

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2023-0197  
**Property Address:** 8 Newstead Crescent  
**Legal Description:** Plan 889, Lot 134, Ward 1  
**Agent:** Valliuddin Mohammed  
**Owner(s):** Pradeep Kumar Jaswal,  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, December 19, 2023 at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a reduced side yard set back of 0.61 metres to a proposed addition, whereas the by-law requires a minimum interior side yard setback of 1.8 metres.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:00 pm on Thursday, December 14, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, December 14, 2023**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

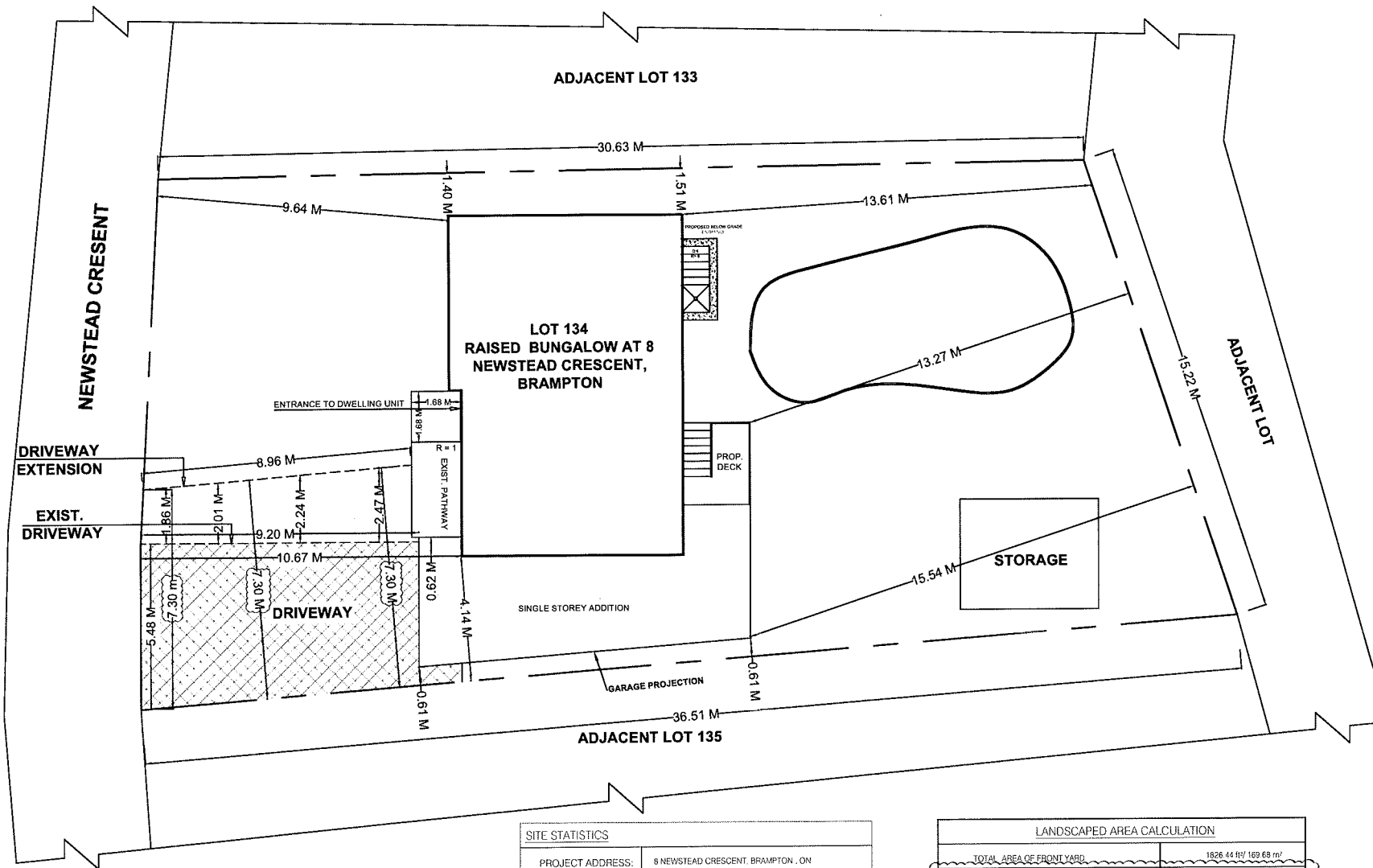
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 6th day of December 2023

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



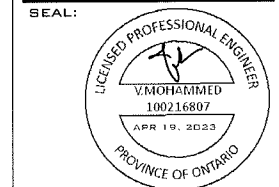
**SCOPE OF WORK:**  
PROPOSED SINGLE FLOOR  
HEATED EXTENSION AND  
FINISHED BASEMENT FOR PERSONAL USE

SITE STATISTICS			
PROJECT ADDRESS:	8 NEWSTEAD CRESCENT, BRAMPTON, ON		
LEGAL DESCRIPTION:	PNS40 LOT 68 CITY OF WELLAND		
ZONING INFORMATION:	BYLAW IN EFFECT: R16		
LOT INFORMATION:	LOT AREA: 553.52 m <sup>2</sup> LOT FRONTAGE: MINIMUM: 15m ACTUAL: 17.60m BUILDING HEIGHT: MAXIMUM: 10.6m ACTUAL: 7.00m		
SETBACKS:			
REQUIRED FRONT YARD:	MIN 6.0 m	EXIST. BUILDING FOOTPRINT INCLUDING PORCH	86.34 m <sup>2</sup>
ACTUAL:	9.20 m	PROP. HEATED EXTENSION	39.95 m <sup>2</sup>
REQUIRED REAR YARD:	MIN 7.5 m	PROP. DECK	6.00 m <sup>2</sup>
ACTUAL:	13.27 m	STORAGE	16.73 m <sup>2</sup>
		LOT COVERAGE	26.92%

LANDSCAPED AREA CALCULATION	
TOTAL AREA OF FRONT YARD	1826.44 m <sup>2</sup> / 189.68 m <sup>2</sup>
FRONT YARD PARKING AREA	719.22 m <sup>2</sup> / 66.81 m <sup>2</sup>
SOFT AND HARD LANDSCAPE	1107.22 m <sup>2</sup> / 102.86 m <sup>2</sup>
LANDSCAPED AREA %	60.61%

GROSS FLOOR AREA CALCULATION		GARAGE AREA CALCULATION	
BASEMENT FLOOR GFA	= 78.50 m <sup>2</sup>	UNHEATED GARAGE PARKING G.F.A	= 23.47 m <sup>2</sup>
MAIN FLOOR (INCLUDING ADDITION) GFA	= 125.14 m <sup>2</sup>	HEATED STORAGE + WASHROOM G.F.A	= 18.55 m <sup>2</sup>
(GARAGE = 23.47 m <sup>2</sup> )		TOTAL G.F.A	= 42.02 m <sup>2</sup>
TOTAL GFA	= 203.64 m <sup>2</sup>		

**GENERAL NOTES:**  
DRAWINGS ARE TO BE READ NOT  
SCALED.  
CONTRACTOR MUST VERIFY ALL  
DIMENSIONS AND BE RESPONSIBLE  
FOR THE SAME.  
REPORT ANY DISCREPANCIES TO THE  
DESIGNER BEFORE COMMENCING THE  
WORK. THE DRAWINGS AND  
DOCUMENTS PROVIDED HERE WITHIN  
ARE THE EXCLUSIVE PROPERTY OF  
MECHWAYS INC. REPRODUCTION OF  
THE DOCUMENTS PROVIDED IS  
PROHIBITED WITHOUT THE CONSENT  
OF THE DESIGNER.  
ALL DESIGN AND CONSTRUCTION  
DOCUMENTATION ARE FINAL UNLESS  
REVISED BY THE DESIGNER. IF ANY  
DISCREPANCIES ARE DISCOVERED  
HERE WITHIN, THE DESIGNER SHALL  
BE NOTIFIED.



NO.	REVISION	DATE
2	REVISION 1	NOV 16, 2023
1	ISSUED FOR BUILDING PERMIT	APR 19, 2023

**ENGINEER:**  
  
ADDRESS : 2791 THAMESGATE DRIVE  
MISSISSAUGA, ON, L4T 1G5  
TEL : 416-627-4100  
EMAIL : INFO@MECHWAYS.COM  
WEBSITE : WWW.MECHWAYS.COM

**CONSULTANT:**

**PROJECT:**  
PROPOSED HEATED  
EXTENSION AT 8  
NEWSTEAD CRESCENT  
BRAMPTON, ON

**SHEET TITLE:**  
**PROP. SITE  
PLAN**

**CHECKED: SS**  
**DRAWN: SS**  
**SCALE: 1 : 150**  
**DATE: APR/19/2023**

