



Revised Agenda  
Committee of Adjustment  
The Corporation of the City of Brampton

**Date:** Tuesday, April 29, 2025  
**Time:** 9:30 a.m.  
**Location:** Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall  
**Members:** Jarmanjit Singh Dehriwal (Chair)  
Baljit Mand (Vice-Chair)  
Jotvinder Sodhi (Vice-Chair)  
Ron Chatha  
Paul Khaira  
James Reed  
Sarbjeeet Saini  
Thisaliny Thirunavukkarasu  
Manoharan Vaithianathan

The CoA meeting agenda, including minor variance and consent applications only, is published two Fridays prior to the scheduled Hearing date and the revised agenda, including staff reports and additional correspondence, etc. related to each application, is published the Friday prior to the scheduled Tuesday Hearing date.

**Accessibility of Documents:**

Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Secretary-Treasurer at [coa@brampton.ca](mailto:coa@brampton.ca) or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

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1. **Call to Order**

**PUBLIC RECORD:** Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Brampton, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

2. **Adoption of Minutes**

2.1 **Committee of Adjustment Minutes - March 25, 2025**

3. **Region of Peel Comments**

3.1 **Dana Jenkins, Region of Peel Comments, dated April 22, 2025**

4. **Declarations of Interest under the Municipal Conflict of Interest Act**

5. **Withdrawals Requests**

5.1 **A-2024-0450**

Athar Mohammad

20 Loomis Road

Plan 43M2038, Lot 65, Ward 6

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 8.56 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.0 metres of permeable landscaping abutting the side lot lines, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines.

*Akash, MEM Engineering, authorized agent withdrawal letter, dated April 17, 2025*

6. Review of the Agenda for Immediate Approval

**Motion for Consent Approval – Committee of Adjustment, April 29, 2025**

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its April 29, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

<b>Item #</b>	<b>Application #</b>	<b>Location</b>
8.1	B-2025-0003	7 Church Street East
8.2	B-2025-0004	8470 and 8480 Highway 50
9.2	A-2025-0025	28 Rosegarden Drive
9.3	A-2025-0027	271 Remembrance Road
9.4	A-2025-0028	44 Centre Street North
9.7	A-2025-0035	1925 Cottrelle Blvd.

2. This decision reflects that in the opinion of the Committee, for each application:
  1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
  2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan is maintained, and the variance is minor.

7. Deferral Requests

**\*7.1 A-2024-0413**

1000340771 Ontario Inc.  
2084 Steeles Avenue East, Unit 3 & 4  
PSCP 1124, LVL 1, UN 48, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 605 parking spaces to be provided on site.

See item 11.3

8. New Consent Applications

**\*8.1 B-2025-0003**

Rose Garden Investment LP

7 Church Street East

Plan BR2, Lots 53 and 54, Part Lots 49 to 52, 55 to 59, 85, 86 E, Hurontario Street North, Queen Street and RP 43R6278, Parts 1 and 2, Ward 1

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.82 hectares (2.04 acres). The proposed severed lot has a frontage of approximately 14.65 metres (48.06 feet), a depth of approximately 19.25 metres (63.15 feet), and an area of approximately 0.030 hectares (0.075 acres). The effect of the application is to create a new lot from the existing lot to facilitate future development on the retained lot for residential and mixed-uses.

**\*8.2 B-2025-0004**

Pangreen Limited Partnership, 9404635 Canada Inc., Highway 50 and 7 Equities Inc., Greycan 7 Properties Limited Partnership, Greycan 7 Properties GP Inc.

8470 and 8480 Highway 50

Toronto Gore, Con 10, ND Part Lots 3 and 4, RP 43R4378, Pt Part 2, RP 43R14302, Pt Part 1, RP 43R18108, Part 3, Pt Part 1, RP 43R32325, Pt Part 1

The purpose of this application is to request the consent of the Committee of Adjustment to the grant of a servicing easement established over the lands known as 8470 and 8480 Highway 50 in favor of the abutting property to the south 8386 and 8412 Highway 50.

**9. New Minor Variance Applications**

**\*9.1 A-2024-0446**

Gary James Morris, Alexandra Morris

17 Chiltern Court

Plan 688, Lot 355, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a fence in the rear yard having a height of 2.59 metres, whereas the by-law permits a maximum fence of 2.0 metres in the rear yard.

**\*9.2****A-2025-0025**

Harpreet Singh Chahal, Gagandeep Kaur Chahal

28 Rosegarden Drive

Plan M350, Lot 15, Ward 10

The applicant(s) are requesting the following variance(s):

1. To permit a garage door height of 2.74 metres (9 feet), whereas the by-law permits a maximum garage door height of 2.4 metres (7.87 feet);
2. To permit a single detached dwelling having a building height of 14.49 metres (3 stories), whereas the by-law permits a maximum building height of 10.6 metres;
3. To permit an accessory structure (cabana) having a height of 7.26 metres (23 feet 9.5 inches), whereas the by-law permits an accessory structure having a maximum height of 3.5 metres;
4. To permit an accessory structure (cabana) having a gross floor area of 172.50 square metres (1,856.77 square feet), whereas the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure;
5. To permit an accessory structure (cabana) to be used for human habitation (washroom and kitchen facilities), whereas the by-law does not permit the use; and
6. To permit a door height of 2.74 metres (9 feet) to accessory buildings (cabana), whereas the by-law permits a maximum door height of 2.4 metres (7.87 feet) to accessory buildings.

**\*9.3****A-2025-0027**

Walakulu Arachchi Ranga Dhammika, Ranaweera Manaraja Nalana

271 Remembrance Road

Plan 43M1968, Lot 130, Ward 6

The applicant(s) are requesting the following variance(s):

1. To permit an existing exterior side yard setback of 1.70 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3 metres; and
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard.

**\*9.4           A-2025-0028**

Enoma Inc. c/o Chris Inneh

44 Centre Street North

Plan BR 13, Block A, Part Lots 1,2, Ward 1

The applicant(s) are requesting the following variance(s):

1. To permit an increase in floor area associated with the existing legal non-conforming commercial use, whereas the by-law does not permit the enlargement of a legal non-conforming use.

**\*9.5           A-2025-0030**

Jaswinder Singh, Amarjeet Kaur Multani

60 Enclave Trail

Plan 43M2060, Part Lot 11, RP 43R39013, Part 15, Ward 9

The applicant(s) are requesting the following variance(s):

1. To permit an accessory structure having a gross floor area of 38.21 square metres, whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure; and
2. To permit an accessory structure having a maximum building height of 3.12 metres, whereas the by-law permits an accessory structure having a maximum building height of 3.0 metres.

**\*9.6           A-2025-0033**

JM 110 Orenda Inc., c/o Munish Kumar Sharma and Jagtar Raman

110 Orenda Road

Con 2, EHS, Part Lot 4, RP 43R12439, Part 2, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit a motor vehicle sales establishment in conjunction with motor vehicle repair, whereas the by-law does not permit a motor vehicle sales establishment; and
2. To permit a motor vehicle storage area (20 parking spots) associated with a motor vehicle sales establishment, whereas the by-law does not permit a motor vehicle storage area.

**\*9.7**

**A-2025-0035**

Jindal Developments Ltd.

1925 Cottrelle Blvd.

Plan 43M-1678, Lot 45A, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit an exterior side yard setback of 0 metres to the proposed sales office and associated washroom facility, whereas the by-law requires a minimum exterior side yard setback of 5 metres to the principal building;
2. To permit a rear yard setback of 3.08 metres to the proposed sales office and associated washroom facility, whereas the by-law requires a minimum rear yard setback of 38.16 metres;
3. To permit 0 parking spaces on-site, whereas the by-law requires 4 parking spaces to be provided on-site; and
4. To permit a 0.0 metres wide landscape open space strip along the exterior side lot line, whereas the by-law requires a 3.29 metre wide landscape open space strip along the exterior side lot line.

**10.**

**Deferred Consent Applications**

Nil

**11.**

**Deferred Minor Variance Applications**

**\*11.1**

**A-2024-0068**

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 1.2 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
2. To permit an interior side yard setback of 2.587 metres to a proposed ground floor addition (Attached Garage); whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition; whereas the by-law requires a minimum interior side yard setback of 2.8 metres;

4. To permit a setback of 0.439 metres for a garage door opening to a front yard line, whereas the by-law requires a minimum setback of 6.0 metres from a front or flankage line to a carport or garage door opening;
5. To permit a maximum lot coverage of 40%, whereas the by-law permits a maximum lot coverage of 25%;
6. To permit 2 accessory structures (Existing Pergola 'C' & Existing Shed 'B') to be constructed on an easement, whereas the by-law does not permit accessory structures to be constructed upon any easement;
7. To permit 3 accessory structure, whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot;
8. To permit an accessory structure (Existing Pergola 'A') having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
9. To permit an accessory structure (Existing Pergola 'A') having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
10. To permit an accessory structure (Existing Pergola 'C') to be used for human habitation, whereas the by-law does not permit an accessory structure to be used for human habitation;
11. To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.35 square metres (402 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
12. To permit an accessory structure (Existing Pergola 'C') having a height of 3.1 metres; whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
13. To permit a combined gross floor area of 65.13 square metres for three (3) accessory structures; whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
14. To permit a semicircular Residential Driveway with a maximum surface area of 64.28% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway; and
15. To permit a garage door having a maximum height of 2.75 metres as an Attached Garage, whereas the by-law permits a maximum garage door height of 2.4 metres.

*Deferred from March 23, April 23, July 16, 2024, August 20, 2024, October 15, 2024 and December 10, 2024*



**\*11.2**

**A-2024-0200**

Imam- E - Zamana Centre

4598 Countryside Drive

Con 10, EHS, Part Lot 16, Ward 10

The applicant(s) are requesting the following variance(s):

1. To permit a community club, whereas the by-law does not permit the use;
2. To permit 28 parking spaces, whereas the by-law requires 32 parking spaces;
3. To permit 8 tandem parking spaces in conjunction with a community club, whereas the by-law does not permit tandem parking for this use and requires that each parking space be accessed by an aisle leading to a driveway or street;
4. To permit a driveway width for two-way traffic having a width of 2.81 metres, whereas the by-law requires a minimum driveway width of 6.0 metres for two-way traffic; and
5. To permit a parking aisle width of 5.98 metres and 6.4 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

*Deferred November 12, 2024*

**\*11.3**

**A-2024-0413**

1000340771 Ontario Inc.

2084 Steeles Avenue East, Unit 3 & 4

PSCP 1124, LVL 1, UN 48, Ward 7

The applicant(s) are requesting the following variance(s):

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 605 parking spaces to be provided on site.

See item 7.1

*Deferred January 28, 2025*

**\*11.4**

**A-2024-0450**

Athar Mohammad

20 Loomis Road

Plan 43M2038, Lot 65, Ward 6

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 8.56 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.0 metres of permeable landscaping abutting the side lot lines, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines.

*Deferred January 28, 2025*

**\*11.5**

**A-2024-0461**

Piratheepan Shanmuganathan

122 Eldomar Avenue

Plan 521, Lot 159, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit an exterior side yard setback of 2.10 metres to a proposed two-storey single detached dwelling, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres;
2. To permit a rear yard setback of 8.51 metres to a proposed two-storey single detached dwelling, whereas the by-law requires a minimum rear yard setback of 9.63 metres; and
3. To permit a lot coverage of 34.40%, whereas the by-law permits a maximum lot coverage of 30%.

*Deferred February 25, 2025*

**\*11.6**

**A-2025-0007**

A & V Cavallo Investments Ltd. c/o Anthony Cipriani

180 Bovaird Drive West

Con 1, WHS, Part Lot 11, Ward 2

The applicant(s) are requesting the following variance(s):

1. To permit motor vehicles sales establishment with accessory office, motor vehicle repair shop and motor vehicle washing establishment (detailing), whereas the by-law does not permit the use;
2. To allow 156 parking spaces on site, whereas the by-law requires 165 parking spaces;
3. To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing), whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing); and
4. To permit outside storage for the display of motor vehicles, whereas the by-law does not permit the use.

*Deferred February 25 and March 25, 2025*

**\*12.**

**Correspondence Discussion Required**

**\*12.1**

**Tamara Wilby, Women and Children Precious Shelter, Request for Reduced Application Fee, dated April 24, 2025**

**13.**

**Adjournment**

**Next Scheduled Meeting: May 27, 2025**