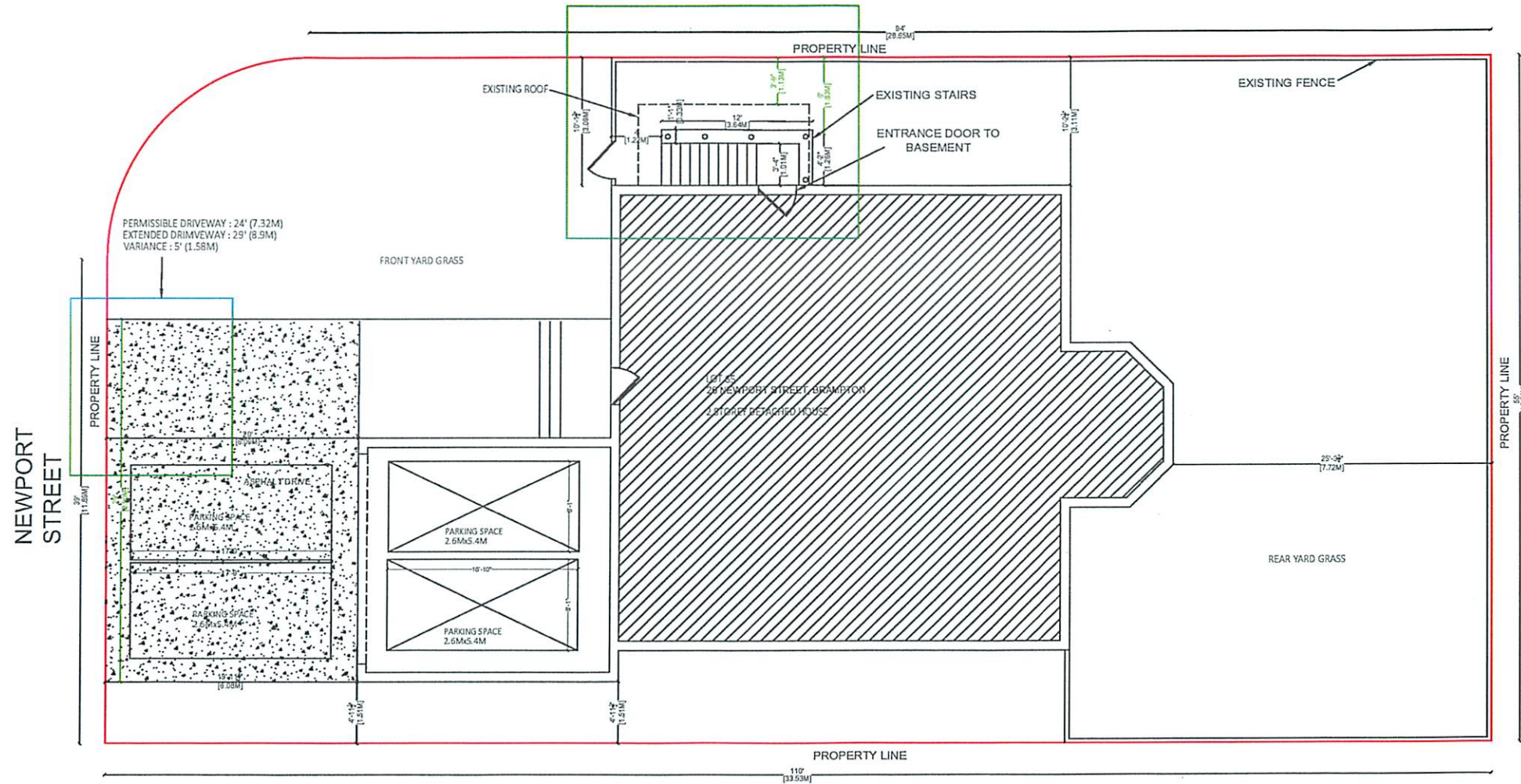
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Applicant/Authorized Agent

STATISTICS		
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NOTTINGHAM  
CRESCENT



SITE PLAN

ISSUED FOR PERMIT SEP. 28/2020

ADDRESS  
28 NEWPORT ST  
BRAMPTON, ON  
L6S 4M1

DRAWN BY: A.D. CHECKED BY: D.Y.

PROJECT NUMBER  
20R-095126

INNOVATION TRIGGER  
CONSULTING INC.  
BRAMPTON, ON.  
416.951.3678

DATE  
SEP. 28/2020

SCALE  
1/8" = 1'0"

SHEET NO.  
A-1





FILE NUMBER: A-2020-0110

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) Aamir Fida & Qurat ul Ain  
Address 26 NEWPORT ST  
BRAMPTON ON L6S4M9  
Phone # 416 402 0013 Fax # \_\_\_\_\_  
Email Aamir.kokhar@gmail.com

2. Name of Agent Devendra Yeole (Innovation Trigger Consulting)  
Address 43 Averill Rd Brampton ON L7A 5A7  
Phone # 416.951.3678 Fax # \_\_\_\_\_  
Email devendrayeole@yahoo.ca

3. Nature and extent of relief applied for (variances requested):  
To permit below grade entrance (As-built) on  
the side of single family dwelling located at the  
corner of Newport st + Nottingham cresc.

4. Why is it not possible to comply with the provisions of the by-law?  
This is As-built below grade entrance to the basement  
As per me it fits in all requirements, zoning department  
informed to apply for variance as its located on the  
corner.

5. Legal Description of the subject land:  
Lot Number 65  
Plan Number/Concession Number M441  
Municipal Address 26 NEWPORT ST BRAMPTON

6. Dimension of subject land (in metric units)  
Frontage 16.78m (55') → curved see site plan  
Depth 33.53m (110')  
Area 260.13m (28mSP)

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.)

Single Family Dwelling - Gross floor Area: 260.12 sqm  
As-built below grade stairs to basement on the left side of the house  
2800 sqf

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Below Grade Stairs  
Second dwelling unit

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 6.09m (20')  
 Rear yard setback 7.72m (25'3")  
 Side yard setback 1.51m (4'11")  
 Side yard setback 3.09m (10'2")

PROPOSED

Front yard setback No change  
 Rear yard setback No change  
 Side yard setback No change  
 Side yard setback 1.83m (6')

10. Date of Acquisition of subject land: Feb 25, 2020
11. Existing uses of subject property: Single Family Dwelling
12. Proposed uses of subject property: Second dwelling (Two unit dwelling)
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1984
15. Length of time the existing uses of the subject property have been continued: 36 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 _____

Djosele  
Signature of Applicant(s) or Authorized Agent

DATED AT THE BRAMPTON OF \_\_\_\_\_

THIS 29 DAY OF Sep, 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, Devenendra Yeole, OF THE City of 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  
October, 20 20

April Dela Cerna  
A Commissioner etc.

Djosele  
Signature of Applicant or Authorized Agent

ad.  
April Dela Cerna,  
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-182, MATURE

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. 13. 2020

Date

DATE RECEIVED OCTOBER 9, 2020



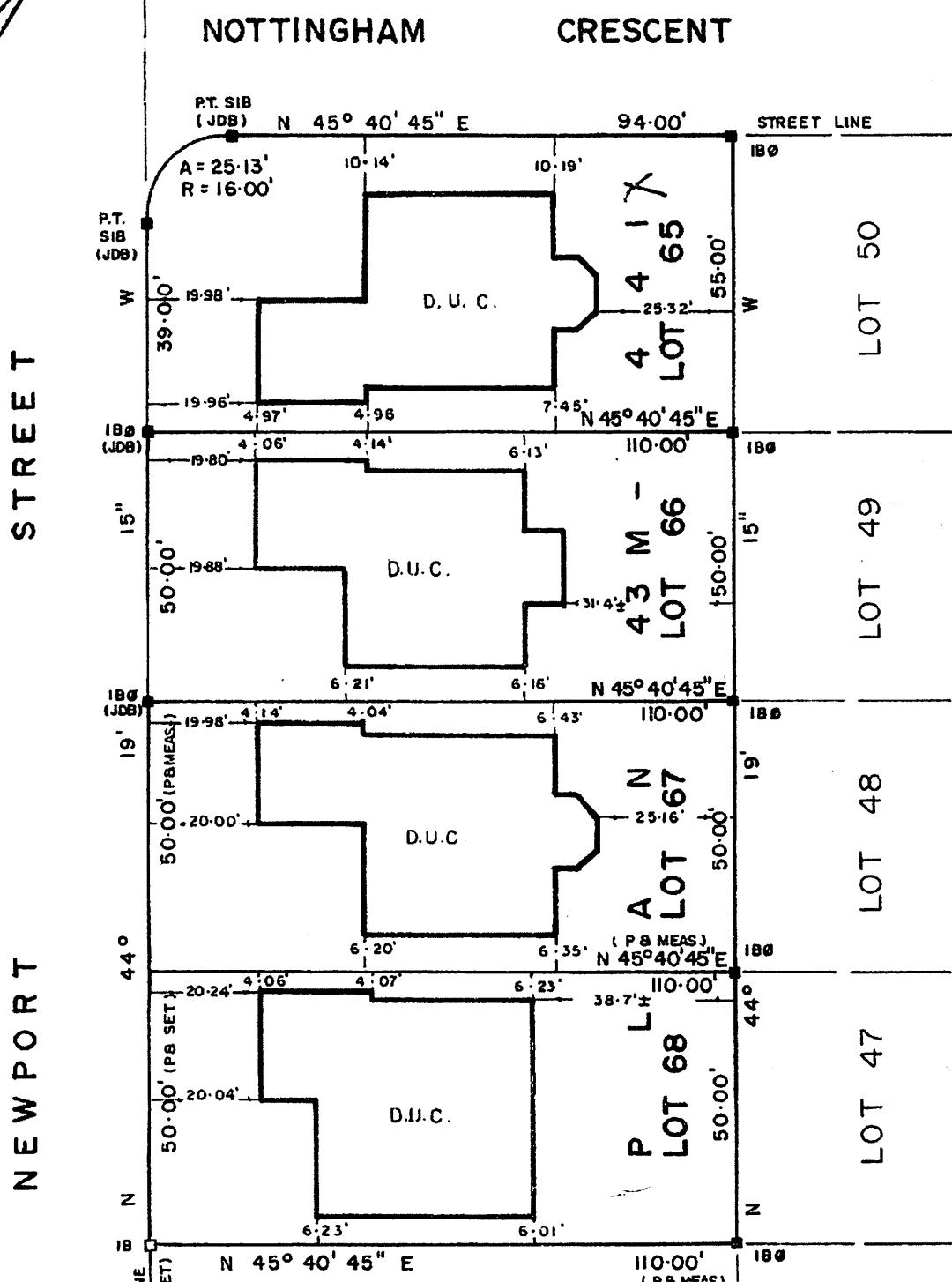


SCALE 1" = 30'  
ANTON KIKAS LIMITED  
ONTARIO LAND SURVEYORS  
1984

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF NEWPORT STREET AS SHOWN ON PLAN 43M-441 HAVING A BEARING OF N 44° 19' 15" W BUILDING TIES SHOWN HEREON ARE TO CONCRETE FOUNDATION UNLESS NOTED OTHERWISE

■ DENOTES SURVEY MONUMENT FOUND  
 □ DENOTES SURVEY MONUMENT SET  
 SIB DENOTES STANDARD IRON BAR  
 IB DENOTES IRON BAR  
 D.U.C. DENOTES DWELLING UNDER CONSTRUCTION  
 (JDB) DENOTES J.D BARNES O.L.S.  
 Ø DENOTES ROUND  
 (P) DENOTES PLAN 43 M - 44!

DOCUMENTS RELEASED PURSUANT TO A REQUEST  
UNDER THE  
NATIONAL FREEDOM OF INFORMATION ACT AND  
PROTECTION OF PRIVACY ACT 43 U.S.C. 1896a  
COPYRIGHT ACT U.S. 1962, C-2 APPLIES TO THE  
JAMES EARL RAY ASSASSINATION, OR OTHER ASSASSINATIONS





A-2020-0110

