

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MOHAMMAD ASIF AND FARYAL KANWAL** 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 21, Plan M-417 municipally known as **193 VODDEN STREET WEST**, Brampton;

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

1. To permit lot coverage of 34.34% whereas the by-law permits a maximum lot coverage of 30%;
2. To permit a garden suite having a height of 5.49m (18.011 ft.) whereas the by-law permits a maximum height of 4.5m (14.76 ft.) for a garden suite.

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 _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, March 7, 2023 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, the Minister, a specified person or a public body.

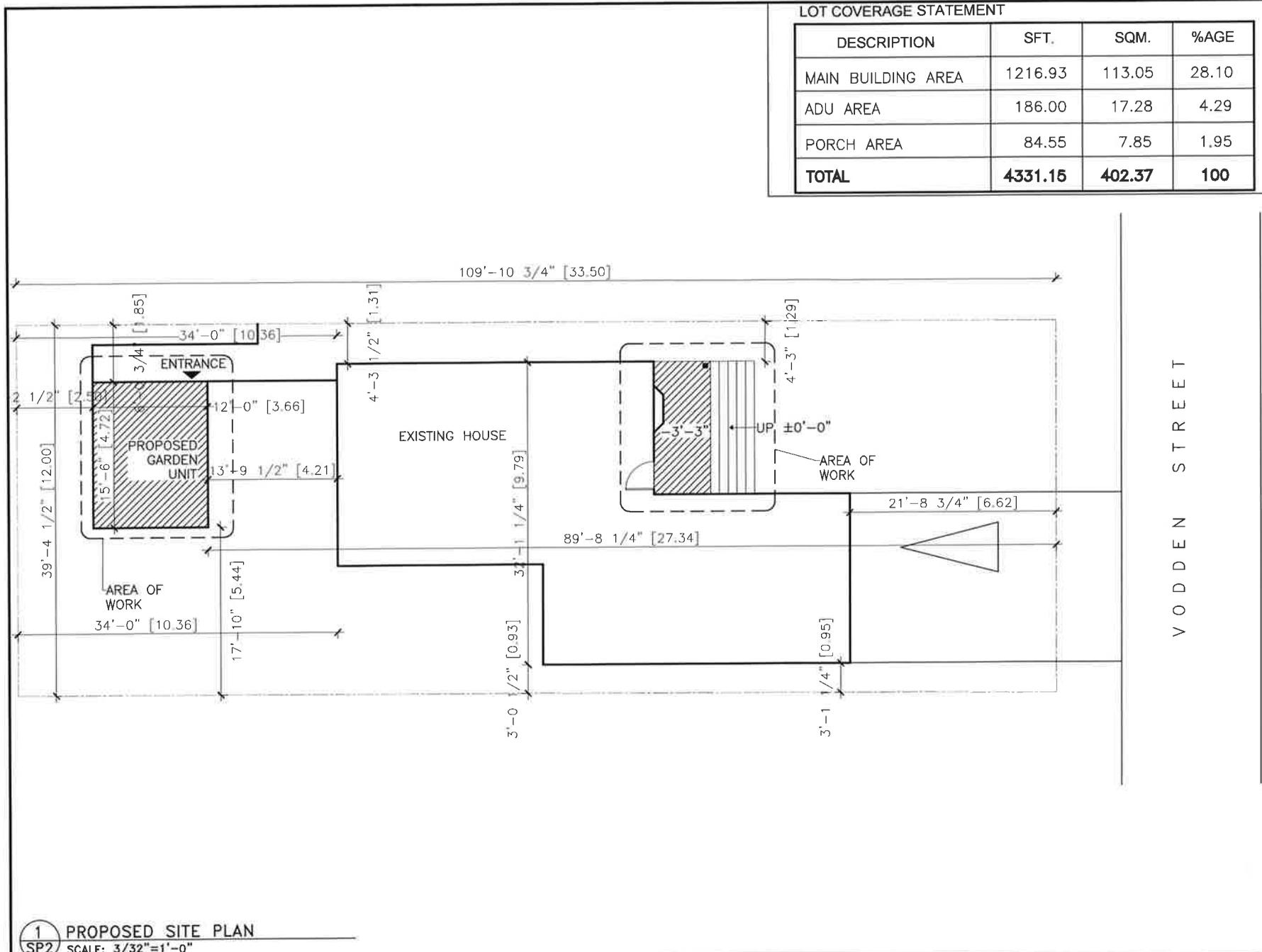
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this this 23rd Day of February, 2023.

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 COVERAGE STATEMENT | | | |
|------------------------|----------------|---------------|------------|
| DESCRIPTION | SFT. | SQM. | %AGE |
| MAIN BUILDING AREA | 1216.93 | 113.05 | 28.10 |
| ADU AREA | 186.00 | 17.28 | 4.29 |
| PORCH AREA | 84.55 | 7.85 | 1.95 |
| TOTAL | 4331.15 | 402.37 | 100 |

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER

DRAWINGS NOT TO BE SCALED AND REPRODUCED.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE

THESE DRAWINGS ARE PREPARED ONLY FOR MENTIONED BELOW APPROVAL, NOT TO BE USED FOR ANY OTHER PURPOSE AND CONSTRUCTION

| | | |
|-----|----------------------------|----------|
| 1 | ISSUED FOR BUILDING PERMIT | NOV 2022 |
| No. | ISSUED | DATE |

STRUCTURE/MEP ENGINEER:

ARCHITECT **MAZHAR RAJA**
CAPRIJA CORPORATION
 Architecture, Construction and
 Project Management Consultants
 1465 CLARK BLVD., MILTON L9T 6M5
 Tel: 647 693 6108, 647 969 9595
 Email: info@caprija.com; Web: www.caprija.com

CLIENT
 193 Vodden St W, Brampton,
 ON L6X 2W8

PROJECT
 ADDITION RESIDENTIAL UNIT

DRAWING
 PROPOSED SITE PLAN

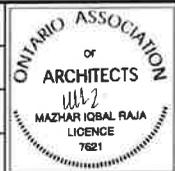
PROJECT NO
222172

DRAWN
 SH

PLOTTED DATE
 NOV 02, 2022

SCALE
 AS NOTED

CHECKED
 MR



DWG. NO.
SP2

1 PROPOSED SITE PLAN
 SP2 SCALE: 3/32"=1'-0"

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 **March 7, 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, March 2, 2023.**

- 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, March 2, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, March 2, 2023.**
- 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, March 2, 2023.** . 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.



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

FILE NUMBER: A-2023-0025

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 Asif & Faryal Kanwal
Address 193 Vodden St W, Brampton, ON L6X 2W8

Phone # 647 704 3325 **Fax #** _____
Email asif4u11@hotmail.com

2. **Name of Agent** Mazhar Raja
Address 1465 Clark Blvd, Milton, ON L9T 6M5

Phone # 647 969 9595 **Fax #** _____
Email info@caprija.com

3. **Nature and extent of relief applied for (variances requested):**
Permitted lot coverage is 30% but 34.34% is required after addition of Additional Residential Dwelling Unit in the backyard and a little front porch for the main unit. Relief for only 4.34 sq.m lot coverage is requested.

Permitted height is 4.5m but 5.49m is required for ARU. Relief for only 0.99m addition in height is requested.

4. **Why is it not possible to comply with the provisions of the by-law?**
The house is already built. It is not possible to comply because the existing house coverage is already 28.10% and to accommodate ARU in remaining 2% from total 30%.

5. **Legal Description of the subject land:**
Lot Number 21
Plan Number/Concession Number M 417
Municipal Address 193 Vodden St W, Brampton, ON L6X 2W8

6. **Dimension of subject land (in metric units)**
Frontage 12.0
Depth 33.5
Area 402

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.)

Two Storey House Building with approximately 180 sq.m. gross floor area.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

ARU - Additional Residential 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 6.62m
 Rear yard setback 10.36m
 Side yard setback 1.29m
 Side yard setback 0.95m

PROPOSED

Front yard setback 27.34m (For Proposed Garden Suite)
 Rear yard setback 2.5m (For Proposed Garden Suite)
 Side yard setback 1.85m (For Proposed Garden Suite)
 Side yard setback 5.44m (For Proposed Garden Suite)

- 10. Date of Acquisition of subject land: 2018
- 11. Existing uses of subject property: Two Unit Dwelling
- 12. Proposed uses of subject property: Two Unit Dwelling Plus ARU
- 13. Existing uses of abutting properties: Residential
- 14. Date of construction of all buildings & structures on subject land: 1985
- 15. Length of time the existing uses of the subject property have been continued: 33 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 Town OF Milton

THIS 20 DAY OF December, 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, Mazhar Raja, OF THE Town OF Milton

IN THE Region OF Halton 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 23rd DAY OF

January, 2023.

Jeanie Myers
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

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

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

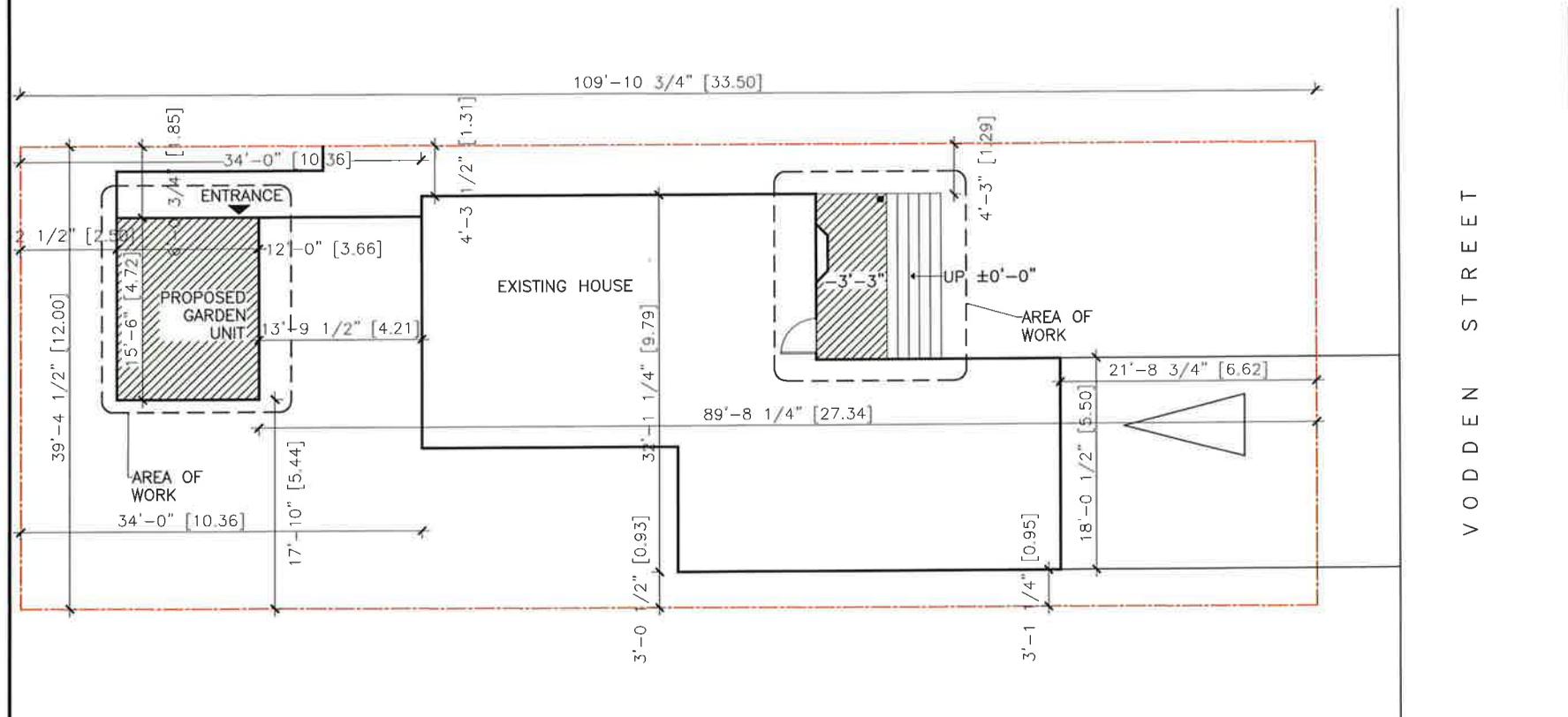
Date

DATE RECEIVED January 23, 2023

Date Application Deemed Complete by the Municipality _____

LOT COVERAGE STATEMENT

| DESCRIPTION | SFT. | SQM. | %AGE |
|--------------------|----------------|---------------|------------|
| MAIN BUILDING AREA | 1216.93 | 113.05 | 28.10 |
| ADU AREA | 186.00 | 17.28 | 4.29 |
| PORCH AREA | 84.55 | 7.85 | 1.95 |
| TOTAL | 4331.15 | 402.37 | 100 |



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| No. | ISSUED | DATE |
| STRUCTURE/MEP ENGINEER: | | |

ARCHITECT **MAZHAR RAJA**
CAPRIJA CORPORATION
 Architecture, Construction and
 Project Management Consultants
 1465 CLARK BLVD., MILTON, L9T 6M5
 Tel: 647 693 6108, 647 969 9595
 CAPRIJA Email: info@caprija.com; Web: www.caprija.com

CLIENT
 193 Voddan St W, Brampton,
 ON L6X 2W8

PROJECT
 ADDITION RESIDENTIAL UNIT

DRAWING
 PROPOSED SITE PLAN

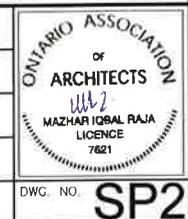
PROJECT NO
222172

DRAWN
 SH

PLOTTED DATE
 NOV 02, 2022

SCALE
 AS NOTED

CHECKED
 MR



1 PROPOSED SITE PLAN
 SP2 SCALE: 3/32"=1'-0"

V O D D E N
 S T R E E T

TOTAL EXPOSED AREA = 182.00 SFT
 UNPROTECTED AREA = 18.0 SFT
 PERMITTED MAX. = 10%
 PROVIDED = 9.9%



1 FRONT ELEVATION
 A2.1 SCALE: 3/8"=1'-0"

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CLIENT
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 ON L6X 2W8

PROJECT
 ADDITION RESIDENTIAL UNIT

DRAWING
 FRONT ELEVATION

PROJECT NO
222172

DRAWN
 SH

PLOTTED DATE
 NOV 02, 2022

SCALE
 AS NOTED

CHECKED
 MR

ONTARIO ASSOCIATION
 of
 ARCHITECTS
 MAZHAR IQBAL RAJA
 LICENCE
 7621

DWG. NO. **A2.1**

TOTAL EXPOSED AREA = 235 SFT
 UNPROTECTED AREA = 43.30 SFT
 PERMITTED MAX. = 19%
 PROVIDED = 18.5%



1 RIGHT ELEVATION
 A2.2 SCALE: 3/8"=1'-0"

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STRUCTURE/MEP ENGINEER:

ARCHITECT MAZHAR RAJA
CAPRIJA CORPORATION
 Architecture, Construction and
 Project Management Consultants
 1465 CLARK BLVD., MILTON, L7T 6M5
 Tel: 647 693 6108, 647 969 9595
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CLIENT
 193 Vodden St W, Brampton,
 ON L6X 2W8

PROJECT
 ADDITION RESIDENTIAL UNIT

DRAWING
 RIGHT ELEVATION

PROJECT NO
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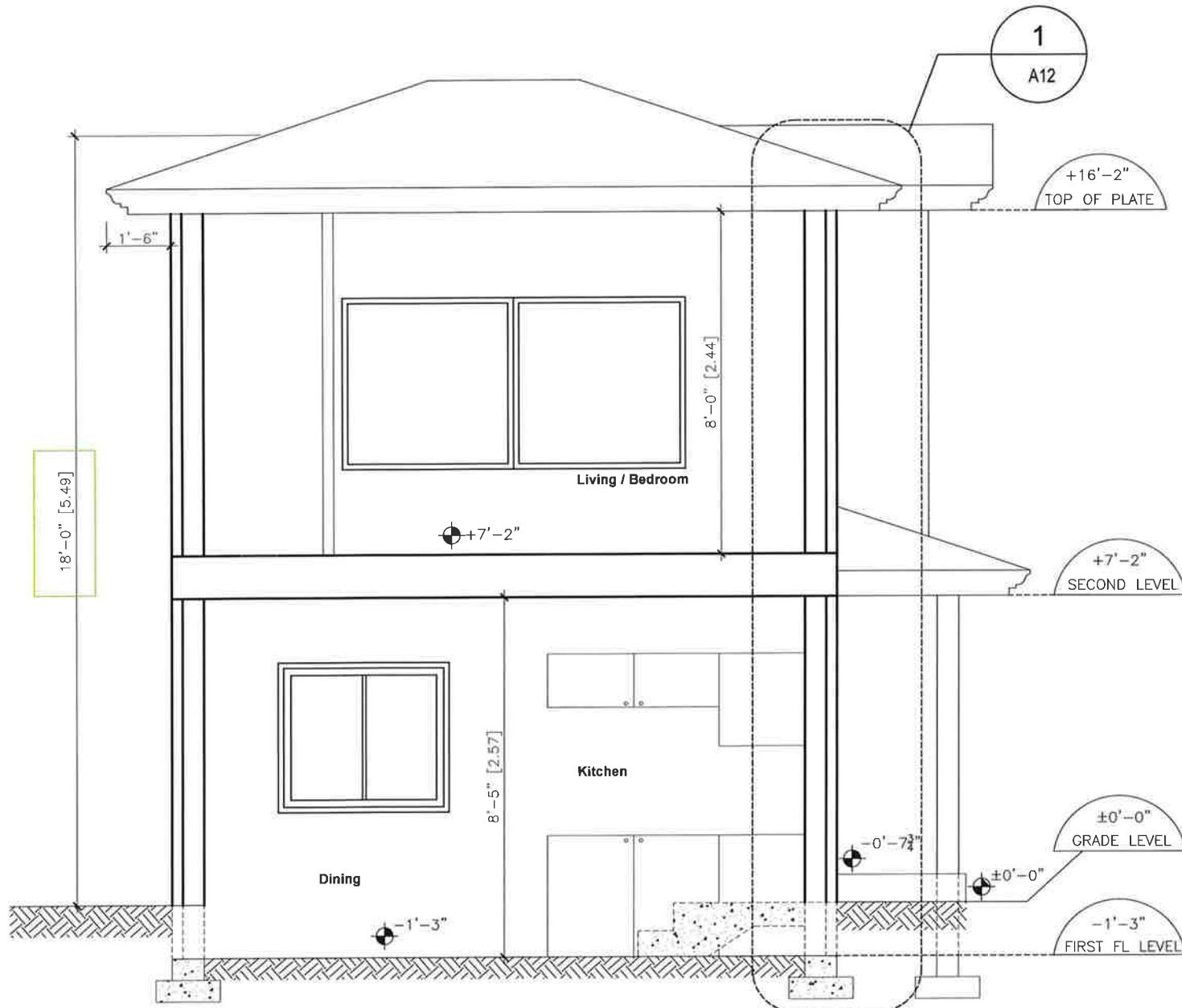
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DWG NO
A2.2



1 SECTION
A3.1 SCALE: 3/8"=1'-0"

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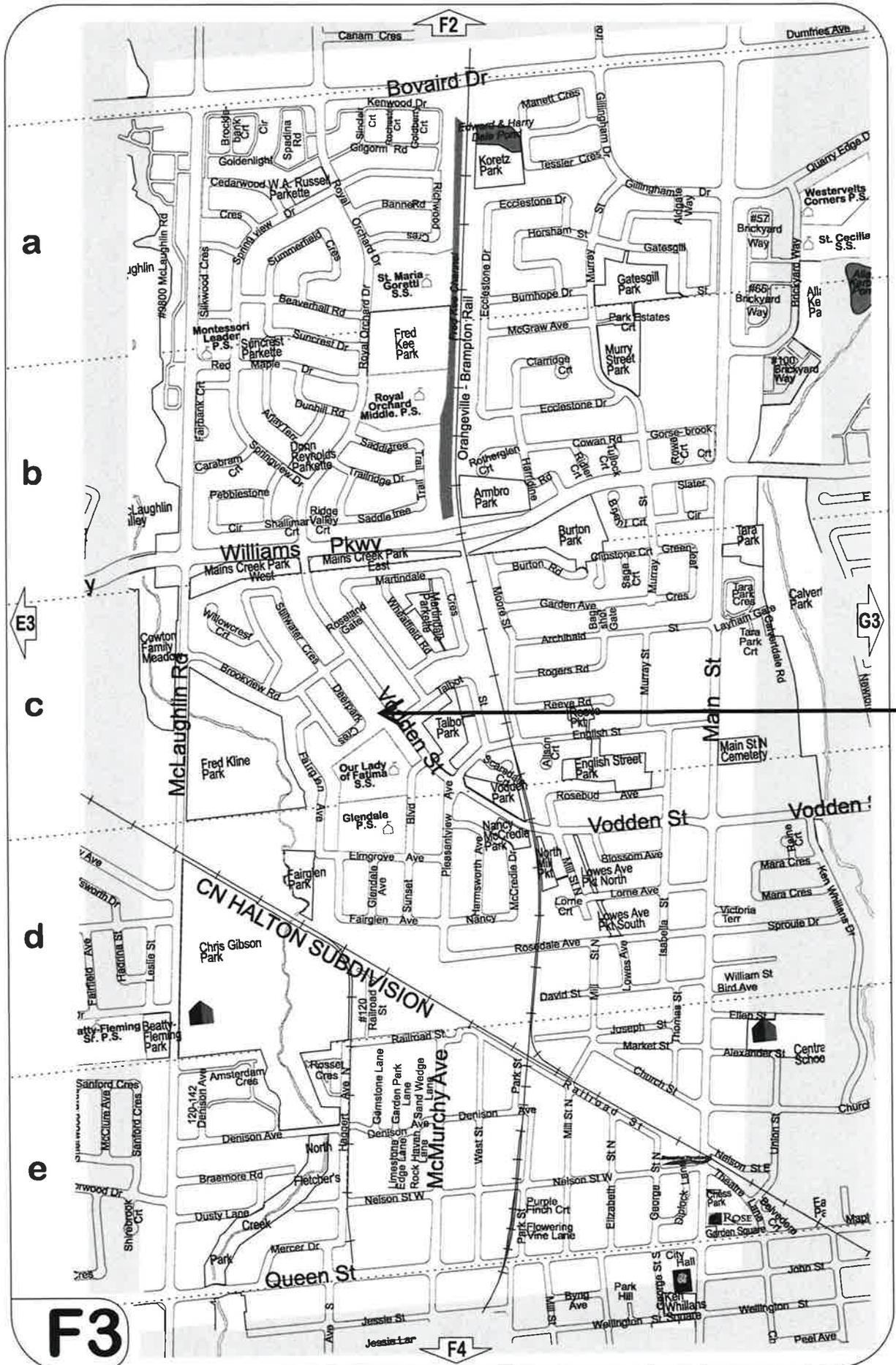
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PROJECT
 ADDITION RESIDENTIAL UNIT

DRAWING
 SECTION

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ONTARIO ASSOCIATION
 of
 ARCHITECTS
 MAZHAR IQBAL RAJA
 LICENCE
 7621
 DWG NO. **A3.1**



a

b

c

d

e

F2

F3

F4

E3

G3

A-2023-0025