

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MOHAMMAD MATIN AND TANIA SULTANA** 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 128, Plan 43M-2022 municipally known as **7 JEMIMA ROAD**, Brampton;

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

1. To permit an above grade door in the side wall where a minimum side yard width of 0.62m (2.03 ft) is provided extending from the front wall of the dwelling up to the door whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;
2. To permit 0.0m of permeable landscaping between the driveway and the side lot whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
3. To permit a step for a side entrance having a setback of .37m (1.21 ft) whereas the by-law requires any steps to a side entrance to have a minimum setback of 0.9m (2.95 ft.) to an interior side lot line.

**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, April 18, 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.

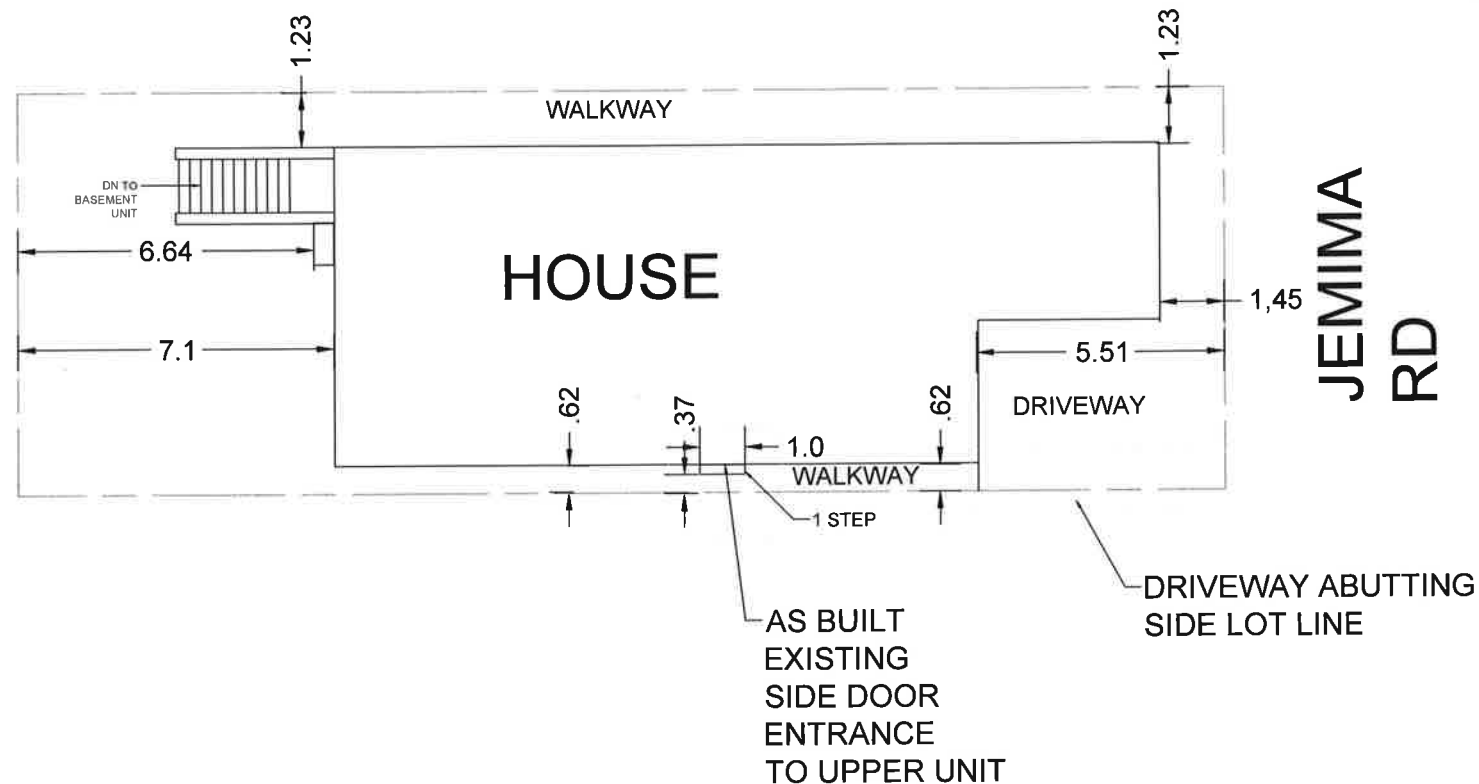
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 5th Day of April, 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](mailto:jeanie.myers@brampton.ca)



ALL DIMENTIONS IN METERS

#### GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565  
Firm BCIN: 110812

#### SIGNATURE:

MANPREET KOHLI  
040423

*Manpreet Kohli*



NO.	REVISION/ ISSUE	DATE
1.	INITIAL ISSUE	

#### FIRM NAME & ADDRESS:

PUNJAB DESIGN &  
CONSTRUCTIONS INC.  
BCIN: 110812  
PH: 437 984 5005

#### PROJECT NAME & ADDRESS:

7 JEMIMA RD

#### SHEET NAME:

SITE PLAN  
DRAWING

#### DATE:

SCALE: 8 MM= 1 M

SHEET NO.: SP1

**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 **April 18, 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, April 13, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, April 13, 2023.**
  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, April 13, 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, April 13, 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](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

April 4, 2023

To: Committee of Adjustment  
**MOHAMMAD MATIN AND TANIA SULTANA**  
**LOT 128, PLAN 43M-2022**  
**A-2023-0069 – 7 JEMIMA ROAD**

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Please **amend** application **A-2023-0069** to reflect the following:

1. To permit an above grade door in the side wall where a minimum side yard width of 0.62M (2.03 ft) is provided extending from the front wall of the dwelling up to the door whereas the by-law does not permit a door in the side wall unless there is a minimum side yard width of 1.2m (3.94 ft.) extending from the front wall of the dwelling up to and including the door;
2. To permit 0.0m of permeable landscaping between the driveway and the side lot whereas the by-law requires a minimum of 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
3. To permit a step for a side entrance having a setback of .37m (1.21 ft) whereas the by-law requires any steps to a side entrance to have a minimum setback of 0.9m (2.95 ft.) to an interior side lot line.



Applicant/Authorized Agent

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0069

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)** MOHAMMAD MATIN TANIA SULTANA  
**Address** 7 JEMIMA RD  
BRAMPTON, L7A 4T2  
**Phone #** 647 700 3066 **Fax #** \_\_\_\_\_  
**Email** mashhud.matin@gmail.com

2. **Name of Agent** MANPREET KOHLI  
**Address** 66 ENMOUNT DR. BRAMPTON, ON L6T 4C9  
**Phone #** 4373845005 **Fax #** \_\_\_\_\_  
**Email** PANJABDESIGN@GMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**  
1. To permit as Built above grade door in the side wall where a minimum side yard width of .62 m (2' 1") is provided extending from front wall of the dwelling upto the door, whereas the bylaw does not permit a door in the side wall unless there is there is an minimum side yard width of 1.2 m , (3 .94 ft) extending from the front wall of the dwelling upto and including the door.  
2. To permit 0.0 m of permeable landscaping between the driveway and the side lot linewhere as the bylaw requires a minimum of .6 m (1.97 ft) of permeable landscaping between the drivewayand the side lot line.

4. **Why is it not possible to comply with the provisions of the by-law?**  
1, Above grade door in side wall is as built and is being used as secondary means of egress from house on ground floor.  
2. Driveway is as built

5. **Legal Description of the subject land:**  
**Lot Number** LOT 128  
**Plan Number/Concession Number** PLAN M 2022  
**Municipal Address** 7 JEMIMA RD

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.15  
**Depth** 27.0  
**Area** 247.

7. **Access to the subject land is by:**  
**Provincial Highway** ☐ **Seasonal Road** ☐  
**Municipal Road Maintained All Year** ☒ **Other Public Road** ☐  
**Private Right-of-Way** ☐ **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  
Ground Floor Area: 81.46 sq m  
Gross Floor Area: 160 sq m  
Number of Storeys: 2  
Shed: 0

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

TWO DWELLING UNIT(basement unit under construction)  
( Ground Floor Area: 81.46 sq m)  
Gross Floor Area: 240 sq m  
Number of Storeys: 2  
Shed:

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 5.51  
Rear yard setback 7.1  
Side yard setback 1.8  
Side yard setback 1.8

**PROPOSED**

Front yard setback 5.8  
Rear yard setback 12.0  
Side yard setback .62  
Side yard setback 1.21

10. Date of Acquisition of subject land: 2016
11. Existing uses of subject property: Single Family Dwelling
12. Proposed uses of subject property: Two Unit Dwelling (Basement unit under construction with approved permit)
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2016
15. Length of time the existing uses of the subject property have been continued: 7 yrs

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 ☐ Other (specify) \_\_\_\_\_  
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 _____

  
NDHU DESIGN & CONSTRUCTIONS INC  
(Registered Design Firm)  
BCIN: 110812

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City \_\_\_\_\_ OF \_\_\_\_\_ Brampton \_\_\_\_\_

THIS 31 \_\_\_\_\_ DAY OF \_\_\_\_\_ Jan \_\_\_\_\_, 20 23 \_\_\_\_\_

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, \_\_\_\_\_ OF THE \_\_\_\_\_ OF \_\_\_\_\_  
IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ OF \_\_\_\_\_  
IN THE \_\_\_\_\_ OF \_\_\_\_\_  
\_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_, 20 \_\_\_\_\_

A Commissioner etc.

  
NDHU DESIGN & CONSTRUCTIONS INC  
(Registered Design Firm)  
BCIN: 110812

Signature of Applicant or Authorized Agent

[Submit by Email](#)

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

R1F-9.0-2452

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

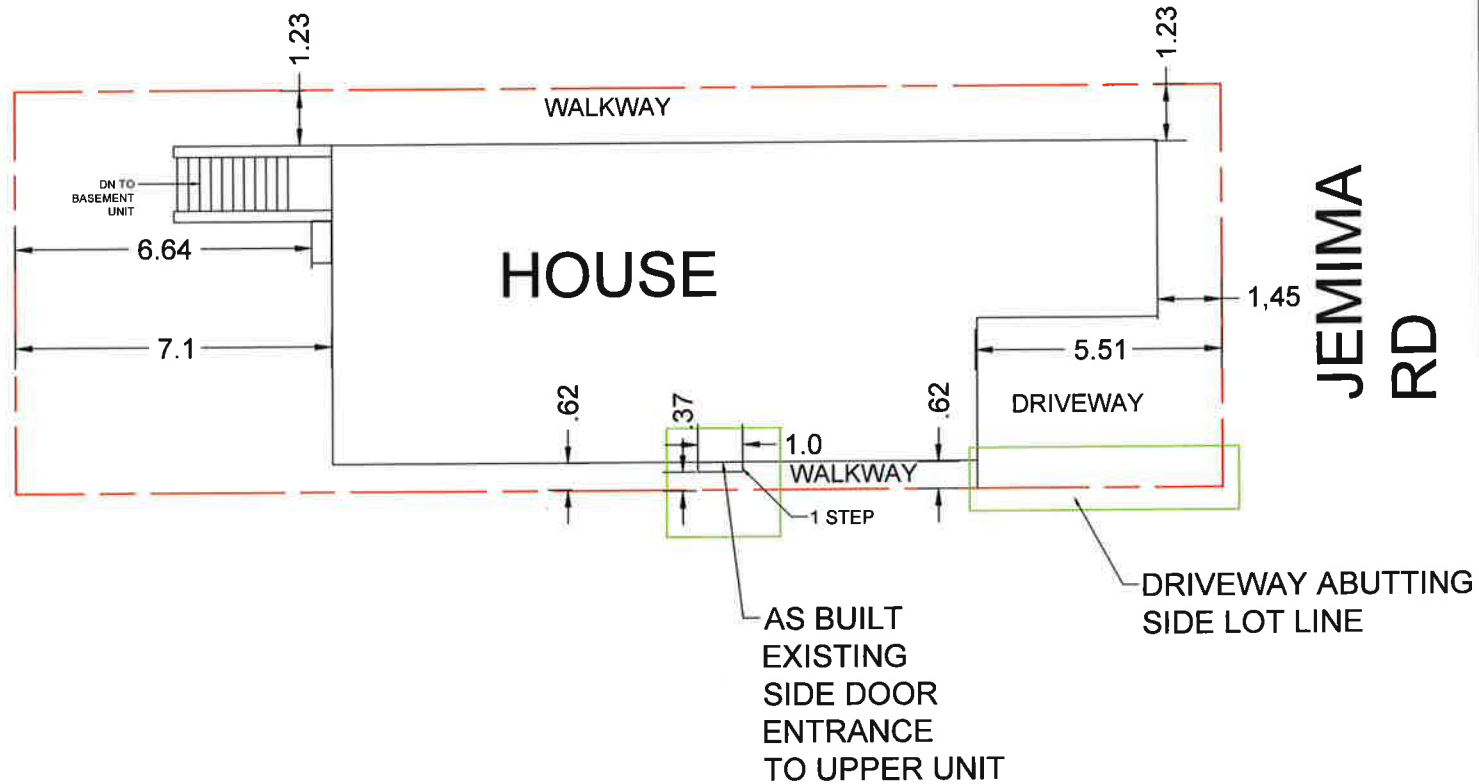
  
\_\_\_\_\_  
Zoning Officer

March 17.23

Date

DATE RECEIVED March 13, 2023

Date Application Deemed  
Complete by the Municipality \_\_\_\_\_



ALL DIMENTIONS IN METERS

GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565  
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI  
040423



NO.	REVISION/ ISSUE	DATE
1.	INITIAL ISSUE	

FIRM NAME & ADDRESS:

PUNJAB DESIGN &  
CONSTRUCTIONS INC.  
BCIN: 110812  
PH: 437 984 5005

PROJECT NAME & ADDRESS:

7 JEMIMA RD

SHEET NAME:

SITE PLAN  
DRAWING

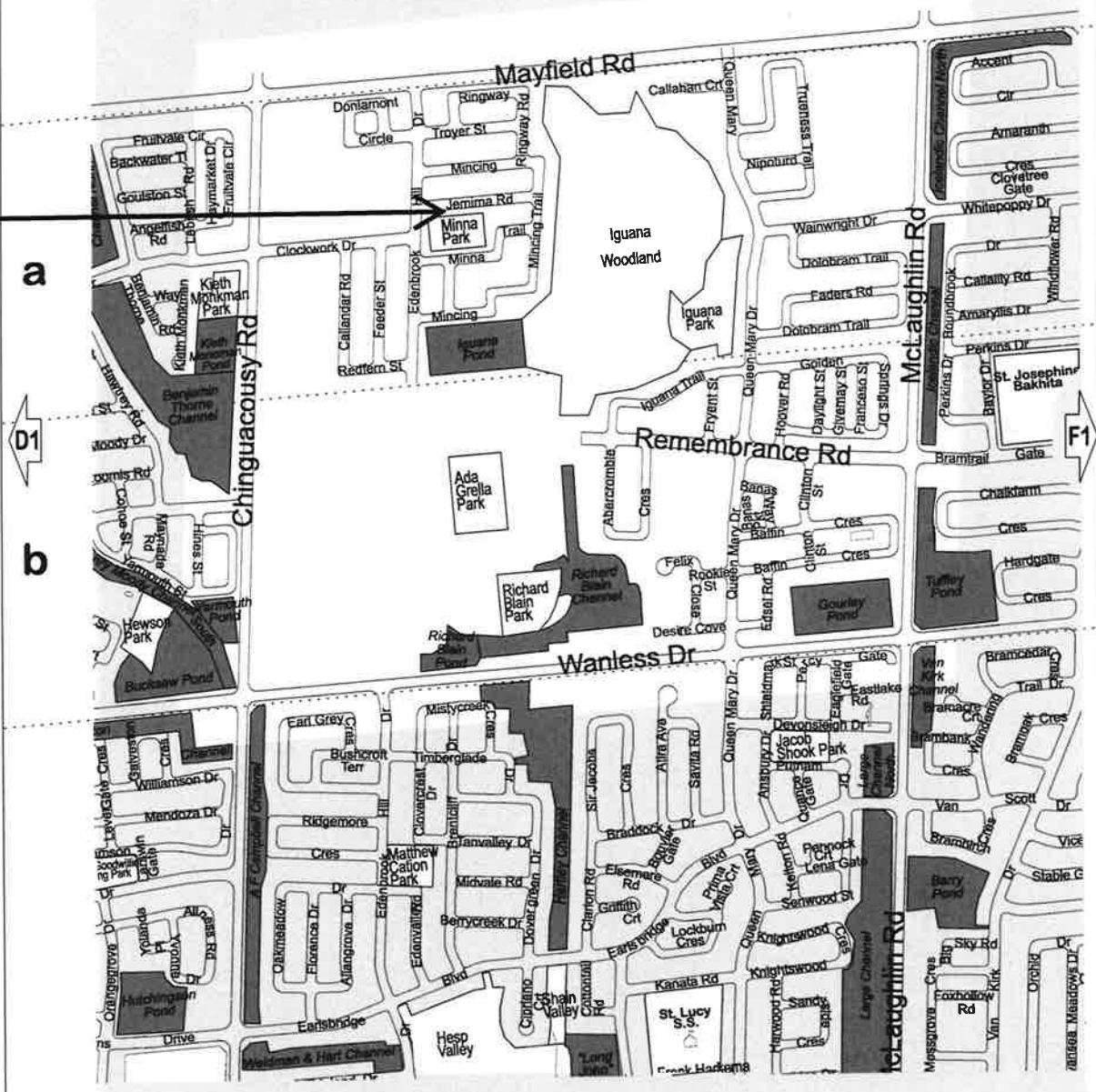
DATE:

SCALE: 8 MM= 1 M

SHEET NO.: SP1



A-2023-0069



E1

E2