



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

**Date:** June 1, 2021  
**Time:** 9:00 a.m.  
**Location:** Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting  
**Members:** Ron Chatha (Chair)  
Desiree Doerfler (Vice-Chair)  
Ana Cristina Marques  
David Colp  
Rod Power

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.

NOTICE: In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited.

Some limited public attendance at meetings may be permitted by pre-registration only (subject to occupancy limits). It is strongly recommended that all persons continue to observe meetings online or participate remotely. To register to attend a meeting in-person, please visit [https://www.brampton.ca/council\\_and\\_committees](https://www.brampton.ca/council_and_committees).

For inquiries about this agenda, or to make arrangements for accessibility accommodations (some advance notice may be required), please contact:  
Jeanie Myers, Secretary-Treasurer, Telephone 905.874.2117, [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

- \*1. Call to Order
- \*2. Adoption of Minutes
- \*3. Region of Peel Comments
- 4. Declarations of Interest under the Municipal Conflict of Interest Act
- 5. Withdrawals/Deferrals
- 6. NEW CONSENT APPLICATIONS
- \*6.1. B-2021-0004

BHUPINDER TURNA AND AMANDEEP TURNA

8871 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 3 WHS, WARD 4

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares).

The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.



**\*6.2. B-2021-0008**

DOLTON FRAISER AND LORNA FRAISER

176 /178 SUSSEXVALE DRIVE

PART OF BLOCK 137, PLAN 43M-1891, PARTS 175 & 176, PLAN 43R-35058, WARD 9

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots and the subsequent expiry of the applicable part lot control exemption by-law.

The effect of the application is to re-establish separate properties, together with easements as they previously existed. The severed property has a frontage of approximately 8.1 metres (126.57 feet), a depth of approximately 31 metres (101.71 feet) and an area of approximately 251.1 square metres (0.62 acres). It is proposed that the properties municipally known as 176 Sussexvale Drive and 178 Sussexvale Drive, each occupied by a townhouse unit, be re-established as individual properties.

**7. DEFERRED CONSENT APPLICATIONS**

**8. NEW MINOR VARIANCE APPLICATIONS**

**\*8.1. A-2021-0100**

WAHEGURU INVESTMENTS INC.

1310 STEELES AVENUE EAST

PART OF BLOCK A, PLAN 676, PARTS 1, 2, PLAN 43R-577, WARD 3

The applicant is requesting the following variance(s):

1. To permit an office use whereas the by-law does not permit the proposed use;
2. To permit a front yard setback of 7.25m (23.79 ft.) whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.);
3. To permit 175 parking spaces whereas the by-law requires a minimum of 187 parking spaces;
4. To permit a 2.25 metre wide landscaped open space strip along the lot line abutting Steeles Avenue East whereas the by-law requires a minimum 3.0 metre wide landscaped open space strip along any property line abutting a street.

**\*8.2. A-2021-0101**

VIPAL GOYAL AND SHEENA GOYAL

62 WHITE TAIL CRESCENT

LOT 457, PLAN 43M-1192, WARD 4

The applicants are requesting the following variance(s):

1. To permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.05m (3.44 ft.) of the side lot line whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

**\*8.3. A-2021-0103**

BHUPINDER TURNA AND AMANDEEP TURNA

8871 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 3 WHS, WARD 4

The applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

**\*8.4. A-2021-0104**

BHUPINDER TURNA AND AMANDEEP TURNA

8871 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 3 WHS, WARD 4

The applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.

**\*8.5. A-2021-0105**

MUNIR FAHAD

253 ROBERT PARKINSON DRIVE

PART OF LOT 5, PLAN 43M-1924, PART 6, PLAN 43R-35544, WARD 6

The applicant is requesting the following variance(s):

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 0.10m (0.33 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an existing accessory structure (shed) having a setback of 0.52m (1.70 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

**\*8.6. A-2021-0107**

NICOLE JOLY

19 ENCLAVE TRAIL

PART OF BLOCK 315, PLAN 43M-2060, PART 11, 12, PLAN 43R-39487, WARD 9

The applicant is requesting the following variance(s):

1. To permit a proposed accessory structure in the exterior side yard whereas the by-law does not permit an accessory structure in the exterior side yard.

**\*8.7. A-2021-0109**

225600 INVESTMENTS INC.

NORTHEAST CORNER OF HEART LAKE ROAD AND COUNTRYSIDE DRIVE

PART OF LOT 16, CONCESSION 3 EHS, WARD 2

The applicant is requesting the following variance(s):

1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres.

**\*8.8. A-2021-0110**

PRIYANKA CONCESSION

12 CALVALIER COURT

PART OF BLOCK F, PLAN M-156, PART 7, PLAN 43R-1499, WARD 1

The applicant is requesting the following variance(s):

1. To permit lot coverage of 32.3% whereas the by-law permits a maximum lot coverage of 30%.

**\*8.9. A-2021-0111**

SHAFFINA DOOKI AND NATHANIEL DOOKI

43 SPENCER DRIVE

LOT 176, PLAN M-1424, WARD 6

The applicants are requesting the following variance(s):

1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit an existing driveway width of 7.42m (24.34 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
3. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

**9. DEFERRED MINOR VARIANCE APPLICATIONS**

**\*9.1. A-2020-0051**

BURSCO LIMITED

6 TRACEY BOULEVARD

PART OF LOT 17, PLAN M-879, WARD 8

The applicant is requesting the following variance(s):

1. To permit a proposed 4 storey self-storage facility (2 storey addition to the existing building) whereas the by-law permits a maximum 2 storey building;
2. To permit 51 parking spaces whereas the by-law requires a minimum of 82 parking spaces.

**\*9.2.           A-2021-0003**

HARINDER GAHIR AND SIMRANPREET GAHIR

9035 CREDITVIEW ROAD

PART OF LOT 6, CONCESSION 3 WHS, WARD 5

The applicants are proposing a 3 storey elementary school and are requesting the following variance(s):

1. To permit a lot width of 37 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a lot area of 3201.2 square metres whereas the by-law requires a minimum lot area of 4000 square metres;
3. To permit a front yard setback of 3.0m (9.84 ft.) whereas the by-law requires a minimum front yard setback of 12.0m (39.37 ft.);
4. To permit a building height of 15.0m (49.21 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

**10.           Adjournment**





**Date:** May 11, 2021  
**Time:** 9:00 a.m.  
**Location:** Council Chambers, 4th Floor - City Hall – Webex Electronic Meeting

**Members:** Ron Chatha (Chair)  
Desiree Doerfler (Vice-Chair)  
Ana Cristina Marques  
Rod Power

**Members Absent:** David Colp (with regrets)

**Staff:** Francois Hemon-Morneau, Development Planner  
Daniel Watchorn, Development Planner  
Xinyue (Jenny) Li, Development Planner  
Tejinder Sidhu, Development Planner  
David Vanderberg, Manager, Development Services  
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services  
Jeanie Myers, Secretary-Treasurer

1. **Call to Order**

The meeting was called to order at 9:00 a.m. and adjourned at 2:04 p.m.

2. **ADOPTION OF MINUTES:**

Moved by: R. Power

Seconded by: D. Doerfler

THAT the minutes of the Committee of Adjustment hearing held April 20, 2021 be approved, as printed and circulated.

CARRIED

3. **Region of Peel Comments**

Letter dated May 4, 2021.

4. **Declarations of Interest Under the Municipal Conflict of Interest Act:**

Member Desiree Doerfler declared a conflict of interest on Application A15-213 stating that a former family member is involved.



5. **WITHDRAWALS/DEFERRALS**

**A-2021-0097 (Agenda Item 8.16)**

**BALJINDER SINGH SANDHU AND MANDEEP SANDHU**

**39 BELLFLOWER LANE, LOT 70, PLAN 43M-1572, WARD 8**

Mr. Deep Sahota, Orana Corporation, addressed Committee requesting a deferral of application A-2021-0097 advising that the report issued by staff is not favorable and he would like the opportunity to work with staff.

In response to a question raised by Committee, staff confirmed that there is no record of any enforcement action on the property. Staff responded that they are willing to work with the applicant and would support a deferral.

Following discussion on hearing dates and filing deadline dates, Committee reached the following decision:

Moved by: A.C. Marques

Seconded by: D. Doerfler

That Application A-2021-0097 be deferred to a hearing no later than July 13, 2021.

6. **NEW CONSENT APPLICATIONS**

None

7. **DEFERRED CONSENT APPLICATIONS**

None

8. **NEW MINOR VARIANCE APPLICATIONS**

8.1 **A-2021-0081**

**742634 ONTARIO INC. (MAIN STREET CENTRE)**

**2 FISHERMAN DRIVE, BLOCK 1, PLAN 766, WARD 2**

The applicant is requesting the following variance(s):

1. To permit a private school/day nursery having a maximum floor area of 737 square metres whereas the by-law does not permit the proposed use;
2. To permit a physiotherapist office having a maximum floor area of 384.5 square metres whereas the by-law does not permit the office of a health practitioner;

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3. To permit 144 parking spaces on site whereas the by-law requires a minimum of 171 parking spaces.

Mr. Chris Tonks, Prouse Dash & Crouch LLP, authorized agent for the applicant, presented application A-2020-0081 briefly outlining the variances requested. Mr. Tonks explained that the commercial plaza is located one block south of Sandalwood Parkway, off Huron Street and is occupied by 2 buildings noting that the current owner acquired the property approximately forty years ago.

Mr. Tonks explained that 2 of the current tenants at the property are seeking to expand permitted uses at the property, one for a Montessori school to add some additional programs and the other being a physiotherapist office.

Mr. Tonks advised that there has been some discussion with staff regarding a possible amendment to proposed condition 2 in the staff recommendation report noting that they are not certain that a site plan application is required in that there is no real expansion to the building. He added that if they go through a consultation process with the City they can demonstrate that while reserving the City's right to acquire a site plan application, if required from the applicant.

Committee was informed that City of Brampton planning staff was in support of this application with conditions. Staff proposed amended wording for condition number 2 of the staff recommendation report and removal of condition number 6 as previously proposed.

Mr. Tonks indicated that the proposed conditions, as amended, were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: A. C. Marques

THAT application A-2021-0081 to permit a private school/day nursery having a maximum floor area of 737 square metres, to permit a physiotherapist office having a maximum floor area of 384.5 square metres and to permit 144 parking spaces on site be approved for the following reasons and subject to the following conditions:

1. That the applicant obtains the necessary approvals under the Day Nurseries Act;
2. That a pre-consultation application be submitted by the Applicant to determine whether a site plan application is required. If a site plan application is required in the opinion and discretion of the Director of Development Services, such site plan application shall be submitted by the Applicant within 180 days of the Committee's final and binding decision, or within an extended period of time as approved by the Director of Development Services."

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3. That a parking study shall be submitted and approved within 180 days of the Committee's final and binding decision or within an extended period of time as approved by Traffic Services Staff;
4. That the proposed expansion of the private school/day nursery use and physiotherapist use not be established until such time as the site plan has been approved and all related on-site improvements are implemented to the satisfaction of the Director of Development Services;
5. That prior to occupying the expanded portions of the private school/day nursery unit and physiotherapist unit, a building permit shall be obtained for all construction necessary to accommodate both uses as per the requirements of the Ontario Building Code;
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.2 **A-2021-0082**

#### **PAUL WILLIS**

#### **111201 KENNEDY ROAD NORTH, PART OF LOT 16, CONCESSION 2 EHS, WARD 2**

The applicant is requesting the following variance(s):

1. To permit a proposed detached garage having a gross floor area of 112.31 sq. m (1208.90 sq. ft.) whereas the by-law permits a maximum gross floor area of 48 sq. m (516.67 sq. ft.) for a detached garage.

Mr. Paul Willis, applicant and owner of the property, was in attendance for application A-2020-0082.

Committee was informed that City of Brampton planning staff was in support of this application with conditions,

Mr. Willis indicated that the proposed conditions were acceptable.

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The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: A. C. Marques

THAT application A-2021-0082 a proposed detached garage having a gross floor area of 112.31 sq. m (1208.90 sq. ft.) be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage from the proposed detached garage shall flow directly onto the applicant's property;
3. That no commercial or industrial uses shall operate from the detached garage;
4. That prior to issuance of a building permit, elevations are to be approved to the satisfaction of the Director of Development Services; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.3 **A-2021-0083**

#### **SRI GANESHHA DURGA HINDU TEMPLE**

#### **28 MELANIE DRIVE, UNIT 1, PEEL CONDOMINIUM [LAN 227, LEVEL 1, UNIT 1, WARD 7**

The applicant is requesting the following variance(s):

1. To provide 69 parking spaces whereas the by-law requires a minimum of 99 parking spaces.

Mr. Gowri Shanker, authorized agent for the applicant, presented application A-2020-0083 briefly outlining the variance requested. He advised that a parking study for the entire site was submitted noting that the temple runs mostly on weekends and high time pointing out

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that most people who come to the temple have their own transportation or arrive by public transit. He commented that the temple is closed most of the time during the day time. He commented that when the nursing homes have opened back up following the pandemic the residents from the nursing homes will be dropped off and picked-up.

Committee acknowledged receipt of the following correspondence:

E-mail correspondence dated May 5, 2021 from Lena Klrou-Clarke, 28 Melanie Drive, Units 15-16 in opposition to the application.

Letter dated May 5, 2021 from Navdeep Singh Maheru, 28 Melanie Drive, Unit 6 indicating opposition to Application A-2021-0082.

Letter dated May 6, 2021 signed by the owners of Units 2 and 3, Unit 4, Unit 5, Unit 6, Unit 7, Units 8 and 9, Unit 10, Units 11 and 12 and Units 13 and 14, indicating opposition.

E-mail correspondence from Devinder Bharj, Units 11 and 12, with a letter attached in opposition to the application.

Letter dated May 9, 2021 from Joseph Albanese, Lincoln Developments Co., 30 Melanie Drive, in opposition to Application A-2021-0083.

E-mail correspondence dated May 10, 2021 from Imran M of 30 Melanie Drive in opposition.

Mr. Rajeev Krishnarasa, Manager of the Temple, addressed Committee advising that most of the devotees are from the nursing homes who are dropped off and picked up. He advised that bus routes are a key component being that they are located along Steeles Avenue and Torbram Road, one of the main reasons why they chose the location. Mr. Krishnarasa advised that after 6:00 pm all the garages are closed and the number of vehicles they will mostly get is 10 cars a day. He advised that they have been there for over a year and made reference to a parking study which justifies the parking. In regards to the commenting letter received from 30 Melanie Drive he advised that signage can be posted and volunteers can be posted to control the parking.

Mr. Joseph Albanese, 30 Melanie Drive, addressed Committee advising that he purchased the property in 1983 noting that the property has been occupied with Commercial/Industrial uses. Mr. Albanese spoke of a restaurant on site that experiences parking issues as a result of cars from the temple since the temple opened approximately a year and a half ago noting that on Sunday the parking lot is full of cars. He advised that parking control has been on site and the vehicle owners refuse to move their vehicles when told to do so.

Mr. Albanese spoke to an issue pertaining to a side yard in terms of the size of the side yard which differs in the sketch submitted with the application from information he provided with his letter. Mr. Albanese advised that they claim they own 18 metres which is a big issue. It was his submission that they only have 8.3 metres.

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Mr. Shanker responded that there is a common laneway between the 2 properties. He commented that the loading area is almost 20 metres long used by trucks that come into the overhead door. He referred to a back-up area that is 20 metres, a common laneway. He added that 8.3 belongs to Building 2 and 8.3 belongs to Building 1. He advised that it has been approved and accepted by the City. Making reference to the restaurant, Mr. Shanker added that because of COVID the restaurant is only for take-out commenting that he can work with Mr. Albanese. He made reference to concrete barriers that prevent parking.

Mr. Jaswinder Akalirai, 28 Melanie Drive, Unit 5, (Auto Beauty) addressed Committee informing Committee that there are so many properties with parking. He noted that when there isn't sufficient parking people are parking in front of the doors and he has to go door to door to find out who is parking in front of the doors, which is a waste of his time. He added that signage is posted advising people not to block the doors which already is a problem. He submitted that he is not in support of the variance.

Committee heard from the husband of Lena Klrou-Clarke, 28 Melanie Drive, Units 15 and 16 who advised that his wife is having difficulty logging in. He informed Committee that they run a small business as a candle factory servicing churches for candles they burn for their services. He noted that they have transport trucks come to the site on Sundays commenting that parking is so tight that he can't get trucks back to the building and due to parking in front of his doors he is unable to get his delivery van out to make a living.

Mr. Ravinder Sahota, Unit 4, addressed Committee advising that there are big issues with the parking and he does not support the variance.

Navdeep Maheru of A1 Muffler and Tire, Unit 6, addressed Committee advising that parking is an issue and he does not support the variance.

Committee was informed that City of Brampton planning staff was in support of this application, with conditions. Staff read the proposed conditions of approval.

Committee inquired if there were any police reports or by-law reports for the property and inquired about the 69 parking spaces in the complex when there are parking spaces allotted through leases to individual units.

Staff advised that evaluation of the variance is based on the zoning by-law requirement as it applies to the entire site. Staff noted that the parking study provided gives a list of all the uses in each unit and that the parking rate is applied to each of these uses and the rates are then totaled to reflect what the zoning by-law requires as a total for parking for the entire site. Staff informed Committee that lease agreements and the exclusive use of some parking spaces are between the owner and the tenants of the building to work out among themselves.

Staff noted that there are a number of licensed motor vehicle repair shops in this complex that have been there for a number of years that require more parking compared to the

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candle manufacturer that requires less parking. Staff noted that because the property is private property in terms of parking enforcement the City's parking enforcement doesn't get involved. Staff noted a complaint in 2019 pertaining to vehicles parked in a fire route where the City's response was that it was on a private property matter and should be dealt with by the property management or the fire department.

Committee commented there was no correspondence submitted or anyone present from the Condominium Corporation or Management. Committee made reference to the parking study and information on a Place of Worship based on the gross floor area requiring 22 parking spaces. In comparison, it noted that Units 5, 6, 7 require 2 parking spaces calculated on a rate for manufacturing and repairs. Committee expressed there were deficiencies and commented that the neighbours are to be considered noting that we are all going through the same pandemic. Committee added that there are some "ugly" looking roadblocks between 28 and 30 Melanie Drive which needs to be addressed with something more permanent.

Committee noted that the applicant has indicated that the temple would only be used after 6:00 pm and on Sundays where the parking study indicates operations from 9:00 am to 1:00 pm and 6:00 pm to 9:00 pm seven days a week.

Mr. Shanker replied that the temple is pretty empty and has been closed for over a year and a half with 1 or 2 people coming to the temple by public transit. He added that during the daytime from 9:00 am to 1:00 pm people will be dropped off and picked up.

Committee sought clarification once again on the hours of operation. Mr. Rajeev Krishnarasa responded that he did indicate that most people come after 6:00 p.m. and on Sundays. He remarked that he was incorrect in saying that they are only open at that time.

Committee sought clarification on whether or not the building is under condominium corporation control or is there a property manager for the building. Mr. Krishnarasa advised that all the units are individually owned and there is a manager (Raj) in Unit 2 who solely manages the building.

Committee advised that there would have to be some kind of understanding that something of this significance in terms of parking would have to have an agreement with all the other property owners who have been in their units for a number of years.

Committee noted that the parking study indicates a shortage of 8 parking spaces for the site even before the temple was there. Committee expressed that the parking study seems to be taking the property as a whole and assigning a number of parking spots rather than taking into account the unit owners who have been there for a number of years. Committee estimated the temple would be taking over 45% of the parking, commenting that the immense parking requirement does not seem viable for support.

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The Chair pointed out that it was indicated that the property manager is in Unit 2 who has also signed a letter indicating a position of non-support. Committee inquired if the individual unit owners could post signage regarding their own parking spaces. Staff responded that for the orderly use of the property the unit owners could post signage within certain limitations including posting on the wall of the building and within a size limitation for the signs. Staff advised that enforcement of those signs and any agreements between the unit owners and the Condominium Corporation Management would have to be resolved through their condominium declarations or any by-laws associated with the property.

Ms. Lena Klrou-Clarke, 28 Melanie Drive, who experienced technical difficulties earlier was able to connect and address Committee. She explained that her husband spoke earlier and conveyed her concerns commenting that she doesn't have much to add other than to advise that parking at the site is horrible.

Mr. Shanker commented that the parking study is very clear indicating that parking is available. Committee cautioned that the parking study was completed April 15, 2021 somewhere at the start of the third wave of a pandemic and during a stay at home order. Committee commented that they would not be looking at this parking study as being complete or representative of typical operations prior to COVID or after COVID. Committee expressed that the information is quite skewed as the representation of attendees would be quite different.

Following discussion Committee reached the following decision:

Moved by: R. Power

Seconded by: A. C. Marques

THAT application A-2021-0083 to provide 69 parking spaces be refused for the following reasons:

1. The variance is not desirable for the appropriate development or use of the land, building or structure referred to in the application, and
2. The variance is not minor.

CARRIED

### 8.4 **A-2021-0084**

#### **MARK CABRAL VIVEIROS AND VANESSA MELO VIVEIROS**

#### **2 DUNCAN BULL DRIVE, LOT 158, PLAN 679, WARD 3**

The applicants are requesting the following variance(s):

1. To permit a fence in the front yard having a maximum height of 2.0m (6.6 ft.) whereas the by-law permits a fence in the front yard to a maximum height of 1.0m (3.3 ft.).



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Mr. Dan Kraszewski, D.J.K. Land Use Planning, authorized agent for the applicant, presented application A-2020-0084 briefly outlining the variances requested. Mr. Kraszewski explained that the front face of the building faces Duncan Bull Drive while the exterior side yard is along Bartley Bull Parkway adding that according to the zoning by-law the shortest property frontage is considered the front yard which is Bartley Bull Parkway.

Mr. Kraszewski informed Committee that in advance of submitting the application they spoke with zoning staff to confirm the variance as well as transportation services staff to ensure that they provided the correct day-light triangle at the corner being a 7.5 metre day-light triangle. Mr. Kraszewski explained that they have respected the triangle noting that the fence does not encroach into the triangle.

Committee acknowledged receipt of a letter dated May 3, 2021 from Mary Guild, 128 Bartley Bull Parkway detailing concerns with the proposal.

Committee acknowledged receipt of e-mail correspondence dated May 4, 2021 from Claudio Moshchella, 124 Bartley Bull Parkway detailing concerns.

Mr. David Sa, 137 Bartley Bull Parkway, addressed Committee advising that he has sold his house and was representing the new buyers advising that when the new buyers purchased the property the proposal was not in place. Mr. Sa commented that the proposed fence is in front of a stop sign which aligns with the fence. He expressed that sight lines would not allow you to see around the fence adding that you would have to drive forward five feet which would put you in the walking path of children coming from school. It was his opinion that the fence is coming off the property too far.

Committee was informed that City of Brampton planning staff was in support of this application with conditions. Staff noted that the fence is not proposed within the visibility triangle for the intersection and according to City standards would not be impeding visibility which has been confirmed through transportation staff. Staff noted that the fence is setback from the property line and does not go up to the sidewalk.

Following discussion, Mr. Kraszewski indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: A. C. Marques

Seconded by: R. Power

THAT application A-2021-0084 to permit a fence in the front yard having a maximum height of 2.0m (6.6 ft.) be approved for the following reasons and subject to the following conditions:

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1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void;

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.5 **A-2021-0085**

#### **MAYFIELD (RCH) PROPERTIES INC.**

#### **8 PUFFIN CRESCENT, LOT 104, PLAN 43M-2102, WARD 9**

The applicant is requesting the following variance associated with a proposed detached dwelling:

1. To permit a rear yard setback of 7.37m (24.18 ft.) whereas the by-law requires a minimum rear yard setback of 7.50m (24.60 ft.).

Mr. David Dyce Huie, RN Design Ltd., authorized agent for the applicant, presented application A-2020-0085 briefly outlining the variances requested.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Huie indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0085 to permit a rear yard setback of 7.37m (24.18 ft.) be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;

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2. That a clause be provided within the agreement of purchase and sale advising of the variance affecting the property. If the property has already been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the dwelling have acknowledged and accepted the variance;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.6 **A-2021-0086**

#### **ANDREA BERNICE WILLIAMS**

#### **28 CALEDON CRESCENT, LOT 228, PLAN 695, WARD 3**

The applicant is requesting the following variance(s):

1. To permit an existing accessory structure (shed) having a rear yard setback of 0.49m (1.61 ft.) and a side yard setback of 0.5m (1.64 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot lines for an accessory structure.

Mr. Derek Williams, authorized agent for the applicant, was in attendance for application A-2020-0086. Andrea Williams, applicant and owner of the property, was also in attendance.

Committee acknowledged receipt of e-mail correspondence dated May 6, 2021 from Stephanie Smith, resident, indicating opposition to Application A-2021-0086.

Committee acknowledged e-mail correspondence dated May 5, 2021 from Linda Skillen, resident, indicating opposition to Application A-2021-0086.

Committee was informed that City of Brampton planning staff was in support of this application with conditions. Staff advised that the small size of the accessory structure in relation to the reduced setbacks will not have a significant impact on the character of the neighbourhood.

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Mr. Williams indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0086 to permit an existing accessory structure (shed) having a rear yard setback of 0.49m (1.61 ft.) and a side yard setback of 0.5m (1.64 ft.) be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That roof drainage from the accessory structure shall flow onto the applicant's property;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.7 **A-2021-0087**

#### **RAGHBIR UBHI**

#### **8 TORTOISE COURT, LOT 1, PLAN M-90, WARD 10**

The applicant is requesting the following variance(s):

1. To permit an accessory structure (cabana 1) having a gross floor area of 78.25 sq. m (842.28 sq. ft.) whereas the by-law permits a maximum gross floor area of 23.0 sq. m (247.60 sq. ft.) for an individual accessory structure;
2. To permit an accessory structure (cabana 1) having a building height of 4.57m (15.0 ft.) whereas the by-law permits a maximum building height of 4.5m (14.76 ft.)
3. To permit an accessory structure (cabana 2) having a gross floor area of 69.32 sq. m (746.15 sq. ft.) whereas the by-law permits a maximum gross floor area of 23.0 sq. m (247.60 sq. ft.) for an individual accessory structure;

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4. To permit an accessory structure (cabana 2) having a building height of 5.03m (16.50 ft.) whereas the by-law permits a maximum building height of 4.5m (14.76 ft.)
5. To permit an accessory structure (pergola) having a height of 5.19m (17.03 ft.) whereas the by-law permits a maximum height of 4.5m (14.76 ft.);
6. To permit an accessory structure (shed) having a gross floor area of 48.25 sq. m (519.36 sq. ft.) whereas the by-law permits a maximum gross floor area of 23.0 sq. m (247.60 sq. ft.) for an individual accessory structure;
7. To permit 4 accessory structures (cabana 1, cabana 2, pergola and shed) whereas the by-law permits a maximum of 2 accessory structures;
8. To permit 4 accessory structures (cabana 1, cabana 2, pergola and shed) having a combined gross floor area of 212.24 sq. m (2284.53 sq. ft.) whereas the by-law permits a maximum combined gross floor area of 40 sq. m (430.56 sq. m).

Ms. Elen Abunahla, authorized agent for the applicant, presented application A-2020-0087 briefly outlining the variances requested.

Committee acknowledged receipt of a letter dated May 6, 2021 from Toronto and Region Conservation Authority indicating conditional approval subject to a condition requiring the applicant to obtain a TRCA permit pursuant to Ontario Regulation 166/06.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Ms. Abunahla indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: R. Power

THAT application A-2021-0087 to permit an accessory structure (cabana 1) having a gross floor area of 78.25 sq. m (842.28 sq. ft.); to permit an accessory structure (cabana 1) having a building height of 4.57m (15.0 ft.); to permit an accessory structure (cabana 2) having a gross floor area of 69.32 sq. m (746.15 sq. ft.); to permit an accessory structure (cabana 2) having a building height of 5.03m (16.50 ft.); to permit an accessory structure (pergola) having a height of 5.19m (17.03 ft.); to permit an accessory structure (shed) having a gross floor area of 48.25 sq. m (519.36 sq. ft.); to permit 4 accessory structures (cabana 1, cabana 2, pergola and shed) and to permit 4 accessory structures (cabana 1, cabana 2, pergola and shed) having a combined gross floor area of 212.24 sq. m (2284.53 sq. ft.) be approved for the following reasons and subject to the following conditions:

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1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That roof drainage from the accessory structures shall be directed onto the subject property and drainage on adjacent properties not be adversely impacted;
3. That the accessory buildings (cabana 1, cabana 2, pergola and shed) shall not be used as a separate dwelling unit and that the permission for habitable space in the accessory buildings shall be limited to the provision of one washroom and one bar sink;
4. That the proposed cabanas and pergola be of a primarily open style construction and shall not be fully enclosed;
5. The applicant acquires a TRCA permit pursuant to Ontario Regulation 166/06;
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.8 **A-2021-0088**

#### **PERMINDER ROOPRAI**

#### **31 POSSESSION CRESCENT, LOT 41, PLAN 43M-1992, WARD 10**

The applicant is requesting the following variance(s):

1. To permit an a rear yard setback of 7.1m (23.29 ft.) to an existing 1 storey sunroom addition whereas the by-law requires a minimum rear yard setback of 7.5m (24.60 ft.);
2. To permit an existing driveway width of 13.09m (42.94 ft.) whereas the by-law permits a maximum driveway width of 7.32m (24 ft.);
3. To permit 0.0m of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

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Mr. Perminder Rooprai, applicant and owner of the property, presented application A-2020-0088 briefly outlining the variances requested.

Committee acknowledged receipt of e-mail correspondence dated May 5, 2021 from Kashmir Dharni, 33 accessory structure Crescent indicating support for the application.

Committee acknowledged receipt of e-mail correspondence dated May 6, 2021 from Jatinder Khasria indicating support for the application.

Committee was informed that City of Brampton planning staff was in support of this application, in part, with conditions.

Mr. Rooprai expressed that he understands the recommendations inquiring if the neighbours don't object to variances 2 and 3 would it still be a refusal. Committee explained that the neighbours may be O.K. with the variances however the variances don't meet the 4 tests of the Planning Act. Committee inquired if the additional space is required for parking.

Mr. Roopria advised that the additional space is not intended for parking but is more for convenience to accommodate his elderly parents.

Staff advised that the 2 variances are inter-related. Staff explained that the driveway is approximately 2 feet too wide and the required 2 feet of permeable landscaping along the side lot line has been removed and paved with stone which is capable of being parked upon. Staff pointed out that there is no condition associated with the recommended approval of the sunroom addition requiring removal of the 2 feet of non-permeable surface and reinstatement of the permeable landscaping. Staff noted that the reinstatement of the permeable landscaping is all that is required to bring the property into compliance.

Committee was advised that there is no notice of violation at this time and if there was an order to comply the removal of the stone that has been added to the left side of the driveway is all that is required. Staff reiterated that there is no outstanding compliance issue at this time confirming that there has been no complaint against the driveway.

Committee discussed possible support for the variances given that there are no orders to comply and no complaints pertaining to the driveway. Staff assisted Committee with amended conditions

Mr. Rooprai indicated that the proposed conditions, as amended, were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: A. C. Marques

THAT application A-2021-0088 to permit an a rear yard setback of 7.1m (23.29 ft.) to an existing 1 storey sunroom addition; to permit an existing driveway width of 13.09m (42.94 ft.)

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and to permit 0.0m of permeable landscaping along the side lot line be approved for the following reasons and subject to the following conditions:

1. That variances 2 and 3 are approved only to the extent as shown on the sketch attached to the Notice of Decision;
2. That the increased driveway width and hardscaped landscaping adjacent to the side lot line shall not be parked upon the whole or a part of a motor vehicle;
3. The owner shall obtain a building permit within sixty (60) days of the decision of approval;
4. That the sunroom addition remains in its current one storey configuration;
5. That roof drainage from the sunroom shall flow onto the applicant's property and that drainage on adjacent properties shall not be adversely affected.
6. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.9 **A-2021-0089**

**PANGREEN LIMITED PARTNERSHIP, 9404635 CANADA INC., HIGHWAY 50 & 7  
EQUITIES INC., GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP AND GREYCAN 7  
PROPERTIES GP INC.**

**4629 QUEEN STREET EAST/0 GORE ROAD, PART OF LOTS 3 AND 4, CONCESSION  
10 ND, WARD 8**

The applicants are requesting the following variance(s):

1. To permit a building height of less than 3 storeys for that portion of the building located within 80 metres of Regional Road 107 and Highway 50 whereas the by-law requires a



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minimum building height of 3 storeys for a building located within 80 metres of Regional Road 107 and Highway 50;

2. To permit outside storage of transport trailers within 47 metres of Highway 50 whereas the by-law requires a minimum setback of 200 metres from Highway 50 and Regional Road 107 for outside storage;
3. To permit a minimum 3.5m of landscaped open space along the lot line abutting Highway 50, except at approved access locations, whereas the by-law requires a minimum 6 metres of landscaped open space abutting Highway 50, except at approved access locations.

Mr. Michael Vani, Weston Consulting, authorized agent for the applicant, presented application A-2020-0089 briefly outlining the variances requested.

Committee acknowledged receipt of a letter dated May 5, 2021 from Toronto and Region Conservation Authority indicating conditional approval subject to a condition requiring the applicant submit \$520.00 remaining balance of the review fees.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Vani indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: R. Power

THAT application A-2021-0089 to permit a building height of less than 3 storeys for that portion of the building located within 80 metres of Regional Road 107 and Highway 50; to permit outside storage of transport trailers within 47 metres of Highway 50 and to permit a minimum 3.5m of landscaped open space along the lot line abutting Highway 50, except at approved access locations be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That the owner finalize site plan approval under City File SP19-045.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That the applicant submits \$520 remaining balance of the review fees to TRCA as outlined in their letter dated May 5, 2021;

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4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.10 **A-2021-0090**

#### **DAVID SINGH**

#### **37 HAVERTY TRAIL, LOT 195, PLAN 43M-1812, WARD 6**

The applicant is requesting the following variance(s):

1. To permit an exterior side yard setback of 1.37m (4.50 ft.) to a proposed building addition (enclosed below grade entrance) whereas the by-law requires a minimum exterior side yard setback of 3.0m (9.84 ft.)

Mr. Mohammed Syed, Mechways Inc., authorized agent for the applicant, presented application A-2020-0090 briefly outlining the variances requested for an enclosed below grade entrance. He commented that the property is designed in such a way that there is no other location on the property for the proposal which is why it encroaches into the interior side yard.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Committee acknowledged receipt of e-mail correspondence from Sanjeev Malhotra, 59 Donomore Drive indicating no objection to the application.

Mr. Syed indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: A. C. Marques

THAT application A-2021-0090 to permit an exterior side yard setback of 1.37m (4.50 ft.) to a proposed building addition (enclosed below grade entrance) be approved for the following reasons and subject to the following conditions:

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1. That the existing driveway of 7.16 metres will be reduced to 6.71 metres to comply with the zoning by law as noted on the sketch attached to the Notice of Decision;
2. That the extent of Variance 1 be limited to the extent shown on the sketch attached to the Notice of Decision;
3. That prior to the issuance of a building permit, elevations are to be approved to the satisfaction of the Director of Development Services;
4. That the applicant shall obtain a building permit for the building addition at the discretion of the Chief Building Official;
5. That the below grade entrance shall not be used to access an unregistered second unit; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.11 **A-2021-0091**

#### **RANJIT SINGH DOSANJH AND HARJIT KAUR DOSANJH**

#### **20 MORRIS COURT, LOT 8, PLAN 43M-978, WARD 10**

The applicants are proposing a 2 storey detached dwelling and are requesting the following variance(s):

1. To permit a garage door height of 3.66m (12.00 ft.) whereas the by-law permits a maximum garage door height of 2.4m (7.87 ft.);
2. To permit a building height of 12.75m (41.83 ft.) whereas the by-law permit a maximum building height of 10.6m (34.78 ft.);
3. To permit an interior side yard width of 3.03m (9.94 ft.) whereas the by-law requires a minimum interior side yard width of 7.5m (24.60 ft.).

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Mr. Kurtis Van Keulen, Huis Design Studio Ltd., authorized agent for the applicant, presented application A-2020-0091 briefly outlining the variances requested. Mr. Van Keulen explained that the garage door has been scaled to the size of the dwelling and includes a window above the door to provide more height. He expressed that the building height is not impactful informing Committee that they have undertaken some in depth work with TRCA noting that the owner desires to work with TRCA to raise the house out of the ground substantially.

Committee acknowledged receipt of a letter dated May 5, 2021 from Toronto and Region Conservation Authority indicating support for conditional approval subject to a condition requiring the application to acquire a TRCA permit pursuant to Ontario Regulation 166/06.

Committee acknowledged receipt of a letter from Jaswinder and Kulwinder Kohal, 27 Morris Court, indicating no objection to application A-2021-0091.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Van Keulen indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: R. Power

THAT application A-2021-0091 to permit a garage door height of 3.66m (12.00 ft.); to permit a building height of 12.75m (41.83 ft.) and to permit an interior side yard width of 3.03m (9.94 ft.) be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner finalize site plan approval under City File SPA-2021-0012 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. The applicant acquires a TRCA permit pursuant to Ontario Regulation 166/06;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building or structure referred to in the application, and

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2. The general intent and purpose of the zoning by-law and City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

8.12 **A-2021-0092**

**BENNY WONG, AMY WONG AND RICHARD WONG**

**11 SMALLWOOD ROAD, LOT 240, PLAN 43M-2043, WARD 6**

The applicants are requesting the following variances(s):

1. To permit a rear yard setback of 1.8m (5.91 ft.) to a proposed deck and landing whereas the by-law requires a rear yard setback of 3.5m (11.48 ft.) to a wood deck off the main floor.

Mr. Chuck Zhou, authorized agent for the applicant, presented application A-2020-0092 briefly outlining the variances requested.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Zhou indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: A. C. Marques

THAT application A-2021-0092 to permit a rear yard setback of 1.8m (5.91 ft.) to a proposed deck and landing e approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. The owner shall obtain a building permit within sixty (60) days of the decision of approval or within an extended period of time as approved by the Director of Development Services; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

8.13 **A-2021-0094**

**JEAN AND JUERGEN ROTSCVH**

**142 ROYAL PALM DRIVE, LOT 118, PLAN M-111, WARD 2**

The applicants are requesting the following variances(s):

1. To permit an accessory structure (proposed solarium) having a gross floor area of 19.8 sq. m (213.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit 2 accessory structures (proposed solarium and existing shed) having a combined total gross floor area of 26.8 sq. m (288.47 sq. ft.) whereas the by-law permits 2 accessory structures having a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
3. To permit an accessory structure (proposed solarium) having a building height of 3.19 ft. (10.47 ft.) whereas the bylaw permits a maximum building height of 3.0m (9.84 ft.) for an accessory structure.

Mr. Juergen Rotscvh, applicant and owner of the property, presented application A-2020-0094 briefly outlining the variances requested. Mr. Rotscvh explained that he purchased the property in 1978 which borders onto the Heart Lake Conservation area, a terrific breeding ground for mosquitos. He explained that the proposed solarium will provide some protection.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Rotscvh indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: A. C. Marques

Seconded by: R. Power

THAT application A-2021-0094 to permit an accessory structure (proposed solarium) having a gross floor area of 19.8 sq. m (213.13 sq. ft.); to permit 2 accessory structures (proposed solarium and existing shed) having a combined total gross floor area of 26.8 sq. m (288.47 sq. ft.) and to permit an accessory structure (proposed solarium) having a building height of

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3.19 ft. (10.47 ft.) be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That roof drainage from the accessory structures shall flow onto the applicant's property;
3. That drainage on adjacent properties shall not be adversely affected;
4. Although an archaeological assessment is not required by the City of Brampton, the applicant is cautioned that during development activities, should deeply buried archaeological materials be found on the property the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) should be notified immediately (archaeology@ontario.ca). In the event that human remains are encountered during construction, the applicant should immediately contact both MHSTCI and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services;
5. The applicant acquires a TRCA permit pursuant to Ontario Regulation 166/06 for the shed;
6. The applicant submits \$580 review fee to TRCA;
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

8.14 **A-2021-0095**

**SUKHWINDER SINGH, RAJWINDER SINGH AND DIDAR SINGH**

**4 MEADOWLARK DRIVE, WARD 4**

The applicants are requesting the following variances(s):

1. To permit a 0.9m (2.95 ft.) interior side yard setback to an above grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);

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2. To permit a 0.65m (2.13 ft.) interior side yard setback to a step leading to an above grade entrance whereas the by-law requires a minimum interior side yard setback of 0.9m (2.95 ft.) to a step leading to a below grade entrance;
3. To permit a driveway width of 8.6m (28.22 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
4. To permit a permeable landscape strip 0.16m (0.53 ft.) along the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) permeable landscaping between the driveway and the side property line.

Mr. Tanvir Rai, Noble Prime Solutions Limited, authorized agent for the applicant, presented application A-2020-0095 briefly outlining the variances requested.

Committee was informed that City of Brampton planning staff was in support of this application, in part, with conditions.

Mr. Rai indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: A. C. Marques

Seconded by: R. Power

THAT application A-2021-0095 to permit a 0.9m (2.95 ft.) interior side yard setback to an above grade entrance; to permit a 0.65m (2.13 ft.) interior side yard setback to a step leading to an above grade entrance; to permit a driveway width of 8.6m (28.22 ft.) and to permit a permeable landscape strip 0.16m (0.53 ft.) along the side lot line be approved for the following reasons and subject to the following conditions:

1. That Variance 3 to permit a driveway width of 8.6 metres be **refused**;
2. That Variance 4 to permit 0.16m of permeable landscaping adjacent to the side lot line be **refused**;
3. That the driveway and permeable landscaping area be restored in compliance with the Zoning By-law within ninety (90) days of the date of the Committee's final decision;
4. That the above grade entrance shall not be used to access an unregistered second unit;
5. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;



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6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.15 **A-2021-0096**

#### **RUTHGERUS JABOBUS DAMEN AND MARIA LIGAYA DAMEN**

#### **36 CRANMORE COURT, LOT 75, PLAN M-546, WARD 2**

The applicants are requesting the following variance(s):

1. To permit a portion of a proposed open sided roof structure attached to the dwelling to project 5.74m (18.83 ft.) into the required rear yard resulting in a setback of 1.86m (6.10 ft.) to the rear lot line whereas the by-law permits a maximum encroachment of 2.0m (6.56 ft.) for an open sided roof structure into the required rear yard with a resulting required setback of 5.6m (18.38 ft.).

Mr. Ronald Heeralall, Lumon Canada, authorized agent for the applicant, presented application A-2020-0096 briefly outlining the variances requested.

Mr. Bay Chin, 58 Amberwood Square, addressed Committee in opposition to the proposed setback commenting that the application fails to recognize the height of the roof covering which will overlook his property noting in addition there may be issues with water. He commented that he has a good relationship with the applicant and is of the opinion that the setback is too close.

Mr. Ruthgerus Damen addressed Committee advising that there is an existing patio which is not sufficient to support the roof structure. He advised that the existing patio will be removed and replaced with a new support base of concrete. Mr. Heeralall confirmed that the new patio that will be in place will require move structural integrity.

Mr. Chin noted that he does not support the setback as proposed but would be happier with a reduced setback. Mr. Damen noted that the setback could be increased and that it is only close to the fence line at one point. He indicated that discussions were on-going with the neighbouring property owners.

## Committee of Adjustment Minutes

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Staff explained that the allowable projection for the attached open roofed structure is 2 metres into the required rear yard setback noting that in order to comply with the by-law they would need to be at least 5.6 metres away from the rear lot line. Staff advised that as noted due to the irregular shape of the lot there is a need for a reduced setback in the far corner of the roofed structure down to 1.86 metres. As discussed between parties, staff noted that if the setback is increased from the rear lot line it would not be an issue if the Committee's condition was modified to say "generally in accordance" with the sketch attached to the Notice of Decision.

Staff noted that an accessory structure is permitted in the rear yard and if this structure was detached it would be permitted as an accessory structure having an area of 15 square metres located in the rear yard within 0.6 metres of the lot line. Staff added that the maximum height of an accessory structure is 3.0 metres.

Staff observed that the proposed structure has a height of approximately 2.4 metres in the area closest to the neighbor commenting that a condition could be imposed to alleviate any concern of the neighbour. Committee was in agreement that the proposed condition could provide comfort to the neighbour.

Discussion continued with staff confirming that the elevations provided show a 2.4 metre height suggesting that the condition would be in accordance with the plans provided.

Mr. Chin spoke of water drainage and having the water kept on the applicant's property. Staff included conditions that would address the drainage concern. Mr. Damen advised that there is a drain in the corner of his lot to the right commenting that the drain is within 2 or 3 feet from the fence line which.

Following discussion, Mr. Heeralall indicated that the proposed conditions, as amended, were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0096 to permit a portion of a proposed open sided roof structure attached to the dwelling to project 5.74m (18.83 ft.) into the required rear yard resulting in a setback of 1.86m (6.10 ft.) to the rear lot line be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance shall be generally limited to that shown on the Notice of Decision. Any alterations to the structure to increase the proposed setback from the rear lot line (reducing the extent of the variance) shall be permitted;

## Committee of Adjustment Minutes

2. That drainage from the roof structure shall be directed onto the subject property and drainage on adjacent properties shall not be adversely impacted;
3. That the maximum height of the roof structure shall be generally in accordance with the elevation drawings submitted as part of the application. In this regard, the maximum height of the roof structure, measured to the underside of the roof, shall not exceed 2.4 m where the setback from the structure is 1.86m from the rear lot line. The maximum height of the roof structure, measured to the underside of the roof, at the wall of the dwelling shall not exceed 3.15m;
4. That the area beneath the proposed roof structure shall remain unenclosed;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

### 8.16 **A-2021-0097 (Item deferred as discussed during procedural matters)**

**BALJINDER SINGH SANDHU AND MANDEEP SANDHU**

**39 BELLFLOWER LANE, LOT 70, PLAN 43M-1572, WARD 8**

The applicants are requesting the following variance(s):

1. To permit an existing driveway width of 9.75m (32 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.).

### 8.17 **A-2021-0098**

**RYAN BROWNE AND SHANNON BROWNE**

**100 DELLS CRESCENT, LOT 48, PLAN 43M-1560, WARD 6**

The applicants are requesting the following variance(s):

## Committee of Adjustment Minutes

1. To permit an accessory structure (proposed storage shed) having a gross floor area of 16.7 sq. m (179.76 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161.46 sq. ft.) for an individual accessory structure;
2. To permit an accessory structure (proposed storage shed) having a building height of 3.2m (10.50 ft.) whereas the by-law permits a maximum building height of 3.0m (9.84 ft.) for an accessory structure.

Mr. Ryan Browne, applicant and owner of the property, presented application A-2020-0098 briefly outlining the variances requested.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Browne indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: A. C. Marques

THAT application A-2021-0098 to permit an accessory structure (proposed storage shed) having a gross floor area of 16.7 sq. m (179.76 sq. ft.) and to permit an accessory structure (proposed storage shed) having a building height of 3.2m (10.50 ft.) be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That the drainage from the accessory structure be directed onto the subject property and drainage on adjacent properties not be adversely impacted;
3. That the accessory building shall not be used as a separate dwelling unit;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

**COMMITTEE RECESSED AT 12:00 PM AND RECONVENED AT 12:06 PM**

8.18 **A-2021-0099**

**2042843 ONTARIO INC.**

**34 HIGHWOOD ROAD, PART OF LOT 18, CONCESSION 1 EHS, WARD 2**

The applicant is requesting the following variance(s):

1. To permit a temporary new homes sales pavilion to facilitate the sale of units within a proposed townhouse development on the lands whereas the by-law does not permit the proposed use.

Mr. Chad John-Baptiste, WSP authorized agent for the applicant, presented application A-2020-0099 briefly outlining the variances requested. He explained that they would like to utilize the existing sales centre as it exists to allow development to go forward.

Committee acknowledged receipt of e-mail correspondence from Andrew Gill, requesting a copy of the decision regarding application A-2021-0099.

Committee acknowledged receipt of e-mail correspondence from C. John, 20 Highwood Road opposed to townhouses of condominiums in the vicinity of Highwood Road and Highway 10.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. John-Baptiste indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: A. C. Marques

Seconded by: D. Doerfler

THAT application A-2021-0099 to permit a temporary new homes sales pavilion to facilitate the sale of units within a proposed townhouse development on the lands be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner and builders amend the existing Temporary Structures Agreement with the City to extend the date of expiry 3 years from the date of the Committee's decision or until such time all dwelling units in the plan related to this

## Committee of Adjustment Minutes

approval are sold, whichever comes first. A demolition permit shall be obtained prior to the removal of the temporary structure from the site;

3. That the owner provide a security in the amount of \$40,000 to ensure the removal of the sales office, parking areas, temporary access and all associated signage and flags;
4. That all signage associated with the temporary sales office is to be in accordance with the Sign By-law and shall not be installed or displayed until such time as appropriate permits have been issued;
6. That the owner agrees to sell lots pertaining to SPA-2019-0005 and shall not conduct sales for other subdivisions from the temporary sales office unless deemed appropriate by the Director of Development Services;
7. Failure to comply with and maintain the conditions of approval shall render the variance null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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 City of Brampton Official Plan are maintained and the variance is minor.

CARRIED

**MEMBER DESIREE DOERFLER DECLARED A CONFLICT OF INTEREST ON APPLICATION A15-213 AND DID NOT PARTICIPATE IN DISCUSSION**

### 9. **DEFERRED MINOR VARIANCE APPLICATIONS**

#### 9.1 **A15-213**

**1334717 ONTARIO INC**

**8211 MAYFIELD ROAD, PART OF LOT 17, CONCESSION 11 EHS, WARD 10**

The applicant is requesting the following variance(s):

1. To permit the temporary operation of a construction yard and administrative office with associated outside storage whereas the by-law does not permit the use.

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Mr. Joe Plutino, Mainline Planning Services Inc., authorized agent for the applicant, presented application A15-213 briefly outlining the variance requested. Mr. Plutino advised that in 2012 the Committee granted a minor variance for the proposed temporary use of the land based on a favorable staff report finding the matter had met all of the 4 tests pursuant to the Planning Act. He advised that there is an established existing internal use on the property with the ultimate intent to develop the lands in accordance with the secondary plan and the prestige industrial designation on the property. Mr. Plutino advised that they made several presentations to the municipality, the region and the province illustrating their plans noting that they could not be submitted due to a development freeze since they were brought forward in 2014. He made reference to a site plan which was submitted to address Committee's conditions of approval but was never finalized as staff could not process the site plan application while the lands are under a development freeze pointing out that the province would not approve development while lands were being considered to be needed for a provincial GTA West Corridor Management Study.

Mr. Plutino commented that the site plan application was accepted and held in abeyance commenting that any lack of process was because the City could not progress the matter. He commented that without a report on the matter they could not return to the Committee in 2015 with an explanation as to why they had to defer it sine die. He advised that the municipality requested the deferral and although they were close to a solution shortly after it was deferred the Province took the matter off the table until the end of 2018. Mr. Plutino advised that he was assured by staff that the client wouldn't be bothered while the application was deferred explaining that after three years the client received an order to comply. He advised that they have been working to bring the matter to a resolution in order that business could continue.

Mr. Plutino explained the construction yard contains only heavy equipment and no tractor trailers with heavy equipment located at the western boundary of the property. He expressed that a development freeze is in place, the secondary plan is before LPAT which includes the subject property and other lands. He explained that the secondary plan is not in force on this property and won't be in force until a decision is rendered by LPAT. He pointed out that the secondary plan is not in force and the policies of the secondary plan do not apply. He spoke of a pre-consultation application submitted in 2020 to update the 2013 site plan application that has been in abeyance for approximately 7 years. He made reference to various attachments of a document he submitted including a covering letter and various photos showing the condition of the site. He displayed photos of a berm that has been constructed around the site to ensure storm water does not impact neighbouring properties.

Mr. Plutino continued by stating that the proposal is minor and appropriate for an internal use of the land, building or structure. He added that staff say that the secondary plan contains a vision of the municipally which they agree with noting that the opinion of staff is flawed in that the secondary plan is not in force and cannot be used as rational to dictate that outside storage cannot occur. He commented that in terms of the purpose and intent of

## Committee of Adjustment Minutes

the Official Plan staff say the proposal does not maintain the purpose and intent which he does not agree with. He stated that the primary designation is industrial which does permit employment uses including construction offices and outside storage. He made reference to various attachments including a map depicting the areas that are before LPAT.

Mr. Plutino expressed that the intent is to preserve the site for employment purposes. He commented that the use is a designated essential service and that they are only looking at using the structures that are currently there on an interim use which will have no impact on the intent of the Official Plan. He stated that his opinion is supported by a professional policy planner who advises that an Official Plan Amendment and Zoning By-law Amendment are not required.

Mr. Plutino explained that the use is temporary and does not interfere as there is no development in the area due to a moratorium. He advised that the variance is appropriate for the temporary use. Mr. Plutino expressed that the use is established and his client has spent 7 million dollars to move the major portion of his company to an existing building in North York, commenting that his heart is in Brampton. He stated that his client wants to do more comprehensive development and is considered an essential service and permitted to operate during the pandemic to facilitate construction projects. He added that there are no environmental hazards, no spills and the work there is to repair machines and for storage. He added that the construction yard is needed to support his business.

Committee acknowledged receipt of e-mail correspondence dated May 6, 2021 from Frank Odorico, Odocom Enterprises Inc. in opposition to application A15-213.

Committee was informed that City of Brampton planning staff was not in support of this application summarizing that the application fails to meet the 4 tests of the Planning Act. Staff commented that it is the opinion of staff that a temporary use by-law is the appropriate mechanism to address the matters of this proposal.

Staff advised that a notice of violation, as acknowledged by the agent, was issued in 2017 for the continued use of the property for the purposes of the application. Staff advised that they held off on issuing the notice as this application was subsequently submitted for the renewal of the prior variance which was subsequently deferred. Staff advised that Enforcement staff confirmed that the use was on going noting that nothing further has happened to date.

Mr. Jason De Luca, principle planner with the Region of Peel, addressed Committee advising that their commenting letter outlines all of their concerns with the application. He stated that if this use were to be considered it is highly recommended that it be through a temporary use zoning by law and a zoning by-law amendment process which would allow a comprehensive review of the application which he stated is not minor in nature. Mr. De Luca stated that there are a number of important environmental assessment processes happening within which this property is located. He spoke of the SP47 secondary plan employment area, an environmental assessment where new regional roads are being



## Committee of Adjustment Minutes

created, a GTA West Environmental Assessment where consultation with MTO is a must. Mr. De Luca added that the design of the site and the study requirements associated with the site begs for it to be considered through a zoning by-law process, bringing the zoning into conformity with the planned policy for the area.

Committee posed a question inquiring what the Region's position is in terms of the entrance that is currently being used on Mayfield Road. Mr. De Luca responded that it would have to be studied in detail through a zoning by-law amendment and site plan process, adding that they have very strict access requirements onto Mayfield Road advising that comments provided in 2015 suggested that consultation with the Region on access was very much required.

In response to questions raised by the Committee staff advised that the analysis is based on the current situation. Staff noted that there is information on the previous variance and the decision and the application was deferred indefinitely wherein it was requested that a site plan application be submitted. Staff noted that following the submission of the site plan there was a development freeze.

Committee inquired what assessments would be asked for with a temporary use by-law. Staff explained that any studies required would be in consultation with other departments to identify what studies are required. Staff advised that it is a more robust process which is one of the reasons they have taken the position that they have.

Committee made reference to a property located in close proximity that recently went through a temporary use zoning by-law inquiring if the same was advised for this applicant. Staff responded that generally the position of staff for these types of applications is a temporary use by-law.

Committee displayed pictures resulting from site inspection to the property including the building that was being used as an office, things strewn all over the place, vehicles with no license plates stored on the property that are not associated with construction vehicles. There were photos of numerous cars that appeared to have been there for some time and barrels on site with indications of something leaking. Committee also displayed photos of tractor trailers on site and a secondary road. Committee commented that if approval was granted for temporary use of the site, there is a lot of cleaning to be done and environmental issues to be addressed.

Committee noted that since 2015 when the application was deferred, six years has passed noting that the property is in poor condition while Committee is put on the spot to grant more time which Committee commented is challenging. Committee noted that the application does not ask for a specific time frame pointing out that a 50 page document was submitted just before the meeting commenced. Committee added that it is too much information at the last minute for Committee to review.

## Committee of Adjustment Minutes

Mr. Plutino acknowledged that the site is in need of cleaning and the building has not been maintained as it was when the central office was there. He expressed that the Committee is only looking at the negative side of the site. Mr. Plutino made reference to comments from the Region of Peel from December, 2015 which detailed that a site plan application cannot be processed due to the GTA West protection corridor and that none of the Region's comments have been satisfied to date. Mr. Plutino commented that the adjournment sine die was the recommendation of staff.

Mr. Plutino displayed photos of equipment and storage containers, construction materials and trailers explaining that the property has been used to support a major company and major works. He commented that for 6 years nobody bothered the applicant. He advised that his client will commit to cleaning up the site. He added that this is an existing use and some consideration should be given to the people that work there and to what this business has done. It was his submission that the application meets the four tests. He commented that the interim use will not affect the intent of the Official Plan. He requested that they be permitted to submit an application for what will happen on the property. He added that they want to be able to stay in business for a few more years while the appeal is being settled.

Mr. De Luca addressed Committee noting that in looking at air photos there are significant site alterations on this site. He commented that this is not minor and that there is no way through a minor variance that they can recommend development of the entire site when they will need a significant portion of the site to create a road network. He added that through the site plan approval process they could analyze the specifics of the road design.

In response to questions raised by Committee staff advised that a temporary use zoning by-law is meant to move faster than the 12 to 16 months for a zoning by-law amendment. Staff advised that a public meeting is required and staff would bring forward a recommendation report following that estimating it would be approximately 6 months. Staff noted that this is the preferred approach advising that the fees for a temporary use by-law have been reduced and is cheaper than the fees associated with a minor variance application.

Mr. Angelo Riccio, owner of the property, addressed Committee advising that he moved to the City of Brampton when there were 33,000 people, commenting that he resides at the same property he purchased in 1969. He advised that he wants to remain operating his business at the site advising his intention is to develop the land in the future and comply with the City and the Region if they need lands for the arterial roads.

Mr. Riccio explained that the garbage behind the building was left behind by someone they allowed to remain on site to renovate a trailer they purchased. He commented he will clean up the site and investigate the spill and remove the barrels. He commented that there is no way that any water or contaminants are going onto the property next door. He referred to a previous concern from a neighbour with water going onto his property which he explained resulted from a hole in the berm which has since been resolved. He inquired why he could not stay at the property and operate his business and what he was doing wrong and who is

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he impacting. He spoke of a letter submitted by a neighbouring property owner and continued to ask what he was doing wrong.

Committee advised that staff are trying their best noting that he got an approval in 2012 which expired in 2015. Committee commented that he is still running his business and staff have been lenient. Committee recommended that the applicant work with staff to find a solution and requested that staff provide some conditions of approval for a minimum timeframe for temporary approval.

Committee commented that they want to see the business stay noting that the site needs to be cleaned up noting that there is concern with oil spills but respect the fact that the firm has been in Brampton for a long time. Committee expressed that should the applicant work with staff and apply for a rezoning application would a year and a half to 2 years be sufficient for the applicant to stay on site while the studies are ongoing. Committee expressed that 2 years would be a maximum timeframe they could consider with conditions.

Staff advised that in 2012 the conditions that were associated with the approval were never complied with including site plan approval that was never finalized. Committee suggested if approval is granted that it be for a maximum period of 2 years.

Zoning Staff formulated conditions for Committee's consideration including a condition that the approval be for a maximum period of 2 years, that there be no discharge of oils, fluids or other environmental contaminants and that the existing contaminated soil and areas containing contaminants be cleaned up to the satisfaction of the Director of Development Services, that all inoperative vehicles and outside storage of material not associated with the construction yard activity be removed from the site within sixty days and that within the next 2 years the applicant submit a pre-consultation application for an amendment to the zoning by-law or for a temporary use by-law to permit the on-going use of the construction yard. Zoning Staff requested that there be input from Planning Staff as well as Regional Staff in terms of recommended conditions.

Planning Staff responded that they are happy to work with conditions today but given the complexities of the file and the history as well as the involvement of the Region of Peel suggested a deferral of the application. Staff expressed that a short deferral would allow them to flush out conditions to avoid a circumstance where issues could result from creating conditions on the fly at the meeting.

Committee agreed that the recommendation to defer would be beneficial suggesting that they don't want to go through all the discussion again.

Mr. Plutino advised that they already had a meeting and it was recommended in the meeting that through the review of the site plan that they do a rezoning application for Council's review, noting that they have asked for a number of studies. He suggested that they already know what the studies have to be. He spoke of the Region's request for a TIS on an existing site which he commented is excessive. Mr. Plutino suggested that they add a

## Committee of Adjustment Minutes

Phase 1 environment site assessment to confirm the state of the site to alleviate the concerns raised by staff.

Mr. De Luca responded that their concerns extend beyond that and were included in their comments along with comments from servicing related to outflows from the site.

Mr. Plutino advised that in order for them to submit an application it will take several months to put together the reports commenting that 2 years seems reasonable.

Mr. De Luca reiterated there are concerns beyond traffic related to servicing and storm water management. He commented that he liked staff's recommendation for a deferral in order that they are provided time to consider what conditions they would like to see.

Discussion took place on meeting dates and following discussion, Committee reached the following decision:

Moved by: A. C. Marques

Seconded by: R. Power

THAT application A15-213 be deferred to a hearing date no later than July 13, 2021.

CARRIED

### 10. **ADJOURNMENT:**

Moved by: A. C. Marques

Seconded by: R. Power

That the Committee of Adjustment hearing be adjourned at 2:04 p.m. to meet again on Tuesday, June 1 2021.

## Public Works

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

peelregion.ca

May 25, 2021

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment,  
City of Brampton  
2 Wellington Street West  
Brampton, ON, L6Y 4R2

**Re: Peel Region Consolidated Comments  
City of Brampton Committee of Adjustment Hearing June 1<sup>st</sup>, 2021**

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Dear Ms. Myers,

Regional Planning staff have reviewed the minor variance and consent applications listed on the June 1, 2021 Committee of Adjustment Agenda. We have no objections or comments on the following applications: A-21-101B, A-21-103B, A-21-104B, A-21-105B, A-21-107B, A-21-110B, A-21-111B.

The Region of Peel offers our comments and/or conditions on the following applications:  
**Regarding Deferred Minor Variance Application DEF-A-21-003B, 9035 Creditview Road**  
Servicing – Camila Marczuk (905) 791-7800, extension 8230

**Comments:**

- Region of Peel is currently reviewing SP-2019-023B, outstanding conditions are being addressed under the ongoing Site Plan Application.

**Regarding Deferred Minor Variance Application DEF-A-20-051B, 6 Tracey Boulevard**  
Planning – Abiral Homagain (905) 791-7800, extension 8730

**Comments:**

- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Credit Valley Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority (CVC).

Traffic – Catherine Barnes (905) 791-7800 extension 7569

**Comments:**

- No access will be supported off Queen Street East (Regional Road 107)

**Regarding Minor Variance Application A-21-100B, 1310 Steeles Avenue East**  
Traffic – Ayesha Khan (905) 791-7800 extension 7909

## Public Works

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

peelregion.ca

### Comments:

- Region of Peel is currently reviewing SP-19-067B, outstanding conditions are being addressed under the ongoing Site Plan Application.

Servicing – Camila Marczuk (905) 791-7800, extension 8230

### Comments:

- The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted and no new connections are made to Regional Roads.
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies. Alternatively, flows can be mitigated using Low Impact Development Technologies. Developers are required to demonstrate how this will be achieved through a Stormwater Management Report.
- No grading will be permitted within any Region of Peel ROW to support adjacent developments

### Condition:

- Existing easements dedicated to the Region of Peel for the purpose of sanitary sewer and/or watermain, on the severed or retained portions must be maintained or relocated to the satisfaction to the Region of Peel. The applicant shall notify the Region of any proposed encroachments on the easement, including structures, signs, landscaping, walkways, parking and servicing.

## Regarding Minor Variance Applications A-21-109B, Heart Lake Road & Countryside Drive

Planning – Abiral Homagain (905) 791-7800, extension 8730

### Comments:

- The subject land is located in the regulated area of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Toronto and Region Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority.
- The subject land is located within a Core Area of the Greenlands System in Peel as identified under policy 2.3.2 of the Regional Official Plan. We rely on the environmental expertise of the Toronto and Region Conservation Authority (TRCA) for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. We request that City of Brampton Committee of Adjustment and staff consider comments from the TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority (TRCA).

Servicing – Camila Marczuk (905) 791-7800, extension 8230

### Comments:

- This site does not have frontage on existing municipal water

## Public Works

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

- This site does not have frontage on existing municipal sanitary sewer

### **Regarding Consent Application B-21-004B, 8871 Creditview Road**

Servicing – Camila Marczuk (905) 791-7800, extension 8230

#### **Comments:**

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Consent Application B-21-008B, 176&178 Sussexvale Drive**

Servicing – Camila Marczuk (905) 791-7800, extension 8230

#### **Comments:**

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Best,



Abiral Homagain  
Junior Planner, Development Services



**APPLICATION # B-2021-0004**  
**Ward # 4**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **BHUPINDER TURNA AND AMANDEEP TURNA**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

**Location of Land:**

Municipal Address: 8871 Creditview Road

Former Township: Chinguacousy

Legal Description: Part of Lot 5, Concession 3 WHS

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, June 1, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **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 a possible Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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

=====

**LAST DAY FOR RECEIVING COMMENTS: MAY 27, 2021**

=====

**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2021-0103, A-2021-0104

**Decision and Appeal**

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elfto.gov.on.ca](http://www.elfto.gov.on.ca)

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 14<sup>th</sup> Day of May, 2021.

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer  
City of Brampton 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)  
Page 50 of 312



**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 Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

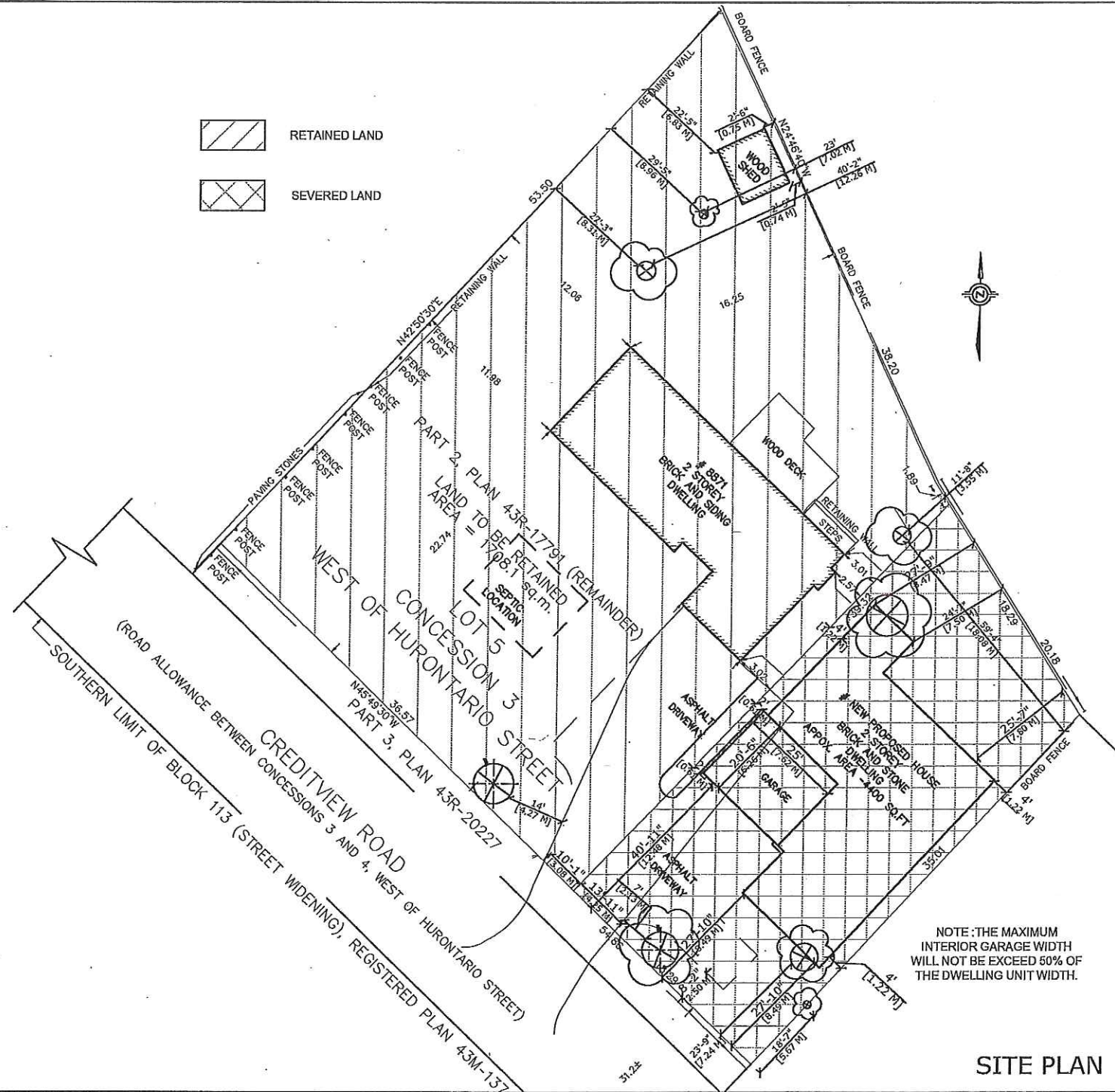
**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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.





SITE PLAN

General Notes

RELEASED FOR BUILDING PERMIT  
 \* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.  
 \* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.  
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 \* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date
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Firm Name and Address  
 AMBEE ENGINEERING AND CONSULTANCY INC.  
 2999 DREW ROAD  
 #138, MISSISSAUGA, ON,  
 L4Y 1A5  
 905.565.4329  
 garmk@ambec.ca

Project Name and Address  
 8871 CREDITVIEW RD  
 BRAMPTON, ON  
 L6Y 0G8

Drawing Title  
 SITE PLAN

Project 8871 CREDITVIEW RD	Sheet A 100
Date 4/22/2021	
Scale NTS	



The personal information collected on this form is collected pursuant to subsection 53(2) 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****Consent**

(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant BHUPINDER TURNA, AMANDEEP TURNA

(print given and family names in full)

Address 8871 CREDITVIEW ROAD, BRAMPTON, ON L6Y0G8

Phone # 416.818.9194

Fax # \_\_\_\_\_

Email turnasvilla@gmail.com

(b) Name of Authorized Agent ARPANA SAINI

Address 2960 Drew Road, Suite 138 Mississauga, ON L4T 0A5

Phone # 647.545.9091

Fax # \_\_\_\_\_

Email permits@ambee.ca

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: creation of a new lot by severing the existing property

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

UNKNOWN AT THIS TIME

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street CREDITVIEW ROAD

Number 8891

b) Concession No. 3 W.H.S

Lot(s) 5

c) Registered Plan No. \_\_\_\_\_

Lot(s) \_\_\_\_\_

d) Reference Plan No. \_\_\_\_\_

Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-08-0-011-11430-0000

Geographic or Former Township CHINGUACOUSY

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☐

No ☒

Specify: \_\_\_\_\_

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

\_\_\_\_\_

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	_____	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>AGRICULTURE</u>	<u>AGRICULTURE</u>
Official Plans		
City of Brampton	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>
Region of Peel	<u>RESIDENTIAL</u>	<u>RESIDENTIAL</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # \_\_\_\_\_ Status/Decision \_\_\_\_\_

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_



6. Description of severed land: (in metric units)

a) Frontage 18.29 Depth 39.32, 35.01 Area 668.317

b) Existing Use RESIDENTIAL Proposed Use RESIDENTIAL

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) 0

(proposed) 1 SINGLE DETACHED DWELLING

d) Access will be by: Existing Proposed

Provincial Highway ☐ ☐

Municipal Road - Maintained all year ☒ ☒

Other Public Road ☐ ☐

Regional Road ☐ ☐

Seasonal Road ☐ ☐

Private Right of Way ☐ ☐

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f) Water supply will be by: Existing Proposed

Publicly owned and operated water system ☒ ☒

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well ☐ ☐

Other (specify): \_\_\_\_\_

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system ☐ ☒

Privy ☐ ☐

Privately owned and operated individual or communal septic system ☒ ☐

Other (specify): \_\_\_\_\_

7. Description of retained land: (in metric units)

a) Frontage 36.57 Depth 53.5, 39.32 Area 1706.71

b) Existing Use RESIDENTIAL Proposed Use RESIDENTIAL

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) 1 SINGLE DETACHED DWELLING AND 1 SHEAD

(proposed) NO ADDITIONAL STRUCTURES

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	_____	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	_____	_____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*? Yes ☒ No ☐

13. Is the subject land within an area of land designated under any Provincial Plan? Yes ☒ No ☐

14. If the answer is yes, does the application conform to the applicable Provincial Plan? Yes ☒ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the 4<sup>th</sup> City of Brampton  
this 4<sup>th</sup> day of Feb, 2021.

Check box if applicable:

Arpana  
Signature of Applicant, or Authorized Agent, see note on next page

☐ I have the authority to bind the Corporation

#### DECLARATION

I, Arpana Saini of the Town of Acton  
in the County/District/Regional Municipality of Halton solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton  
in the Region of Peel  
this 4<sup>th</sup> day of February, 2021.

Arpana  
Signature of applicant/solicitor/authorized agent, etc.

Jeanie Myers  
Signature of a Commissioner, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Exp. May 8, 2021.

#### FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

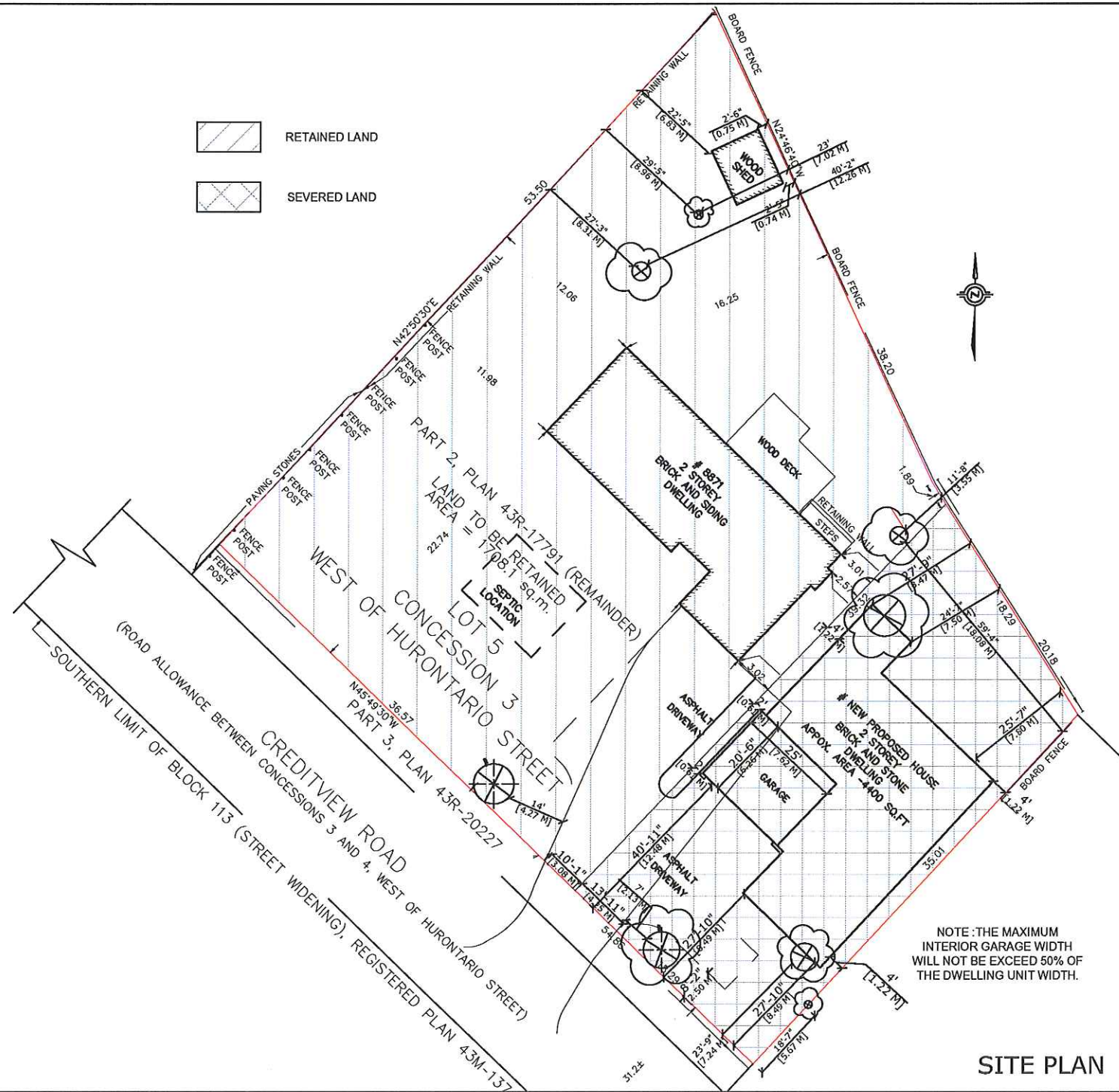
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

Todd Payne  
Zoning Officer

May 3, 2021

Date

DATE RECEIVED February 4, 2021



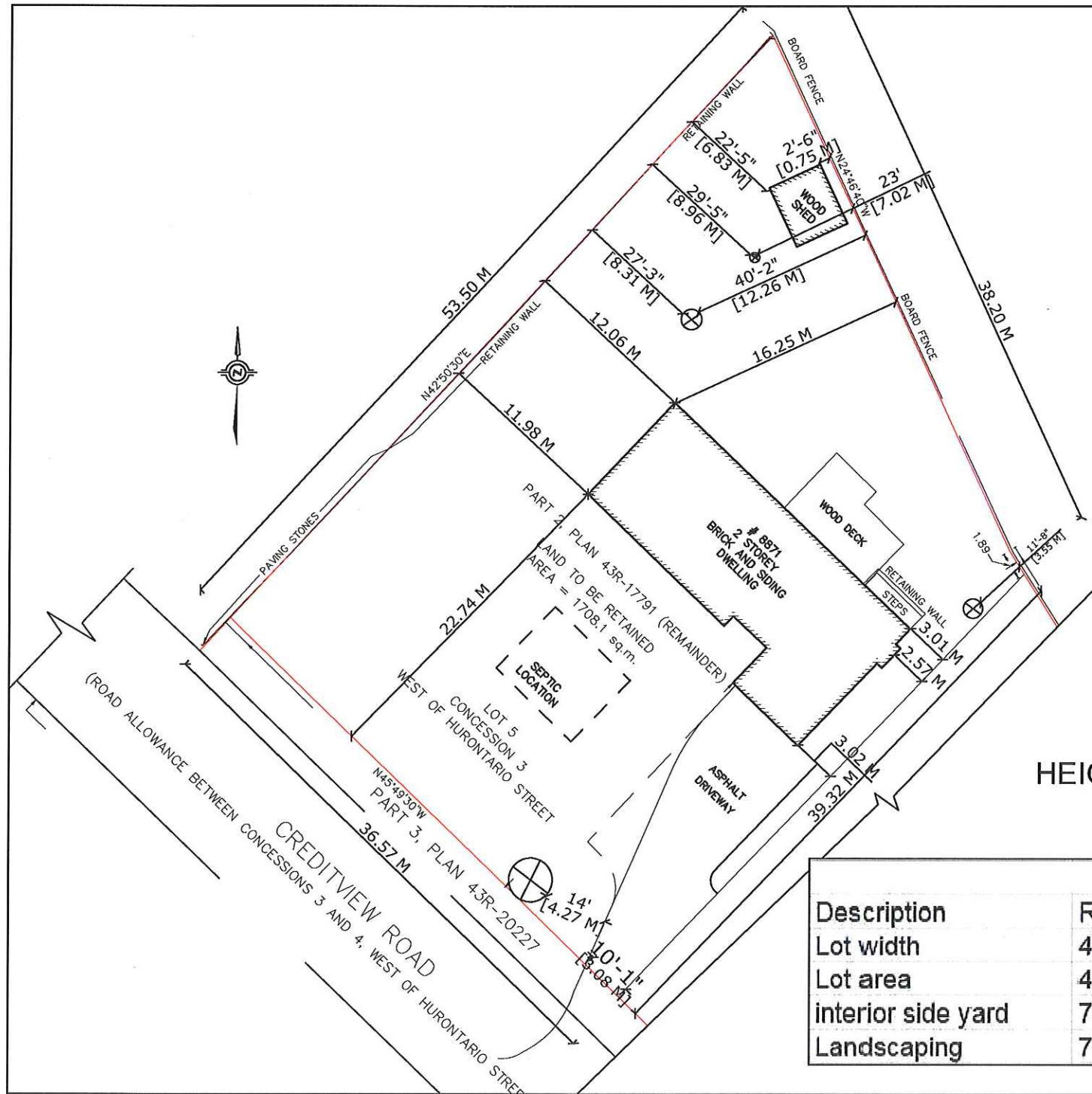
# General Notes

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## LEGENDS:-

No.	Revision/Issue	Date
Firm Name and Address		
AMBEE ENGINEERING AND CONSULTANCY INC.		
2910 DREW ROAD		
#138, MISSISSAUGA, ON,		
L4Y 0G8		
905.955.4329		
psmmts@ambec.ca		
Project Name and Address		
8871 CREDITVIEW RD		
BRAMPTON, ON		
L6Y 0G8		
Drawing Title		
SITE PLAN		
Project	Sheet	
8871 CREDITVIEW RD	A 100	
Date	4/22/2021	
Scale	NTS	





HEIGHT OF THE WOOD SHED = 2.40 M

Retained lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m	54.74 m	36.57 m
Lot area	40000 sq.m	2367.21sq.m	1706.71 sq.m
interior side yard	7.50 m	20.94 m	3.02 m
Landscaping	70%		81.22%

General Notes

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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMBEE ENGINEERING AND CONSULTANCY INC.

2908 DREW ROAD

#13A, MISSISSAUGA, ON,

L4Y 0G9

905.965.4329

permits@ambec.ca

Project Name and Address

8871 CREDITVIEW RD

BRAMPTON, ON

L6Y 0G8

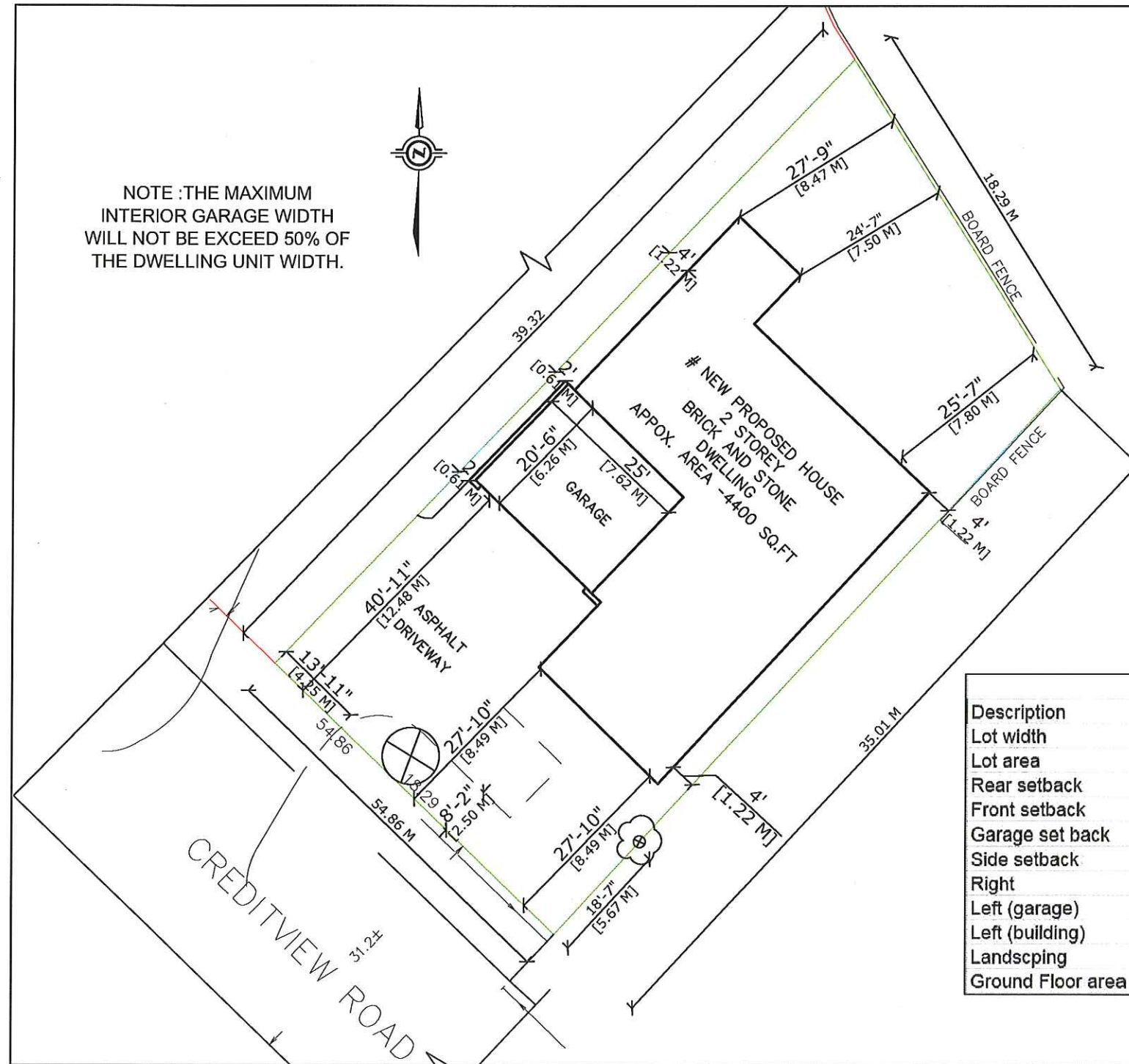
Drawing Title

RETAINED LOT SITE PLAN

Project	Sheet
8871 CREDITVIEW RD	A 101
Date	
4/27/2021	
Scale	
1/15	



NOTE :THE MAXIMUM  
INTERIOR GARAGE WIDTH  
WILL NOT BE EXCEED 50% OF  
THE DWELLING UNIT WIDTH.



Severed Lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m		18.29 m
Lot area	4000 sq.m		668.316 sq.m
Rear setback	15.00 m		7.50 m
Front setback	12.00 m		8.49 m
Garage set back			12.48 m
Side setback	7.50 m		
Right			1.22 m
Left (garage)			0.61m
Left (building)			1.22 m
Landscping	70%		38.49%
Ground Floor area	115 sq.m		219.22 sq.m

#### General Notes

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#### LEGENDS:-

No	Revision/Issue	Date

Firm Name and Address  
AMBEE ENGINEERING AND CONSULTANCY INC.  
2963 DREW ROAD  
#13A, MISSISSAUGA, ON,  
L4Y 0G8  
905.965.4329  
permits@ambec.ca

Project Name and Address  
8871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0G8

Drawing Title  
SEVERED LOT SITE PLAN

Project 8871 CREDITVIEW RD	Sheet A 102
Date 4/22/2021	
Scale NTS	



General Notes

RELEASED FOR BUILDING PERMIT

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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMBEE ENGINEERING AND CONSULTANCY INC.  
 2960 DREW ROAD  
 #138, MISSISSAUGA, ON  
 L4Y 0B8  
 905 965 4329  
 service@ambec.ca

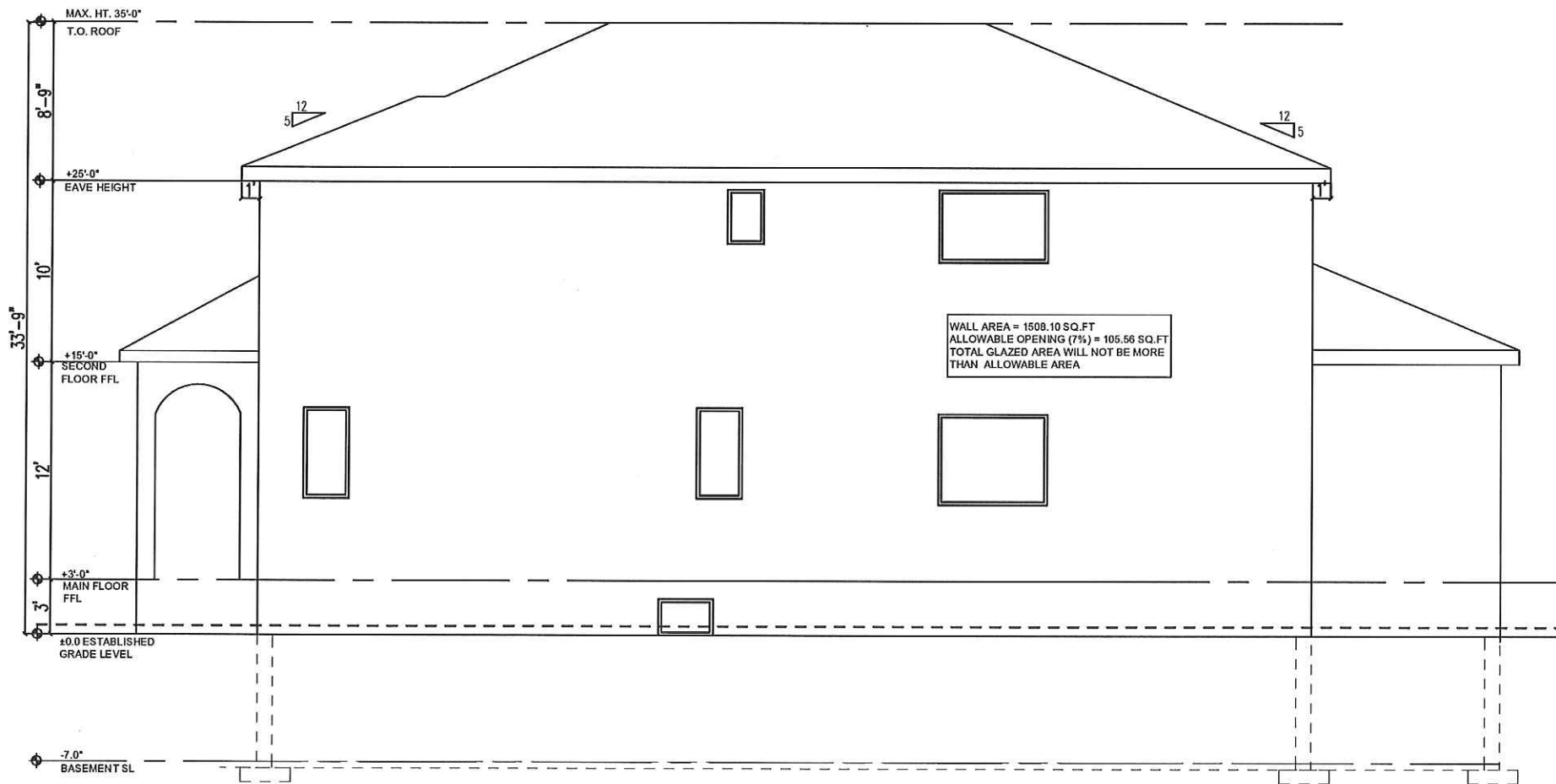
Project Name and Address

8871 CREDITVIEW RD  
 BRAMPTON, ON  
 L6Y 0G8

Drawing Title

FRONT ELEVATION

Project	8871 CREDITVIEW RD	Sheet  A 103
Date	4/27/2021	
Scale	NTS	



# General Notes

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## LEGENDS:-

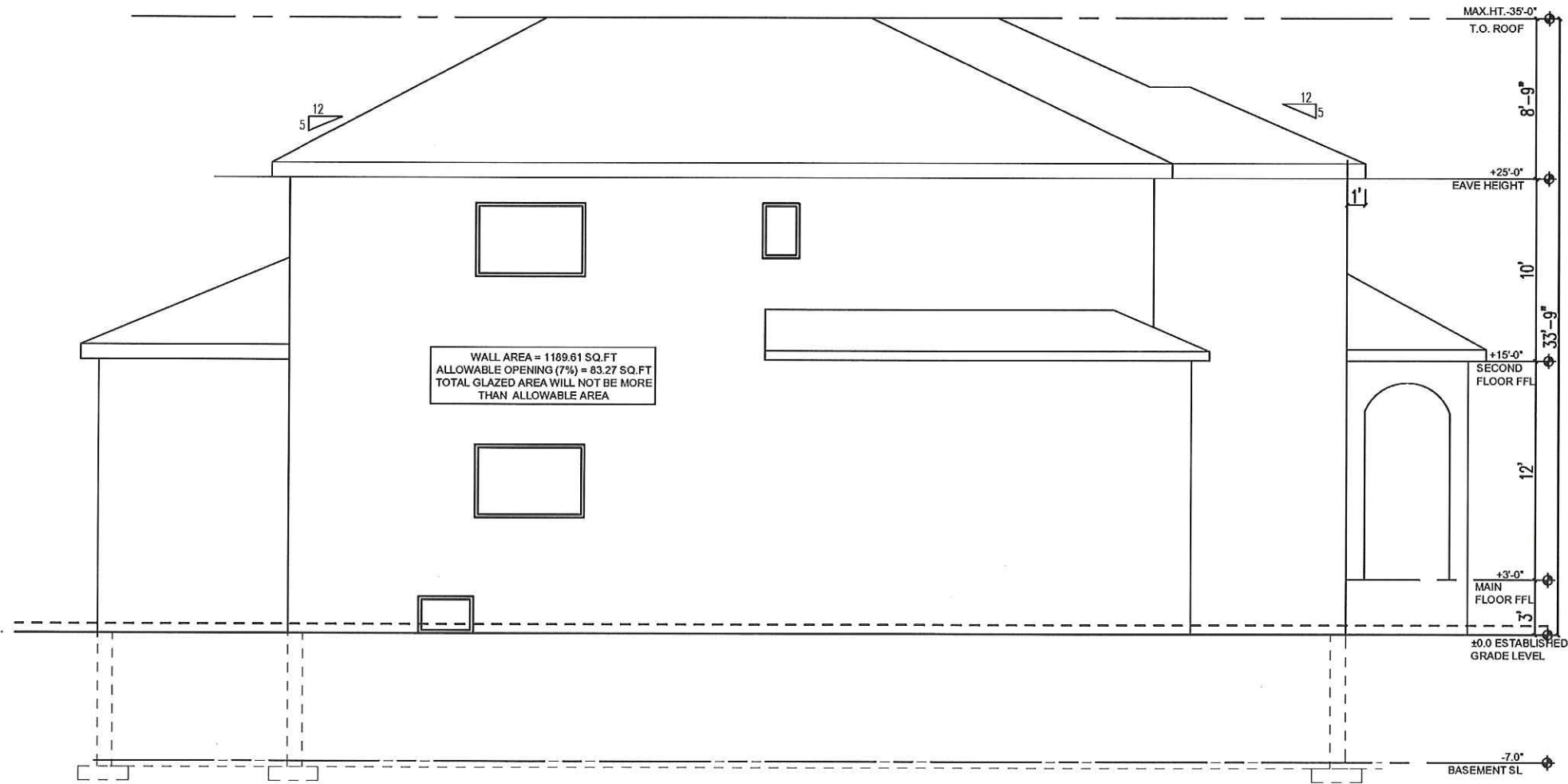
No.	Revision/Issue	Date

Firm Name and Address  
 AMBEE ENGINEERING AND CONSULTANCY INC.  
 2109 DREW ROAD  
 #111, MISSISSAUGA, ON,  
 L4Y 0B5  
 905-885-4329  
 permits@ambec.ca

Project Name and Address  
 8871 CREDITVIEW RD  
 BRAMPTON, ON  
 L6Y 0G8

Drawing Title  
 RIGHT SIDE ELEVATION

Project 6871 CREDITVIEW RD	Sheet A 104
Date 4/22/2021	
Scale NTS	



General Notes

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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

ANBEE ENGINEERING AND CONSULTANCY INC.  
2969 DREW ROAD  
#138, MISSISSAUGA, ON,  
L4Y 0B5  
905-565-4329  
garnas@anbee.ca

Project Name and Address

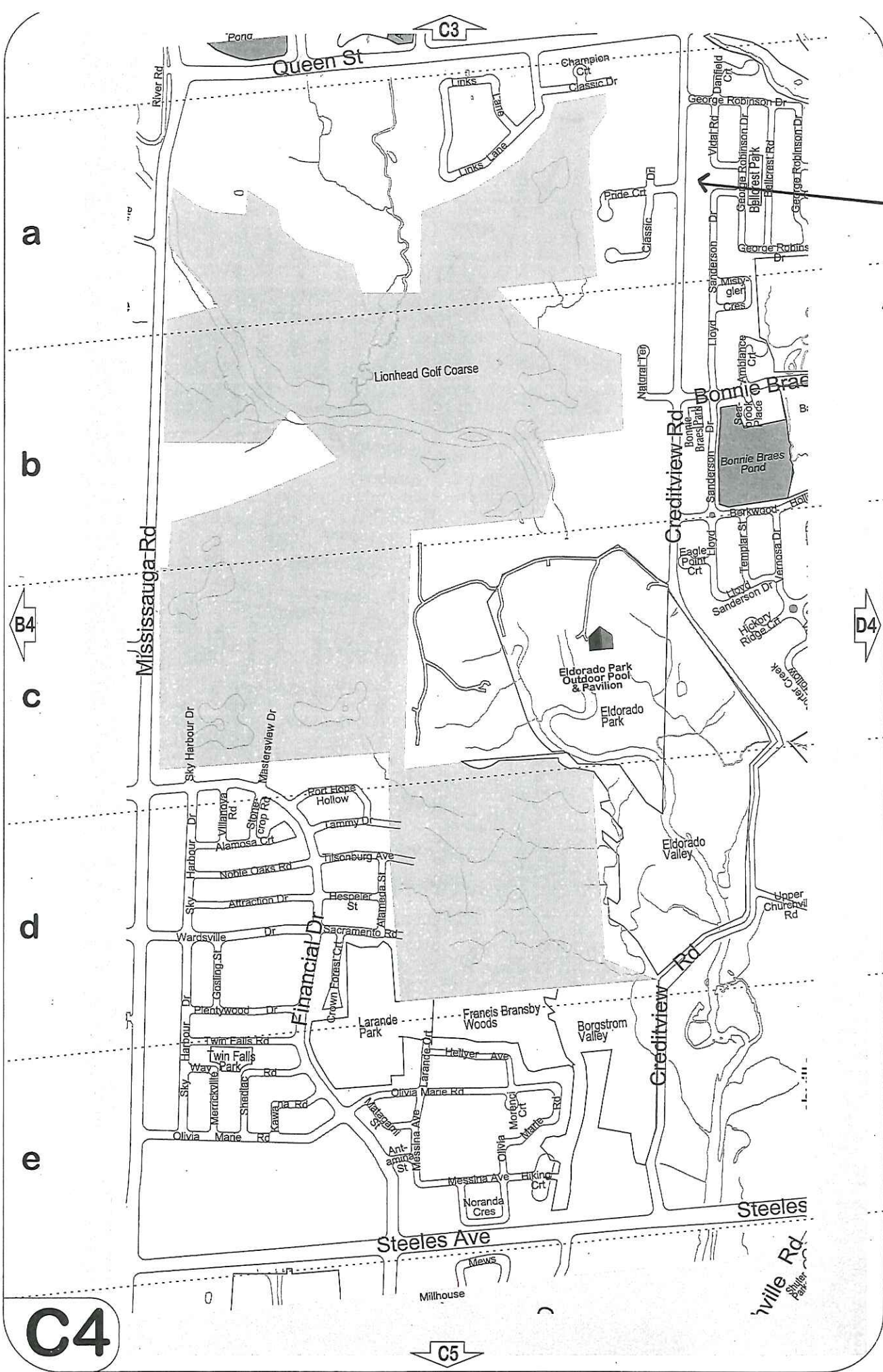
8871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0G8

Drawing Title

LEFT SIDE ELEVATION

Project	8871 CREDITVIEW RD	Sheet  A 105
Date	4/22/2021	
Scale	NTS	





B-2021-0004  
A-2021-0103  
A-2021-0104

**Filing Date:** May 2, 2021

**Hearing Date:** June 1, 2021

**File:** B-2021-0004, A-2021-0103, and A-2021-0104

**Owner/  
Applicant:** Bhupinder Turna & Amandeep Turna

**Address:** 8871 CREDITVIEW ROAD

**Ward:** 4

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendation:**

That Applications B-2021-0004, A-2021-0103, and A-2021-0104 be deferred no later than the last hearing of July 2021.

---

**Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

**Background:**

The consent application (B-2021-0004) was originally submitted in January 2021 to facilitate the severance of the subject property. The applicant was advised by City Staff that two additional Minor Variance applications would be required to facilitate the development of both severed and retained parcels.

- **Official Plan:** The subject property is designated '**Residential**' in the Official Plan;
- **Secondary Plan:** The subject property is designated '**Executive Residential**' in the Credit Valley Secondary Plan Area 45;
- **Zoning By-law:** The subject property is zoned '**Agricultural (A)**' according to By-Law 270-2004, as amended.

**Requested Severance:**

The applicant is requesting the following severance:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

A-2021-0103 Requested Variance:

The applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

A-2021-0104 Requested Variance:

The applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.

**Current Situation:**

It has been identified through the review by staff that there is a requirement for a mutual access easement. As a result of the proposed shared driveway, a registration of a mutual access easement is required for the shared access for both severed and retained lots. The applicant is advised to submit revised drawings demonstrating the mutual access easement and a letter amending the consent application to reflect the proposed easement. Further, a discrepancy for variance #3 of application A-2021-0104 was identified between the wording of the variance and the sketch shown on the public notice.

Staff recommend a deferral of the application in order to allow the above noted issues to be resolved.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



## Myers, Jeanie

**From:** Hali Harry-Paul  
**Sent:** 2021/05/31 10:04 AM  
**To:** Myers, Jeanie; City Clerks Office  
**Cc:** 'Raj Harry-Paul'; 'MARIA BRITTO'  
**Subject:** [EXTERNAL]Submission of Concerns regarding Committee of Adjustment Applications

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good morning, Jeanie,

Further to our discussion last week, we submit our concerns to the Committee of Adjustment regarding:

Application # **A-2021-0103** (Minor variance)  
Application # **A-2021-0104** (Minor variance)  
Application # **B-2021-0004** (Application for Consent)

My husband – Rajesh Harry-Paul and I, as owners of the property at 142 Lloyd Sanderson Drive, directly behind the area being requested to be severed from 8871 Creditview Road, are seeking a **full refusal** of these applications. Our refusal is based on the following concerns:

- 1) The plans for this build were not based on a proper survey, and in their current state, **include our property**;
- 2) The rear yard setback requested in the variance, even if based on a proper survey, is **half the current minimum** requirement;
- 3) The side yard setback requested in the variance is **1/10** of what it should be in places – and I also believe the side yard survey also includes some of the neighbour's yard – we request that is reviewed by the committee
- 4) The new build being proposed (4400 sq ft), is almost **1.5 times** the size of our home, creating a feeling of being overwhelmed by this new structure – made even more significant by the shortened setback;
- 5) In order to build this new structure, every tree on that portion of the lot will need to be removed; destroying a tremendous amount of welcome shade and natural air and noise pollution reduction, and untold environmental impacts;
  - a. These are very large, mature trees that have a major part in the immediate ecosystem;
  - b. There are currently no applications to remove or injure these trees, filed with the City's Tree Preservation By-Law office – we insist this be reviewed;
- 6) Adding to the negative effects from the reduction of shade, the new structure would also create a reflection of the day's sun onto our home, for a significant amount of time each day (creating an oven-effect);
- 7) We purchased this particular home and lot, based on this specific location, and unique setting – this creates a tremendous change in the way our home feels.

Our recommendation, as stated above, is to fully refuse these proposed applications. If these applications are allowed to move forward, the resulting changes would significantly alter many elements of the neighbourhood. We recommend they seek approval to demolish and build a new structure where their current house sits. We are very passionate about ensuring this area remains as is, and will maintain our stance on this issue. Thank you for accepting these concerns on our behalf.

Sincerely,

Hali & Raj Harry-Paul







**APPLICATION # B-2021-0008**  
**Ward # 9**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **DOLTON FRAISER AND LORNA FRAISER**

**Purpose and Effect**

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots and the subsequent expiry of the applicable part lot control exemption by-law.

The effect of the application is to re-establish separate properties, together with easements as they previously existed. The severed property has a frontage of approximately 8.1 metres (126.57 feet), a depth of approximately 31 metres (101.71 feet) and an area of approximately 251.1 square metres (0.62 acres). It is proposed that the properties municipally known as 176 Sussexvale Drive and 178 Sussexvale Drive, each occupied by a townhouse unit, be re-established as individual properties.

**Location of Land:**

Municipal Address: 176 /178 Sussexvale Drive

Former Township: Chinguacousy

Legal Description: Part of Block 137, Plan 43M-1891, Parts 175 and 176, Plan 43R-35058

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, June 1, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **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 a possible Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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

=====

**LAST DAY FOR RECEIVING COMMENTS: MAY 27, 2021**

=====

**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

**Decision and Appeal**

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elfto.gov.on.ca](http://www.elfto.gov.on.ca)

If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS **14th Day of May, 2021.**

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

Jeanie Myers, Secretary-Treasurer  
City of Brampton 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)



**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 Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

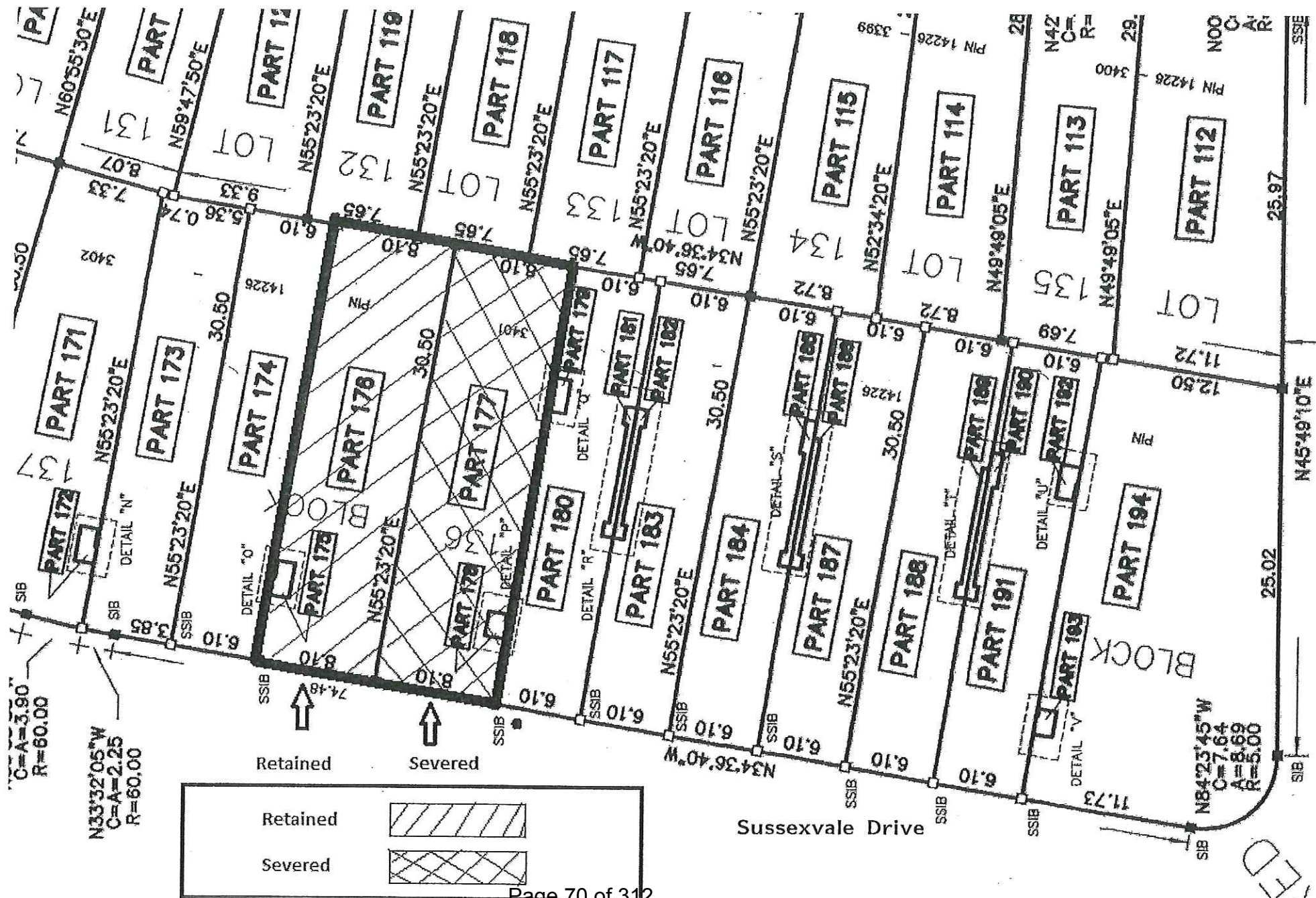
**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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.





May 4, 2021

**Hand Delivered**  
COUNSEL  
Hon. William G. Davis PC CC QC

Jeanie Myers  
Secretary-Treasurer  
City of Brampton  
2 Wellington St. West - 4<sup>th</sup> floor  
Brampton, ON  
L6Y 4R2

Dear Jeanie Myers,

Re: Fraiser, Dolton and Lorna  
Consent Application to Re-establish Lots 176 and 178 Sussexvale Drive, Brampton  
Our File: 066909-001

**B-2021-0008**

We represent Mr. and Mrs. Fraiser in filing the above-noted Consent Application.

Our clients are the owners of 176 and 178 Sussexvale Drive (the "Properties"). Our clients were advised through the sale of 178 Sussexvale Drive that titles of the Properties have merged resulting in a Planning Act problem due to the expiration of a Part Lot Control Exemption Bylaw 50-2013 registered on title. Accordingly, the sale of 178 Sussexvale is now pending as a result.

We are seeking relief from the Committee of Adjustment in the hopes of curing the aforesaid contravention of the Planning Act and have enclosed the following:

1. a copy of the Consent Application;
2. a copy of a sketch outlining the severed and retained lots;
3. a copy of Part Lot Control Exemption Bylaw 50-2013;
4. a copy of a Parcelized Transfer setting out the reasons for the easements registered on title; and
5. a cheque payable to the Treasurer, City of Brampton in the sum of \$3961.00 representing the application fee.

We kindly ask that you place the above-noted application on the Committee of Adjustment's June 1, 2021 agenda.

Kindly advise of any additional information you may require.

Yours truly,



Hannah Bahmanpour  
Enclosures as noted.



Flower City



brampton.ca

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

APPLICATION NUMBER: "B"-2621-0008

The personal information collected on this form is collected pursuant to subsection 53(2) 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

#### Consent

(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Dolton Fraiser and Lorna Fraiser  
(print given and family names in full)

Address 176 Sussexvale Drive, Brampton ON L6R 0W2

Phone # 416-315-2798

Fax # \_\_\_\_\_

Email Dolton\_Fraiser@hotmail.com

(b) Name of Authorized Agent Hannah Bahmanpour

Address 800-24 Queen Street East, Brampton ON L6V 1A3

Phone # 905-451-6714

Fax # 905-454-1876

Email hannah.bahmanpour@daviswebb.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: a consent to cure a Planning Act contravention to re-establish two properties (176 and 178 Sussexvale Drive) together with easements as they previously existed, as a result of the expiration of a Part Lot Control Exemption By-law unbeknownst to the Applicant.

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street Sussexvale Drive Number 176

b) Concession No. 3 E.H.S Lot(s) 15

c) Registered Plan No. 43M1691 - Pt Blk 137 Lot(s) \_\_\_\_\_

d) Reference Plan No. 43R35058 - Pts 175 and 176 Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-07-0-007-39438-0000 Geographic or Former Township \_\_\_\_\_

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☒ No ☐

Specify: Easements for entry. Please see attached.

6. Description of severed land: (in metric units)

a) Frontage 8.1 m Depth 31 m Area 251.1 m2

b) Existing Use Residential - single family townhouse Proposed Use No change

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) House

(proposed) No change

d) Access will be by: Existing Proposed

Provincial Highway ☐ ☐

Municipal Road - Maintained all year ☒ ☒

Other Public Road ☐ ☐

Regional Road ☐ ☐

Seasonal Road ☐ ☐

Private Right of Way ☐ ☐

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by: Existing Proposed

Publicly owned and operated water system ☒ ☒

Lake or other body of water ☐ ☐

Privately owned and operated individual or communal well ☐ ☐

Other (specify): \_\_\_\_\_

g) Sewage disposal will be by: Existing Proposed

Publicly owned and operated sanitary sewer system ☒ ☒

Privy ☐ ☐

Privately owned and operated individual or communal septic system ☐ ☐

Other (specify): \_\_\_\_\_

7. Description of retained land: (in metric units)

a) Frontage 8.1 m Depth 31 m Area 251.1 m2

b) Existing Use Residential - single family townhouse Proposed Use No change

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) House

(proposed) No change

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

- e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>R3-E</u>	<u>R3-E</u>
Official Plans		
City of Brampton	<u>Low Density Residential 1</u>	<u>Low Density Residential 1</u>
Region of Peel		

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☒ No ☐

File # \_\_\_\_\_ Status/Decision Approved

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_



11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment	_____	_____
Zoning By-law Amendment	_____	_____
Minister's Zoning Order	_____	_____
Minor Variance	_____	_____
Validation of the Title	_____	_____
Approval of Power and Sale	_____	_____
Plan of Subdivision	_____	_____

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?  
Yes ☒ No ☐
13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes ☒ No ☐
14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes ☒ No ☐
15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City \_\_\_\_\_ of Brampton \_\_\_\_\_

this 4 day of May, 2021.

  
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation

#### DECLARATION

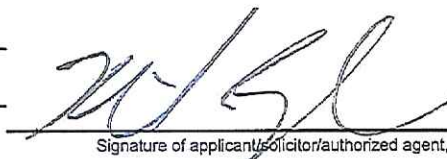
I, Hannah Bahmanpour of the City of Brampton \_\_\_\_\_

in the County/District/Regional Municipality of Peel \_\_\_\_\_ solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton \_\_\_\_\_

in the Region of Peel \_\_\_\_\_

this 4 day of May, 2021.

  
Signature of applicant/solicitor/authorized agent, etc.

Submit by Email

  
Signature of a Commissioner, etc.

Mary Mojca Adamczak, a Commissioner, etc.,  
Province of Ontario, for Davis Webb LLP,  
Barristers and Solicitors.  
Expires February 24, 2024.

#### FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

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

  
Zoning Officer

May 5, 2021

Date

DATE RECEIVED MAY 4, 2021

Date Application Deemed Complete by the Municipality MAY 5, 2021







This photocopy is a true copy of the original document which has not been altered in any way.

*Earl Egan*

Deputy City Clerk  
City of Brampton

Date: March 4 2013

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 50 - 2013

To prevent the application of part lot control to  
part of Registered Plan 43M - 1891

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS**, pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS**, the application for an exemption from part lot control, pursuant to subsection 50(7) of the *Planning Act*, on the lands described below for the purpose of creating townhouse dwelling unit lots, for the purpose of creating semi-detached dwelling unit lots, and for the purpose of creating maintenance easements is to the satisfaction of the City of Brampton;

**NOW THEREFORE**, The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands:

City of Brampton, Regional Municipality of Peel, being composed of:

The whole of Lots 1, 2, 4, 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 24, 26, 27, 29, 30, 32, 33, and 35 to 135, inclusive, and Blocks 136 to 147, inclusive, on Registered Plan 43M-1891.

2. THAT, pursuant to subsection 50(7.3) of the *Planning Act*, this by-law shall expire at the end of the business day on February 27, 2016.

**READ a FIRST, SECOND and THIRD TIME and PASSED** in Open Council this 27<sup>th</sup> day of February, 2013.

APPROVED AS TO FORM
BY: <u>J. Z.</u>
LEGAL SERVICES
DATE: <u>20/02/13</u>

*Susan Fennell*  
Susan Fennell Mayor

*Peter Fay*  
Peter Fay City Clerk

Approved as to Content:

*Allan Parsons*

Allan Parsons, MCIP, RPP  
Manager, Planning and Land Development Services

PLC13-007

Properties

PIN	14226 - 3266    LT
Description	LOT 1, PLAN 43M1891; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, PL 43R34697 AS IN PR2224057; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3267    LT
Description	LOT 2, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3269    LT
Description	LOT 4, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3270    LT
Description	LOT 5, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3272    LT
Description	LOT 7, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3273    LT
Description	LOT 8, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3275    LT
Description	LOT 10, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3276    LT
Description	LOT 11, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3278    LT
Description	LOT 13, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3279    LT
Description	LOT 14, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3281    LT
Description	LOT 16, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3282    LT
Description	LOT 17, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3284    LT
Description	LOT 19, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3285    LT
Description	LOT 20, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3287    LT
Description	LOT 22, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3288    LT
Description	LOT 23, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3289    LT
Description	LOT 24, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3291    LT
Description	LOT 26, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3292    LT

Properties

Address	BRAMPTON
PIN	14226 – 3314    LT
Description	LOT 49, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3315    LT
Description	LOT 50, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3316    LT
Description	LOT 51, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3317    LT
Description	LOT 52, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3318    LT
Description	LOT 53, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3319    LT
Description	LOT 54, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3320    LT
Description	LOT 55, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3321    LT
Description	LOT 56, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3322    LT
Description	LOT 57, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3323    LT
Description	LOT 58, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3324    LT
Description	LOT 59, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3325    LT
Description	LOT 60, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3326    LT
Description	LOT 61, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3327    LT
Description	LOT 62, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3328    LT
Description	LOT 63, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3329    LT
Description	LOT 64, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3330    LT
Description	LOT 65, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3331    LT
Description	LOT 66, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON



Properties

Address	BRAMPTON
PIN	14226 – 3351    LT
Description	LOT 86, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3352    LT
Description	LOT 87, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3353    LT
Description	LOT 88, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3354    LT
Description	LOT 89, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3355    LT
Description	LOT 90, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3356    LT
Description	LOT 91, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3357    LT
Description	LOT 92, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3358    LT
Description	LOT 93, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3359    LT
Description	LOT 94, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3360    LT
Description	LOT 95, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3361    LT
Description	LOT 96, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3362    LT
Description	LOT 97, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3363    LT
Description	LOT 98, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3364    LT
Description	LOT 99, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3365    LT
Description	LOT 100, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3366    LT
Description	LOT 101, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3367    LT
Description	LOT 102, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 – 3368    LT
Description	LOT 103, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON

Properties

Address	BRAMPTON
PIN	14226 - 3388    LT
Description	LOT 123, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3389    LT
Description	LOT 124, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3390    LT
Description	LOT 125, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3391    LT
Description	LOT 126, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3392    LT
Description	LOT 127, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3393    LT
Description	LOT 128, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3394    LT
Description	LOT 129, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3395    LT
Description	LOT 130, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3396    LT
Description	LOT 131, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3397    LT
Description	LOT 132, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3398    LT
Description	LOT 133, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3399    LT
Description	LOT 134, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3400    LT
Description	LOT 135, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3401    LT
Description	BLOCK 136, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3402    LT
Description	BLOCK 137, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3403    LT
Description	BLOCK 138, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3404    LT
Description	BLOCK 139, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON
PIN	14226 - 3405    LT
Description	BLOCK 140, PLAN 43M1891; CITY OF BRAMPTON
Address	BRAMPTON

LRO # 43    Application To Register Bylaw  
The applicant(s) hereby applies to the Land Registrar.

Registered as PR2346349 on 2013 03 21    at 10:24  
yyyy mm dd    Page 9 of 10

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

**File Number**

Applicant Client File Number :                    PLC-2013 (50-2013) PLC13-007



Properties

PIN

14226 - 3402   LT

Interest/Estate

Fee Simple with New Easement

☒ Split

Description

BLOCK 137, PLAN 43M1891; CITY OF BRAMPTON  
SEE SCHEDULE

Address

BRAMPTON

Consideration

Consideration

\$0.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name

KRAVENSIDE DEVELOPMENTS INC.

Address for Service

1815 Ironestone Manor, Unit 1  
Pickering, Ontario  
L1W 3W9

I, Al Libfeld, President, have the authority to bind the corporation.  
This document is not authorized   under Power of Attorney by this party.

Transferee(s)	Capacity	Share
<div><div>Name</div><div>KRAVENSIDE DEVELOPMENTS INC.</div></div> <div><div>Address for Service</div><div>1815 Ironestone Manor, Unit 1 Pickering, Ontario L1W 3W9</div></div>		

Statements

Schedule: See Schedules

Signed By

Arthur Lloyd Shapero

20 Holly St. Ste 300  
Toronto  
M4S 3B1

acting for  
Transferor(s)

Signed    2013 11 29

Tel

416-486-9800

Fax

416-486-3309

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Arthur Lloyd Shapero

20 Holly St. Ste 300  
Toronto  
M4S 3B1

acting for  
Transferee(s)

Signed    2013 11 29

Tel

416-486-9800

Fax

416-486-3309

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

OWENS, WRIGHT LLP

20 Holly St. Ste 300  
Toronto  
M4S 3B1

2013 11 29

Tel

416-486-9800

Fax

416-486-3309

Fees/Taxes/Payment	
Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

Firstly

Part of Block 137 on Plan 43M-1891, designated as Parts 171 and 172 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Reserving a right in the nature of a licence or easement in favour of the owners from time to time of Part Block 137, Plan 43M-1891, designated as Part 173 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 172, on Plan 43R-35058, being Part of PIN 14226-3402 to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 173 on Plan 43R-35058.

Secondly

Part of Block 137 on Plan 43M-1891, designated as Part 173 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Together with an appurtenant right in the nature of a licence or easement in favour of the owners from time to time of Part of Block 137, Plan 43M-1891, designated as Part 173 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 172 on Plan 43R-35058, being Part of PIN 14226-3402, to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 173 on Plan 43R-35058.

Thirdly

Part of Block 137 on Plan 43M-1891, designated as Part 174 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the



Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Together with an appurtenant right in the nature of a licence or easement in favour of the owners from time to time of Part of Block 137, Plan 43M-1891, designated as Part 174 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 175 on Plan 43R-35058, being Part of PIN 14226-3402, to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 174 on Plan 43R-35058.

#### Fourthly

Part of Block 137 on Plan 43M-1891, designated as Parts 175 and 176 on Plan 43R-35058, being Part of PIN 14226-3402; City of Brampton, Regional Municipality of Peel;

RESERVING UNTO the Transferor, its successors and assigns, for itself, its servants and agents, the right in the nature of an easement or licence to enter upon the lands at any time until the later of FIVE (5) YEARS from the date of registration of this Transfer or until complete assumption by the Corporation of the City of Brampton of the roads and services on said Plan 43M-1891, to carry out the obligations of the Transferor under its Subdivision Agreements with the Corporation of the City of Brampton and the Regional Municipality of Peel, including without limitation, the right to make inspections, undertake modifications, effect any corrective measures and/or repairs to grading, drainage, works and services on the lands, without such entry being deemed to be a trespass. The benefit of the easement or licence hereinbefore described shall be annexed to and run with each and every Lot and Block located within Plan 43M-1891 registered in the name of the Transferor on the date of the registration of this Transfer;

Reserving a right in the nature of a licence or easement in favour of the owners from time to time of Part Block 137, Plan 43M-1891, designated as Part 174 on Plan 43R-35058, over, along and upon Part of Block 137, Plan 43M-1891, designated as Part 175, on Plan 43R-35058, being Part of PIN 14226-3402 to permit the encroachment of the porch, roof, eaves and other overhangs as well as for the purpose of repairing and maintaining the dwelling unit erected upon Part 174 on Plan 43R-35058.

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14226 – 3402 BLOCK 137, PLAN 43M1891; CITY OF BRAMPTON  
SEE SCHEDULE

BY: KRAVENSIDE DEVELOPMENTS INC.

TO: KRAVENSIDE DEVELOPMENTS INC.

1. AL LIBFELD

I am

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for KRAVENSIDE DEVELOPMENTS INC. described in paragraph(s) (C) above.
- ☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	0.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	0.00

4.

Explanation for nominal considerations:  
s) other: This transfer is registered only to parcelize the land in the manner in which the transferee intends to ultimately convey it to third parties.

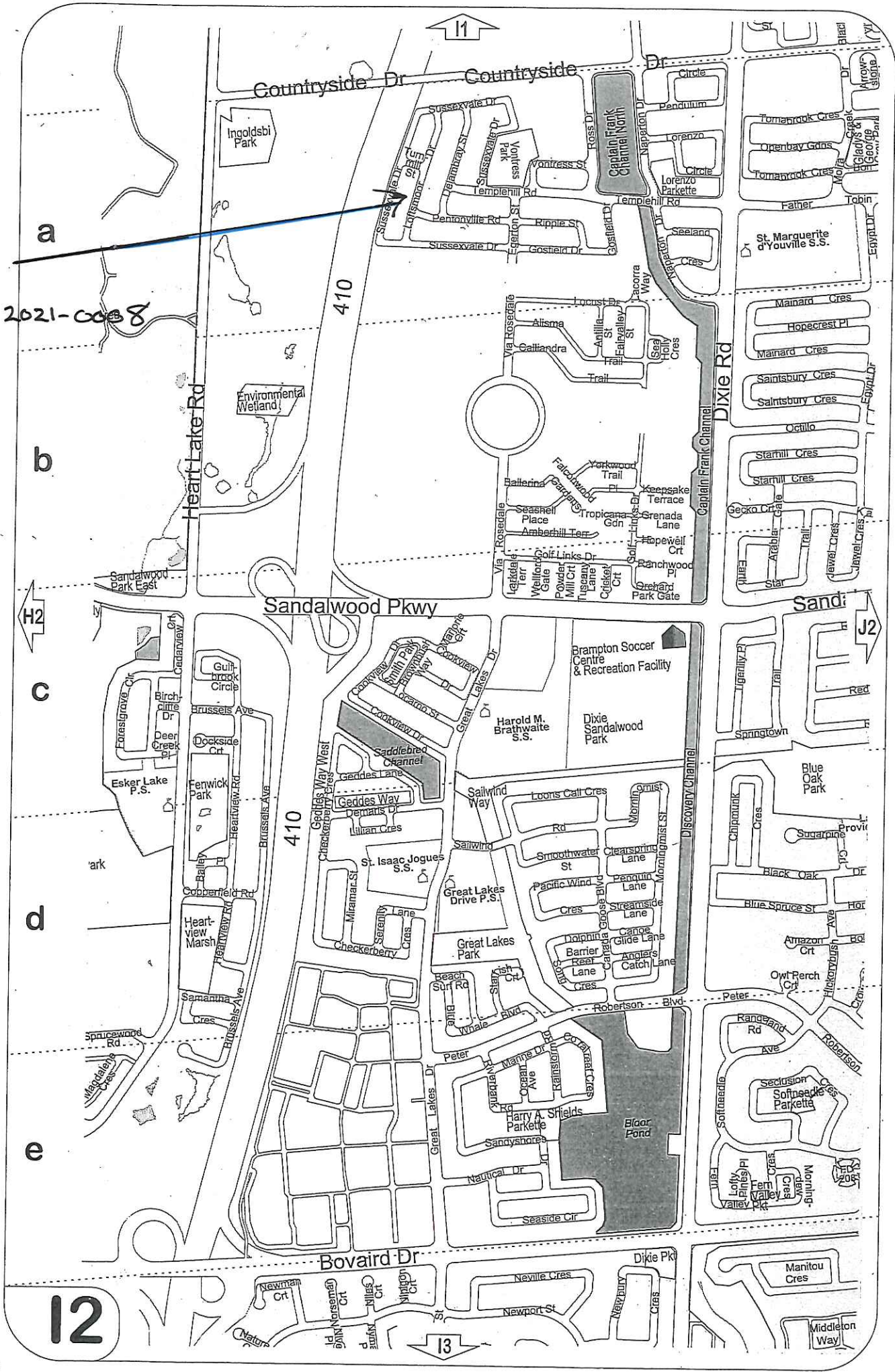
5. The land is subject to encumbrance

PROPERTY Information Record

- A. Nature of Instrument: Transfer  
LRO 43 Registration No. PR2470442 Date: 2013/11/29
- B. Property(s): PIN 14226 – 3402 Address BRAMPTON Assessment – Roll No
- C. Address for Service: 1815 Ironestone Manor, Unit 1  
Pickering, Ontario  
L1W 3W9
- D. (i) Last Conveyance(s): PIN 14226 – 3402 Registration No. null  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐
- E. Tax Statements Prepared By: Arthur Lloyd Shapero  
20 Holly St. Ste 300  
Toronto M4S 3B1



B-2021-0038



**Filing Date:** May 5, 2021  
**Hearing Date:** June 1, 2021

**File:** B-2021-0008

**Owner/  
Applicant:** Dolton Fraiser & Lorna Fraiser

**Address:** 176 SUSSEXVALE DRIVE

**Ward:** 9

**Contact:** François Hémon-Morneau, Planner I

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**Proposal:**

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots and the subsequent expiry of the applicable part lot control exemption by-law. The effect of the application is to re-establish separate properties, together with easements as they previously existed. The severed property has a frontage of approximately 8.1 metres (126.57 feet), a depth of approximately 31 metres (101.71 feet) and an area of approximately 251.1 square metres (0.62 acres). It is proposed that the properties municipally known as 176 Sussexvale Drive and 178 Sussexvale Drive, each occupied by a townhouse unit, be re-established as individual properties.

**Recommendations:**

That application B-2021-0008 is supportable.

1. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given:
  - a. A Secretary-Treasurer's Certificate fee shall be paid in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate; and
  - b. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

**Background:**

- **Official Plan:** The subject property is designated 'Residential' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Low Density Residential 1' in the Springdale Secondary Plan (Area 2); and
- **Zoning By-law:** The subject property is zoned Residential Townhouse E-x (R3E-6-2172) according to By-Law 270-2004, as amended.



**Current Situation:**

This application is for consent to re-establish separate properties arising from a merger of adjacent townhouse units and the subsequent expiry of the applicable Part Lot Control Exemption By-law.

The applicant purchased two units that are adjacent without realizing that when the Part Lot Control Exemption By-law expired, the two properties would merge for Planning Act purposes. The By-law expired in 2016 and the owners now wish to sell one of the two units and requires consent to do so.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized on Schedule "A" attached to this report), and advise that the proposed consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I

**SCHEDULE "A"**
**CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24) OF THE  
PLANNING ACT**

<b>CRITERIA TO BE CONSIDERED</b>	<b>ANALYSIS</b>
a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	The proposed severance has no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed severance is neither premature nor contrary to any matters of public interest.
c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed severance does not present any concern with regard to the Official Plan or adjacent plans of subdivision.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The severance is suitable for the purposes for which it is to be subdivided.
e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed severance does not present any concern with regard to the adequacy of the roadwork network.
f) <i>The dimensions and shapes of the proposed lots;</i>	No new lots are proposed. The shape and dimension of the proposed severance is appropriate for the intended use.
g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	No concerns are noted with regard to restrictions on the lands included in the lease area. No new buildings are proposed.
h) <i>The conservation of natural resources and flood control;</i>	The proposed severance presents no concerns with regard to flood control and the conservation of natural resources.
i) <i>The adequacy of utilities and municipal services;</i>	There are no concerns with regard to the adequacy of utilities and municipal services.
j) <i>The adequacy of school sites;</i>	The proposed severance presents no concerns with regard to the adequacy of school sites.

k)	<i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	There are no concerns related to conveyances for public purposes.
l)	<i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed severance has no impact on matters of energy conservation.
m)	<i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i>	The proposed consent has no impact on matters of Site Plan Control under the Planning Act.



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **WAHEGURU INVESTMENTS INC.** 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 Part of Block A, Plan 676, Parts 1, 2, Plan 43R-577, municipally known as **1310 STEELES AVENUE EAST**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an office use whereas the by-law does not permit the proposed use;
2. To permit a front yard setback of 7.25m (23.79 ft.) whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.);
3. To permit 175 parking spaces whereas the by-law requires a minimum of 187 parking spaces;
4. To permit a 2.25 metre wide landscaped open space strip along the lot line abutting Steeles Avenue East whereas the by-law requires a minimum 3.0 metre wide landscaped open space strip along any property line abutting a street.

**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, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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

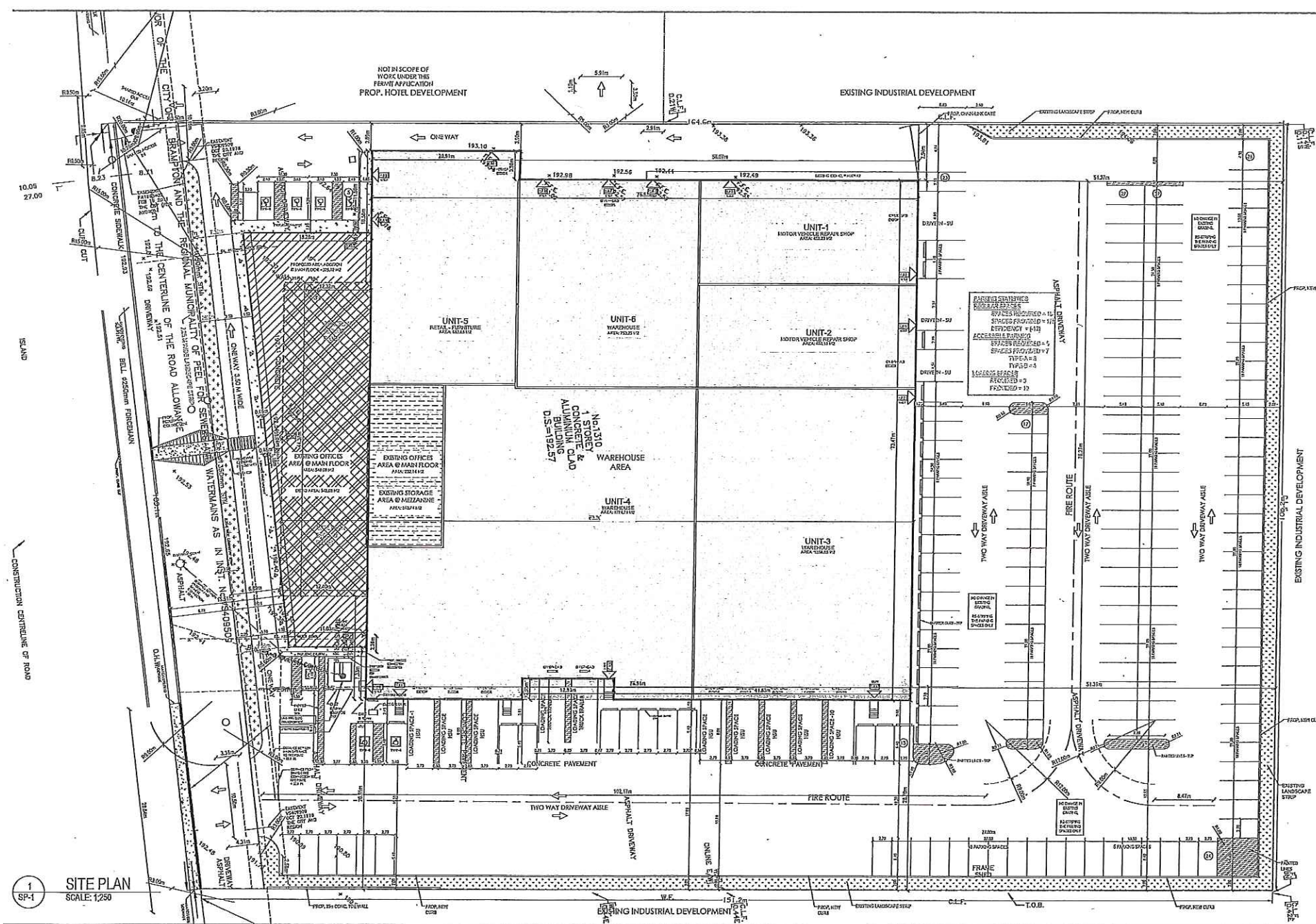
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 20th day of May, 2021.

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)





**LEGEND**

[Pattern]	EXISTING CONSTRUCTION TO REMAIN
[Pattern]	EXISTING CONSTRUCTION TO BE DEMOLISHED
[Pattern]	PROPOSED NEW CONSTRUCTION
[Pattern]	LANDSCAPE AREA
[Pattern]	ENTRANCE TO PROPOSED NEW UNITS

**ZONING:** A3-168 - INDUSTRIAL  
**HEIGHT:** NO RESTRICTION BUT MAXIMUM 2 STOREYS ON A LOT WHICH ADJACES A RESIDENTIAL ZONE  
**FIRE WALL**

**BUILDING OCCUPANCY CLASSIFICATION:**  
GROUP - F, DIVISION - 2, 3.2.2.6P (B)  
UP TO 4 STOREYS, SPRINKLERED

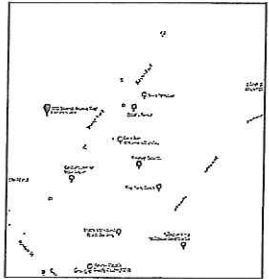
**SETBACKS**

	REQUIRED	PROVIDED	REMARK
NORTH (REAR)	7.00m	51.37m	EXISTING
EAST (SIDE)	7.00m	25.76m	EXISTING
SOUTH (FRONT)	9.00m	12.52m	PROP.
WEST (SIDE)	7.00m	3.10/1.82m	EXISTING

**LIST OF DRAWINGS**

DWG #	TITLE
SP-1	SITE PLAN
SP-2	SITE SECTION
SP-3	SITE PLAN - TYP DETAILS
A01	OVERALL EXISTING 1ST FLOOR PLAN
A02	DEMOL PLAN
A03	OVERALL 1ST FLOOR PLAN
A04	OVERALL 2ND FLOOR PLAN
A05.1	PROPOSED 2ND FLOOR PLANS
A05.2	PROPOSED 2ND FLOOR PLANS
A05.3	FLOOR AREA DIAGRAM
A06	ROOF PLAN
A07	ELEVATIONS
A08	SECTIONS

**2**  
SP-1  
**LIST OF DRAWINGS**  
SCALE: NTS



**3**  
SP-1  
**CONTEXT PLAN**  
SCALE: NTS

**1**  
SP-1  
**SITE PLAN**  
SCALE: 1:250

**LPM**  
LAXMAN PATEL ARCHITECT  
1101-21 MARKHAM ROAD, TORONTO, ON M3J 1S4  
416 967 7917 E: LAXMAN@LAXMANPATELARCHITECT.COM

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DIMENSIONS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES IN FORCE AT THE TIME OF THE DESIGN AND CONSTRUCTION. THE DESIGN AND CONTRACT DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

NO.	BY	DESCRIPTION	DATE
1	LP	ISSUED FOR C.A.	2019.02.20
2	LP	ISSUED FOR S.P.A. APPLICATION	2019.12.26

THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT EXCESS AND VARIANCES TO THE ARCHITECT. DRAWING MUST NOT BE SCALED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

NOTE:  
1. FOR LIST OF DRAWINGS AND CONTEXT PLAN REFER DWG NO. SP-01

**PROJECT:**  
ADDITION & ALTERATION OF INDUSTRIAL UNIT  
1310 STEELES AVE. EAST, BRAMPTON  
**DRAWING TITLE:**  
PROPOSED SITE PLAN

**DRAWN BY:** LP  
**CHECKED BY:** LP  
**DATE:** 2019.02.20  
**SCALE:** AS NOTED  
**DRAWING NO.:** SP-1



**FILE NO.**  
SPA-2019  
-0067





**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 Committees 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, May 27, 2021.**
- 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, May 28, 2021.**
  - 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, May 28, 2021.** 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.



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) WAHEGURU INVESTMENTS INC.  
Address 1310 STEELES AVE EAST, BRAMPTON, ON, L6T 1A2  
  
Phone # 416 457 8571 Fax # \_\_\_\_\_  
Email bittuwalia71@yahoo.com
2. Name of Agent LAXMAN PATEL  
Address 1601 - 21 MARKBROOK LANE, TORONTO, ON, M9V 5E4  
  
Phone # 6479677937 Fax # \_\_\_\_\_  
Email archlaxmanpatel@gmail.com
3. Nature and extent of relief applied for (variances requested):
  1. FRONT YARD SET BACK - REQUIRED 9.0m, PROPOSED 7.25m
  2. WIDTH OF LANDSCAPE STRIP ALONG STEELES AVE - REQUIRED 3.0M, PROVIDED 2.25M
  3. NUMBER OF PARKING SPACES - REQUIRED 187, PROVIDED 175, SHORTFALL OF 12 SPOTS
  4. PROPOSED OFFICES AT SECOND FLOOR - REQUIRED ACCESSORY, PROVIDED STANDALONE
4. Why is it not possible to comply with the provisions of the by-law?
  1. Front yard setback to existing building is reduced to 6.89m due to 'Dedication of Land for Right of way requirements by Region of Peel. However, the new addition is proposed with a front yard set back of 7.25m.
  2. In order to provide One-way drive way and Side walk in front of the building, the required width of Landscape strip is not possible to comply and therefore it's width is proposed as 2.25m.
  3. Due to higher parking ratio requirement for Industrial mall classification of the building, required number of parking spaces have increased. Parking spaces are provided to the maximum feasible and no further parking spaces are possible to accommodate on-site.
  4. In order to support the warehouse businesses in the building, stand-alone offices are required. It is not possible to have them accessory to other units due to ownership issues.
5. Legal Description of the subject land:  
Lot Number Part 1- Plan 43R-577  
Plan Number/Concession Number Registered Plan 676, Part of Block A  
Municipal Address 1310 STEELES AVE EAST, BRAMPTON, ON, L6T 1A2
6. Dimension of subject land (in metric units)  
Frontage 109.05m  
Depth 164.63/151.18m  
Area 17086.61 m2
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.)

EXISTING BUILDING:

GROUND FLOOR AREA=6249.8 m2, GFA=6490.54 M2, Number of Storeys = 1+Mezz,  
Width (73.47+3.89)= 77.36 m; Length (76.91+12.40) = 89.31m; Height = 6.68 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

DEMOLITION FRONT OFFICE BLOCK AREA OF EXISTING BUILDING:

Demo area = 548.08 m2 (44.37mX12.40m)

PROPOSED ADDITION TO EXISTING BUILDING - 2 STOREY OFFICE BLOCK

GROUND FLOOR AREA= 873.2 m2 (Net increase = 325.12 m2) GFA=1595.91 m2  
Width = 59.04 m; Length = 11.03m/12.32m; Height = 7.21 m

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 15.51m / 21.01m  
Rear yard setback 51.37m  
Side yard setback 26.79 m  
Side yard setback 3.90 m/7.94m

PROPOSED

Front yard setback 7.25 m  
Rear yard setback 51.37 m  
Side yard setback 26.79 m  
Side yard setback 3.90 m/ 7.94m

10. Date of Acquisition of subject land: July 2011
11. Existing uses of subject property: INDUSTRIAL
12. Proposed uses of subject property: INDUSTRIAL
13. Existing uses of abutting properties: INDUSTRIAL / COMMERCIAL ON WESTSIDE
14. Date of construction of all buildings & structures on subject land: 1980's
15. Length of time the existing uses of the subject property have been continued: since 1980
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 _____

  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 22<sup>nd</sup> DAY OF APRIL, 2021.

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, LAXMAN PATEL, OF THE CITY OF TORONTO  
IN THE PROVINCE OF ONTARIO SOLEMNLY DECLARE THAT:

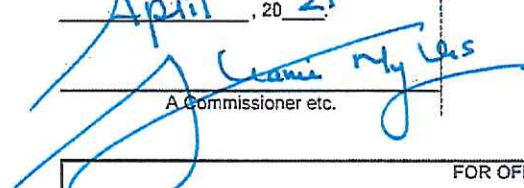
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton  
IN THE Region OF  Peel   
THIS 22<sup>nd</sup> DAY OF April, 2021

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024. *J.M.*

  
Signature of Applicant or Authorized Agent

  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M2 - 168

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

HOTHU S.

Zoning Officer

APRIL 26 2021

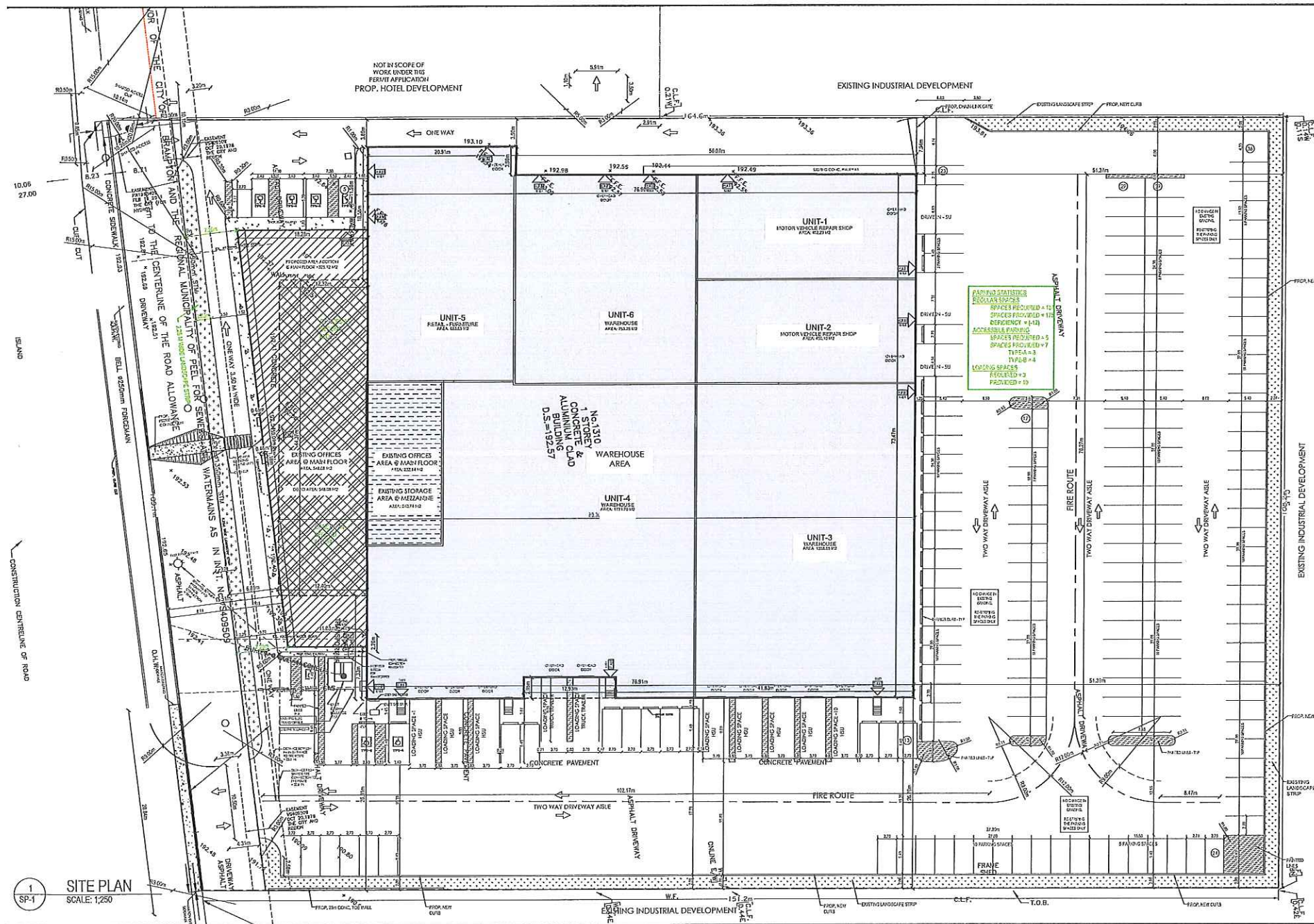
Date

DATE RECEIVED

April 22, 2021

Revised 2020/01/07





**LEGEND**

[Pattern]	EXISTING CONSTRUCTION TO REMAIN
[Pattern]	EXISTING CONSTRUCTION TO BE DEMOLISHED
[Pattern]	PROPOSED NEW CONSTRUCTION
[Pattern]	LANDSCAPE AREA
[Symbol]	ENTRANCE TO PROPOSED NEW UNITS

**ZONING:** M3-168 - INDUSTRIAL  
**HEIGHT:** NO RESTRICTION BUT MAXIMUM 2 STOREYS ON A LOT WHICH ADJUTS A RESIDENTIAL ZONE  
**FIRE WALL:** [Symbol]

**BUILDING OCCUPANCY CLASSIFICATION:**  
 GROUP - F, DIVISION - 2, 3.2.2.6P (B)  
 UP TO 4 STOREYS, SPRINKLERED

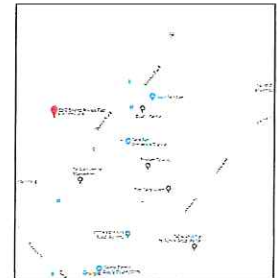
**SETBACKS**

	REQUIRED	PROVIDED	REMARK
NORTH (REAR)	7.00m	51.37m	EXISTING
EAST (SIDE)	7.60m	25.78m	EXISTING
SOUTH (FRONT)	9.00m	12.52m	PROP.
WEST (SIDE)	7.60m	3.90/7.92m	EXISTING

**LIST OF DRAWINGS**

DWG #	TITLE
SP-1	SITE PLAN
SP-2	SITE SECTION
SP-3	SITE PLAN - TYP DETAILS
A01	OVERALL EXISTING MAIN FLOOR PLAN
A02	DEND PLAN
A03	OVERALL MAIN FLOOR PLAN
A04	OVERALL SECOND FLOOR PLAN
A05.1	PROPOSED GROUND FLOOR PLAN
A05.2	PROPOSED SECOND FLOOR PLAN
A05.3	FLOOR AREA DIAGRAM
A06	ROOF PLAN
A07	ELEVATIONS
A08	SECTIONS

**2 LIST OF DRAWINGS**  
 SCALE: NTS



**3 CONTEXT PLAN**  
 SCALE: NTS

**1 SITE PLAN**  
 SCALE: 1:250

**LPM**  
**LAXMAN PATEL ARCHITECT**  
 1151-21 MARLBOROUGH, TORONTO, ON M2V 1E4  
 416 597 7917 E.LAXMAN@LPMARCHITECT.COM

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. NO NOT SCALE DRAWINGS OR VERNACULAR OR OTHERWISE MEASURED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

NO	DESCRIPTION	DATE
1	ISSUED FOR G.A.	2019.04.23
2	ISSUED FOR STAFF APPROVAL	2019.12.25

THE DESIGNER SHALL REPORT AND VERIFY ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. NO NOT SCALE DRAWINGS OR VERNACULAR OR OTHERWISE MEASURED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

**NOTE:**  
 1. FOR LIST OF DRAWINGS AND CONTEXT PLAN REFER DWG NO. SP-1

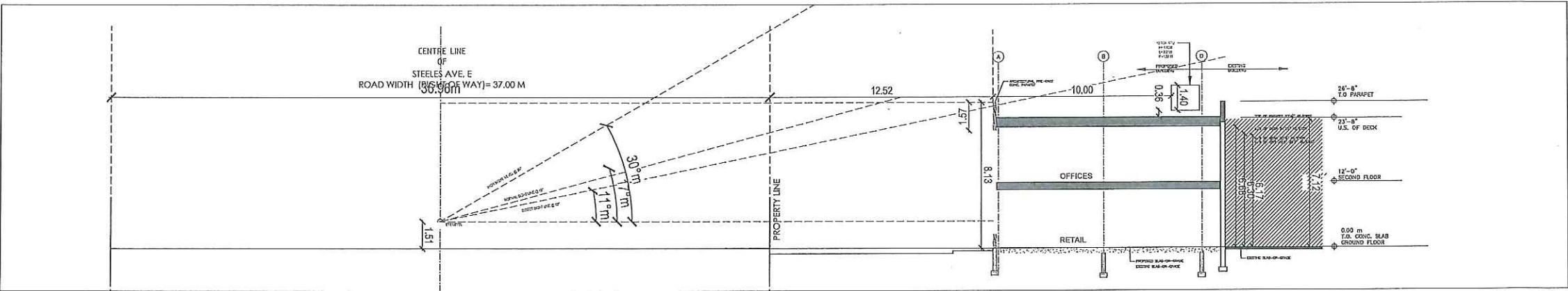
**PROJECT:**  
 ADDITION & ALTERATION OF INDUSTRIAL UNIT  
 1310 STEELES AVE. EAST, BRAMPTON  
**DRAWING TITLE:**  
 PROPOSED SITE PLAN

**DRAWN BY:** LP  
**CHECKED BY:** LP  
**DATE:** 2019.02.29  
**SCALE:** AS NOTED  
**DRAWING NO.:** SP-1

**ONTARIO ASSOCIATION OF ARCHITECTS**  
 LAXMAN PATEL ARCHITECT  
 LICENSE NO. 7911

**FILE NO.**  
 SPA-2019  
 -0067






1  
SP-2  
SITE SECTION  
SCALE: 1:100

AREA STATISTICS				
DETAIL		AREA (M2)	AREA %	
1 SITE AREA		1705.61		
2 BUILDING AREA (COVERAGE)				
a EXISTING		624.8	36.59	
b PROPOSED ADDITION		325.12	1.50	
	TOTAL BUILDING AREA	6574.92	38.49	
GROSS FLOOR AREA (GFA) CALCULATION				
UNIT No.	USE	LOCATION	EXISTING GFA m2	PROPOSED GFA m2
a UNIT-1	MOTOR VEHICLE REPAIR SHOP	GR FL	452.23	
b UNIT-2	MOTOR VEHICLE REPAIR SHOP	GR FL	450.1	
c UNIT-3	WAREHOUSE	GR FL	3358.65	
d UNIT-4	WAREHOUSE	GR FL	3774.70	
e UNIT-5	RETAIL - FURNITURE SHOP	GR FL	620.65	
f UNIT-6	WAREHOUSE	GR FL	753.25	
g GR FL	EXISTING OFFICES	GR FL	783.22	
	(540.08+232.14+780.22)			
h MEZZ	STORAGE	MEZZ	240.74	
	TOTAL EXISTING GFA		6499.54	
	EXISTING GFA % (F5)		37.93	
4 PROP. DEMOLITION - OFFICE AREA - GFA			-548.08	
5 PROPOSED ADDITION - GFA				
a UNIT-9	OFFICE	2ND FL		430.3
b UNIT-10	RETAIL - BUILDING SUPPLIES	GR FL		427.91
c UNIT-11	RETAIL - BUILDING SUPPLIES	GR FL		170.75
d UNIT-12	RETAIL - BUILDING SUPPLIES	GR FL		77.6
e UNIT-13	OFFICE - PROPERTY MGMT	GR FL		72.5
f UNIT-14	OFFICE	2ND FL		321.37
g CA	COMMON AREA @ GR FL & 2nd FL			95.41
	TOTAL ADDITION GFA		5942.46	5595.91
6	GRAND TOTAL GFA (3+4+5)		7538.37	
	GRAND TOTAL GFA % (F5)		34.78	

7 SCOPE OF WORK - PART OF THIS PERMIT APPLICANT	AREA (M2)	AREA %
a PROPOSED DEMOLITION	548.08	
b PROPOSED AREA ADDITION @ MAIN FLOOR	325.12	
c PROPOSED NEW CONSTRUCTION		
	GROUND FLOOR	873.2
	SECOND FLOOR	814.59
	TOTAL	1717.79
GFA SUMMARY		
	AREA (M2)	
8 EXIST	EXISTING OFFICE AT GR FL (F5)	332.03
a UNIT-13	PROPOSED NEW OFFICE AREA AT GR FL	72.5
c UNIT-9 & 7 PROP. NEW OFFICE AREA AT SECOND FL		751.67
	TOTAL OFFICE AREA	1056.25
9 MOTOR VEHICLE REPAIR USE		
a UNIT-1	MOTOR VEHICLE REPAIR SHOP	452.23
b UNIT-2	MOTOR VEHICLE REPAIR SHOP	450.1
	TOTAL	902.33
10 WAREHOUSE USE		
a UNIT-3	WAREHOUSE	3358.65
b UNIT-4	WAREHOUSE	3774.70
c UNIT-6	WAREHOUSE	753.25
	TOTAL	7886.6
11 MEZZANINE STORE		240.74
12 RETAIL - BUILDING SUPPLIES		
a UNIT-5	RETAIL AREA - FURNITURE SHOW ROOM	620.65
b UNIT-10	PROPOSED RETAIL - BUILDING SUPPLIES	427.91
c UNIT-11	PROPOSED RETAIL - BUILDING SUPPLIES	170.75
d UNIT-12	PROPOSED RETAIL - BUILDING SUPPLIES	77.6
	TOTAL	1356.91
13 COMMON AREA		95.41
14	GROSS TOTAL GFA	7538.31

PARKING STATISTICS				
USE	UNIT GFA	PARKING RATE	PARKING REQUIREMENT	
15 MOTOR VEHICLE REPAIR	902.33	1 SPACE FOR 18 M2	50	
16 WAREHOUSE	3886.6	1 SPACE FOR 60 M2	65	
17 MEZZANINE	240.74	1 SPACE FOR 60 M2	4	
18 FURNITURE STORE	620.65	1 SPACE FOR 62 M2	11	
19 BUILDING SUPPLIES	676.33	1 SPACE FOR 31 M2	22	
20 OFFICE	1056.31	1 SPACE FOR 30 M2	35	
21	TOTAL PARKING SPACES REQUIRED		187	
22	TOTAL PARKING SPACES PROVIDED		175	
	DIFFERENCE		-12	
ACCESSIBLE PARKING REQUIREMENTS				
	ACCESSIBLE PARKING REQUIRED		5	
	ACCESSIBLE PARKING PROVIDED		7	
PARKING DIMENSIONS				
24 REGULAR	2.70m X 5.40m			
25 ACCESSIBLE	TYPE A - 3.60m X 5.40m		3	
26 ACCESSIBLE	TYPE B - 2.40m X 5.40m		4	
LOADING SPACES				
27 REQUIRED	3 SPACES (OVER 7450 M2 UPTO 14000 M2)			
28 PROVIDED	10 SPACES			

2  
SP-2  
AREA & PARKING STATISTICS  
SCALE: NTS



1001-21 MARKBROOK LANE, TORONTO, ON M3V 5E4  
416 597 7937 E: LAXMAN@LPMARCHITECT.COM


ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF TORONTO CODES AND BY-LAWS AND IN ACCORDANCE WITH THE CONSTRUCTION SITE. THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER AND MUST NOT BE REPRODUCED, REVISED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

NO.	BY	DESCRIPTION	DATE
4			
3	LP	ISSUED FOR C/A	2021.04.20
2	LP	REVISED & ISSUED FOR S/A	2020.09.15
1	LP	ISSUED FOR S/A APPLICATION	2019.12.05

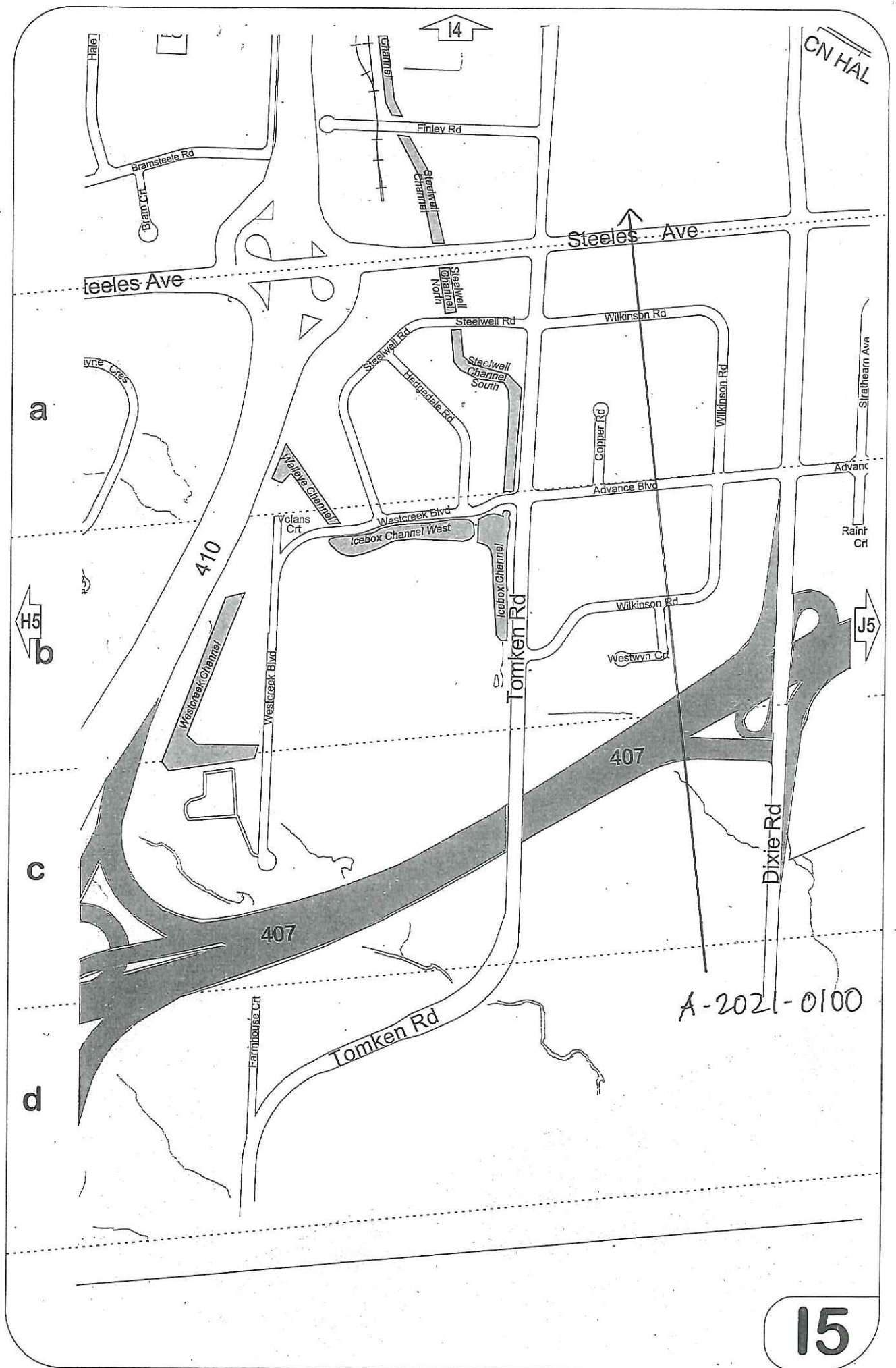
THE GENERAL CONTRACTOR SHALL REPORT AND VERIFY ALL DIMENSIONS AND REPORT EXISTING AND DIMENSIONS TO THE ARCHITECT. DRAWING MUST NOT BE SCALED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

PROJECT:  
ADDITION & ALTERATION OF INDUSTRIAL UNIT  
1310 STEELES AVE, EAST, BRAMPTON  
DRAWING TITLE:  
PROPOSED SITE SECTION

DRAWN BY: LP  
CHECKED BY: LP  
DATE: 2019.02.23  
SCALE: AS NOTED  
DRAWING NO.: SP-2



FILE NO.  
SPA-2019  
-0067



**Filing Date:** April 22, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0100

**Owner/  
Applicant:** **WAHEGURU INVESTMENTS INC**

**Address:** **1310 STEELES AVENUE EAST**

**Ward:** 3

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendations:**

That application A-2021-0100 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the public notice;
  2. That the owner finalize site plan approval under City File SPA-2019-0067, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services
  3. That the requirement for parking for any combination of uses permitted within the 'M2' zone shall not exceed 187 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement;
  4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

**Background:**

The applicant is proposing to demolish the existing 1 storey office section of the building to construct a new 2 storey addition with an office use to the front portion of the building. A related Site Plan Approval application (SPA-2019-0067) was submitted in 2019 and associated Minor Variances are now requested to facilitate the proposed development.

Existing Zoning:



The property is zoned 'Industrial Two (M2-168)', according to By-law 270-2004, as amended.

**Requested Variances:**

*The applicant is requesting the following variances:*

1. To permit an office use whereas the By-law does not permit the proposed use;
2. To permit a front yard setback of 7.25m (23.79 ft.) whereas the By-law requires a minimum front yard setback of 9.0m (29.53 ft.);
3. To permit 175 parking spaces whereas the By-law requires a minimum of 187 parking spaces;
4. To permit a 2.25 metre wide landscaped open space strip along the lot line abutting Steeles Avenue East whereas the By-law requires a minimum 3.0 metre wide landscaped open space strip along any property line abutting a street.

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Business Corridor' in the Official Plan and 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (Area 5). The requested variances are not considered to have significant implications within the context of the Official Plan. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Industrial Two (M2-168)', according to By-law 270-2004, as amended.

Variance 1 is to allow for an office as permitted use, whereas the By-law does not permit the proposed use. The intent of the By-law in regulating the permitted uses on a property is to ensure that the uses can be appropriately regulated by the provisions of the existing Zoning By-law.

In the case of the subject property, the Zoning By-law permits offices as an accessory use in Industrial Two (M2) zones. The existing office portion of the building, proposed to be demolished, is currently an accessory use to warehousing in the building. The proposed new two storey building addition will incorporate the office use as a primary use rather than an accessory use. The requested use is considered to be able to be appropriately regulated within the context of the existing zoning and is not consider to conflict with other permitted uses on site. Subject to the recommended conditions of approval, variance 1 is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 2 is to allow for a reduced front yard setback of 7.25 metres, whereas the By-law requires a minimum front yard setback of 9.0 metres. The intent of the By-law in requiring a minimum front yard setback in an industrial area is to ensure that space is provided for aesthetic and functional design at the front of the building, including landscaping and drive aisles.

The requested variance represents a 1.75 metres (5.74 ft.) front yard setback reduction. This reduction is the result of the proposed design of the addition which intends to create a building façade that is parallel with Steeles Avenue East. This design will help create a more aesthetic and uniform front facing portion of the building with no anticipated adverse functional impacts to the property. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 3 is requested to allow for a total of 175 parking spaces, whereas the By-law requires a minimum of 187 parking spaces. The intent of regulating minimum parking requirements for industrial properties is to ensure that the site can accommodate the parking demand generated by the permitted uses on the property.

The proposed reduction represents less than 10% of the overall parking requirement for the site and is not anticipated to negatively impact the function of the site. Transportation Planning staff have reviewed the request and have no objections to the request. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 4 is to allow for a reduced landscaping strip of 2.25 metres, whereas the By-law requires a minimum landscaping strip of 3.0 metres along any property line abutting a street. The intent of the By-law in requiring a minimum open space landscape strip along all property lines is to aid in creating a positive visual impact for the property, and avoiding creating a sea of concrete.

The requested variance represents a 75 centimetre (2.46 ft.) reduction in the landscaping strip along the property line abutting the street. Open Space Development staff have reviewed the variance and have no objections to the request. The proposed reduction is not anticipated to negatively impact the visual appearance of the property. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

### 3. Desirable for the Appropriate Development of the Land

Variance 1 is intended to facilitate office use on the industrial property. The proposed use is considered to be complimentary to the overall industrial development. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

Variance 2 is required to facilitate the development of a two storey building addition in which the proposed design creates a more visually appealing and uniform façade that will be in parallel with the alignment of Steeles Avenue East. The addition is anticipated to enhance the appearance of the building with no adverse functional impacts. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

Variance 3 is intended to provide 175 parking spaces on site whereas the By-law requires a minimum of 187 parking spaces in association with a proposed two storey office addition to the existing building. Given that the proposed reduction represents less than 10% of the overall parking requirement, staff do not have concerns with regard to negative impacts on parking for the site. Further, a condition of approval is recommended that the requirement for parking for any combination of uses permitted within the 'M2' zone shall not exceed 187 parking spaces to ensure that the

permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

Variance 4 relates to the proposed minimum open space landscape strip along the front property line. The proposed 75 centimetre (2.46 ft.) reduction is minimal and is not anticipated to negatively impact the visual appearance of the property. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

The property is currently subject to site plan control and as such, a condition of approval is recommended that the owner finalize site plan approval under City File SPA-2019-0067, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the director of development services.

#### 4. Minor in Nature

Variance 1 proposes to allow an office use on the property. The use is considered to be complimentary to the overall industrial development and is not anticipated to negatively impact the overall character of the development. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Variance 2 is contemplates a reduction in the minimum front yard setback of the building and is associated to the proposed addition. The variance will help create a more aesthetic and uniform front facing portion of the building with no adverse functional impacts. The requested variance is considered to be minor in nature.

The proposed parking reduction represents less than 10% of the overall parking requirement for the property. The proposed variance is not anticipated to negatively impact the daily function and operation of the subject property or adjacent properties. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Variance 4 is to allow for a reduced landscaping strip of 2.25 metres which will facilitate the development of a two storey addition to the existing building. The reduction is not anticipated to create negative visual impacts on the property. The requested variance is considered to be minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



## Committee of Adjustment

Page 106 of 312





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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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

May 19, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
VIPAN GOYAL AND SHEENA GOYAL  
LOT 457, PLAN 43M-1192  
A-2021-0101 – 62 WHITE TAIL CRESCENT**

---

Please **amend** application **A-2021-0101** to reflect the following:

1. To permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.05m (3.44 ft.) of the side lot line whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

**Green Target Engineering Inc.**

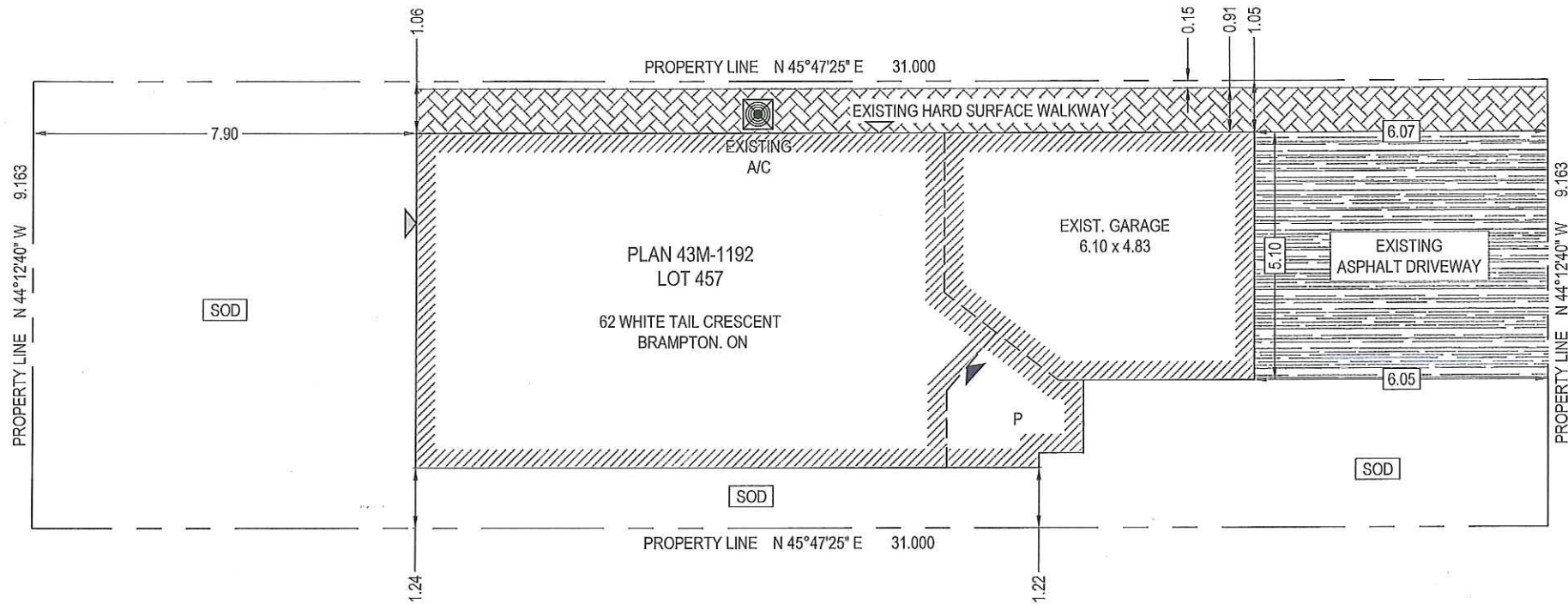
Sikandar Shaikh



---

Applicant/Authorized Agent





WHITE TAIL CRESCENT

#### SCOPE OF WORK

- PROPOSED BASEMENT APARTMENT
- PROPOSED BELOW GRADE ENTRANCE FROM REAR YARD
- ONE NEW WINDOW

- ▶ EXISTING HOUSE ENTRANCE DOOR
- ▶ BASEMENT APARTMENT ENTRANCE DOOR
- ▶ SECONDARY / OTHER DOOR

GROSS FLOOR AREA	
PRIMARY RESIDENCE	
GROUND FLOOR	67.17 m <sup>2</sup>
SECOND FLOOR	95.32 m <sup>2</sup>
LOFT FLOOR	16.54 m <sup>2</sup>
TOTAL	179.03 m <sup>2</sup>
BASEMENT	
BASEMENT APARTMENT	50.08 m <sup>2</sup>
PART OF PRIMARY RESIDENCE	17.65 m <sup>2</sup>
TOTAL	67.73 m <sup>2</sup>

0	ISSUED FOR PERMIT	MAR / 12 / 2021
NO	DESCRIPTION	DATE

#### CONSULTANT:



GREEN TARGET ENGINEERING INC.  
UNIT 1606, 21 OVERLEA BOULEVARD  
TORONTO, ON. M4H 1P2  
TEL: 647-853-7867  
sikandar@greentarget.ca

#### SEAL:



#### PROJECT:

PROPOSED  
BASEMENT APARTMENT  
AT 62 WHITE TAIL CRESCENT  
BRAMPTON, ON

#### TITLE:

SITE PLAN

CHECKED: SS

DRAWN: AB/ MN

SCALE: 1:125

DATE: MAR / 04 / 2021

DRAWING:

A1



FILE NUMBER: A-2021-0101

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)** Vipan Goyal ; Sheena Goyal  
**Address** 62 White Tail Crescent, Brampton, ON L6Y 5C1

**Phone #** 416-278-7556 **Fax #** \_\_\_\_\_  
**Email** goyalvipan@rogers.com

2. **Name of Agent** Green Target Engineering Inc  
**Address** 1606- 21 Overlea Blvd, Toronto, ON M4H 1P2

**Phone #** 647-853-7867 **Fax #** \_\_\_\_\_  
**Email** sikandar@greentarget.ca

3. **Nature and extent of relief applied for (variances requested):**  

This is a Single Family Detached house. Client is applying for 2nd unit in the basement. The above-grade side entrance door is existing (built by the builder, original to the building) with a side clearance of 1.05 metres. The owner of the house intent to use this as a primary entrance to the proposed 2nd unit. However, as per City reviewer comment, if you wish to use this entrance as a primary entrance to the second unit you will have to meet the requirements of 1.2 metres clear path of travel. Since it is not meeting the requirement, we are applying for the relief and approval based on existing conditions.

4. **Why is it not possible to comply with the provisions of the by-law?**  

The above-grade side entrance door is existing (built by the builder, original to the building).

5. **Legal Description of the subject land:**  
**Lot Number** 457  
**Plan Number/Concession Number** 43M-1192  
**Municipal Address** 62 White Tail Crescent, Brampton, ON L6Y 5C1

6. **Dimension of subject land (in metric units)**  
**Frontage** 9.163  
**Depth** 31  
**Area** 284.043

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 Dwelling Unit-Detached- Two Storey +Basement. Gross floor area(Main & 2nd floor) = 179.03 sq.m.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two Unit Dwelling

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	6.07 m
Rear yard setback	7.90 m
Side yard setback	1.05 /1.06 m
Side yard setback	1.22 /1.24 m

PROPOSED

Front yard setback	Same as existing as mentioned above
Rear yard setback	Same as existing as mentioned above
Side yard setback	Same as existing as mentioned above
Side yard setback	Same as existing as mentioned above

10. Date of Acquisition of subject land: 1998
11. Existing uses of subject property: Residential- Single Dwelling Unit
12. Proposed uses of subject property: Residential- Two Unit Dwelling
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1998
15. Length of time the existing uses of the subject property have been continued: Since 1998
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 _____

C. Sheth

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 27 DAY OF April, 2021

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, Sikandar Shaikh, OF THE City OF Toronto

IN THE Province OF Ontario 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 27<sup>th</sup> DAY OF

April, 2021

April Dela Cerna  
A Commissioner etc.

ad.  
April Dela Cerna, Signature of Applicant or Authorized Agent  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D, Mature Neighbourhood

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

L Barbuto

Zoning Officer

April 27, 2021

Date

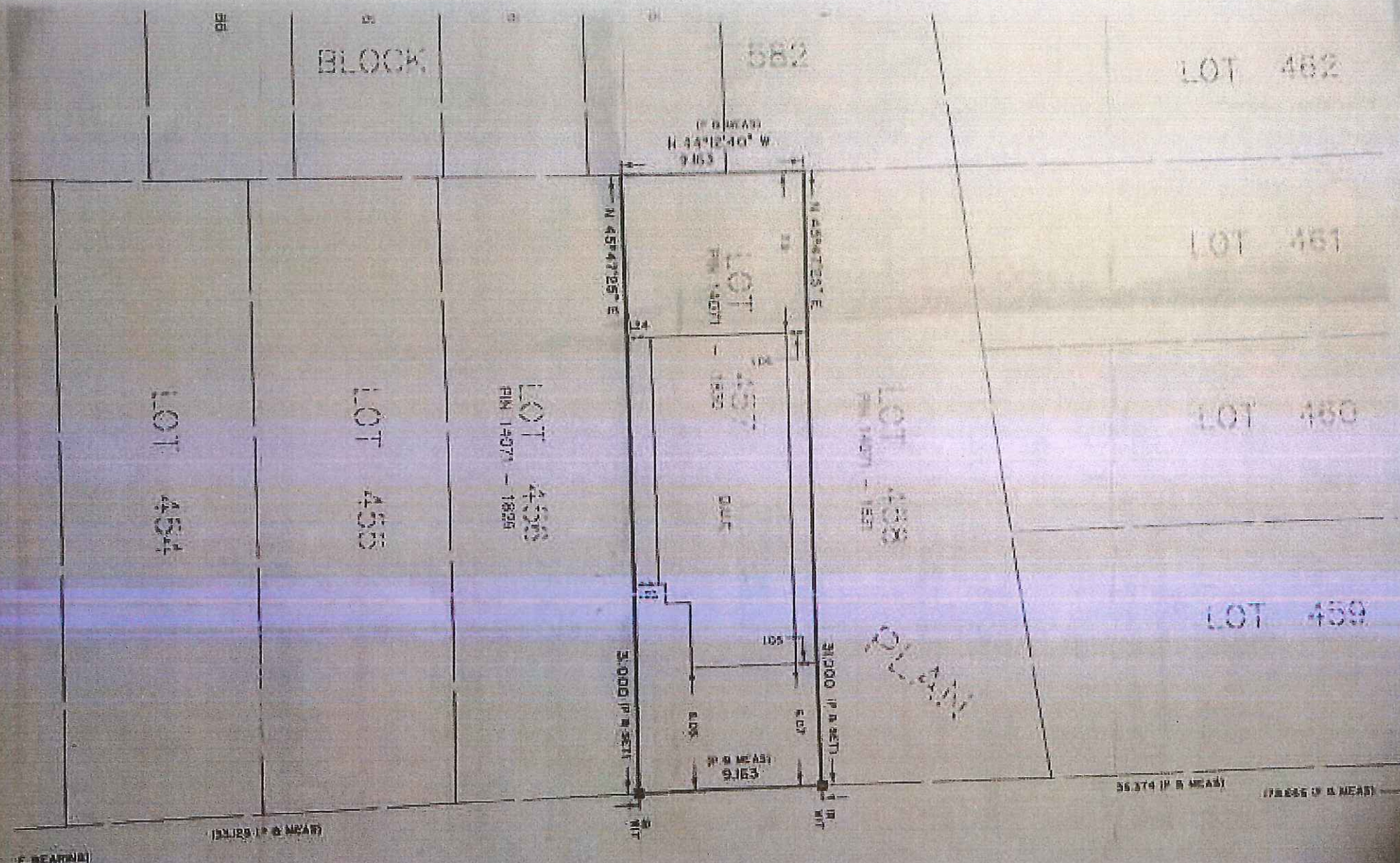
DATE RECEIVED

April 27, 2021

April 27, 2021

Revised 2020/01/07





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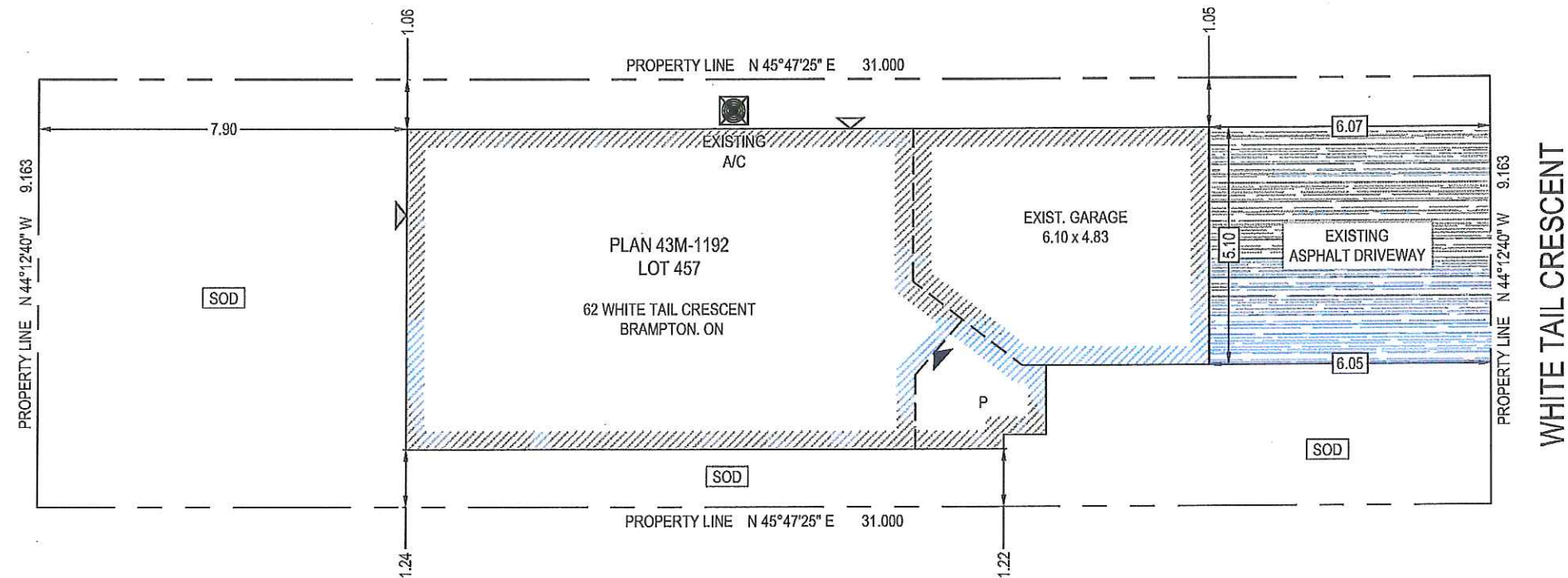
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CRESCENT

(BY REGISTERED PLAN 43M-1192)

FIN 14071 - 2002





#### SCOPE OF WORK

- PROPOSED BASEMENT APARTMENT
- ONE NEW WINDOW

- ▶ EXISTING HOUSE ENTRANCE DOOR
- ▶ BASEMENT APARTMENT ENTRANCE DOOR
- ▶ SECONDARY / OTHER DOOR

GROSS FLOOR AREA	
PRIMARY RESIDENCE	
GROUND FLOOR	67.17 m <sup>2</sup>
SECOND FLOOR	95.32 m <sup>2</sup>
LOFT FLOOR	16.54 m <sup>2</sup>
TOTAL	179.03 m <sup>2</sup>
BASEMENT	
BASEMENT APARTMENT	48.87 m <sup>2</sup>
PART OF PRIMARY RESIDENCE	18.86 m <sup>2</sup>
TOTAL	67.73 m <sup>2</sup>



0	ISSUED FOR PERMIT	MAR / 12 / 2021
NO	DESCRIPTION	DATE

#### CONSULTANT:



GREEN TARGET ENGINEERING INC.  
UNIT 1006, 21 OVERLEA BOULEVARD  
TORONTO, ON. M4H 1P2  
TEL: 647-853-7867  
sikandar@greentarget.ca

#### SEAL:



#### PROJECT:

PROPOSED  
BASEMENT APARTMENT  
AT 62 WHITE TAIL CRESCENT  
BRAMPTON, ON

#### TITLE:

SITE PLAN

#### CHECKED: SS

#### DRAWING:

DRAWN: AB/ MN

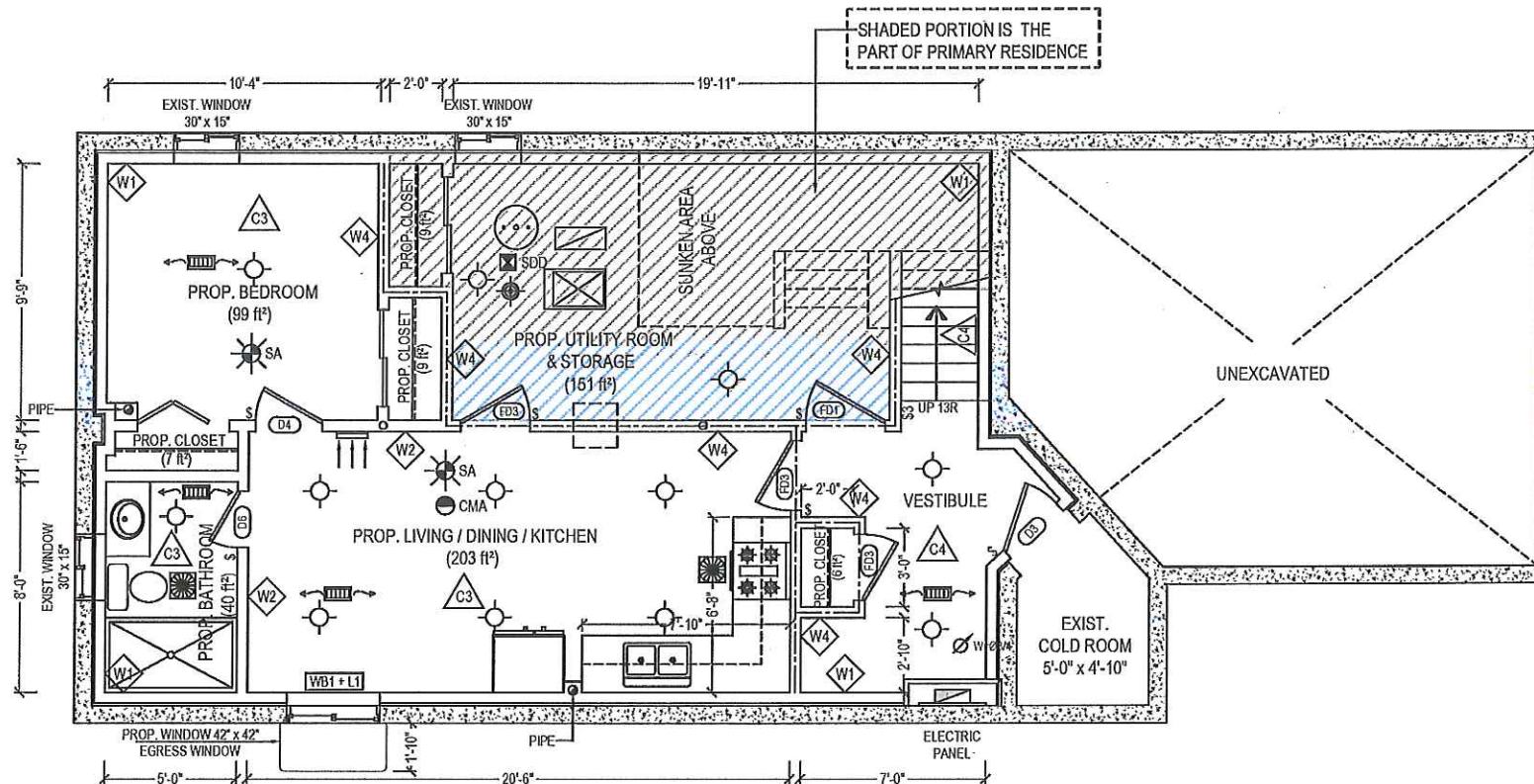
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DATE: MAR / 04 / 2021

A1







# PROPOSED BASEMENT PLAN

BASEMENT APARTMENT GFA = 526 R² / 48.87 m²  
 PART OF PRIMARY RESIDENCE GFA = 203 R² / 18.86 m²  
 TOTAL BASEMENT GFA = 729 R² / 67.73 m²

CEILING HEIGHT = 7'-5"  
 CEILING HEIGHT U/S OF BULKHEAD = 6'-8"

## NOTE:

- CEILING HEIGHT SHALL NOT BE LESS THAN 6'-5" OVER ALL REQUIRED ROOM AREAS, UNDER BEAMS, DUCTS AND ANY LOCATION NORMALLY USED AS A MEANS OF EGRESS
- PROVIDE FIRE SEPARATION FOR EXPOSED BEAMS, COLUMNS AND BULKHEAD

CALCULATION OF GLASS AREA AS PER COMPLIANCE ALTERNATIVE C107 PART 11 OF OBC 2012			
ROOM TYPE	ROOM AREA	REQUIRED GLASS AREA	EXIST / PROP GLASS AREA
	(R²)	(R²)	(R²)
LIVING / DINING / KITCHEN	203	5.0% = 10.15	11.03
BEDROOM	99	2.5% = 2.48	2.81

## FURNACE INFORMATION

MAKE: LENNOX  
 MODEL: EL296UH090XE48C-02  
 INPUT: 90,000 Btu/Hr



- SPRINKLER
- SDD SMOKE DETECTOR DUCT TYPE
- SA SMOKE ALARM
- CMA CARBON MONOXIDE ALARM
- EXHAUST FAN
- EMERGENCY LIGHT
- WB1 2-2"x8"
- WB2 3-2"x8"
- L1 3-1/2" x 3-1/2" x 1/4"
- SUPPLY AIR REGISTER 10"x4"
- SUPPLY AIR REGISTER 10"x4" ON WALL
- RETURN AIR GRILLE 16"x8" AT LOW LEVEL

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 TEL: 647-853-7867  
 sikandar@greentarget.ca

## SEAL:



## PROJECT:

PROPOSED  
 BASEMENT APARTMENT  
 AT 62 WHITE TAIL CRESCENT  
 BRAMPTON, ON

## TITLE:

PROPOSED BASEMENT PLAN

CHECKED: SS

DRAWING:

DRAWN: AB/ MN

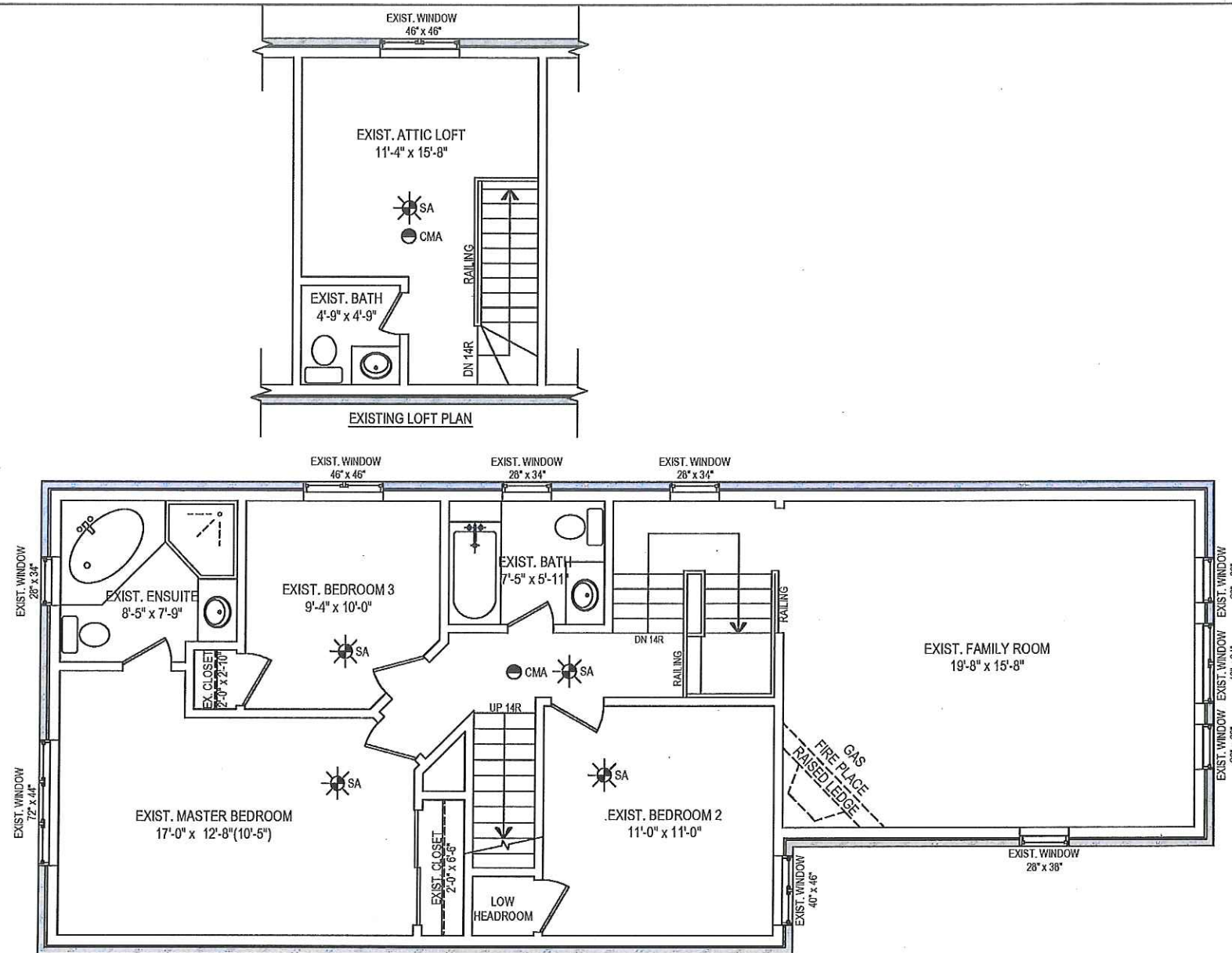
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DATE: MAR / 04 / 2021

A3

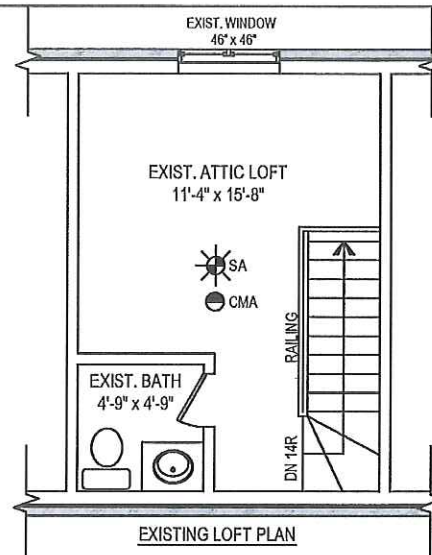






EXISTING SECOND FLOOR PLAN

SECOND FLOOR GFA = 1026 R<sup>2</sup> / 95.32 m<sup>2</sup>  
 CEILING HEIGHT = 8'-0"



EXISTING LOFT PLAN



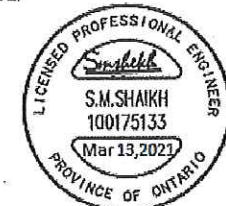
0	ISSUED FOR PERMIT	MAR / 12 / 2021
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CONSULTANT:



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 UNIT 1606, 21 OVERLEA BOULEVARD  
 TORONTO, ON. M4H 1P2  
 TEL: 647-853-7867  
 sikandar@greentarget.ca

SEAL:



PROJECT:

PROPOSED  
 BASEMENT APARTMENT  
 AT 62 WHITE TAIL CRESCENT  
 BRAMPTON, ON

TITLE:

SECOND FLOOR PLAN

CHECKED: SS

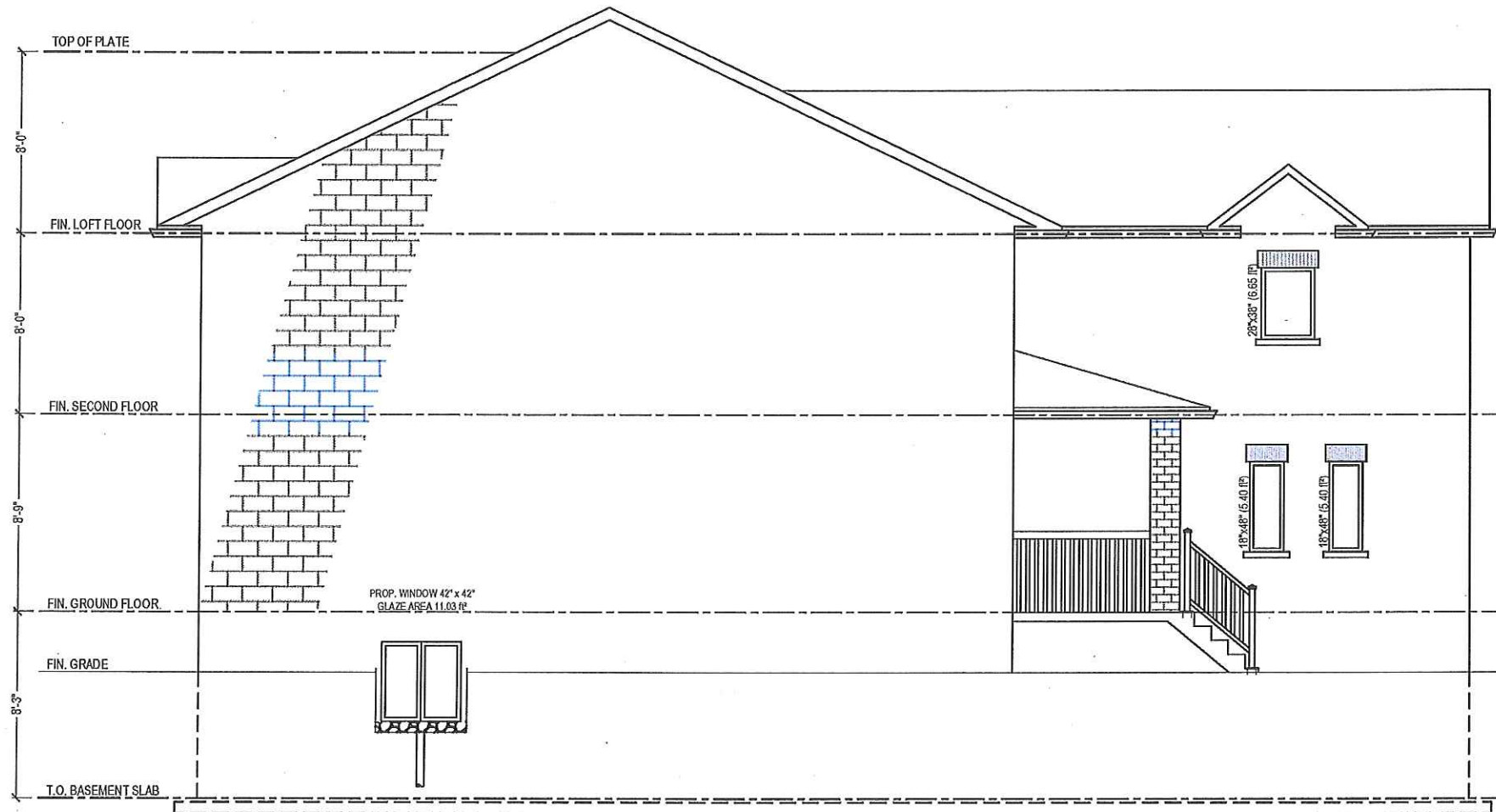
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DATE: MAR / 04 / 2021

A5



### LEFT SIDE ELEVATION

WINDOW WELL - PERFORATED PIPE IN THE GRAVEL BED TO EXTEND 12" FROM FACE OF THE WALL. CONNECT THE PIPE TO THE FOUNDATION DRAINAGE SYSTEM. DAMP PROOF THE FACE OF THE FOUNDATION WALL NEXT TO WINDOW WELL AND TO THE TOP OF THE GRAVEL BED. THE WELL SHALL BE 6" ABOVE SURROUNDING GRADE.

### GLAZED AREA

WALL AREA	=	881 ft² / 81.85 m²
LIMITING DISTANCE	=	4'-1" / 1.24 m
GLASS AREA ALLOWED (7%)	=	61.67 ft² / 5.73 m²
GLASS AREA PROVIDED (1.25%)	=	11.03 ft² / 1.02 m²

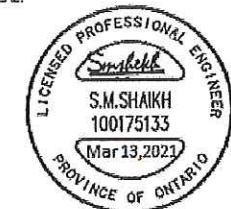
0	ISSUED FOR PERMIT	MAR / 12 / 2021
NO	DESCRIPTION	DATE

### CONSULTANT:



GREEN TARGET ENGINEERING INC.  
UNIT 1606, 21 OVERLEA BOULEVARD  
TORONTO, ON. M4H 1P2  
TEL: 647-853-7867  
sikandar@greentarget.ca

### SEAL:



### PROJECT:

PROPOSED  
BASEMENT APARTMENT  
AT 62 WHITE TAIL CRESCENT  
BRAMPTON, ON

### TITLE:

LEFT SIDE ELEVATION

CHECKED: SS

DRAWING:

DRAWN: AB/MN

SCALE: 3/16" = 1'-0"

DATE: MAR / 04 / 2021

A6



GENERAL NOTES


1. ALL WORK SHALL CONFORM TO ONTARIO BUILDING CODE (OBC) 2012, O. REG 332/12, AS AMENDED, CITY BY-LAWS AND STANDARDS
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO START OF WORK
3. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN HAVING WORKING KNOWLEDGE OF THE APPLICABLE CODE, STANDARDS, INSURANCES AND REQUIREMENTS OF INDUSTRY ACCEPTED STANDARD, AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS.
4. BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR BUILDER ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD
5. THE DRAWINGS PREPARED BY THE DESIGNER IS FOR THE PERMIT IN COMPLIANCE WITH OBC AND CITY BY-LAWS
6. THE DESIGNER IS NOT LIABLE FOR COST INCURRED FOR RE-WORK, ALTERATION, DISCREPANCIES OR ANY KIND OF CONSTRUCTION RELATED WORK
7. ALL WOOD USED IN THE CONSTRUCTION SHALL BE SPF NO.1 OR NO.2
8. MINIMUM BEARING OF STEEL LINTELS 150 MM.
9. MINIMUM BEARING OF WOOD BEAM / LINTELS 100 MM
10. MINIMUM BEARING OF WOOD JOISTS 40MM
11. VERIFY EXISTING SUPPORT SYSTEM, INCLUDING FOUNDATIONS, FOR LOADS IMPOSED BY THE PROPOSED CONSTRUCTION
12. PROVIDE ALL BRACING, SHORING AND NEEDLING NECESSARY FOR THE SAFE EXECUTION OF THIS WORK
13. INFORM CITY OF ALL INSPECTION AHEAD OF TIME AND AT EACH STAGE OF CONSTRUCTION
14. ANY DISCREPANCIES SHALL BE BROUGHT TO THE NOTICE OF ENGINEER PRIOR TO START OF WORK


CONSTRUCTION NOTES


1. FIRE BLOCK
- FIRE BLOCKS SHALL CONFORM TO ONTARIO BUILDING CODE (OBC) 2012, O. REG 332/12, AS AMENDED, DIVISION B, SUBSECTION 3.1.11.
  - FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROPPED CEILINGS AND SOFFITS IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A FLAME SPREAD RATING MORE THAN 25
2. PENETRATION OF FIRE SEPARATION
- PENETRATIONS OF FIRE SEPARATION SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, SUBSECTION 9.10.9.6.
  - PIPING, TUBING, DUCTS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION
3. INTERIOR FINISH
- INTERIOR FINISH SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, SUBSECTION 3.1.13.
  - EXCEPT FOR BATHROOMS, PUBLIC CORRIDORS AND EXITS, INTERIOR WALL AND CEILING FINISHES SHALL HAVE A MAXIMUM SURFACE FLAME SPREAD RATING OF 150
4. DOORS AND WINDOWS
- DOORS AND WINDOWS SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, SECTION 9.7. & 9.10.13.
  - INTERIOR DOORS: ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 THICK HOLLOW CORE. THE SIZES ARE MENTIONED ON THE FLOOR PLAN
  - EXTERIOR DOOR: EXTERIOR TYPE STEEL DOOR
  - FIRE RESISTANCE RATED DOOR: ALL DOORS IN FIRE SEPARATION WALL SHALL BE 20 MIN. F.R.R WITH SELF CLOSING DEVICE AND DEADBOLT LOCK. DOOR FRAME INSTALLATION SHALL BE SMOKE TIGHT
5. SPRINKLER
- A SINGLE SPRINKLER LOOP TO BE INSTALLED IN FURNACE ROOM WHEN CONTINUOUS FIRE SEPARATION CANNOT BE ACHIEVED DUE TO OBSTRUCTION
  - ONLY RESIDENTIAL FULL FLOW THROUGH INSTALLATIONS ARE PERMITTED
  - MINIMUM 1/2" WATER SERVICE REQUIRED
  - NO ISOLATION VALVE PERMITTED ON ANY PORTION OF SPRINKLER SERVICE LINE UPSTREAM OF SPRINKLER HEAD
  - PIPING MATERIAL: COPPER (TYPE L) AND CROSS-LINKED POLYETHYLENE PIPE FITTINGS (PEX) CERTIFIED TO CAN/CSA-B137.5
  - LISTED RESIDENTIAL SPRINKLERS SHALL BE USED


6. SMOKE DETECTOR DUCT TYPE
- SMOKE DETECTOR DUCT TYPE SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, PART 11, C195
  - DUCT-TYPE SMOKE DETECTOR TO BE INSTALLED IN THE RETURN AIR DUCT SERVING THE ENTIRE BUILDING THAT MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION
7. SMOKE ALARMS
- SMOKE ALARM SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, SUBSECTION 9.10.19. AND PART 11, C152(b)
  - SMOKE ALARMS WITH STROBE SHALL BE INSTALLED ON EVERY FLOOR LEVEL, IN ALL BEDROOM OR SLEEPING AREA, IN HALLWAY SERVING A BEDROOM AND IN COMMON AREAS
  - ALL SMOKE ALARMS IN THE DWELLING UNIT MUST BE HARDWIRED AND INTERCONNECTED
  - SMOKE ALARMS SHALL HAVE BATTERY BACKUP POWER CAPABLE OF LASTING FOR 7 DAYS WHILE IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM SIGNALING
8. CARBON MONOXIDE ALARM
- CARBON MONOXIDE ALARM SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, SUBSECTION 9.33.4. AND PART 11, C197
  - PROVIDE CARBON MONOXIDE ALARM CONFIRMING TO CAN/CSA-6.19 "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES"
  - CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED AND INSTALLED ADJACENT TO EACH SLEEPING AREA
  - CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED OR PLUGGED INTO ELECTRICAL OUTLET
9. MECHANICAL VENTILATION
- MECHANICAL VENTILATION SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, SUBSECTION 9.32.1.3.(3)
  - 50 CFM EXHAUST FANS IN KITCHEN AND WASHROOM AND SHALL DISCHARGE DIRECTLY OUTSIDE THE BUILDING
  - CLOTHES DRYER EXHAUST SHALL COMPLY WITH OBC, DIVISION B, 6.2.4.11.
  - SEPARATE AIR INTAKES FROM BUILDING ENVELOPE PENETRATIONS THAT ARE POTENTIAL SOURCES OF CONTAMINANTS (GAS VENTS, OIL FILL PIPES ETC.) BY MIN. 900 MM (3'-0")
  - ENSURE ADEQUATE VENTILATION AND COMBUSTION AIR FOR THE OPTIMUM OPERATION OF THE FURNACE AS PER THE MANUFACTURER'S REQUIREMENTS.
  - SUPPLY AIR REGISTER TO BE LOCATED WITHIN 4 FEET OF OUTSIDE WALL. THE RETURN AIR GRILLE SHALL BE INSTALLED NEAR THE FLOOR LEVEL. DOOR TO BE UNDERCUT BY 25mm (1 INCH) TO ANY ROOM WITHOUT RETURN AIR GRILLE
10. EMERGENCY LIGHT
- EMERGENCY LIGHT SHALL CONFORM TO OBC 2012, O. REG 332/12, AS AMENDED, DIVISION B, SUBSECTION 9.9.12.3.
  - WHERE SELF-CONTAINED EMERGENCY LIGHTING UNITS ARE USED, THEY SHALL TO CAS C22.2 No. 141, "EMERGENCY LIGHTING EQUIPMENT"
11. PLUMBING
- ALL PLUMBING SHALL CONFORM TO THE OBC, O. REG. 332/12, AS AMENDED, DIVISION B, PART 7.
  - THE MAXIMUM HOT WATER TEMPERATURE SUPPLIED TO FIXTURES IN RESIDENTIAL OCCUPANCIES SHALL NOT EXCEED 49° C (120° F) AS PER OBC ARTICLE 7.6.5.1. DISHWASHERS AND CLOTHES WASHERS ARE EXEMPT FROM THIS REQUIREMENT
  - ALL THERMOSTATIC MIXING VALVES SHALL CONFORM TO CAN/CSA-B125, "PLUMBING FIXTURES" AND SHALL BE LABELED ACCORDINGLY
  - PRESSURE BALANCED OR THERMOSTATIC-MIXING VALVE REQUIRED ON SHOWER AS PER OBC, DIVISION B, SENTENCE 7.6.5.2(1)
  - WATER AND DRAINAGE PIPING SHALL BE PROTECTED FROM FREEZING AS PER OBC, DIVISION B, 7.3.5.4.
12. DRAINAGE
- DRAINAGE SHALL CONFORM TO OBC O. REG. 332/12, AS AMENDED, DIVISION B, 9.14.
  - MAINTAIN PERIMETER FOUNDATION DRAINAGE - MINIMUM 4 INCH DIAMETER WEEPING TILE, WITH A MINIMUM 6 INCH GRANULAR COVER
  - ANY AREA DRAIN, EXTERIOR OF A BUILDING (IN A CONCRETE DECK OR IN THE LOWEST LANDING OF A STAIRWELL) SHALL BE CONNECTED TO EITHER THE STORM SEWER OR CONNECTED TO A SUMP PIT. IN EITHER SITUATION IT SHALL NOT BE CONNECTED TO THE SANITARY DRAINAGE SYSTEM OR WEEPING TILES


13. ELECTRICAL WORK
- FOR ALL ELECTRICAL WORK AND PERMIT CONTACT ELECTRICAL SAFETY AUTHORITY


 SPRINKLER (SEE CONSTRUCTION NOTES 5)


 SDD SMOKE DETECTOR DUCT TYPE (SEE CONSTRUCTION NOTES 6)


 SA SMOKE ALARM (SEE CONSTRUCTION NOTES 7)


 CMA CARBON MONOXIDE ALARM (SEE CONSTRUCTION NOTES 8)


 EXHAUST FAN (SEE CONSTRUCTION NOTES 9)


 EMERGENCY LIGHT (SEE CONSTRUCTION NOTES 10)


 LIGHT

 SWITCH

 3 WAY SWITCH

 SUPPLY AIR REGISTER 10"x4" (SEE CONSTRUCTION NOTES 9)

 SUPPLY AIR REGISTER 10"x4" ON WALL (SEE CONSTRUCTION NOTES 9)

 RETURN AIR GRILLE 16"x8" AT LOW LEVEL (SEE CONSTRUCTION NOTES 9)

DOOR SCHEDULE	
DOOR #	DOOR SIZE
D1	36" x 78"
D2	34" x 78"
D3	32" x 78"
D4	30" x 78"
D5	28" x 78"
D6	26" x 78"
D7	24" x 78"
FDx	20 min. F.R.R

WOOD LINTEL	
WB1	2-2"x8"
WB2	3-2"x8"
WB3	2-2"x10"

STEEL LINTEL	
L1	1L - 3 1/2" x 3 1/2" x 1/4"
L2	2L - 3 1/2" x 3 1/2" x 1/4"
L3	1L - 3 1/2" x 3 1/2" x 5/16"
L4	1L - 5" x 3 1/2" x 5/16"

0

ISSUED FOR PERMIT

MAR / 12 / 2021

NO

DESCRIPTION

DATE

CONSULTANT:

  
GREEN TARGET ENGINEERING INC.  
UNIT 1606, 21 OVERLEA BOULEVARD  
TORONTO, ON. M4H 1P2  
TEL: 647-853-7867  
sikandar@greentarget.ca

SEAL:



PROJECT:

PROPOSED  
BASEMENT APARTMENT  
AT 62 WHITE TAIL CRESCENT  
BRAMPTON, ON

TITLE:

GENERAL NOTES - 1

CHECKED: SS

DRAWING:

DRAWN: AB/MN

SCALE: NTS

DATE: MAR / 04 / 2021

G1



- EXTERIOR FOUNDATION WALL
  - MIN. R12 BATT INSULATION
  - 6 MIL POLY VAPOUR BARRIER
  - 2"x4" OR 2"x6" @ 16" O/C WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
  - 1/2" GYPSUM BOARD
- 1/2" GYPSUM BOARD
  - 2"x4" OR 2"x6" @ 16" O/C WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
  - ENTIRE STUD CAVITY FILLED WITH SOUND INSULATION (OPTIONAL)
  - 1/2" GYPSUM BOARD
- 5/8" TYPE 'X' GYPSUM BOARD
  - 2"x4" OR 2"x6" @ 16" O/C WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
  - 3/4" SOUND INSULATION
  - RESILIENT METAL CHANNELS @ 16" OR 24" O/C
  - 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" GYPSUM BOARD
  - 2"x4" OR 2"x6" @ 16" O/C WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
  - STUD CAVITY FILLED WITH SOUND INSULATION
  - 1/2" GYPSUM BOARD
- 5/8" TYPE 'X' GYPSUM BOARD
  - 2"x4" OR 2"x6" @ 16" O/C WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
  - 5/8" TYPE 'X' GYPSUM BOARD
- 1/2" GYPSUM BOARD
  - 2"x4" OR 2"x6" @ 16" O/C WOOD STUDS WITH 6 MIL POLY UNDER BOTTOM PLATE
  - ENTIRE STUD CAVITY FILLED WITH SOUND INSULATION (OPTIONAL)
  - 1/2" GYPSUM BOARD

W1 TYPICAL EXTERIOR WALL

W2 TYPICAL INTERIOR WALL

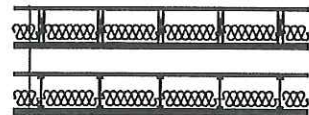
W3 WALL ASSEMBLY W4a  
FRR - 1 HOUR STC - 51  
BUILDING CONDITION A

W4 WALL ASSEMBLY W1c  
FRR - 30 MIN. STC - N/A (SB-3)  
BUILDING CONDITION B

W5 WALL ASSEMBLY W1d  
FRR - 1 HOUR STC - N/A (SB-3)  
BUILDING CONDITION B

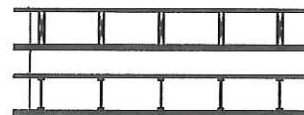
W6 EXISTING RATED WALL  
FRR - 30 MIN. STC - N/A  
BUILDING CONDITION C

NOTE  
- WALL TYPE W5 CAN BE USED  
INSTEAD OF W4



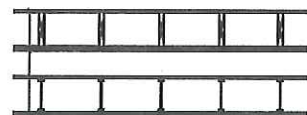
- 5/8" (15.9mm) PLYWOOD, OSB, OR WAFER BOARD SUBFLOOR
- WOOD JOISTS OR WOOD I-JOISTS SPACED NOT MORE THAN 24" (610mm) O/C
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT CHANNELS @ 24" (610mm) O/C
- 2 LAYERS 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

C1 FLOOR ASSEMBLY F9h  
FRR - 45 MIN. STC - 53  
BUILDING CONDITION A



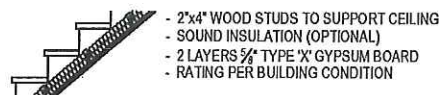
- EXISTING PLYWOOD, OSB, OR WAFER BOARD SUBFLOOR
- WOOD JOISTS OR WOOD I-JOISTS SPACED NOT MORE THAN 24" (610mm) O/C
- NO ABSORPTIVE MATERIAL IN CAVITY (OPTIONAL 6" SOUND INSULATION)
- RESILIENT CHANNELS @ 24" (610mm) O/C
- 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD

C2 FLOOR ASSEMBLY F8b  
FRR - 30 MIN. STC - 43  
BUILDING CONDITION B



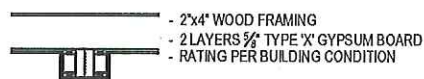
- EXISTING SUBFLOOR
- WOOD JOISTS OR WOOD I-JOISTS SPACED NOT MORE THAN 24" (610mm) O/C
- NO ABSORPTIVE MATERIAL IN CAVITY (OPTIONAL 6" SOUND INSULATION)
- 1/2" (12.7mm) GYPSUM BOARD

C3 FLOOR ASSEMBLY  
FRR - 15 MIN. STC - N/A  
BUILDING CONDITION C

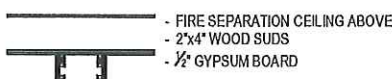


C4 UNDERSIDE OF STAIR  
FIRE SEPARATION

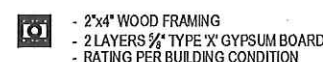
NOTE:  
- PROVIDE C4 CEILING OVER THE STAIRCASE ON MAIN FLOOR AND VESTIBULE



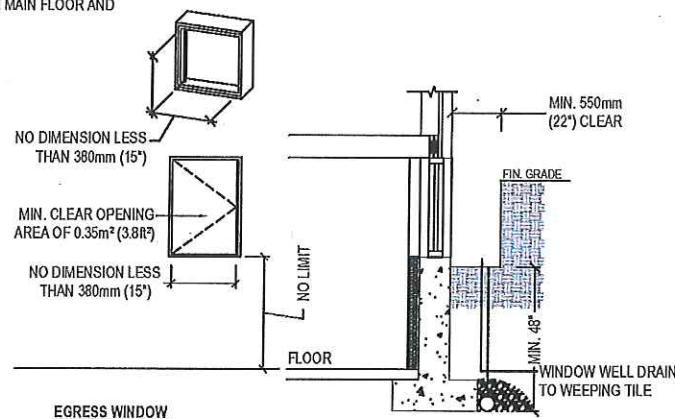
STEEL BEAM  
SEPARATION



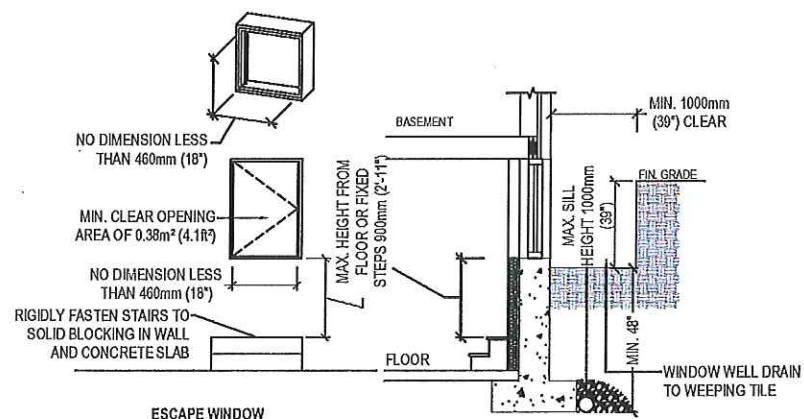
BULKHEAD BELOW  
FIRE SEPARATION



STEEL COLUMN  
SEPARATION



EGRESS WINDOW



ESCAPE WINDOW

0	ISSUED FOR PERMIT	MAR / 12 / 2021
NO	DESCRIPTION	DATE

CONSULTANT:



GREEN TARGET ENGINEERING INC.  
UNIT 1606, 21 OVERLEA BOULEVARD  
TORONTO, ON. M4H 1P2  
TEL: 647-853-7867  
sikandar@greentarget.ca

SEAL:



PROJECT:

PROPOSED  
BASEMENT APARTMENT  
AT 62 WHITE TAIL CRESCENT  
BRAMPTON, ON

TITLE:

GENERAL NOTES - 2

CHECKED: SS

DRAWING:

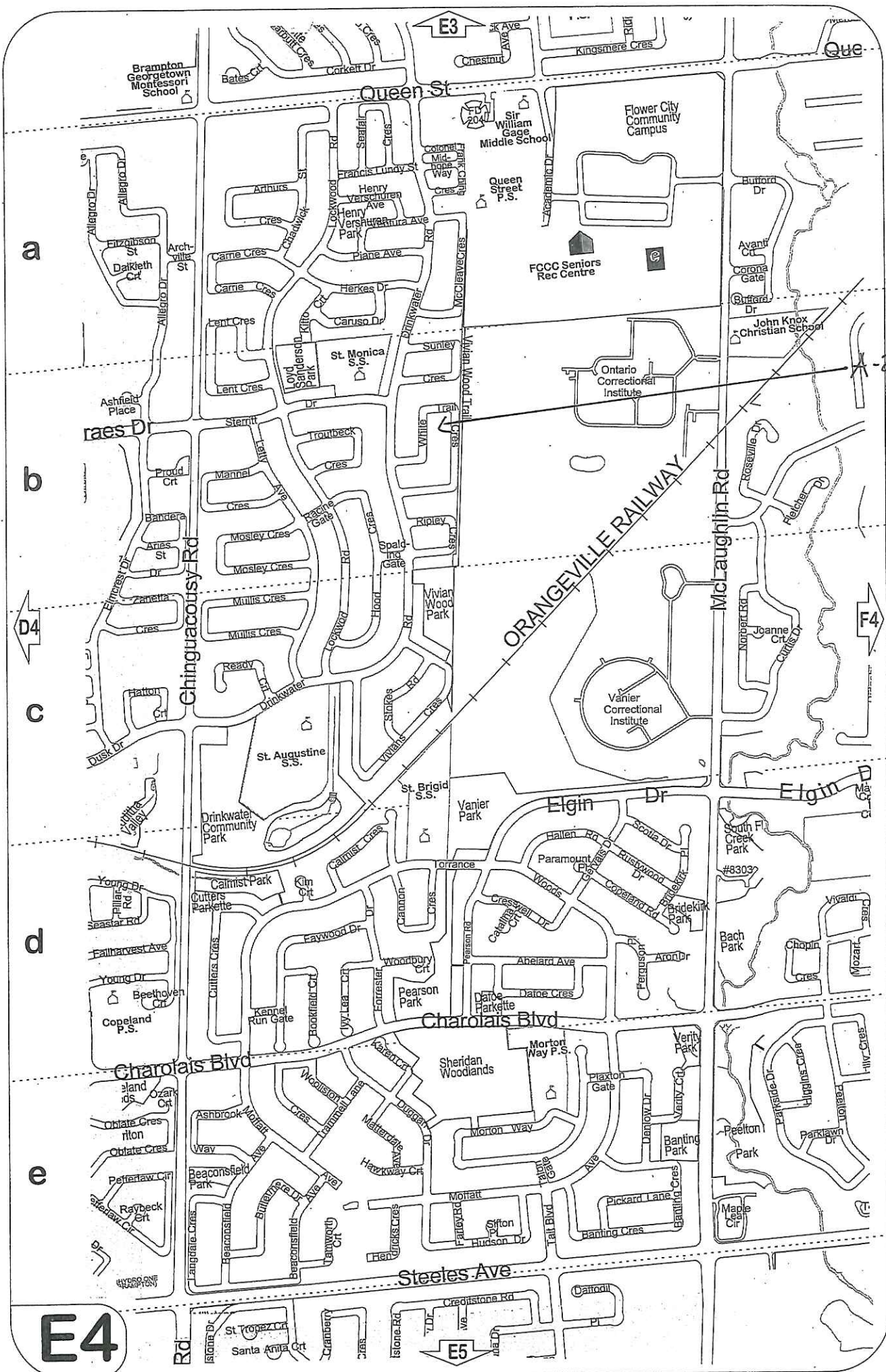
DRAWN: AB/MN

SCALE: NTS

DATE: MAR / 04 / 2021

G2





**Filing Date:** April 27, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0101

**Owner/  
Applicant:** **VIPAN GOYAL & SHEENA GOYAL**

**Address:** **62 WHITE TAIL CRESCENT**

**Ward:** 4

**Contact:** François Hémon-Morneau, Planner I

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**Recommendations:**

That application A-2021-0101 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
  2. That the at grade entrance shall not be used to access an unregistered second unit;
  3. That drainage on adjacent properties shall not be adversely affected;
  4. That the existing municipal curb depression shall not be widened in the area of the extended driveway width;
  5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

**Background:**

Existing Zoning:

The property is zoned 'Residential Single Detached D (R1D)', *according to By-law 270-2004, as amended.*

Requested Variances:

*The applicant is requesting the following variances:*

1. To permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.05m (3.44 ft.) of the side lot line whereas the By-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit 0.15m (0.49 ft.) of permeable landscaping along the side lot line whereas the By-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Medium Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). It is noted that City Council formally deleted Section 3.2.8.2 of the Official Plan relating to Second Units and includes Policy 3.2.8.2 (d) which states "where an application for a second dwelling unit fails to conform to any of the requirements of the implementing Zoning By-law, a Zoning By-law amendment shall be required". As a result, and subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned Residential Single Detached D (R1D), according to By-law 270-2004, as amended.

Variance 1 is to permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.05 metres (3.44 ft.) of the side lot line whereas the By-law requires a minimum unencumbered side yard width of 1.2 metres (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit. The intent of the By-law in requiring an unobstructed 1.2 metres (3.94 ft.) path of travel to the primary entrance of a second unit is to ensure that there is sufficient area to act as the primary access to a second unit for both everyday and emergency purposes.

The variance is required to allow the existing at grade entrance door which was originally built by the builder of the dwelling, to be used as the primary entrance for a second unit situated in the basement. The requested variance proposes a reduction of 15 centimetres (5.90 inches) to the path of travel which is reflective of the side yard setback on the property. The proposed reduced path of travel is anticipated to provide sufficient access to the entrance of the second unit. The requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 2 is to permit 0.15m (0.49 ft.) of permeable landscaping along the side lot line whereas the By-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and

the side lot line. Variance 2 is required for the existing hard landscaping path of travel to the side entrance which was identified by staff following a site inspection.

The intent of the By-law in requiring a minimum permeable landscape strip along the lot line is to ensure that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted. Staff have reviewed the variance and the reduced permeable landscape strip along the lot line is not anticipated to negatively impact drainage on the subject property and adjacent properties. A condition of approval is recommended so that drainage on adjacent properties shall not be adversely affected. The requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

### 3. Desirable for the Appropriate Development of the Land

Variance 1 is requested to facilitate the registration of a second unit within the existing residential dwelling. An existing at grade side entrance is proposed to provide primary access to the second unit and requires a minimum unencumbered side yard width of 1.2 metres to be provided as a path of travel from the front yard to the entrance for a second unit. The proposed reduction to the path of travel of 15 centimetres (5.90 inches) is minor and is not considered to have significant functional impact. It will allow for a path of travel that provides sufficient access to the entrance of the second unit. The requested variance is considered to be desirable for the appropriate development of the land.

Variance 2 is requested to allow the existing 0.15m (0.49 ft.) of permeable landscaping along the side lot line. The existing hard landscaping strip is situated along the side lot line and extends along the driveway from the street to the rear yard. A condition of approval is recommended that the existing municipal curb depression shall not be widened in the area of the extended driveway width. Subject to the recommended conditions, the requested variance is considered to be desirable for the appropriate development of the land.

### 4. Minor in Nature

The variance to permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.05m (3.44 ft.) of the side lot line will accommodate an entrance to a second unit with a reduced path of travel. The variance to permit 0.15m (0.49 ft.) of permeable landscaping along the side lot line is requested for an existing hard landscaping treatment extending along the driveway from the street to the rear yard. The proposed variances are nominal in nature and are not anticipated to negatively impact the provision of area to be used as the path of travel or affect the drainage on the property. The requested variances are considered to be minor in nature.

Respectfully Submitted,

François Hémon-Morneau

François Hémon-Morneau, Planner I



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **BHUPINDER TURNA AND AMANDEEP TURNA** 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 Part of Lot 5, Concession 3 WHS municipally known as **8871 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

**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: YES

File Number: \_\_\_\_\_  
File Number: B-2021-0004

The Committee of Adjustment has appointed **TUESDAY, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

**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**

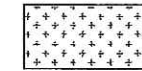
DATED at Brampton Ontario, this 14th day of May 20, 2021.

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:

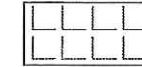
Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall, 2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



NOTE :THE MAXIMUM  
INTERIOR GARAGE WIDTH  
WILL NOT BE EXCEED 50% OF  
THE DWELLING UNIT WIDTH.

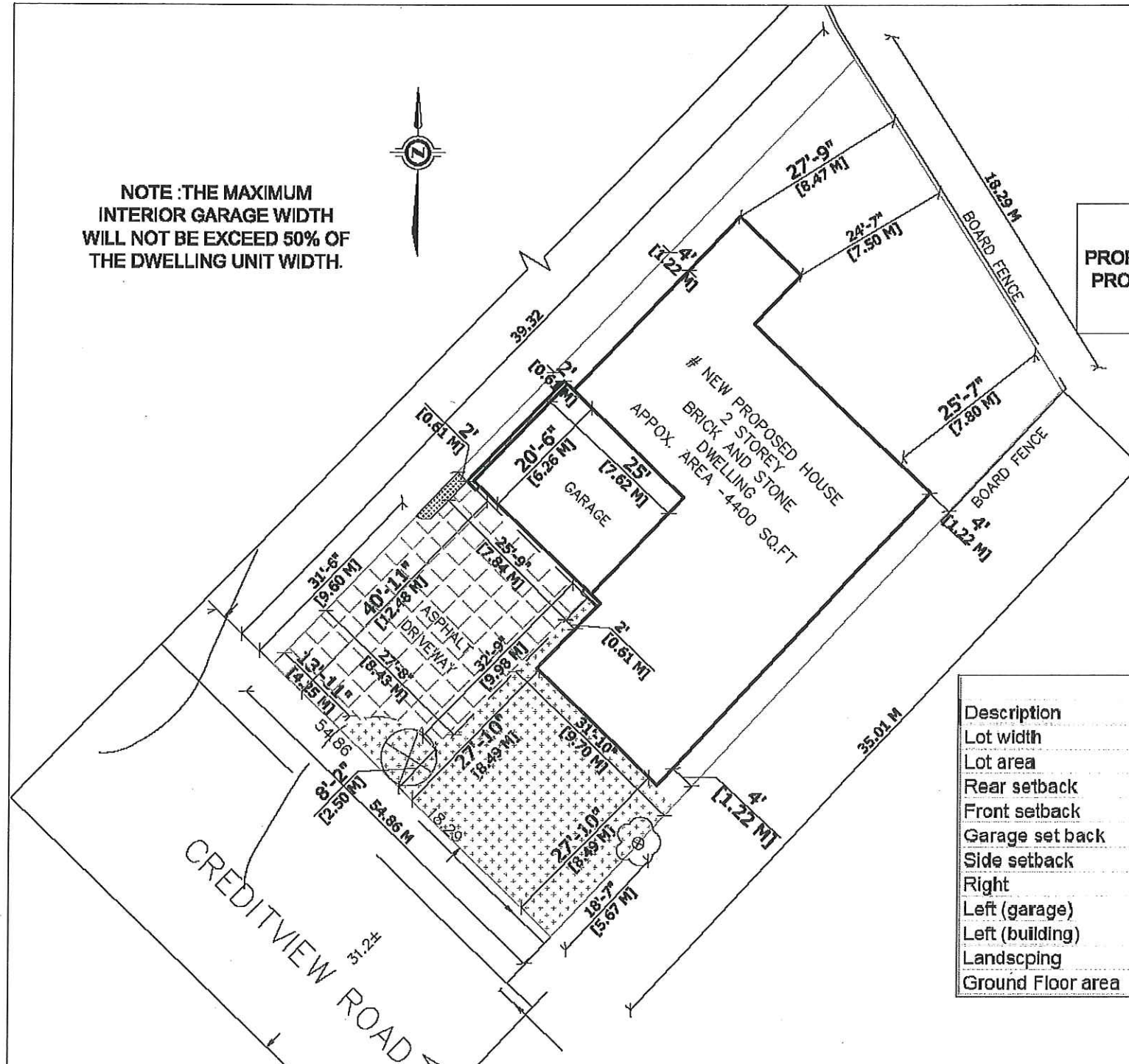


PROPOSED  
LANDSCAPE AREA



PROPOSED ASPHALT  
DRIVEWAY

FRONT AREA = 2050.00 SQ.FT ( 190.45 SQ.M)  
PROPOSED LANDSCAPE AREA = 1025.00 SQ.FT (95.22 SQ.M)  
PROPOSED DRIVEWAY AREA = 1025.00 SQ.FT (95.22 SQ.M)  
PERCENTAGE = 49.99 %



Severed Lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m		18.29 m
Lot area	4000 sq.m		668.316 sq.m
Rear setback	15.00 m		7.50 m
Front setback	12.00 m		8.49 m
Garage set back			12.48 m
Side setback	7.50 m		
Right			1.22 m
Left (garage)			0.61m
Left (building)			1.22 m
Landscaping	70%		
Ground Floor area	115 sq.m		219.22 sq.m

Released for Building Permit

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.

ALL DIMENSIONS AND SPACING NOTATIONS ARE TO THE PROPERTY OF CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL REVIEWED BY THE CONSULTANT.

DRAWING ARE NOT TO BE REPRODUCED.

LEGENDS:-

No.	Rev/Date/Issue	Date

Firm Name and Address

AMERICAN ENGINEERING AND CONSULTANCY INC.  
3000 CREDITVIEW RD.  
SUITE 100, MISSISSAUGA, ONT.  
L4Y 4G8  
TEL: 905-884-4338  
www.americaneng.com

Project Name and Address

6871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0G8

Drawing Title

SEVERED LOT SITE PLAN

Project	Sheet
6871 CREDITVIEW RD	A 102
Date	01/15/2024
Scale	1/8" = 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 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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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

May 12, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
BHUPINDER TURNA AND AMANDEEP TURNA  
PART OF LOT 5, CONCESSION 3 WHS  
A-2021-0103 – 8871 CREDITVIEW ROAD  
WARD 4**

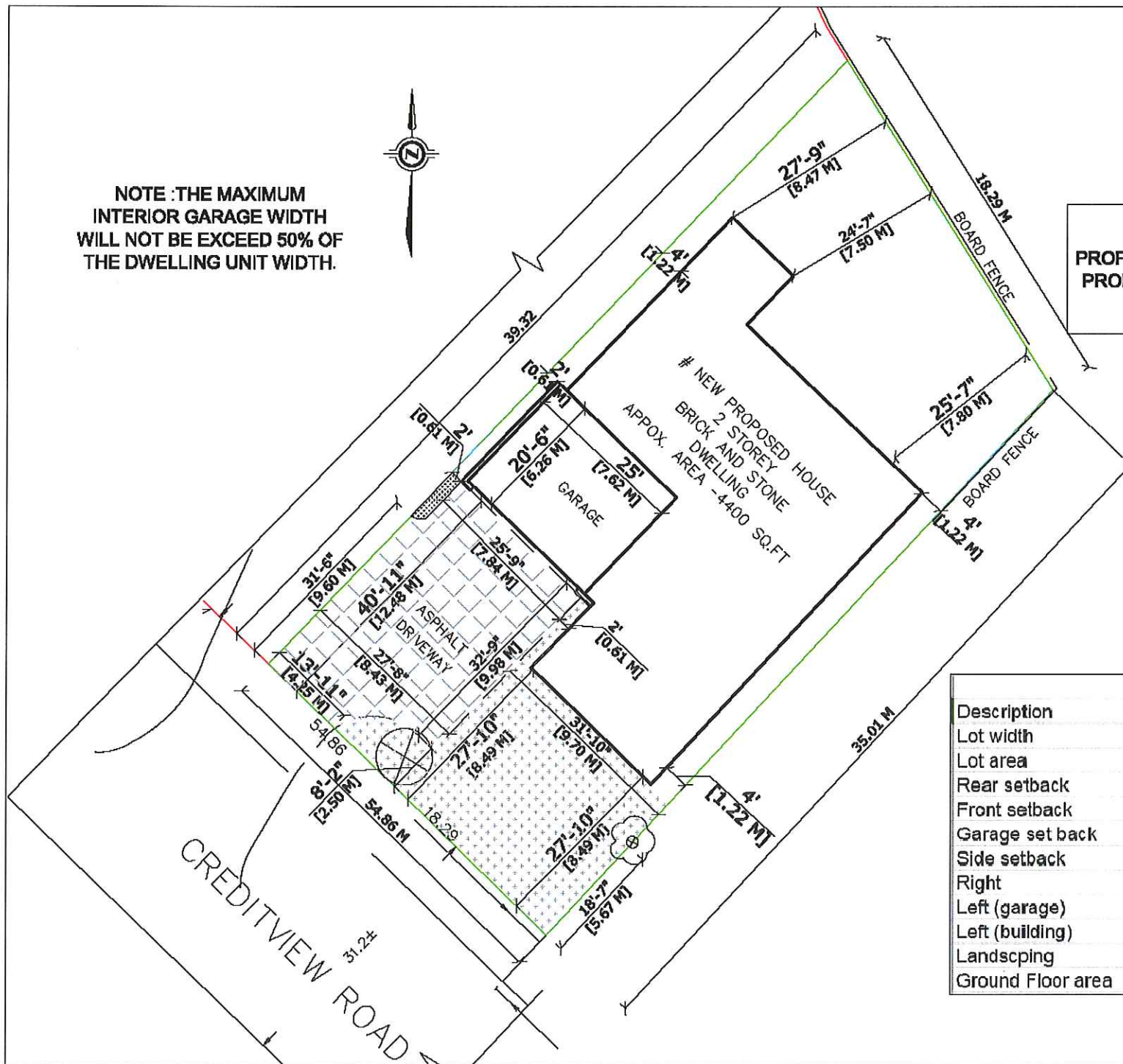
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Please **amend** application **A-2021-0103** to reflect the following:

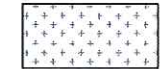
1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

  
Applicant/Authorized Agent





NOTE :THE MAXIMUM INTERIOR GARAGE WIDTH WILL NOT BE EXCEED 50% OF THE DWELLING UNIT WIDTH.



PROPOSED LANDSCAPE AREA



PROPOSED ASPHALT DRIVEWAY

FRONT AREA = 2050.00 SQ.FT ( 190.45 SQ.M)  
 PROPOSED LANDSCAPE AREA = 1025.00 SQ.FT (95.22 SQ.M)  
 PROPOSED DRIVEWAY AREA = 1025.00 SQ.FT (95.22 SQ.M)  
 PERCENTAGE = 49.99 %

Severed Lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m		18.29 m
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Rear setback	15.00 m		7.50 m
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Garage set back			12.48 m
Side setback	7.50 m		
Right			1.22 m
Left (garage)			0.61m
Left (building)			1.22 m
Landscape	70%		
Ground Floor area	115 sq.m		219.22 sq.m

General Notes

RELEASED FOR BUILDING PERMIT  
 \* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.  
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 \* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNITS ISSUED BY THE CONSULTANT.  
 \* DIMENSIONS ARE NOT TO BE EQUALS.

LEGENDS:-

No.	Revision/Amend	Date

Firm Name and Address  
 ARS ENGINEERING AND CONSULTANCY INC.  
 8000 CREDITVIEW ROAD  
 #100, MISSISSAUGA, ON,  
 L4Y 4B6  
 905 664 4300  
 arse@arsinc.com

Project Name and Address  
 6871 CREDITVIEW RD  
 BRAMPTON, ON  
 L6Y 0G8

Drawing Title  
 SEVERED LOT SITE PLAN

Project 6871 CREDITVIEW RD	Sheet A 102
Date 07/3/2021	
Scale N.T.S.	



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

FILE NUMBER: A-2021-0103

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)

BHUPINDER TURNA,AMANDEEP TURNA

Address

8871 CREDITVIEW ROAD, BRAMPTON, ON

L6Y 0G8

Phone #

416-818-0194

Fax #

Email

turnasvilla@gmail.com

2.

Name of Agent

ARPANA SAINI

Address

UNIT # 138, 2960 DREW ROAD,

MISSISSAUGA, ON, L4T 0A5

Phone #

647-545-0001

Fax #

Email

permits@ambee.ca

3.

Nature and extent of relief applied for (variances requested):

LOT WIDTH

- 18.29 M

LOT AREA

- 668.31 SQ.M

REAR SETBACK

- 7.50 M

FRONT SET BACK

- 8.49 M

GARAGE SETBACK

- 12.48 M

RIGHT SIDE SET BACK-

1.22M

LEFT SIDE SETBACK(GARAGE)

- 0.61 M

LEFT SIDE SETBACK (BUILDING )

- 1.22 M

4.

Why is it not possible to comply with the provisions of the by-law?

THE PROPOSED SEVERED LOT WILL NOT MEET THE MINIMUM ZONING BY LAW REQUIREMENTS.

5.

Legal Description of the subject land: Lot Number 5

Plan Number/Concession Number

3 W.H.S

Municipal Address

8871 CREDITVIEW ROAD(SEVERED)

6.

Dimension of subject land (in metric units)

Frontage

18.29 M

Depth

35.01M,39.32 M

Area

668.31 SQ.M

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.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BUILDING AREA - 223.83 SQ.M

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 \_\_\_\_\_  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

PROPOSED

Front yard setback 8.49 M  
Rear yard setback 7.50 M  
Side yard setback 1.22 M  
Side yard setback 0.61 M

10. Date of Acquisition of subject land: JUNE,2012
11. Existing uses of subject property: RESIDENCIAL
12. Proposed uses of subject property: RESIDENCIAL
13. Existing uses of abutting properties: RESIDENCIAL
14. Date of construction of all buildings & structures on subject land: PROPOSED 2021
15. Length of time the existing uses of the subject property have been continued: 0
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 # B-2021-0064 Status CONCURRENT

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 _____

ARPANA

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 22<sup>nd</sup> DAY OF APRIL, 2021.

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, Arpana Saini, OF THE TOWN OF Acron  
IN THE REGION OF HATTON HILLS 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

Perth THIS 20<sup>th</sup> DAY OF April, 2021.

April Dela Cerna  
A Commissioner etc.

Arpana Saini  
ARPANA SAINI  
Signature of Applicant or Authorized Agent  
April Dela Cerna, a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

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

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

Agricultural

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

[Signature]  
Zoning Officer

May 3, 2021  
Date

DATE RECEIVED

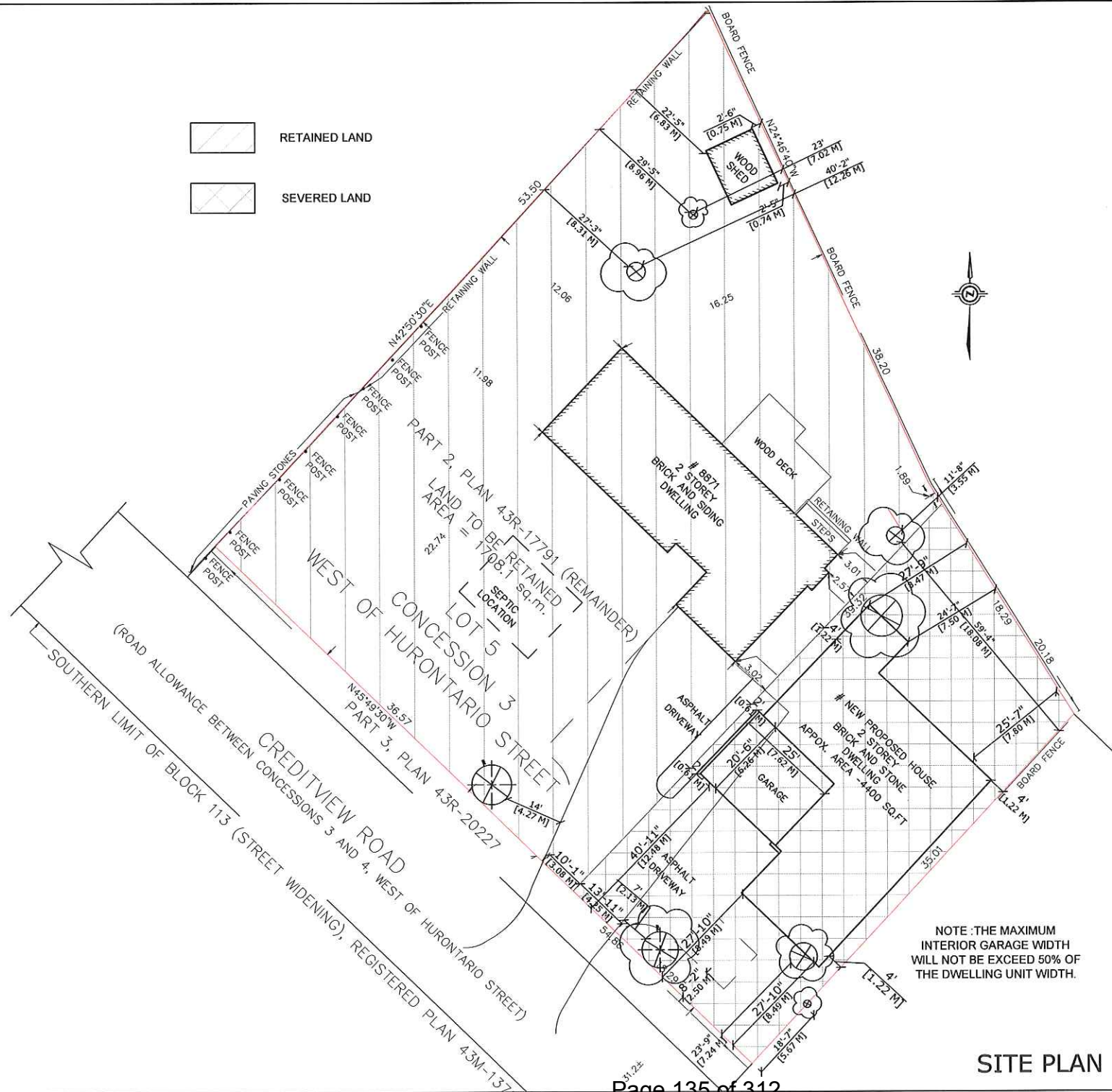
April 28, 2021

Date Application Deemed Complete by the Municipality

MAY 3, 2021

Revised 2020/01/07





SITE PLAN

General Notes

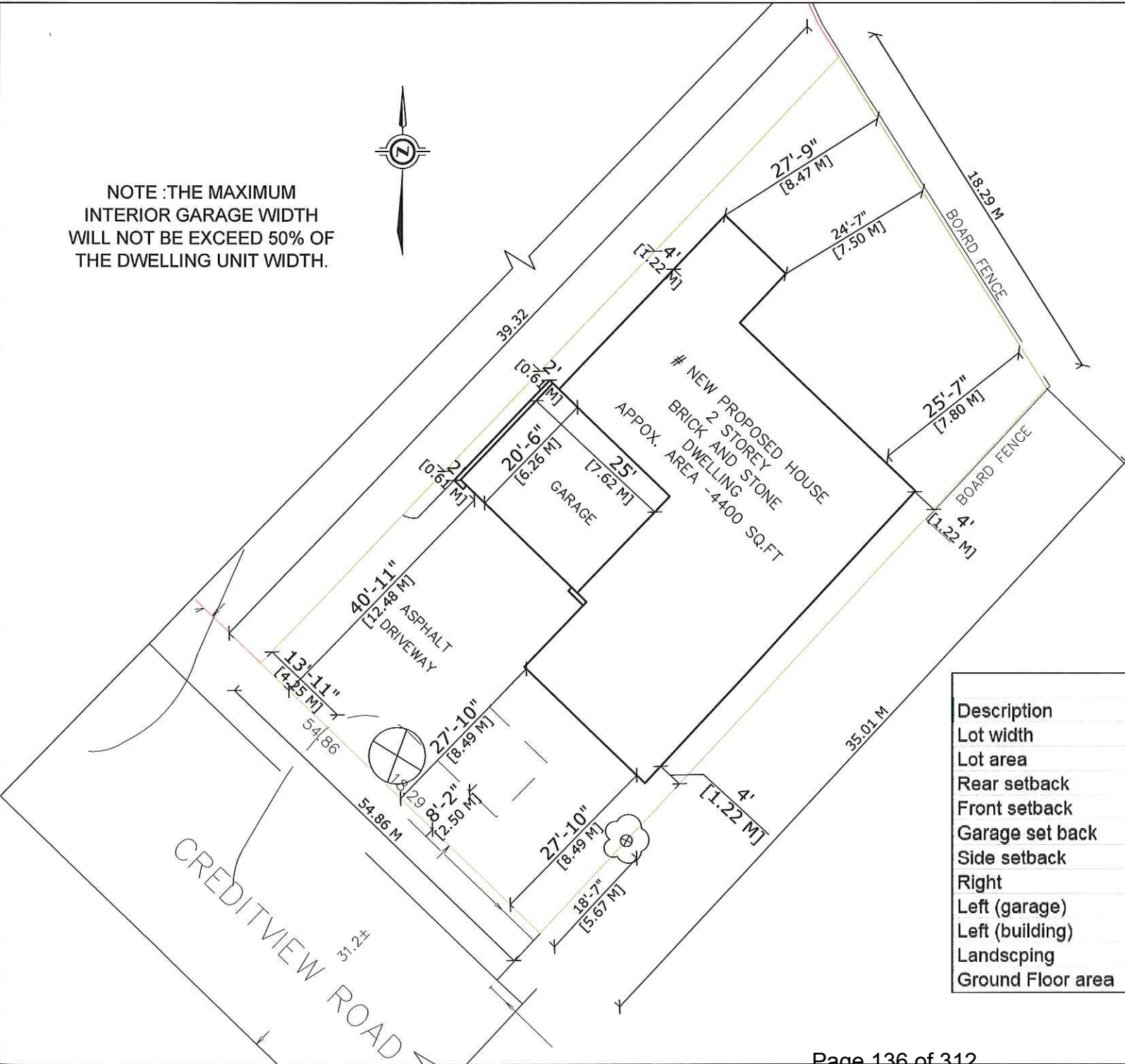
RELEASED FOR BUILDING PERMIT  
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\* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date
Firm Name and Address		
AMBE ENGINEERING AND CONSULTANCY INC. 2955 DREW ROAD #138, MISSISSAUGA, ON, L4Y 0B5 905.945.4329 permits@ambe.ca		
Project Name and Address		
8871 CREDITVIEW RD BRAMPTON, ON L6Y 0G8		
Drawing Title		
SITE PLAN		
Project		Sheet
8871 CREDITVIEW RD		
Date		
4/22/2021		
Scale		A 100
1/15		



NOTE :THE MAXIMUM  
INTERIOR GARAGE WIDTH  
WILL NOT BE EXCEED 50% OF  
THE DWELLING UNIT WIDTH.



Severed Lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m		18.29 m
Lot area	4000 sq.m		668.316 sq.m
Rear setback	15.00 m		7.50 m
Front setback	12.00 m		8.49 m
Garage set back			12.48 m
Side setback	7.50 m		
Right			1.22 m
Left (garage)			0.61m
Left (building)			1.22 m
Landscping	70%		38.49%
Ground Floor area	115 sq.m		219.22 sq.m

General Notes

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LEGENDS:-

No.	Revision/Issue	Date
Firm Name and Address		
AMBEE ENGINEERING AND CONSULTANCY INC. 2960 DREW ROAD #138, MISSISSAUGA, ON, L4Y 0B5 905.565.4329 permits@ambee.ca		
Project Name and Address		
8871 CREDITVIEW RD BRAMPTON, ON L6Y 0G8		
Drawing Title		
SEVERED LOT SITE PLAN		
Project	Sheet	
8871 CREDITVIEW RD	A 102	
Date		
4/22/2021		
Scale	NTS	



General Notes

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\* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMREE ENGINEERING AND CONSULTANCY INC.  
2950 DREW ROAD  
#134, MISSISSAUGA, ON,  
L4Y 0G8  
905 965-4329  
permits@amree.ca

Project Name and Address

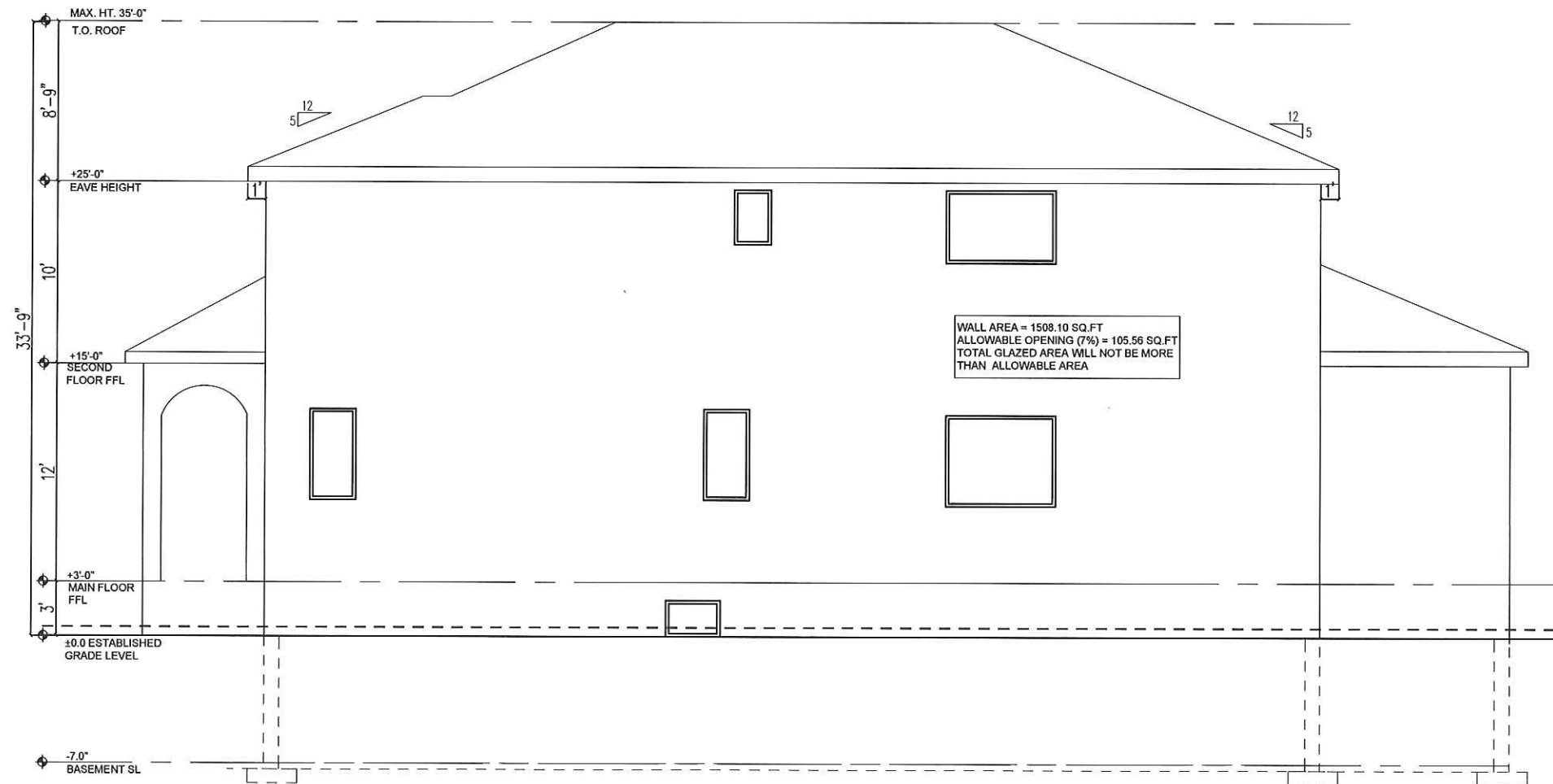
8871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0G8

Drawing Title

FRONT ELEVATION

Project	Sheet
6871 CREDITVIEW RD	A 103
Date: 4/27/2021	
Scale: NTS	





General Notes

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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address

AMBEE ENGINEERING AND CONSULTANCY INC.

2960 DREW ROAD

#118, MISSISSAUGA, ON,

M7 0B5

905.965.4329

permits@ambec.ca

Project Name and Address

8871 CREDITVIEW RD

BRAMPTON, ON

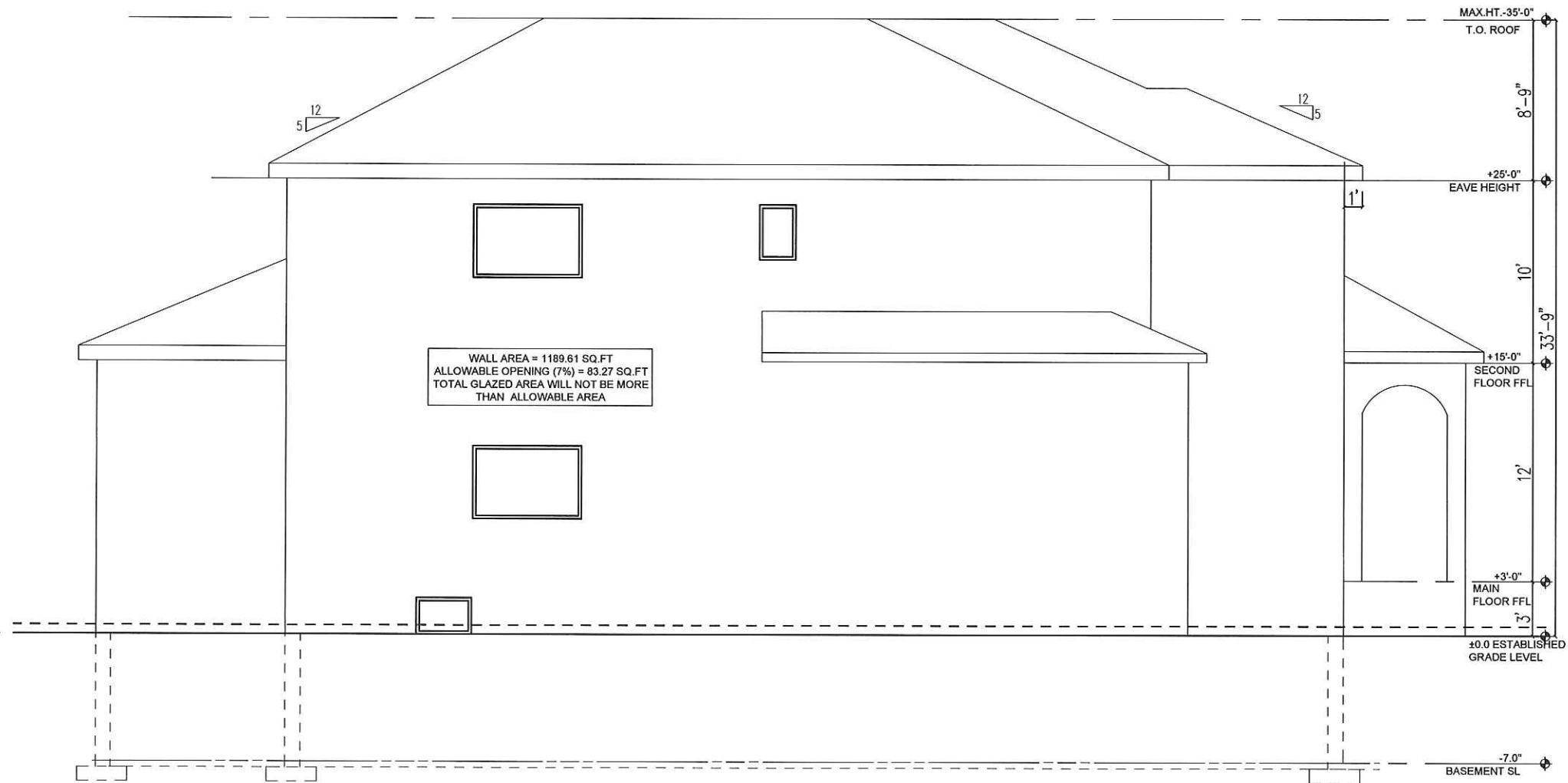
L6Y 0G8

Drawing Title

RIGHT SIDE ELEVATION

Project	8871 CREDITVIEW RD	Sheet	A 104
Date	4/22/2021		
Scale	NTS		





# General Notes

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## LEGENDS:-

No.	Revision/Issue	Date
Firm Name and Address AMBEE ENGINEERING AND CONSULTANCY INC. 2360 CREW ROAD #138, MISSISSAUGA, ON, L4Y 0G8 905.565.4329 permits@ambec.ca		
Project Name and Address 8871 CREDITVIEW RD BRAMPTON, ON L6Y 0G8		
Drawing Title LEFT SIDE ELEVATION		
Project 8871 CREDITVIEW RD	Sheet A 105	
Date 4/22/2021		
Scale NTS		

**Filing Date:** May 2, 2021

**Hearing Date:** June 1, 2021

**File:** B-2021-0004, A-2021-0103, and A-2021-0104

**Owner/  
Applicant:** Bhupinder Turna & Amandeep Turna

**Address:** 8871 CREDITVIEW ROAD

**Ward:** 4

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendation:**

That Applications B-2021-0004, A-2021-0103, and A-2021-0104 be deferred no later than the last hearing of July 2021.

---

**Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

**Background:**

The consent application (B-2021-0004) was originally submitted in January 2021 to facilitate the severance of the subject property. The applicant was advised by City Staff that two additional Minor Variance applications would be required to facilitate the development of both severed and retained parcels.

- **Official Plan:** The subject property is designated '**Residential**' in the Official Plan;
- **Secondary Plan:** The subject property is designated '**Executive Residential**' in the Credit Valley Secondary Plan Area 45;
- **Zoning By-law:** The subject property is zoned '**Agricultural (A)**' according to By-Law 270-2004, as amended.

**Requested Severance:**

The applicant is requesting the following severance:



The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

### A-2021-0103 Requested Variance:

The applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

### A-2021-0104 Requested Variance:

The applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.



### Current Situation:

It has been identified through the review by staff that there is a requirement for a mutual access easement. As a result of the proposed shared driveway, a registration of a mutual access easement is required for the shared access for both severed and retained lots. The applicant is advised to submit revised drawings demonstrating the mutual access easement and a letter amending the consent application to reflect the proposed easement. Further, a discrepancy for variance #3 of application A-2021-0104 was identified between the wording of the variance and the sketch shown on the public notice.

Staff recommend a deferral of the application in order to allow the above noted issues to be resolved.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



## Myers, Jeanie

**From:** Hali Harry-Paul  
**Sent:** 2021/05/31 10:04 AM  
**To:** Myers, Jeanie; City Clerks Office  
**Cc:** 'Raj Harry-Paul'; 'MARIA BRITTO'  
**Subject:** [EXTERNAL]Submission of Concerns regarding Committee of Adjustment Applications

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good morning, Jeanie,

Further to our discussion last week, we submit our concerns to the Committee of Adjustment regarding:

Application # **A-2021-0103** (Minor variance)  
Application # **A-2021-0104** (Minor variance)  
Application # **B-2021-0004** (Application for Consent)

My husband – Rajesh Harry-Paul and I, as owners of the property at 142 Lloyd Sanderson Drive, directly behind the area being requested to be severed from 8871 Creditview Road, are seeking a **full refusal** of these applications. Our refusal is based on the following concerns:

- 1) The plans for this build were not based on a proper survey, and in their current state, **include our property**;
- 2) The rear yard setback requested in the variance, even if based on a proper survey, is **half the current minimum** requirement;
- 3) The side yard setback requested in the variance is **1/10** of what it should be in places – and I also believe the side yard survey also includes some of the neighbour's yard – we request that is reviewed by the committee
- 4) The new build being proposed (4400 sq ft), is almost **1.5 times** the size of our home, creating a feeling of being overwhelmed by this new structure – made even more significant by the shortened setback;
- 5) In order to build this new structure, every tree on that portion of the lot will need to be removed; destroying a tremendous amount of welcome shade and natural air and noise pollution reduction, and untold environmental impacts;
  - a. These are very large, mature trees that have a major part in the immediate ecosystem;
  - b. There are currently no applications to remove or injure these trees, filed with the City's Tree Preservation By-Law office – we insist this be reviewed;
- 6) Adding to the negative effects from the reduction of shade, the new structure would also create a reflection of the day's sun onto our home, for a significant amount of time each day (creating an oven-effect);
- 7) We purchased this particular home and lot, based on this specific location, and unique setting – this creates a tremendous change in the way our home feels.

Our recommendation, as stated above, is to fully refuse these proposed applications. If these applications are allowed to move forward, the resulting changes would significantly alter many elements of the neighbourhood. We recommend they seek approval to demolish and build a new structure where their current house sits. We are very passionate about ensuring this area remains as is, and will maintain our stance on this issue. Thank you for accepting these concerns on our behalf.

Sincerely,

Hali & Raj Harry-Paul





#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **BHUPINDER TURNA AND AMANDEEP TURNA** 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 Part of Lot 5, Concession 3 WHS municipally known as **8871 CREDITVIEW ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.

#### 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: YES

File Number: \_\_\_\_\_  
File Number: B-2021-0004

The Committee of Adjustment has appointed **TUESDAY, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

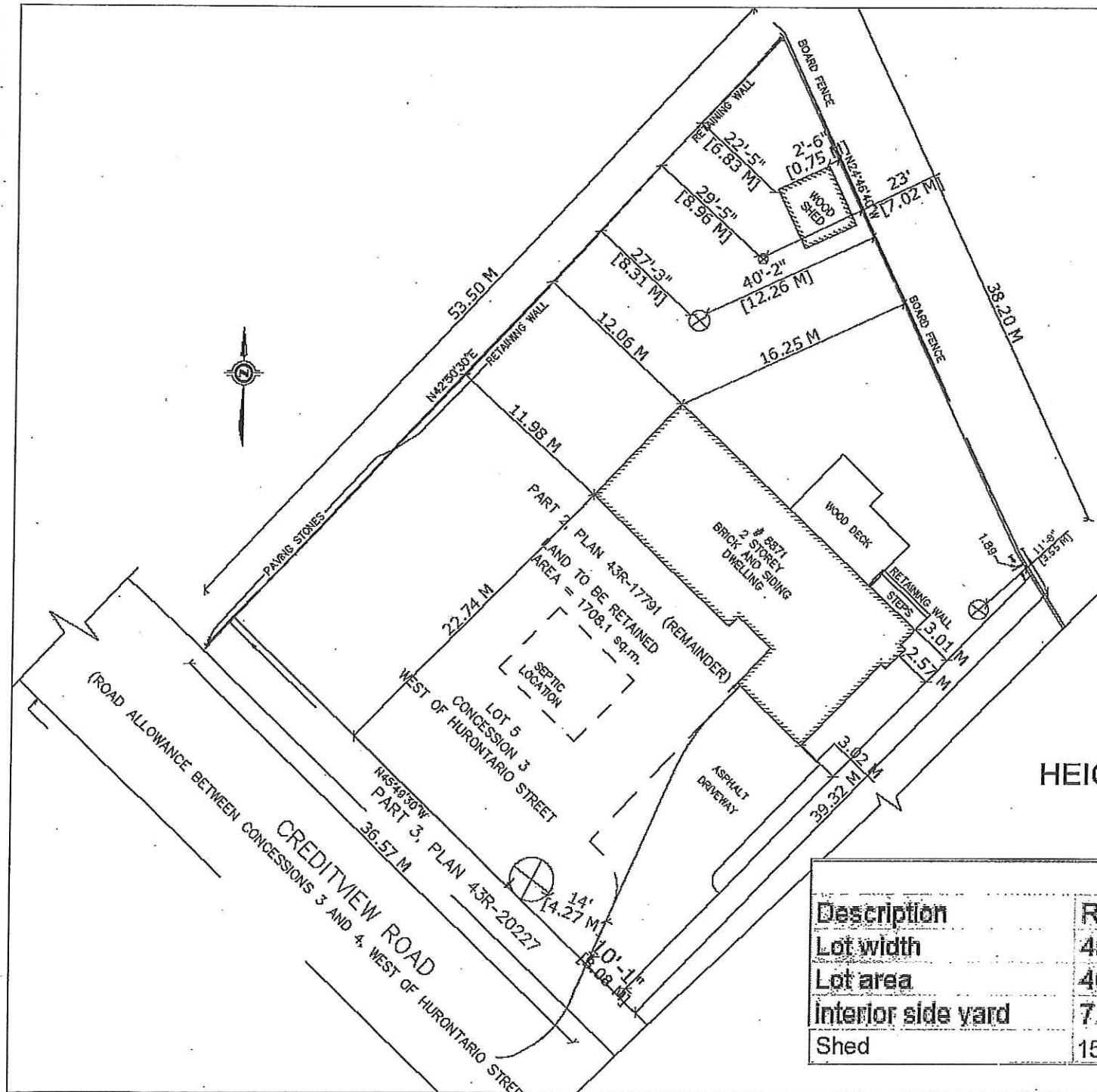
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 14th day of May 20, 2021.

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)



HEIGHT OF THE WOOD SHED = 2.40 M

Retained lot			
Description	Required	Existing	Proposed
Lot width	45.00 m	54.74 m	36.57 m
Lot area	40000 sq.m	2367.21sq.m	1706.71 sq.m
Interior side yard	7.50 m	20.94 m	3.02 m
Shed	15m2 max	16.27m2	

**Drawings**

RELEASED FOR BUILDING PERMIT

\* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING

\* ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE OBSERVED AT THE COMPLETION OF WORK

\* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT

\* DRAWINGS ARE NOT TO BE RE-SIZED

**LEGENDS:-**

No	Revising/Issue	Date

Plan Name and Address

8871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0S8

Project Name and Address

8871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0S8

Drawing Title

RETAINED LOT SITE PLAN

Project	Sheet
8871 CREDITVIEW RD	A 101
DATE	
SCALE	



**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 Committees 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, May 27, 2021.**
- 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, May 28, 2021.**
  - 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, May 28, 2021.** 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

May 12, 2021


To: Committee of Adjustment

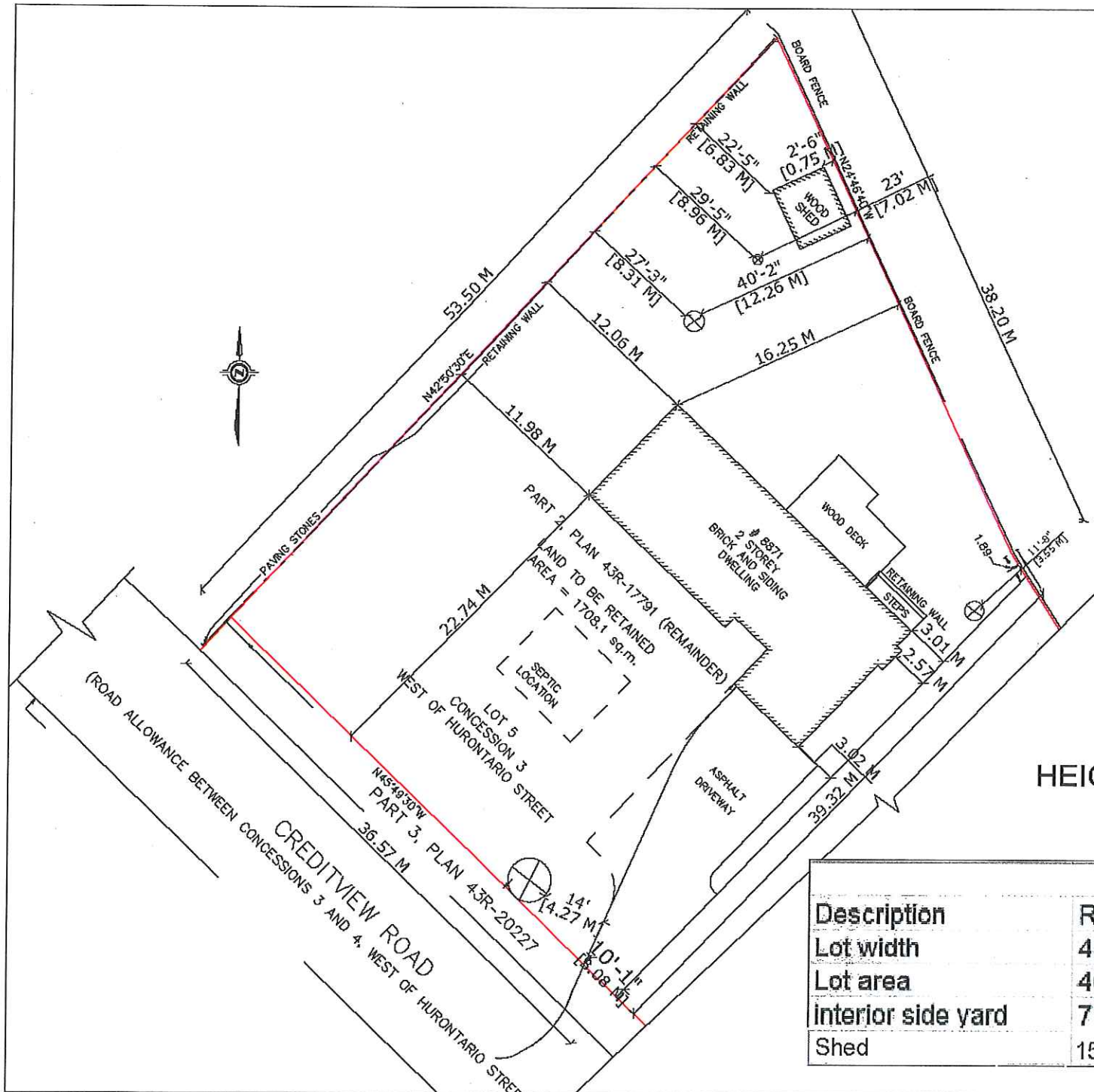
**RE: APPLICATION FOR MINOR VARIANCE  
BHUPINDER TURNA AND AMANDEEP TURNA  
PART OF LOT 5, CONCESSION 3 WHS  
A-2021-0104 – 8871 CREDITVIEW ROAD  
WARD 4**

---

Please **amend** application **A-2021-0104** to reflect the following:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.

  
\_\_\_\_\_  
Applicant/Authorized Agent



HEIGHT OF THE WOOD SHED = 2.40 M

Retained lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m	54.74 m	36.57 m
Lot area	40000 sq.m	2367.21sq.m	1706.71 sq.m
Interior side yard	7.50 m	20.94 m	3.02 m
Shed	15m2 max	16.27m2	

General Notes

RELEASED FOR BUILDING PERMIT

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\* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT

\* DRAWINGS ARE NOT TO BE SCALED

LEGENDS:-

No	Revisions/Issue	Date

Firm Name and Address

ALISTE ENGINEERING AND CONSULTANCY INC  
2416 DREW ROAD  
ALISTE HURONTARIO ON  
N6Y 0S5  
416 416 4274  
permits@aliste.ca

Project Name and Address

8871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0S8

Drawing Title

RETAINED LOT SITE PLAN

Project	Sheet
8871 CREDITVIEW RD	A 101
Date	
4/11/2021	
Role	
HI 3	

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0104

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)** BHUPINDER TURNA, AMANDEEP TURNA  
**Address** 8871 CREDITVIEW ROAD, BRAMPTON, ON, L6Y 0G8

**Phone #** 416-818-6194 **Fax #** \_\_\_\_\_  
**Email** turnaswife@gmail.com

2. **Name of Agent** ARPANA SAINI  
**Address** UNIT # 138, 2960 DREW ROAD,  
MISSISSAUGA, ON, L4T 0A5

**Phone #** 647-545-9091 **Fax #** \_\_\_\_\_  
**Email** permits@ambee.ca

3. **Nature and extent of relief applied for (variances requested):**

LOT WIDTH - 36.57 M  
LOT AREA - 1706.71 SQ.M  
INTERIOR SIDE YARD - 3.02 M  
LANDSCAPE - 81.22%

4. **Why is it not possible to comply with the provisions of the by-law?**

THE PROPOSED RETAINED LOT WILL NOT MEET THE MINIMUM ZONING BY LAW REQUIREMENTS.

5. **Legal Description of the subject land:**

**Lot Number** 5  
**Plan Number/Concession Number** 3 W.H.S  
**Municipal Address** 8871 CREDITVIEW ROAD (RETAINED)

6. **Dimension of subject land (in metric units)**

**Frontage** 36.57 M  
**Depth** 53.50 M, 39.32 M  
**Area** 1706.71 SQ.M

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.)

2 STOREY BRICK AND SLIDING DWELLING - 197.99 SQ.M  
ONE WOOD DECK - 33.09 SQ.M  
WOOD SHED - 16.27 SQ.M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SAME

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 22.74 M

Rear yard setback 16.25 M

Side yard setback 12.06 M

Side yard setback 20.94 M

PROPOSED

Front yard setback 22.74 M

Rear yard setback 16.25 M

Side yard setback 12.06 M

Side yard setback 3.02 M

10. Date of Acquisition of subject land: JUNE,2012
11. Existing uses of subject property: RESIDENCIAL
12. Proposed uses of subject property: RESIDENCIAL
13. Existing uses of abutting properties: RESIDENCIAL
14. Date of construction of all buildings & structures on subject land: 1970
15. Length of time the existing uses of the subject property have been continued: 50
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 # B-2021-0004 Status Concurrent

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 _____

ARPANA SAINI

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 28 DAY OF APRIL, 2021.

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, Arpana Saini, OF THE Acton OF HALTON HILLS  
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

City OF Brampton  
IN THE Region OF \_\_\_\_\_  
THIS 28<sup>th</sup> DAY OF April, 2021.  
April Dela Cerna  
A Commissioner etc.

Arpana Saini  
ARPANA SAINI  
April Dela Cerna  
a Commissioner, \_\_\_\_\_  
Province of Ontario,  
for the Corporation of the \_\_\_\_\_  
City of Brampton.  
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

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

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

Agricultural

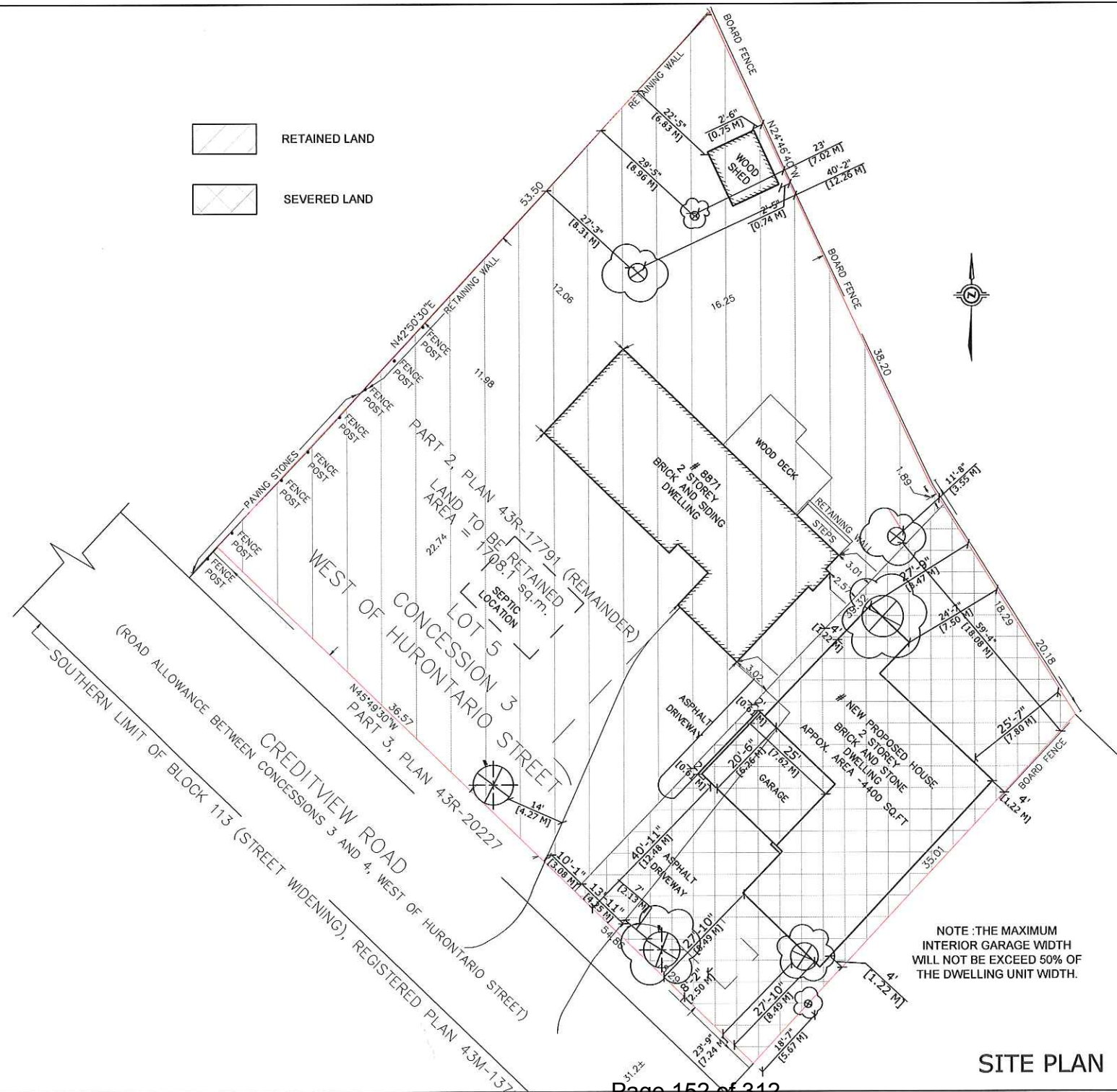
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

[Signature]  
Zoning Officer

May 3, 2021  
Date

DATE RECEIVED April 28, 2021  
Date Application Deemed Complete by the Municipality MAY 3, 2021

Revised 2020/01/07



SITE PLAN

General Notes

RELEASED FOR BUILDING PERMIT

\* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.

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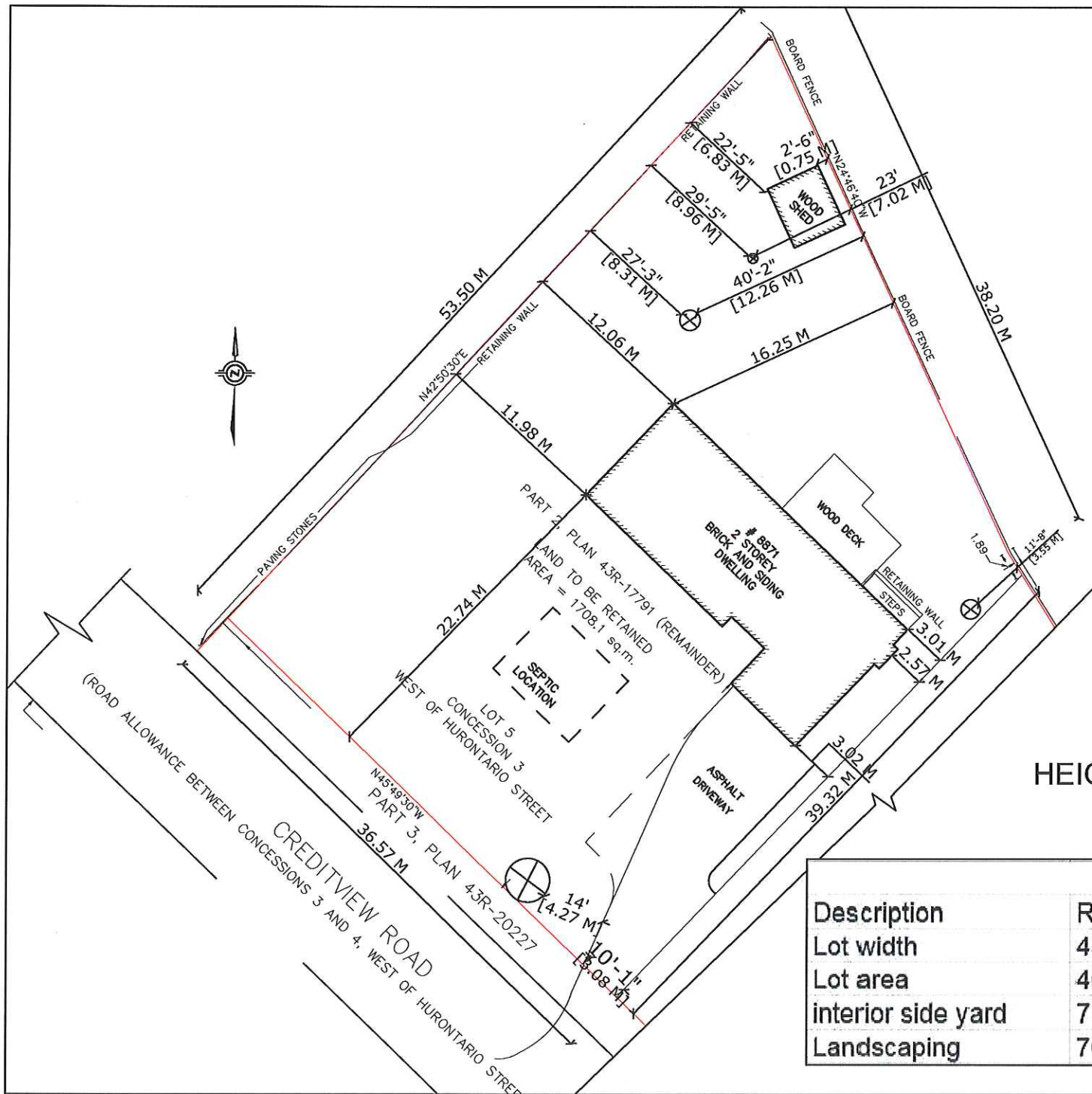
\* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.

\* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

No.	Revision/Issue	Date
Firm Name and Address		
AMBEE ENGINEERING AND CONSULTANCY INC.		
2960 DREW ROAD		
#138, MISSISSAUGA, ON,		
L6Y 0G8		
905.965.4339		
permits@ambec.ca		
Project Name and Address		
8871 CREDITVIEW RD		
BRAMPTON, ON		
L6Y 0G8		
Drawing Title		
SITE PLAN		
Project	Sheet	
8871 CREDITVIEW RD		
Date	4/22/2021	A 100
Scale	NTS	





HEIGHT OF THE WOOD SHED = 2.40 M

Retained lot			
Description	Required	Existing.	Proposed
Lot width	45.00 m	54.74 m	36.57 m
Lot area	40000 sq.m	2367.21sq.m	1706.71 sq.m
interior side yard	7.50 m	20.94 m	3.02 m
Landscaping	70%		81.22%

General Notes

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LEGENDS:-

No	Revision/Issue	Date

Firm Name and Address

AMBER ENGINEERING AND CONSULTANCY INC.

2963 DREW ROAD

#138, MISSISSAUGA, ON,

L4Y 0B8

905.965.4329

permits@amber.ca

Project Name and Address

8871 CREDITVIEW RD

BRAMPTON, ON

L6Y 0G8

Drawing Title

RETAINED LOT SITE PLAN

Project	Sheet
6871 CREDITVIEW RD	A 101
Date	4/27/2021
Scale	NTS



# General Notes

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## LEGENDS:-

No	Revision/Issue	Date

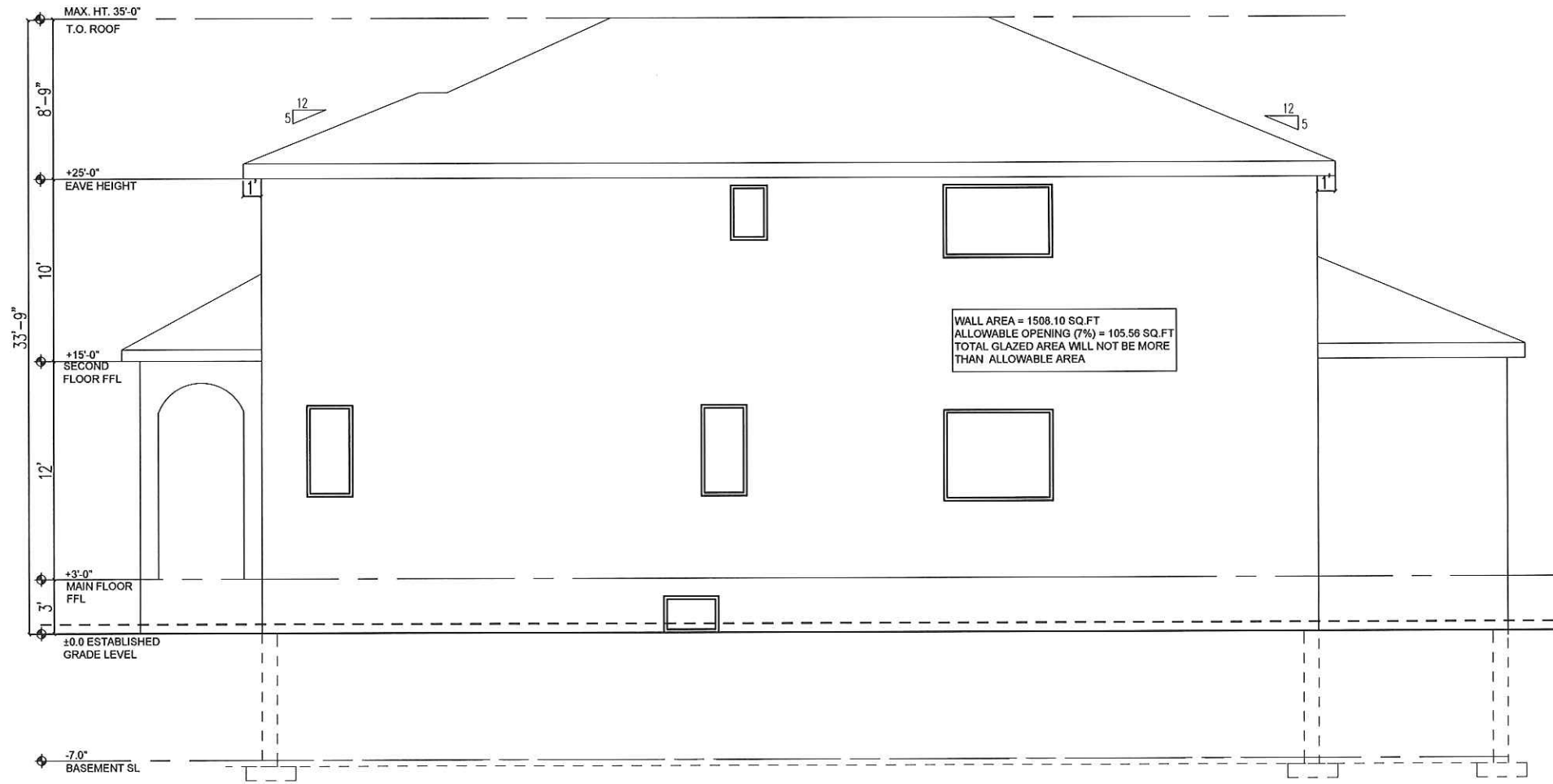
Firm Name and Address  
 AMBEE ENGINEERING AND CONSULTANCY INC.  
 2960 DREW ROAD  
 #135, MISSISSAUGA, ON,  
 L4W 1G5  
 905.965.4229  
 permits@ambec.ca

Project Name and Address  
 8871 CREDITVIEW RD  
 BRAMPTON, ON  
 L6Y 0G8

Drawing Title  
 FRONT ELEVATION

Project 8871 CREDITVIEW RD	Sheet
Date 4/27/2021	A 103
Scale N.T.S.	





General Notes

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**LEGENDS:-**

No.	Revision/Issue	Date

Firm Name and Address

ANBEE ENGINEERING AND CONSULTANCY INC.  
2340 DREW ROAD  
#118, MISSISSAUGA, ON,  
L4Y 0B5  
905.905.4329  
permits@anbee.ca

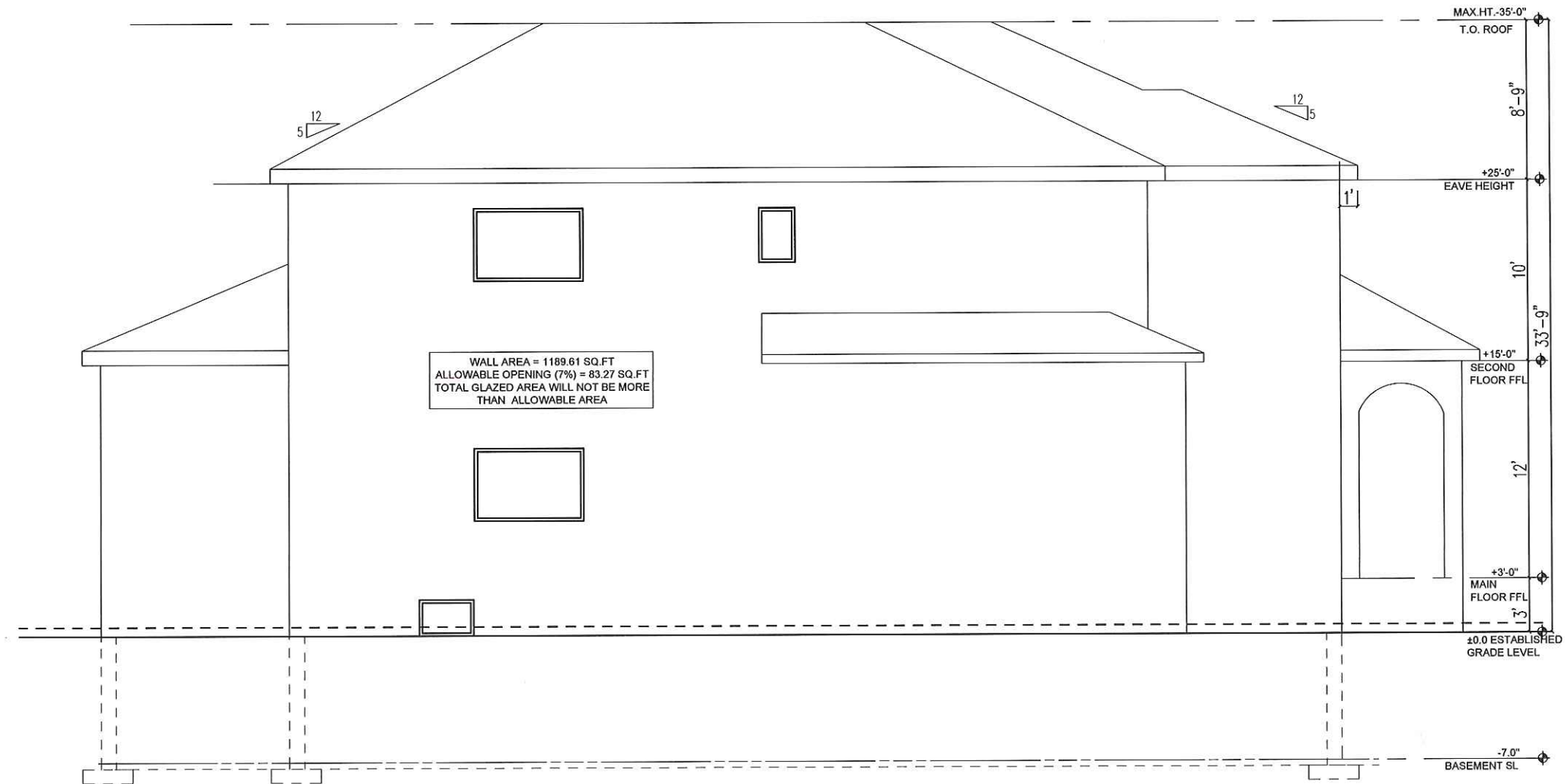
Project Name and Address

8871 CREDITVIEW RD  
BRAMPTON, ON  
L6Y 0G8

Drawing Title

RIGHT SIDE ELEVATION

Project	Sheet
8871 CREDITVIEW RD	A 104
Date 4/22/2021	
Scale N.T.S.	



General Notes

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LEGENDS:-

No.	Revision/Issue	Date

Firm Name and Address  
 AMBEE ENGINEERING AND CONSULTANCY INC.  
 2960 DREW ROAD  
 #138, MISSISSAUGA, ON,  
 L4Y 0B5  
 905.655.4329  
 permits@ambec.ca

Project Name and Address  
 8871 CREDITVIEW RD  
 BRAMPTON, ON  
 L6Y 0G8

Drawing Title  
 LEFT SIDE ELEVATION

Project 8871 CREDITVIEW RD	Sheet
Date 4/22/2021	A 105
Scale NTS	

**Filing Date:** May 2, 2021

**Hearing Date:** June 1, 2021

**File:** B-2021-0004, A-2021-0103, and A-2021-0104

**Owner/  
Applicant:** Bhupinder Turna & Amandeep Turna

**Address:** 8871 CREDITVIEW ROAD

**Ward:** 4

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendation:**

That Applications B-2021-0004, A-2021-0103, and A-2021-0104 be deferred no later than the last hearing of July 2021.

---

**Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

**Background:**

The consent application (B-2021-0004) was originally submitted in January 2021 to facilitate the severance of the subject property. The applicant was advised by City Staff that two additional Minor Variance applications would be required to facilitate the development of both severed and retained parcels.

- **Official Plan:** The subject property is designated '**Residential**' in the Official Plan;
- **Secondary Plan:** The subject property is designated '**Executive Residential**' in the Credit Valley Secondary Plan Area 45;
- **Zoning By-law:** The subject property is zoned '**Agricultural (A)**' according to By-Law 270-2004, as amended.

**Requested Severance:**

The applicant is requesting the following severance:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares). The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

A-2021-0103 Requested Variance:

The applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);
4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

A-2021-0104 Requested Variance:

The applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.





### Current Situation:

It has been identified through the review by staff that there is a requirement for a mutual access easement. As a result of the proposed shared driveway, a registration of a mutual access easement is required for the shared access for both severed and retained lots. The applicant is advised to submit revised drawings demonstrating the mutual access easement and a letter amending the consent application to reflect the proposed easement. Further, a discrepancy for variance #3 of application A-2021-0104 was identified between the wording of the variance and the sketch shown on the public notice.

Staff recommend a deferral of the application in order to allow the above noted issues to be resolved.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I

## Myers, Jeanie

**From:** Hali Harry-Paul  
**Sent:** 2021/05/31 10:04 AM  
**To:** Myers, Jeanie; City Clerks Office  
**Cc:** 'Raj Harry-Paul'; 'MARIA BRITTO'  
**Subject:** [EXTERNAL]Submission of Concerns regarding Committee of Adjustment Applications

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good morning, Jeanie,

Further to our discussion last week, we submit our concerns to the Committee of Adjustment regarding:

Application # **A-2021-0103** (Minor variance)  
Application # **A-2021-0104** (Minor variance)  
Application # **B-2021-0004** (Application for Consent)

My husband – Rajesh Harry-Paul and I, as owners of the property at 142 Lloyd Sanderson Drive, directly behind the area being requested to be severed from 8871 Creditview Road, are seeking a **full refusal** of these applications. Our refusal is based on the following concerns:

- 1) The plans for this build were not based on a proper survey, and in their current state, **include our property**;
- 2) The rear yard setback requested in the variance, even if based on a proper survey, is **half the current minimum** requirement;
- 3) The side yard setback requested in the variance is **1/10** of what it should be in places – and I also believe the side yard survey also includes some of the neighbour's yard – we request that is reviewed by the committee
- 4) The new build being proposed (4400 sq ft), is almost **1.5 times** the size of our home, creating a feeling of being overwhelmed by this new structure – made even more significant by the shortened setback;
- 5) In order to build this new structure, every tree on that portion of the lot will need to be removed; destroying a tremendous amount of welcome shade and natural air and noise pollution reduction, and untold environmental impacts;
  - a. These are very large, mature trees that have a major part in the immediate ecosystem;
  - b. There are currently no applications to remove or injure these trees, filed with the City's Tree Preservation By-Law office – we insist this be reviewed;
- 6) Adding to the negative effects from the reduction of shade, the new structure would also create a reflection of the day's sun onto our home, for a significant amount of time each day (creating an oven-effect);
- 7) We purchased this particular home and lot, based on this specific location, and unique setting – this creates a tremendous change in the way our home feels.

Our recommendation, as stated above, is to fully refuse these proposed applications. If these applications are allowed to move forward, the resulting changes would significantly alter many elements of the neighbourhood. We recommend they seek approval to demolish and build a new structure where their current house sits. We are very passionate about ensuring this area remains as is, and will maintain our stance on this issue. Thank you for accepting these concerns on our behalf.

Sincerely,

Hali & Raj Harry-Paul





**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MUNIR FAHAD** 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 Part of Lot 5, Plan 43M-1924, Part 6, Plan 43R-1924 municipally known as **253 ROBERT PARKINSON DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 0.10m (0.33 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an existing accessory structure (shed) having a setback of 0.52m (1.70 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest 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, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

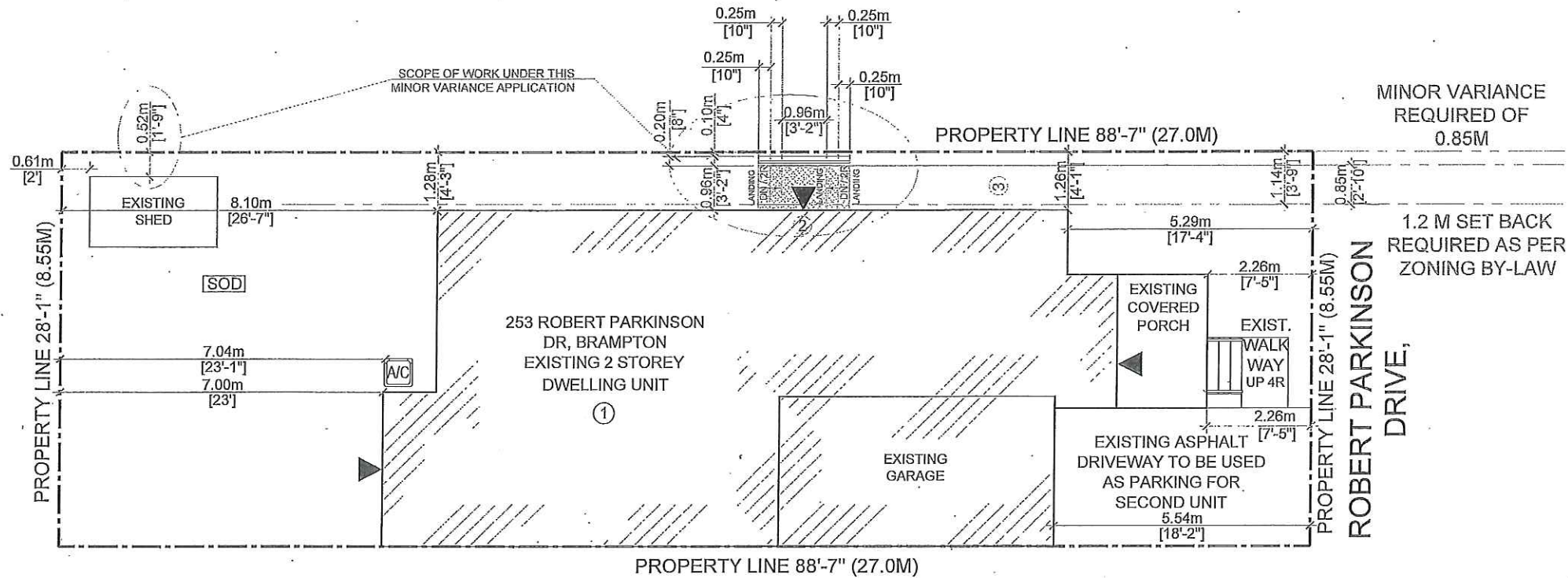
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 20th day of May, 2021.

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)



## SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③ MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMMODATE SECOND UNIT IN BASEMENT.

▲ ENTRANCE & EGRESS

RELEASED FOR BUILDING PERMIT

CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT ERRORS/OMISSIONS TO THE CONSULTANT BEFORE COMMENCEMENT.

ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.

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NO	DATE	REVISION / ISSUED
02	2021.03.17	SCHEMATIC DESIGN
01	2021.03.18	NO APPLICATION

OWNER

FAHAD MUNIR

ARCHITECT

**C Architecture**

C ARCHITECTURE  
10388 WINSTON CHURCHILL  
BLVD, HALTON HILLS  
ON L7G 4S7  
c: 647.741.5917  
e: info@c-archi.com

SEAL



FINISHED  
BASEMENT

253 ROBERT  
PARKINSON DR,  
BRAMPTON

SITE PLAN

SCALE: 1/8"=1'-0"  
DATE: 2021.03.17  
PROJECT: 21-059  
DRAWING NO:

A-01

REVISION: 00



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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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.



FILE NUMBER: A-2021-0105

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) FAHAD MUNIR

Address 253 ROBERT PARKINSON DR., BRAMPTON L7A3Y1

Phone # 905.517.0139

Fax # \_\_\_\_\_

Email fmsulari@hotmail.com

2. Name of Agent M. ARSHAD SIDDIQUI

Address 10368 WINSTON CHURCHILL BLVD. HALTON HILLS L7G4S7

Phone # 647.741.5917

Fax # \_\_\_\_\_

Email arshad@c-archi.com

3. Nature and extent of relief applied for (variances requested):

TO CONSTRUCT A FINISHED BASEMENT FOR OWNER'S USE WITH A SIDE YARD ENTRANCE AS A DIRECT ENTRY FOR BASEMENT. REQUIRED RIGHT SIDE-YARD SET-BACK IS 1.2M. ON THIS PROPERTY PRESENT SET BACK IS 1.28M ON RIGHT SIDE-YARD AND 0M ON LEFT SIDE-YARD. MINOR VARIANCE REQUESTED FOR 0.85M RELIEFING RIGHTSIDE-YARD SETBACK TO ACCOMMODATE THE 0.96M LANDING. TO COMPENSATE FOR THE SET BACK TWO ADDITIONAL RISERS OF 0.25M ARE PROPOSED TO KEEP THE CONTINUITY OF SIDE-YARD. EXISTING SHED IS AT 0.52 M FROM THE PROPERTY AS OPPOSE TO REQUIRED 0.60 M.

4. Why is it not possible to comply with the provisions of the by-law?

SINCE IT IS NOT A COMPLETE BELOW GRADE 10 RISER STAIRS AND IT HAS 2 RISERS DOWN AND UP AS PER DRAWINGS, IT PARTIALLY COMPLIES WITH CITY BY-LAWS. PROPERTY OWNERS WILL APPLY FOR FINISHED BASEMENT PERMIT AFTER GETTING MINOR VARIANCE APPLICATION APPROVED FOR PARTIAL BELOW GRADE SIDE-YARD ENTRANCE. EXISTING SHED IS A PERMANENT STRUCTURE AND WILL BE DIFFICULT TO MOVE IT 0.8 M WITHOUT DAMAGING IT. THUS INCLUDING THAT IN THIS MINOR VARIANCE.

5. Legal Description of the subject land:

Lot Number 5 - PART 6

Plan Number/Concession Number 43M-1924

Municipal Address 253 ROBERT PARKINSON DR., BRAMPTON ON L7A3Y1

6. Dimension of subject land (in metric units)

Frontage 8.55 M

Depth 27.0M

Area 230.85 M

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.)

BASEMENT AREA: 68.35 SM  
MAIN FLOOR AREA: 86.20 SM  
SECOND FLOOR AREA: 85.13 SM  
TOTAL AREA FOR FLOORS ABOVE GRADE: 171.33 SM

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

- 2 STOREY SINGLE FAMILY SEMI-DETACHED WITH ATTACHED GARAGE  
- FINISHED BASEMENT FOR OWNER'S USE WITH A SIDE YARD ENTRANCE AS A DIRECT ENTRY FOR BASEMENT

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 5.29M  
Rear yard setback 8.10M  
Side yard setback 0M (LEFT SIDE)  
Side yard setback 1.28M (RIGHT SIDE)

**PROPOSED**

Front yard setback NO CHANGE  
Rear yard setback NO CHANGE  
Side yard setback NO CHANGE  
Side yard setback ADDITION OF BELOW GRADE STEPS WITH TWO RISERS ON RIGHT SIDE-YARD (0.96M)

10. Date of Acquisition of subject land: 2010
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2010
15. Length of time the existing uses of the subject property have been continued: 10 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 _____

*M. Arshad Siddiqui*

Signature of Applicant(s) or Authorized Agent

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

THIS 28 DAY OF APRIL, 2021.

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, M. ARSHAD SIDDIQUI, OF THE CITY OF HALTON HILLS

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 28<sup>th</sup> ad DAY OF

APRIL, 2021.

*April Dela Cerna*  
A Commissioner etc.

*M. Arshad Siddiqui*

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: \_\_\_\_\_

R3E - 2230

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

HOTHU S.

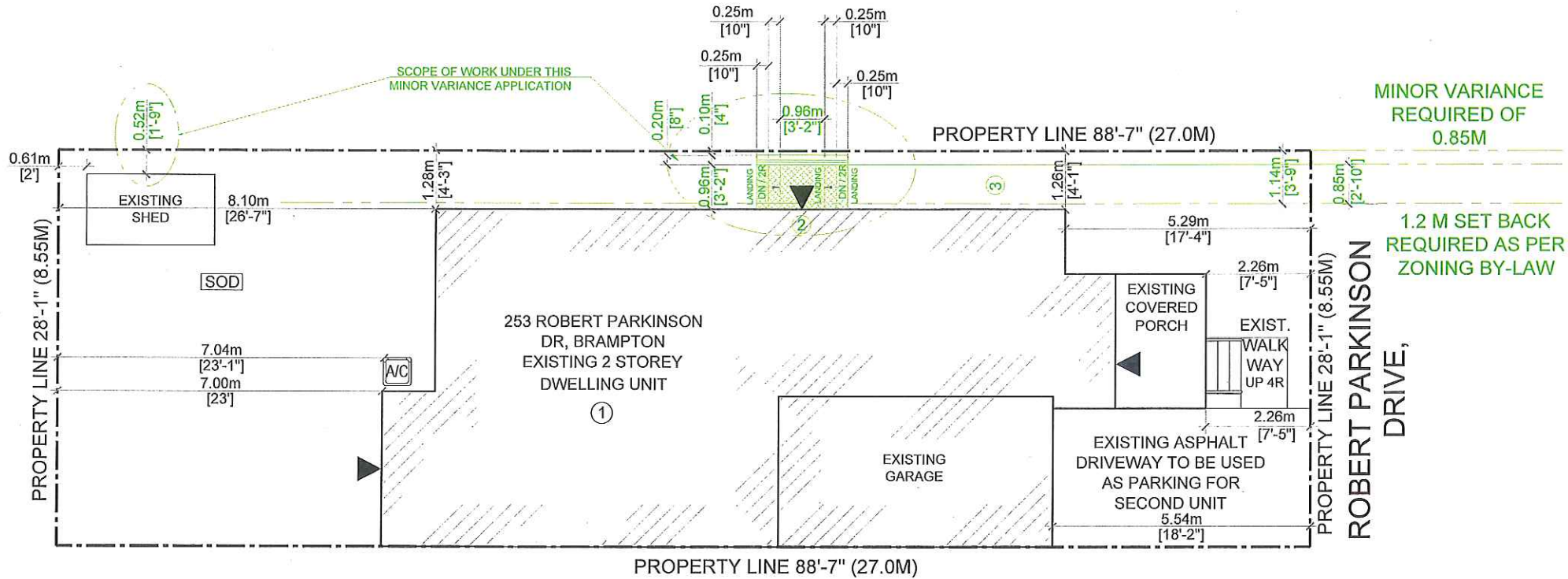
Zoning Officer

APRIL 30TH 2021

Date

DATE RECEIVED April 28, 2021





### SCOPE OF WORK

- ① BASEMENT APARTMENT
- ② NEW BELOW GRADE SIDE YARD ENTRANCE, PRIMARY MEANS OF ENTRANCE AND EGRESS FOR SECOND UNIT
- ③ MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMMODATE SECOND UNIT IN BASEMENT.

MINOR VARIANCE FOR PROPOSED BELOW GRADE ENTRANCE IN SIDE YARD TO ACCOMMODATE SECOND UNIT IN BASEMENT.

▲ ENTRANCE & EGRESS

RELEASED FOR BUILDING PERMIT

CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES (IF ANY) TO THE CONSULTANTS BEFORE CONSTRUCTION.  
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NO	DATE	REVISION / ISSUED
01	2021.03.17	SCHEMATIC DESIGN
02	2021.05.18	MF APPLICATION

OWNER

FAHAD MUNIR

ARCHITECT

**CArchitecture**

C ARCHITECTURE  
10368 WINSTON CHURCHILL  
BLVD, HALTON HILLS  
ON L7G 4S7  
c: 647.741.5917  
e: info@e-archi.com

SEAL



FINISHED  
BASEMENT

253 ROBERT  
PARKINSON DR,  
BRAMPTON

SITE PLAN

SCALE: 1/8"=1'-0"

DATE: 2021.03.17

PROJECT: 21-059

DRAWING NO:

A-01

REVISION: 00

RELEASED FOR BUILDING PERMIT  
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION.  
- ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE FOLLOWED AT THE CONSTRUCTION OF WORK.  
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NO	DATE	REVISION / ISSUED
01	2021.03.17	SCHEMATIC DESIGN
02	2021.03.09	PLANT APPLICATION

OWNER

FAHAD MUNIR

ARCHITECT

**CArchitecture**

C ARCHITECTURE  
10368 WINSTON CHURCHILL  
BLVD, HALTON HILLS  
ON L7G 4S7  
c: 647.741.5917  
e: info@c-archi.com

SEAL



FINISHED  
BASEMENT

253 ROBERT  
PARKINSON DR,  
BRAMPTON

BASEMENT -  
PROPOSED  
PLAN

SCALE: 3/16"=1'-0"

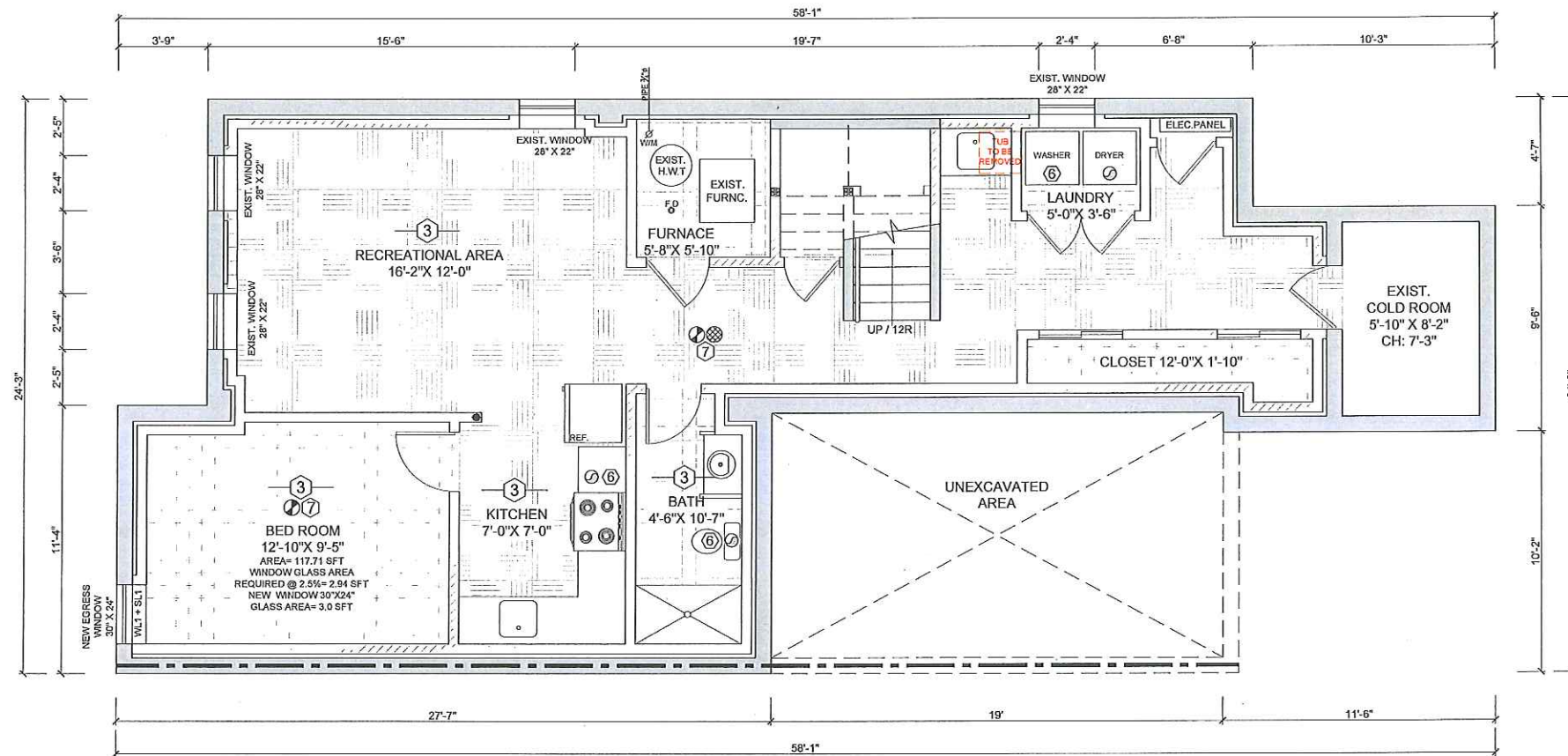
DATE: 2021.03.17

PROJECT: 21-059

DRAWING NO:

**A-03**

REVISION: 00



LEGEND :

- SD: SMOKE ALARM  
W/ STROBE LIGHT
- CO: CARBON  
MONOXIDE ALARM
- EXISTING WALLS
- NEW WALLS
- NEW CONCRETE WALLS
- FIRE RATED WALLS. REFER TO  
G-01 FOR DETAILS
- EXISTING TO BE REMOVED
- EXISTING COLUMNS

BASEMENT - PROPOSED PLAN

GROSS FLOOR AREA CALCULATIONS

A- FINISHED BASEMENT AREA GFA = 702.35 SFT / 65.28 SM

B- UNFINISHED BASEMENT AREA GFA = 0.0 SFT / 0.0 SM

C - UTILITY AREA GFA = 33.06 SFT / 3.07 SM

TOTAL BASEMENT GFA = 735.41 SFT / 68.35 SM

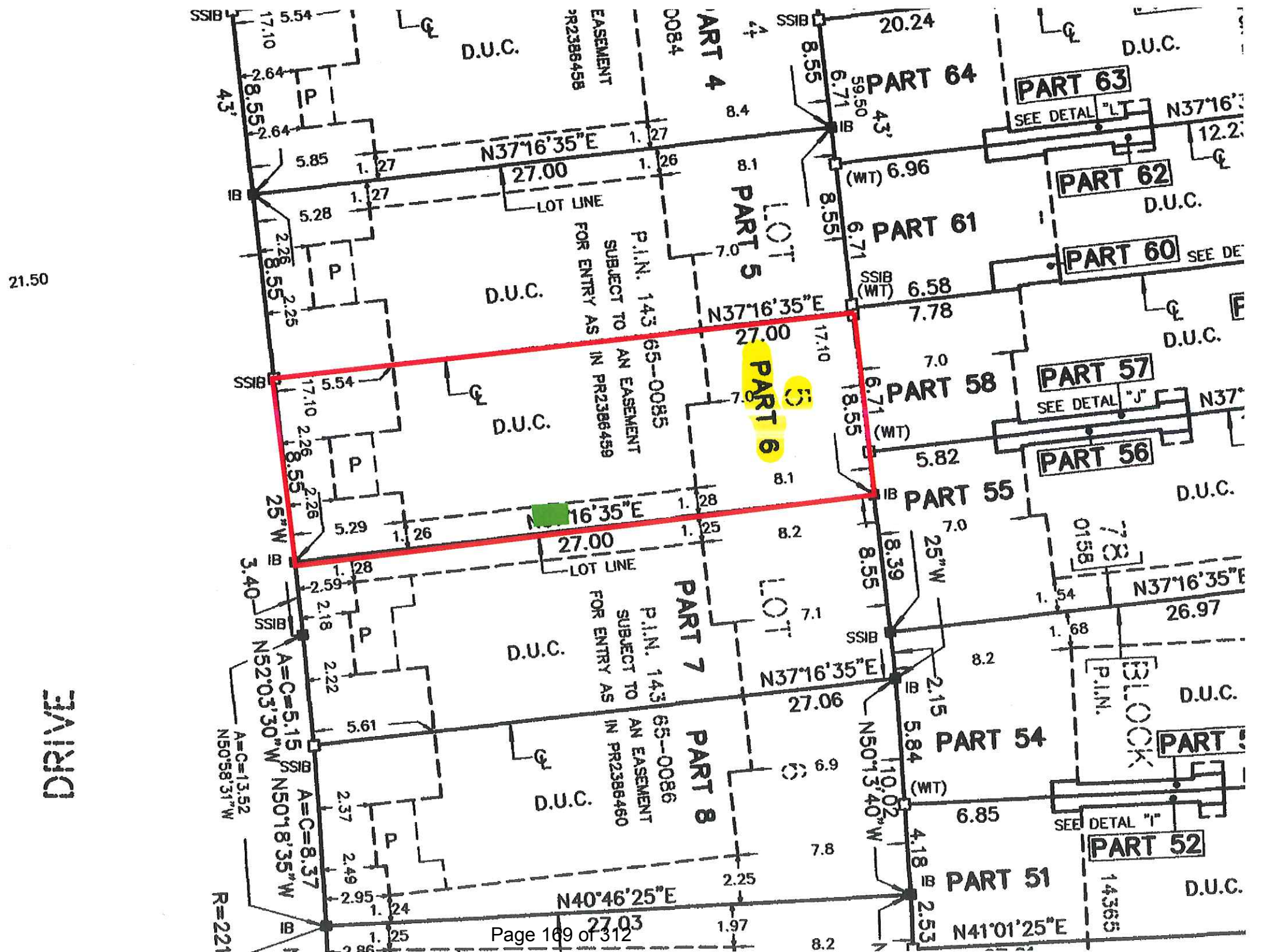
CEILING HEIGHT = 7'-7"

SL1: STEEL LINTEL 31/2" X 31/2" X 3/8"  
WL1: WOOD LINTEL 2 - 2 X 8 SPF NO.1 OR 2

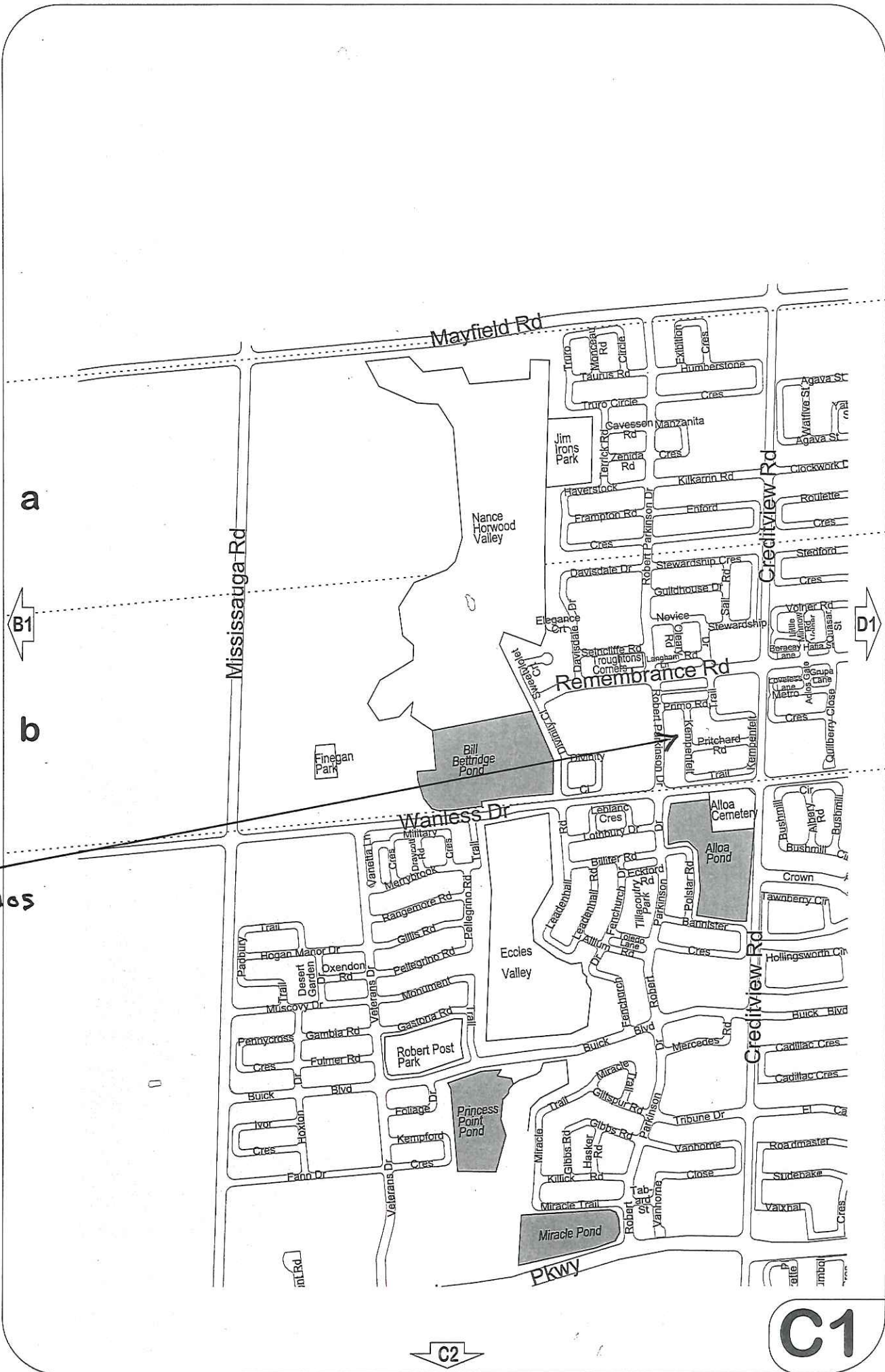
PLEASE SEE DRAWING NO. G-01 FOR  
GENERAL NOTES AND SCHEDULES

INTERCONNECTED AND WIRED SMOKE ALARMS AT  
EACH FLOOR AND EACH UNIT INCLUDING FINISHED  
BASEMENT AND LEGAL BASEMENT - AS PER  
OBC 9.10.19.





A-2021-0105





**Filing Date:** April 28, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0105

**Owner/  
Applicant:** FAHAD MUNIR

**Address:** 253 ROBERT PARKINSON DRIVE

**Ward:** 6

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendations:**

That application A-2021-0105 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
  2. That the below grade entrance shall not be used to access an unregistered second unit;
  3. That drainage on adjacent properties shall not be adversely affected;
  4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

**Background:**

Existing Zoning:

The property is zoned 'Residential Townhouse E (R3E-5.5-2230)', according to By-law 270-2004, as amended.

Requested Variances:

*The applicant is requesting the following variances:*

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the By-law does not permit exterior stairways constructed below established grade in the required interior side yard;

2. To permit an interior side yard setback of 0.10m (0.33 ft.) to an exterior stairway leading to a below grade entrance whereas the By-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an existing accessory structure (shed) having a setback of 0.52m (1.70 ft.) to the side lot line whereas the By-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The subject property is designated 'Residential' in the Official Plan and 'Medium Density Residential' in the Mount Pleasant Secondary Plan (Area 51). The nature and extent of the proposed variances, subject to the recommended conditions of approval, maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Residential Townhouse E (R3E-5.5-2230)', *according to By-law 270-2004, as amended.*

Variances 1 a requested to permit a reduced interior side yard setback of 0.10 metres, whereas the By-law requires a minimum interior side yard of 1.2 metres. Variance 2 is to permit a below grade entrance within a required interior side yard, whereas stairways constructed below the established grade is not permitted within a required interior side yard. The intent of the By-law in requiring a minimum interior and exterior side yard setback is to ensure that sufficient space is maintained for drainage and access to the rear yard.

The proposed configuration of the side yard entrance contemplates a below grade landing accessed by two riser steps on either side maintaining access to the rear yard. Despite the reduced interior side yard setback, the addition of the below grade entrance is not anticipated to negatively impact drainage and access to the rear yard. Subject to the recommended conditions of approval Variances 1 and 2 are considered to maintain the general intent and purpose of the Zoning By-law.

Variance 3 is requested to permit an existing accessory structure (shed) having a setback of 0.52m (1.70 ft.) to the side lot line whereas the By-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line. The intent of the By-law in requiring a minimum setback to the nearest lot line is to ensure that sufficient space is maintained for drainage and access to the rear yard.

The setback of the existing accessory structure (shed), has an 8 centimetre (0.27 ft.) deficiency. The accessory structure is not considered to negatively impact drainage, access to the rear yard, and the provision of outdoor amenity space for the property. Variance 3 is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Variances 1 and 2 relate to a proposed below grade entrance within the interior side yard of the dwelling. A condition of approval is recommended that drainage on adjacent properties shall not be adversely affected and that the below grade entrance shall not be used to access an unregistered second unit to ensure that any second unit on the premises is in accordance with City By-laws and permit requirements. Subject to the recommended conditions of approval Variances 1 and 2 are considered to be desirable for the appropriate development of the land.

Variance 3 relates to the setback of an existing accessory structure (shed) located in the rear yard. A condition of approval is recommended so that drainage on adjacent properties shall not be adversely affected. Subject to the recommended conditions of approval Variance 3 is considered to maintain the general intent and purpose of the Zoning By-law.

4. Minor in Nature

Variances 1 and 2 are requested to permit a proposed below grade entrance within the interior side yard of the dwelling. The reduced side yard setback and related below grade entrance are not anticipated to impact drainage for the property and access to the rear yard. Variance 3 is required to permit a reduced setback related to an existing shed in the rear yard. No negative impacts are anticipated in relation to the accessory structure. The requested variances, subject to the recommended conditions of approval, are considered to be minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



**Myers, Jeanie**

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**From:** Kay Rizvi  
**Sent:** 2021/05/27 2:16 PM  
**To:** Myers, Jeanie  
**Subject:** [EXTERNAL]Participation for Application #A-2021-0105

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Jeanie,

I am writing this email because I received a letter in the mail regarding an application for a minor variance by Munir Fahad. I own a neighbouring property at 102 Kempenfelt Trail. I would like to state that I am opposed to this variance being approved as it would greatly disturb the neighbourhood and our time outside during these extremely tough times. My kids spend most of their time in the backyard with our pets. With all the construction this would inevitably bring, that little peace they have would also be diminished. Thank you for your time.

Best regards,  
Syed Ali Raza Rizvi



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **NICOLE JOLY** 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 Part of Block 315, Plan 43M-2060, Parts 11 and 12, Plan 43R-39487 municipally known as **19 ENCLAVE TRAIL**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a proposed accessory structure in the exterior side yard whereas the by-law does not permit an accessory structure in the exterior side yard;

**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, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

**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 20th day of May, 2021.

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)





**TENHOUSE**  
BUILDING WORKSHOP

TenHouse Building Workshop  
25 Capreol Court  
Toronto ON M5V 3Z7  
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION  
MATTHEW FRATARCANGELI BCIN#:44839

*Matthew Fratarcangeli*

REGISTRATION INFORMATION  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112916

REV	DATE	REMARK
0	03/25/21	ISSUED FOR REVIEW

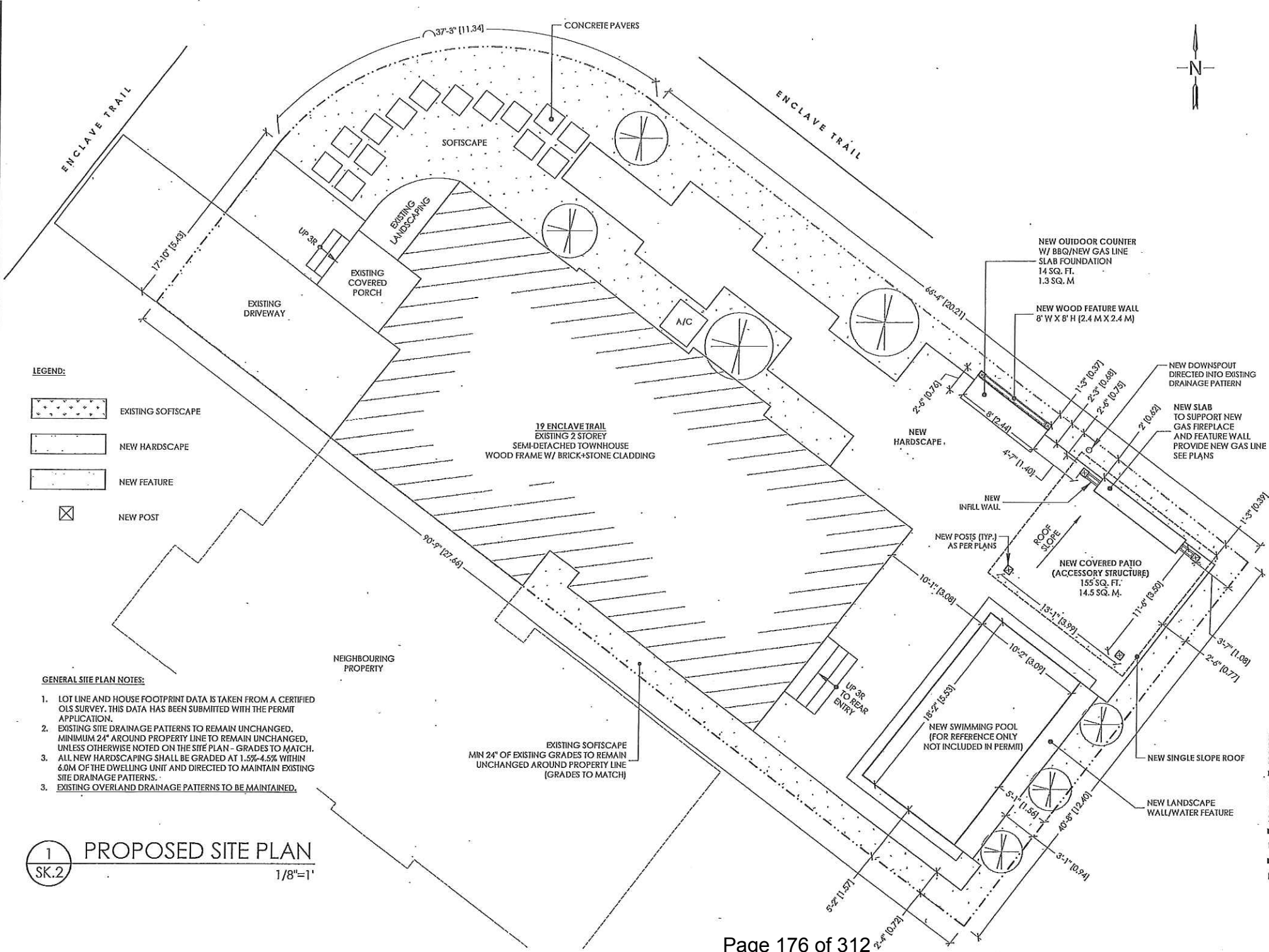
PROJECT:  
REAR YARD RENOVATION  
AT 19 ENCLAVE TRAIL,  
BRAMPTON, ON

DRAWN: MDF	APPROVED: MDF
FILE NO: 21-001	DATE: 03/25/21

REVISION: 0      CHECKED BY: MDF

PROPOSED SITE PLAN

SK.2





**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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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

May 18, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
NICOLE JOLY  
BLOCK 315, PLAN 43M-2360  
PARTS 11 & 12, PLAN 43R-39487  
A-2021-0107 – 19 ENCLAVE TRAIL  
WARD 9


---

Please **amend** application **A-2021-0107** to reflect the following:

1. To permit a proposed accessory structure in the exterior side yard whereas the by-law does not permit an accessory structure in the exterior side yard.

*Matthew Fratarcangeli*

Applicant/Authorized Agent



**TENHOUSE**  
BUILDING WORKSHOP

TenHouse Building Workshop  
25 Capreol Court  
Toronto ON M5V 3Z7  
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

QUALIFICATION INFORMATION  
MATTHEW FRATARCANGELI BCIN#:44839

*Matthew Fratarcangeli*

REGISTRATION INFORMATION  
TENHOUSE BUILDING WORKSHOP  
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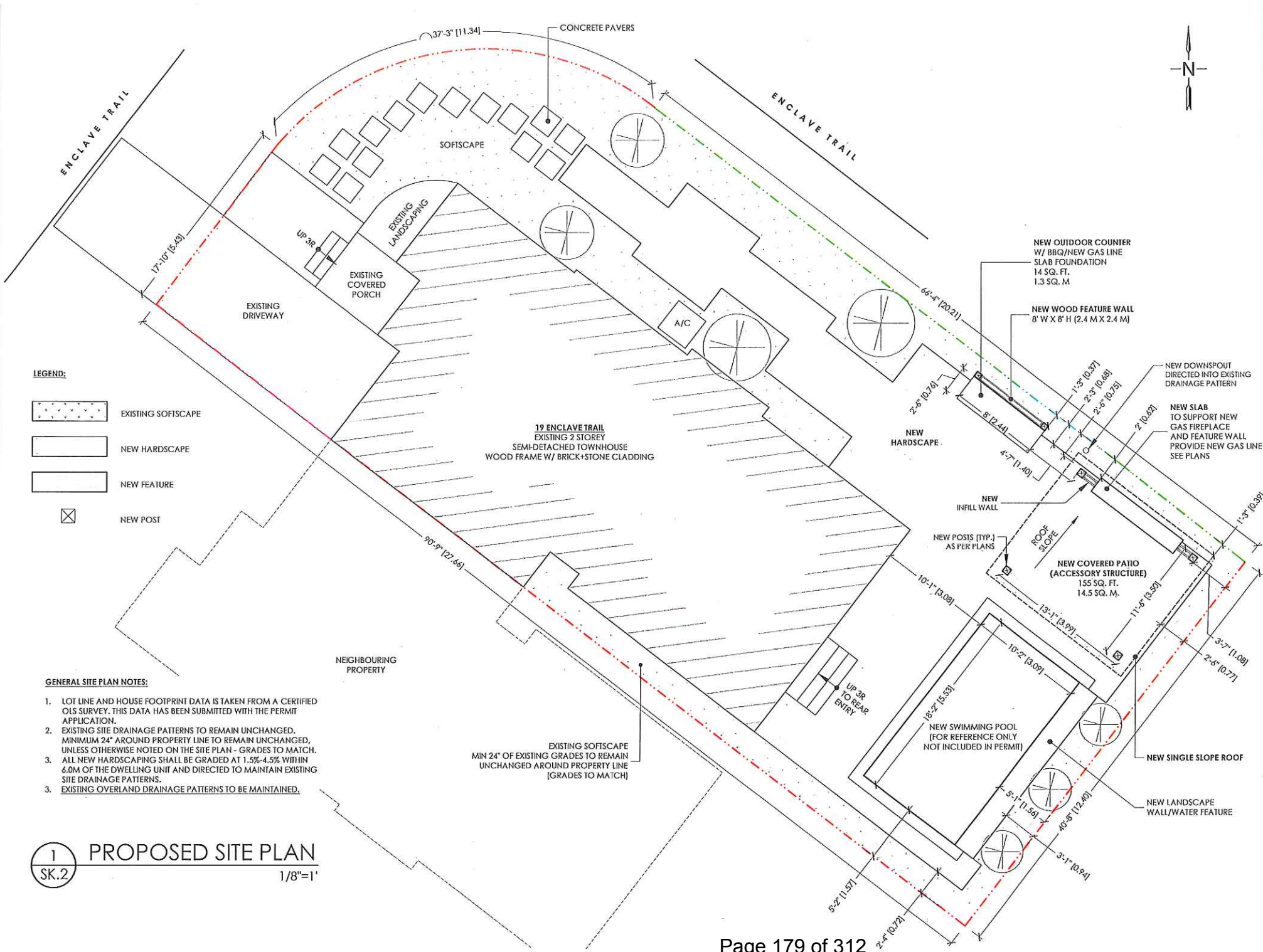
REV	DATE	REMARK
0	03/25/21	ISSUED FOR REVIEW

PROJECT:  
REAR YARD RENOVATION  
AT 19 ENCLAVE TRAIL,  
BRAMPTON, ON

DRAWN: MDF	APPROVED: MDF
FILE NO: 21-001	DATE: 03/25/21
REVISION: 0	CHECKED BY: MDF

PROPOSED SITE PLAN

SK.2



FILE NUMBER: A-2021-0107

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)** NICOLE JOLY  
**Address** 19 ENCLAVE TRAIL  
BRAMPTON ON  
L6R 0B3  
**Phone #** 416 825 8493 **Fax #** \_\_\_\_\_  
**Email** NICOLE\_JOLYTXCANADA.CA

2. **Name of Agent** MATTHEW FRATARCANGELI  
**Address** 1707-25 CAPREOL COURT  
TORONTO ON  
M5V 3Z7  
**Phone #** 905 699 7371 **Fax #** \_\_\_\_\_  
**Email** MATT@TENHOUSEBW.COM

3. **Nature and extent of relief applied for (variances requested):**  
ACCESSORY STRUCTURE IN EXTERIOR YARD (NOT PERMITTED)  
ACCESSORY STRUCTURE HEIGHT (3 METERS PERMITTED, 3.2 METERS PROPOSED)

4. **Why is it not possible to comply with the provisions of the by-law?**  
THIS IS A CORNER LOT. A NEW POOL IS PROPOSED IN THE REAR YARD. THE REAR YARD IS FAIRLY SMALL AND THERE IS NO LEFT OVER SPACE FOR THE ACCESSORY STRUCTURE HENCE IT IS PROPOSED IN THE EXTERIOR YARD (BESIDE POOL).  
MIN DESIRED CEILING CLEARANCE IS 8' FOR ACCESSORY STRUCTURE. WITH

5. **Legal Description of the subject land:**  
**Lot Number** PART 12 BLOCK 315  
**Plan Number/Concession Number** 43M - 2360 PDS 11912, 43R - 39487  
**Municipal Address** 19 ENCLAVE TRAIL, BRAMPTON ON

6. **Dimension of subject land (in metric units)**  
**Frontage** 5.43 METERS  
**Depth** 27.66 METERS  
**Area** 333.34 SQUARE METERS

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.)

DWELLING (106.7 SQ.M. AREA, 203.27 SQ.M. GROSS FLOOR AREA, 2 STOREYS, 7.58 METERS WIDE, 15.46 METERS LONG, 9.14 METERS HIGH)

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

NEW ACCESSORY STRUCTURE (14.5 SQ.M. AREA, 1 STOREY, 3.5 METERS WIDE, 4.01 METERS LONG, 3.2 METERS HIGH).

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	4.5 METERS
Rear yard setback	7.73 METERS
Side yard setback	0 METERS (TOWN HOUSE)
Side yard setback	4.56 METERS

**PROPOSED**

Front yard setback	NO CHANGE
Rear yard setback	1.09 METERS (TO NEW ACCESSORY STRUCTURE)
Side yard setback	8.29 METERS (TO NEW ACCESSORY STRUCTURE)
Side yard setback	0.54 METERS (TO NEW ACCESSORY STRUCTURE)

10. Date of Acquisition of subject land: 2020
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2020
15. Length of time the existing uses of the subject property have been continued: SINCE CONSTRUCTION
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 ☒

\*CITY HAS COMPLETED ZONING REVIEW THROUGH A BUILDING PERMIT APPLICATION

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 CITY RESIDENCE OF MATTHEW FRATARCANGELI BRAMPTON  
THIS 22ND DAY OF APRIL, 2021.

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, MATTHEW FRATARCANGELI, OF THE CITY OF TORONTO  
PROVINCE OF ONTARIO  
IN THE 22ND DAY OF APRIL 2021 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 30<sup>th</sup> DAY OF  
April, 2021

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.

Matthew Fratarcangeli

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

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

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

R3E-7-2370

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

Todd Payne  
Zoning Officer

April 30, 2021

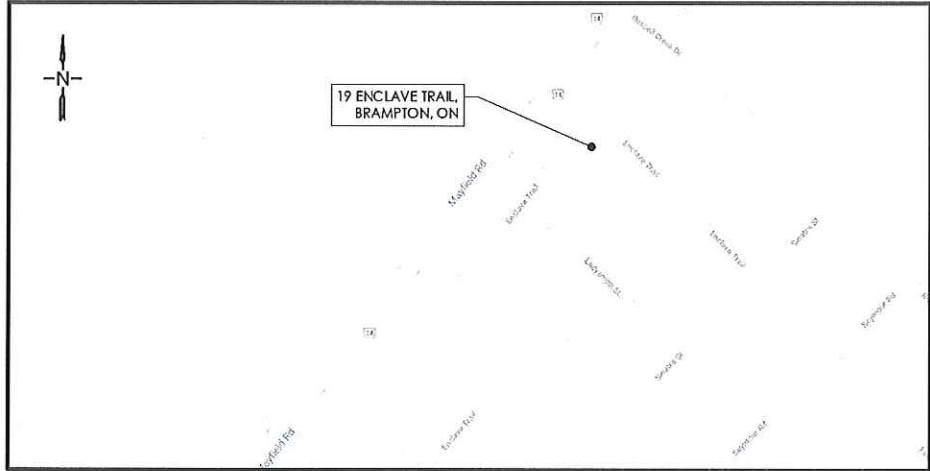
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

April 30, 2021  
April 30, 2021

Revised 2020/01/07



1  
SK.1  
AREA MAP  
NTS



2  
SK.1  
19 ENCLAVE TRAIL  
NTS

PROJECT DESCRIPTION:

- THESE DRAWINGS OUTLINE THE RENOVATION OF A REAR YARD WHICH INCLUDES AN ACCESSORY STRUCTURE, BELOW GRADE POOL, OUTDOOR COUNTER, AND FEATURE WALL AT 19 ENCLAVE TRAIL, BRAMPTON, ON.
- THERE ARE NO CHANGES TO THE EXISTING BUILDING OR SITE CONDITIONS UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- EXISTING SITE DRAINAGE PATTERNS TO REMAIN UNCHANGED, MINIMUM 12" AROUND PROPERTY LINE TO REMAIN UNCHANGED, UNLESS OTHERWISE NOTED ON THE SITE PLAN - GRADES TO MATCH.

PROJECT NOTES:

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT O.B.C. AND THE ONTARIO CONSTRUCTION SAFETY ACT.
2. CONTRACTOR TAKE NECESSARY PRECAUTIONS TO COMPLY WITH LOCAL SAFETY AUTHORITIES HAVING JURISDICTION (I.E. OCCUPATIONAL HEALTH AND SAFETY ACT).
3. CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE FROM DRAWINGS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBORING PROPERTIES.
6. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED AND MARKED. ANY DAMAGED OR DISTURBED UTILITIES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE GOVERNING BODY AT THE CONTRACTOR'S EXPENSE.
7. SAFEGUARD ALL EXISTING STRUCTURES, SERVICES, AND ADJACENT PROPERTY AFFECTED BY THE CONSTRUCTION.
8. ALL CONCRETE WORK, INCLUDING FORMING, REINFORCING, PREPARATION, MIXING, PLACING, CURING AND FINISHING SHALL CONFORM TO CSA CAN 3-A23.1-M90 [M94].

9. ALL MASONRY WORK TO BE DONE IN ACCORDANCE WITH CAN3-5304-M90.
10. IF THERE ARE ANY DEVIATIONS NOTED FROM WHAT IS DEPICTED ON THESE DRAWINGS, THE CONTRACTOR IS TO NOTIFY TENHOUSE BUILDING WORKSHOP AND SEEK INSTRUCTION BEFORE PROCEEDING.
11. DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA 5350-M1980(R2003) AND MINISTRY OF LABOUR REQUIREMENTS.
12. IF REQUIRED, CONTRACTOR IS TO PROVIDE SUPPORTS OR SHORING WHERE NECESSARY, BEFORE ANY CLEANUP, DEMOLITION, OR REPAIR ACTIVITIES.
13. ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
14. ALL DIMENSION LUMBER TO BE SPRUCE, PINE, FIR (SPF) NO. 1 OR NO. 2 GRADE.
15. THE CONTRACTOR SHALL SEEK FURTHER DIRECTION, IF REQUIRED, REGARDING DETAILS OR MATERIAL SELECTION. TENHOUSE BUILDING WORKSHOP DOES NOT TAKE RESPONSIBILITY FOR DETAILS NOT INCLUDED IN THESE DRAWINGS.
16. ALL SPECIFICATIONS AND MATERIALS PROPOSED BY ENGINEERS SHALL BE USED IN PLACE OF SPECIFICATIONS AND MATERIALS IDENTIFIED IN THE CONSTRUCTION NOTES.
17. ALL MANUFACTURED ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTRUCTIONS. SUBMIT ALL INSTALLATION INSTRUCTIONS TO OWNER UPON COMPLETION OF JOB.
18. ALL HAZARDOUS MATERIALS TO BE IDENTIFIED BY THE CONTRACTOR AND PROPERLY DISPOSED OF.
19. ALL WORK AND TRADES SHALL BE COORDINATED BY THE GENERAL CONTRACTOR TO ENSURE ALL WORK IS COMPLETED TO THE HIGHEST LEVEL OF STANDARD.
20. GENERAL CONTRACTOR IS RESPONSIBLE OF OBTAIN ALL NECESSARY AND REQUIRED INSPECTIONS.
21. ALL MATERIALS TO BE NEW AND FREE OF DEFECTS.

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR	GWB	GYPSUM WALL BOARD
ALUM	ALUMINUM	HB	HOSE BIB
BBSE	BEAM BY STRUCTURAL ENGINEER	INSUL	INSULATED OR INSULATION
BM	BEAM	INT	INTERIOR
CLG	CEILING	JST	JOIST
CRF	CONVENTIONAL ROOF FRAMING	LVL	LAMINATED VENEER LUMBER
CMU	CONCRETE MASONRY UNIT	LSL	LAMINATED STRAND LUMBER
COL	COLUMN	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
CONT	CONTINUOUS	MTL	METAL
CW	COMPLETE WITH	OBC	ONTARIO BUILDING CODE
DEMO	DEMOLISH	OC	ON CENTER
DIM	DIMENSION	OSB	ORIENTED STRAND BOARD
DJ	DOUBLE JOIST	OTA	OPEN TO ABOVE
DN	DOWN	OTB	OPEN TO BELOW
DO	DO OVER	PT	PRESSURE TREATED
DR	DOOR	PID	PAINT OR PAINTED
DROP	DROPPED	REQD	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DWG	DRAWING	RT	ROOF TRUSS
EA	EACH	RWL	RAIN WATER LEADER
EFS	EXTERIOR INSULATED FINISH SYSTEM	SB	SOLID BEARING
ELEV	ELEVATION	SBFA	SOLID BEARING FROM ABOVE
ENC	ENCLOSED	SJ	SINGLE JOIST
ENG	ENGINEER OR ENGINEERED	SPEC	SPECIFIED OR SPECIFICATION
EQ	EQUAL	SPF	SPRUCE, PINE, FIR
EST	ESTIMATED	STL	STEEL
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TJ	TRIPLE JOIST
FG	FIXED GLASS	T/O	TOP OF
FL	FLUSH	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	WIC	WALK-IN CLOSET
		WP	WEATHER PROOF



**Tenhouse Building Workshop**  
25 Capreol Court  
Toronto ON M5V 3Z7  
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
MATTHEW FRATARCANGELI BCIN#:44039

*Matthew Fratarcangeli*

**REGISTRATION INFORMATION**  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112916

REV	DATE	REMARK
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PROJECT:  
REAR YARD RENOVATION  
AT 19 ENCLAVE TRAIL,  
BRAMPTON, ON

DRAWN: MDF	APPROVED: MDF
FILE NO: 21-001	DATE: 03/25/21
REVISION: 0	CHECKED BY: MDF

PROJECT OVERVIEW & GENERAL NOTES

SK.1





**TENHOUSE**  
BUILDING WORKSHOP

TenHouse Building Workshop  
25 Capreol Court  
Toronto ON M5V 3Z7  
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
MATTHEW FRATARCANGELI BCIN#:44839

*Matthew Fratarcangeli*

**REGISTRATION INFORMATION**  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112916

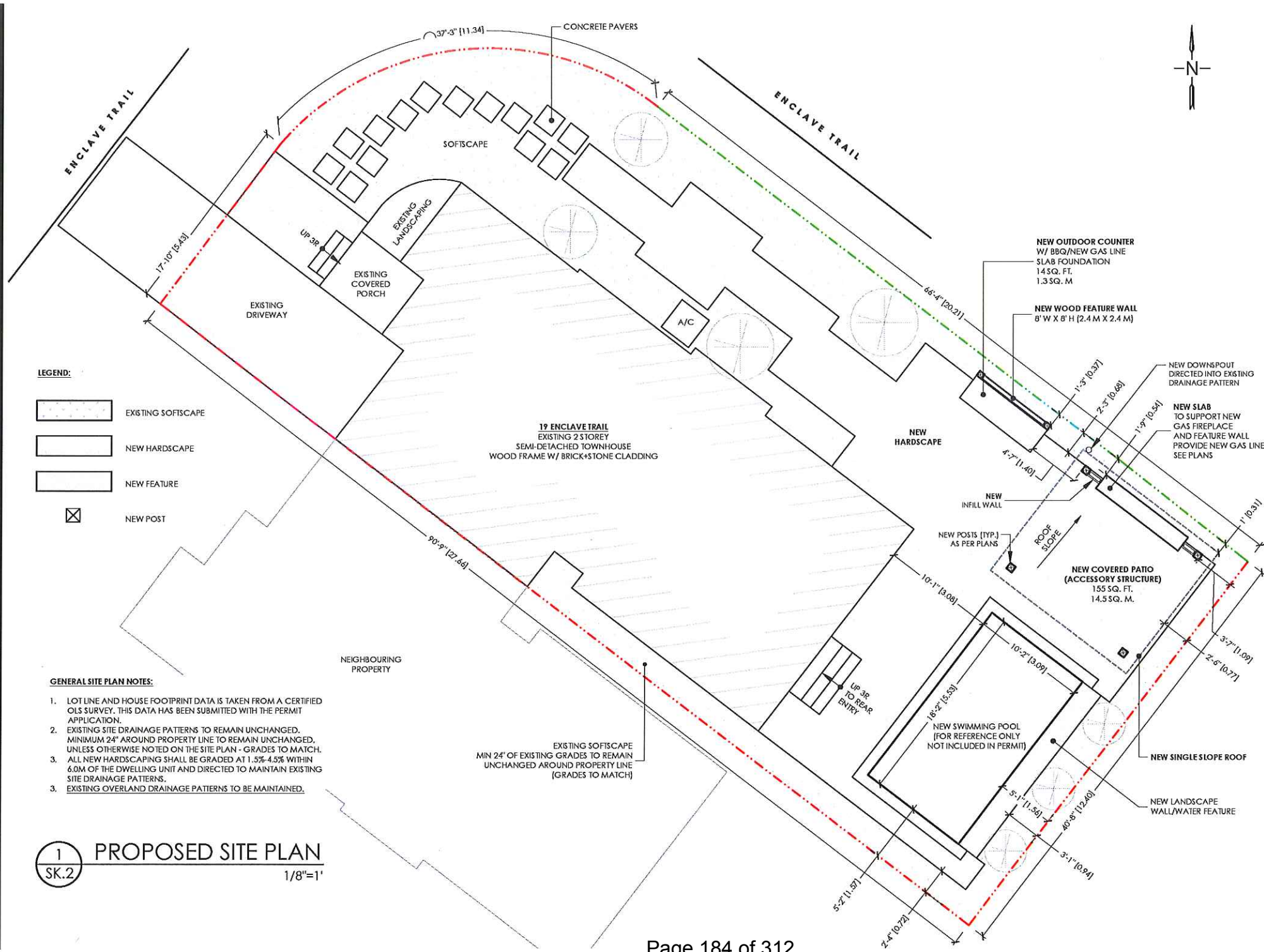
REV	DATE	REMARK
0	03/25/21	ISSUED FOR REVIEW

PROJECT:  
REAR YARD RENOVATION  
AT 19 ENCLAVE TRAIL,  
BRAMPTON, ON

DRAWN: MDF	APPROVED: MDF
FILE NO: 21-001	DATE: 03/25/21
REVISION: 0	CHECKED BY: MDF

PROPOSED SITE PLAN

SK.2

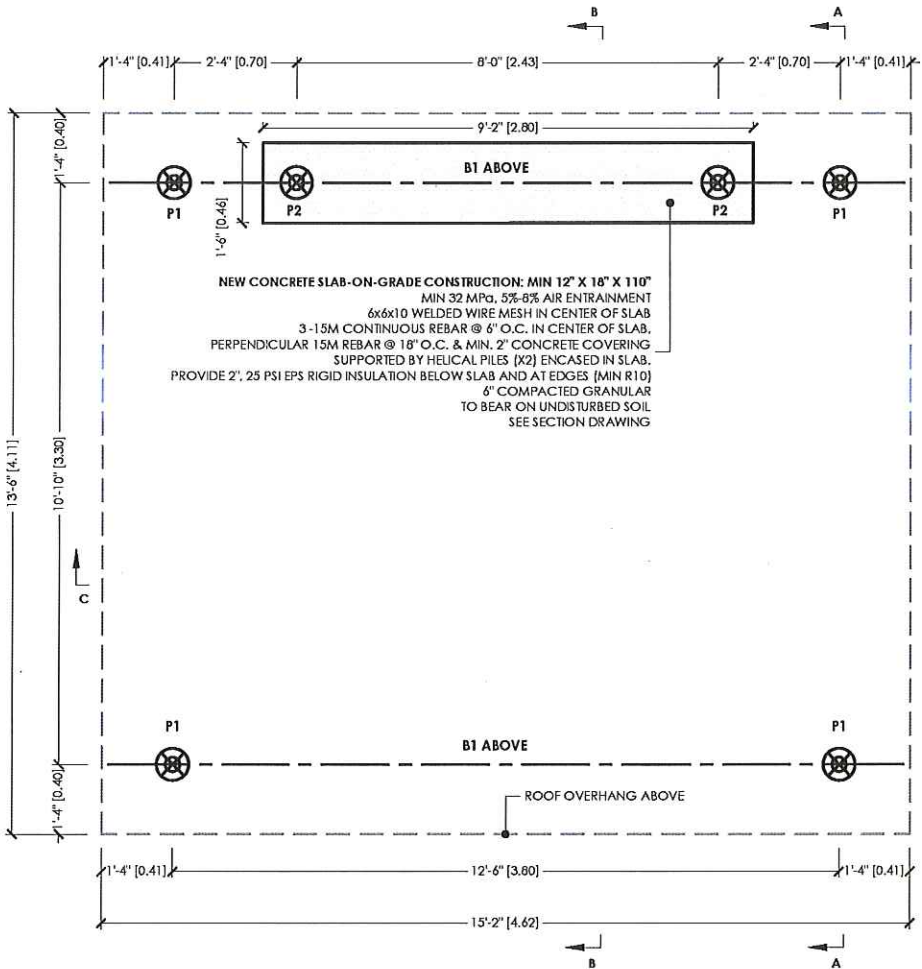


POST SCHEDULE

- P1 - HELICAL PILE TO SUPPORT P3  
P2 - HELICAL PILE TO SUPPORT CONCRETE SLAB  
P3 - PRESSURE TREATED 8" X 8" TO SUPPORT ROOF BEAM

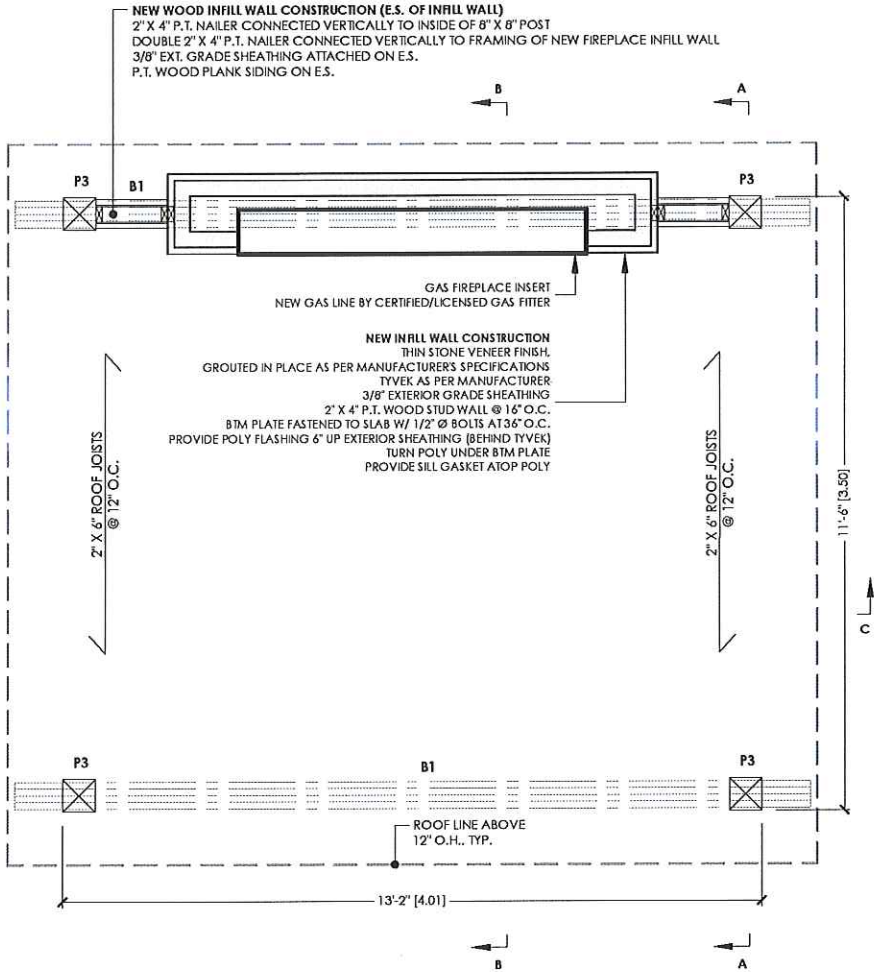
BEAM SCHEDULE

B1 - ROOF BEAM  
4-PLY 2" X 12"  
FLUSH AT TOP WITH ROOF JOISTS - PROVIDE JOIST HANGERS FOR ROOF JOISTS



1 FOUNDATION PLAN  
SK.3 3/8" = 1'

NOTE:  
ALL STRUCTURAL FRAMING MEMBERS TO BE PROTECTED FROM WEATHER WITH AN APPROVED METHOD OR BE GRADED FOR WEATHER EXPOSURE.  
ALL STRUCTURAL FRAMING TO BE MIN 6" ABOVE GRADE. IF STRUCTURAL MEMBER IS AT GRADE, EXCAVATE 6" DEEP BELOW MEMBER AND FILL WITH GRANULAR. ENSURE 6" CLEARANCE FROM GRADE ALL AROUND STRUCTURAL MEMBERS.



2 FRAMING PLAN  
SK.3 3/8" = 1'

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ACCESSORY STRUCTURE PLANS

SK.3

PEAK 10'-5" [3.18]

EAVES 8'-9" [2.66]

SLAB / HARDSCAPING 0'-7" [0.18]

GRADE 0'-0"

9'-3" [2.82]  
9'-10" [3.00]

1 FRONT (SOUTH)  
SK.4  
3/8" = 1'

2 SIDE (WEST)  
SK.4  
3/8" = 1'

PEAK 10'-5" [3.18]

EAVES 8'-9" [2.66]

SLAB / HARDSCAPING 0'-7" [0.18]

GRADE 0'-0"

8'-2" [2.48]  
8'-9" [2.66]

3 REAR (NORTH)  
SK.4  
3/8" = 1'

4 SIDE (EAST)  
SK.4  
3/8" = 1'



**TENHOUSE**  
BUILDING WORKSHOP

TenHouse Building Workshop  
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Toronto ON M5V 3Z7  
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*Matthew Fratarcangeli*

**REGISTRATION INFORMATION**  
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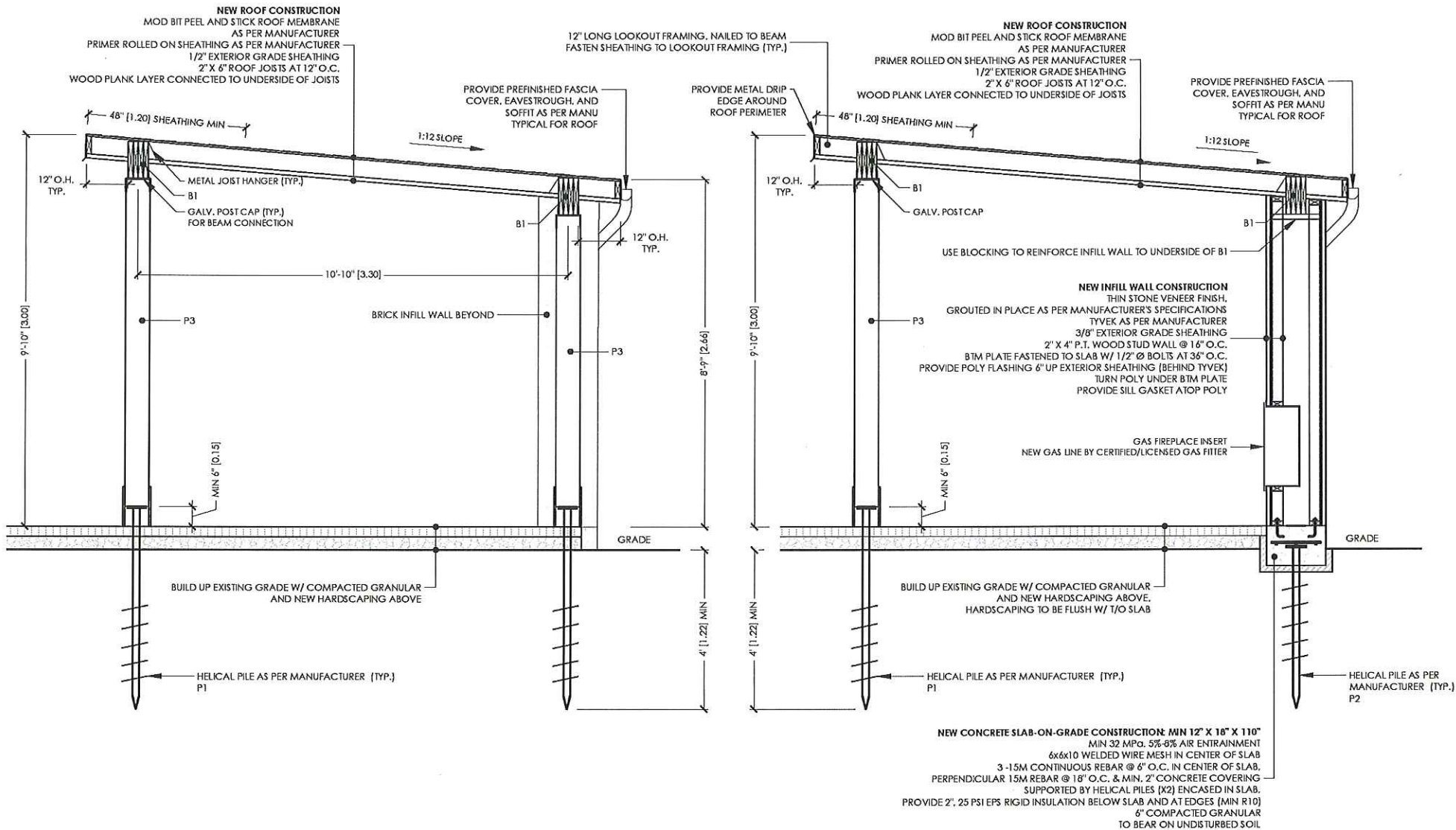
PROJECT:  
REAR YARD RENOVATION  
AT 19 ENCLAVE TRAIL,  
BRAMPTON, ON

DRAWN: MDF	APPROVED: MDF
FILE NO: 21-001	DATE: 03/25/21
REVISION: 0	CHECKED BY: MDF

ACCESSORY STRUCTURE ELEVATIONS

**SK.4**





1 SECTION A  
SK.5 3/8" = 1'

2 SECTION B  
SK.5 3/8" = 1'

**TENHOUSE**  
BUILDING WORKSHOP

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BCIN#:112916

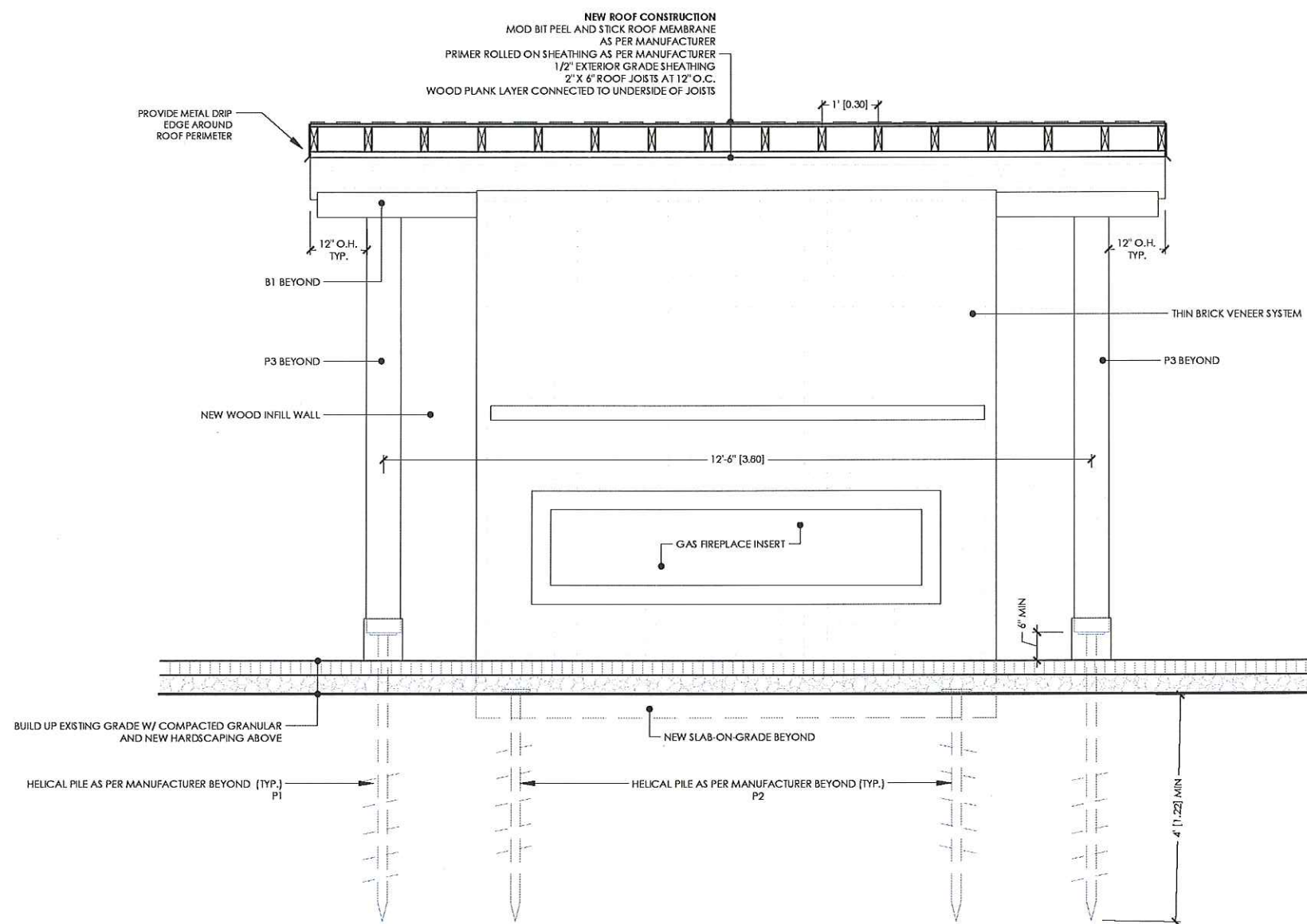
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ACCESSORY STRUCTURE SECTIONS

**SK.5**



**NOTE:**  
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1  
 SK.6

**SECTION C**  
 1/2" = 1'



**TenHouse**  
 BUILDING WORKSHOP

TenHouse Building Workshop  
 25 Capreol Court  
 Toronto ON M5V 3Z7  
 T 905 699 7371

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*Matthew Fratarcangeli*

**REGISTRATION INFORMATION**  
 TENHOUSE BUILDING WORKSHOP  
 BCIN#:112916

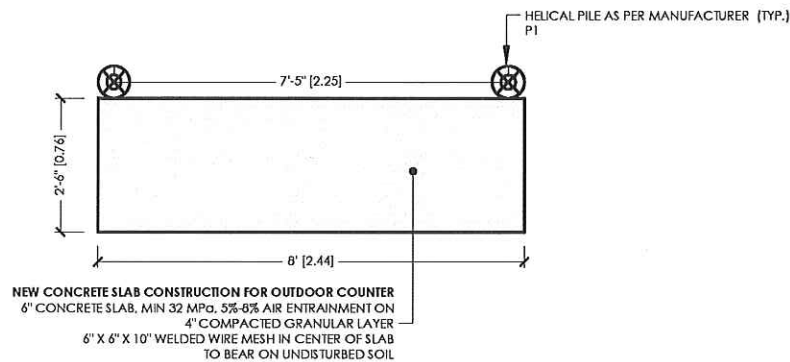
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 REAR YARD RENOVATION  
 AT 19 ENCLAVE TRAIL,  
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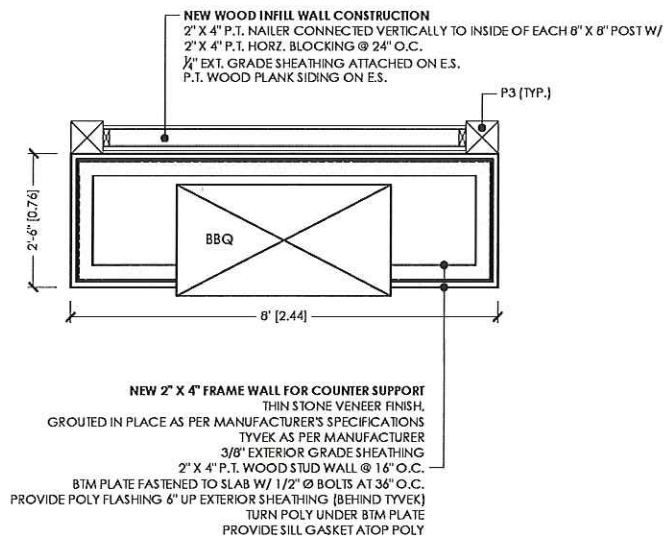
DRAWN: MDF	APPROVED: MDF
FILE NO: 21-001	DATE: 03/25/21
REVISION: 0	CHECKED BY: MDF

ACCESSORY STRUCTURE SECTION

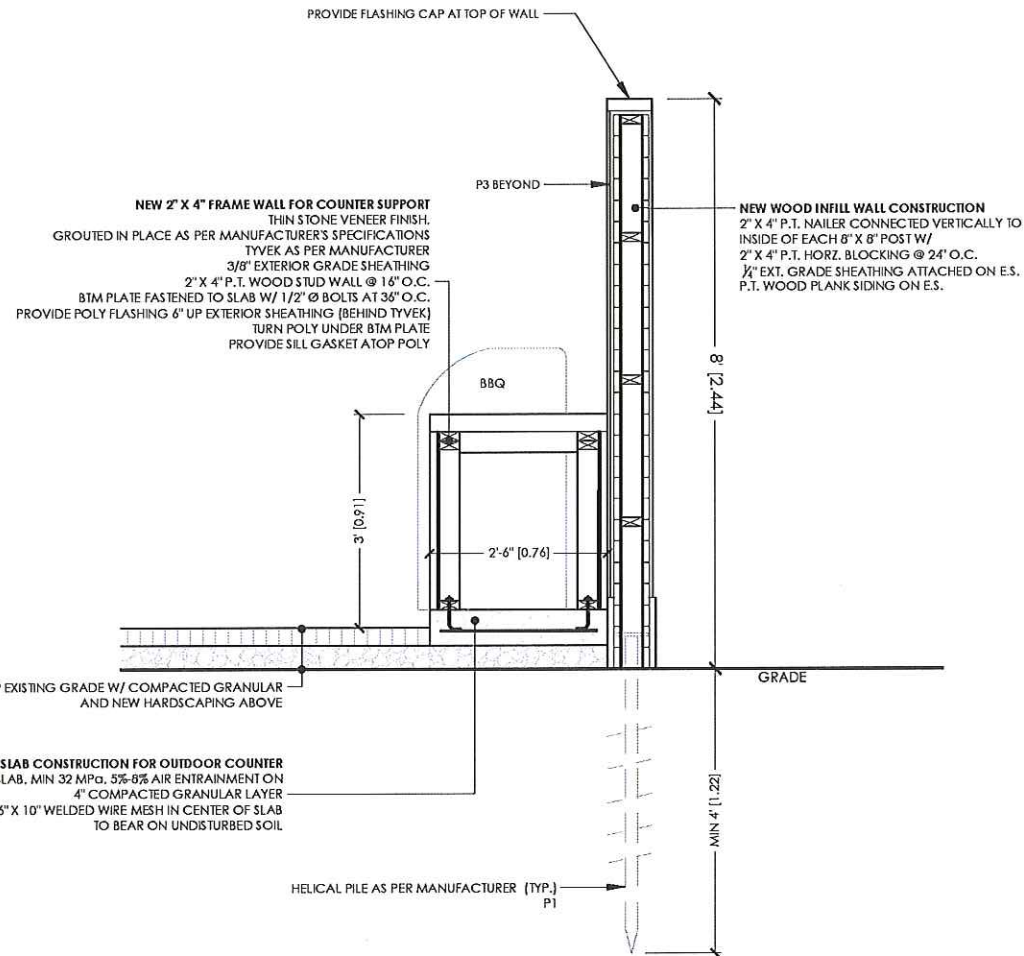
**SK.6**



1 COUNTER & FEATURE WALL FOUNDATION PLAN  
 SK.7 3/8" = 1'



2 COUNTER & FEATURE WALL PLAN  
 SK.7 3/8" = 1'



3 COUNTER & FEATURE WALL SECTION  
 SK.7 1/2" = 1'

**TENHOUSE**  
 BUILDING WORKSHOP

TenHouse Building Workshop  
 25 Capreol Court  
 Toronto ON M5V 3Z7  
 T 905 699 7371

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 BUILDING CODE TO DESIGN THE WORK  
 SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
 MATTHEW FRATARCANGELI BCIN#:44839

*Matthew Fratarcangeli*

**REGISTRATION INFORMATION**  
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FILE NO: 21-001	DATE: 03/25/21
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FEATURE DETAILS

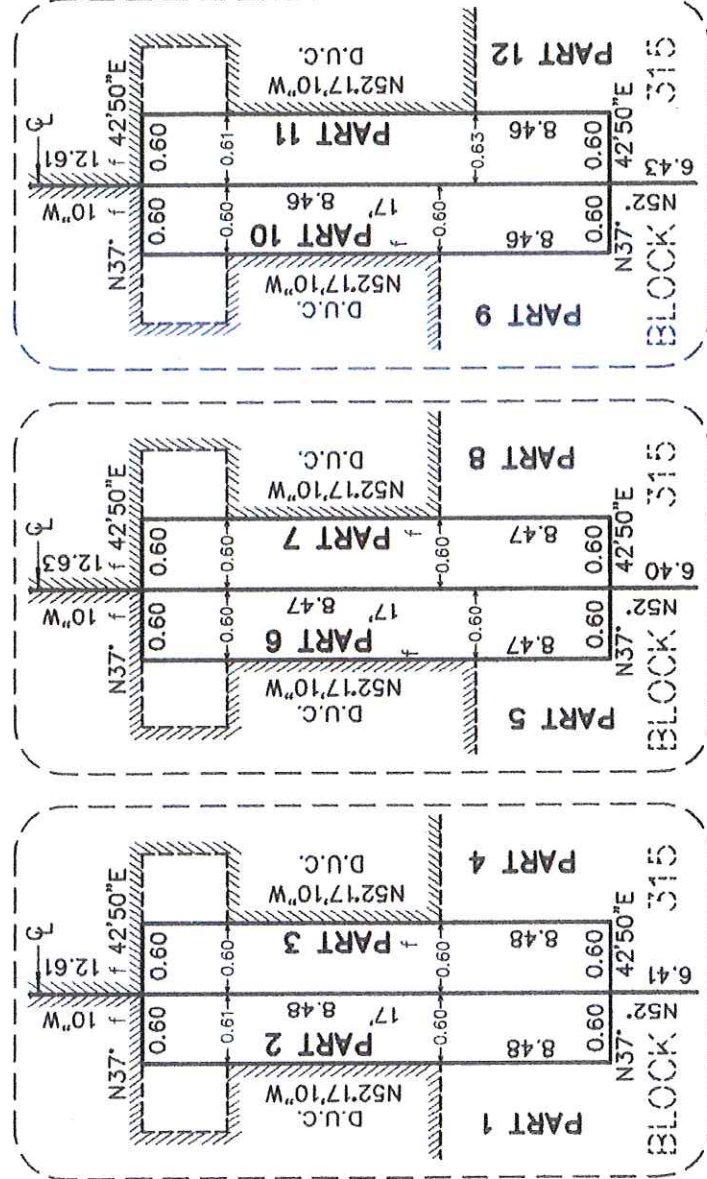
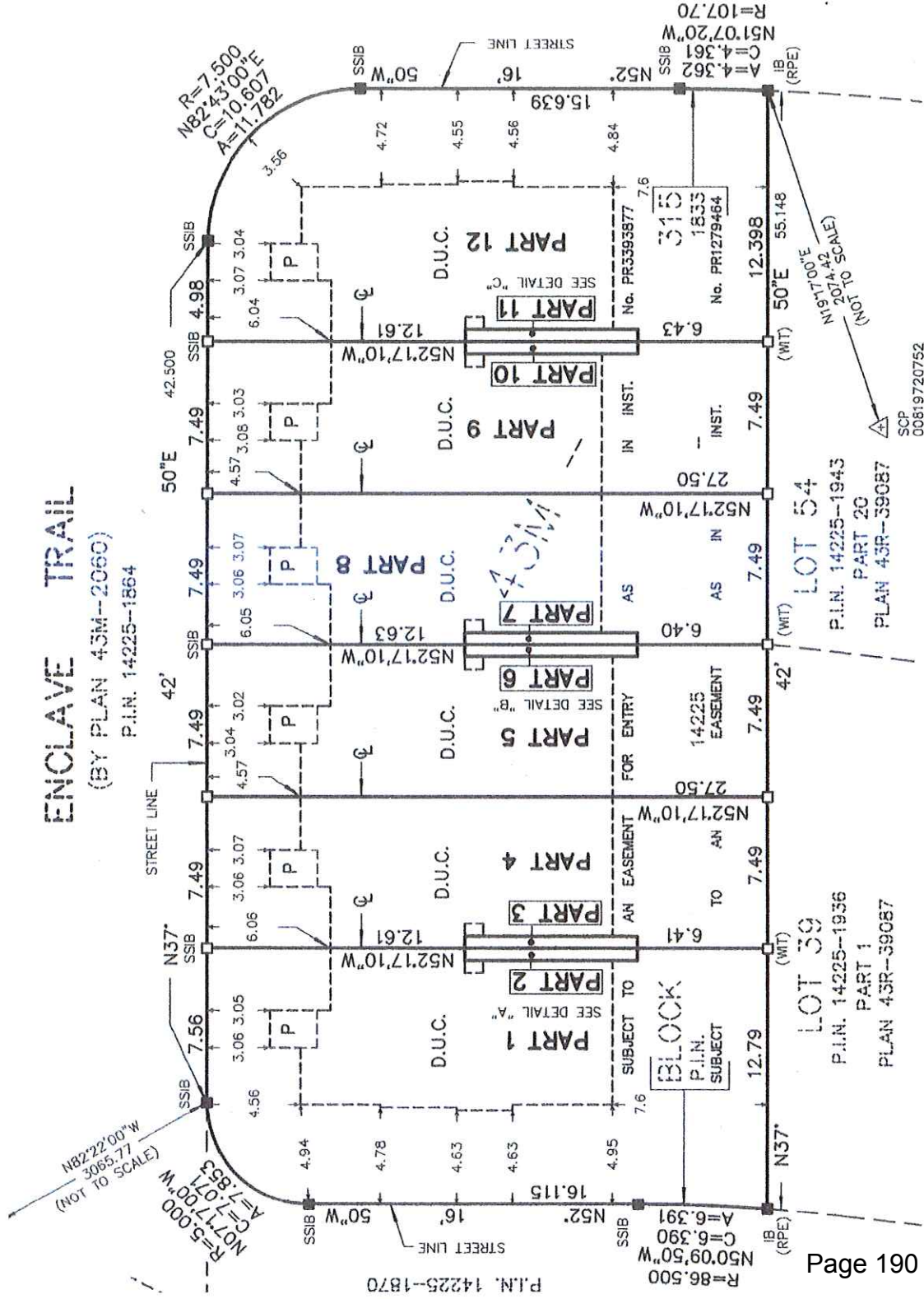
**SK.7**



# ENCLAVE TRAIL

(BY PLAN 43M--2060)

P.I.N. 14225-1864

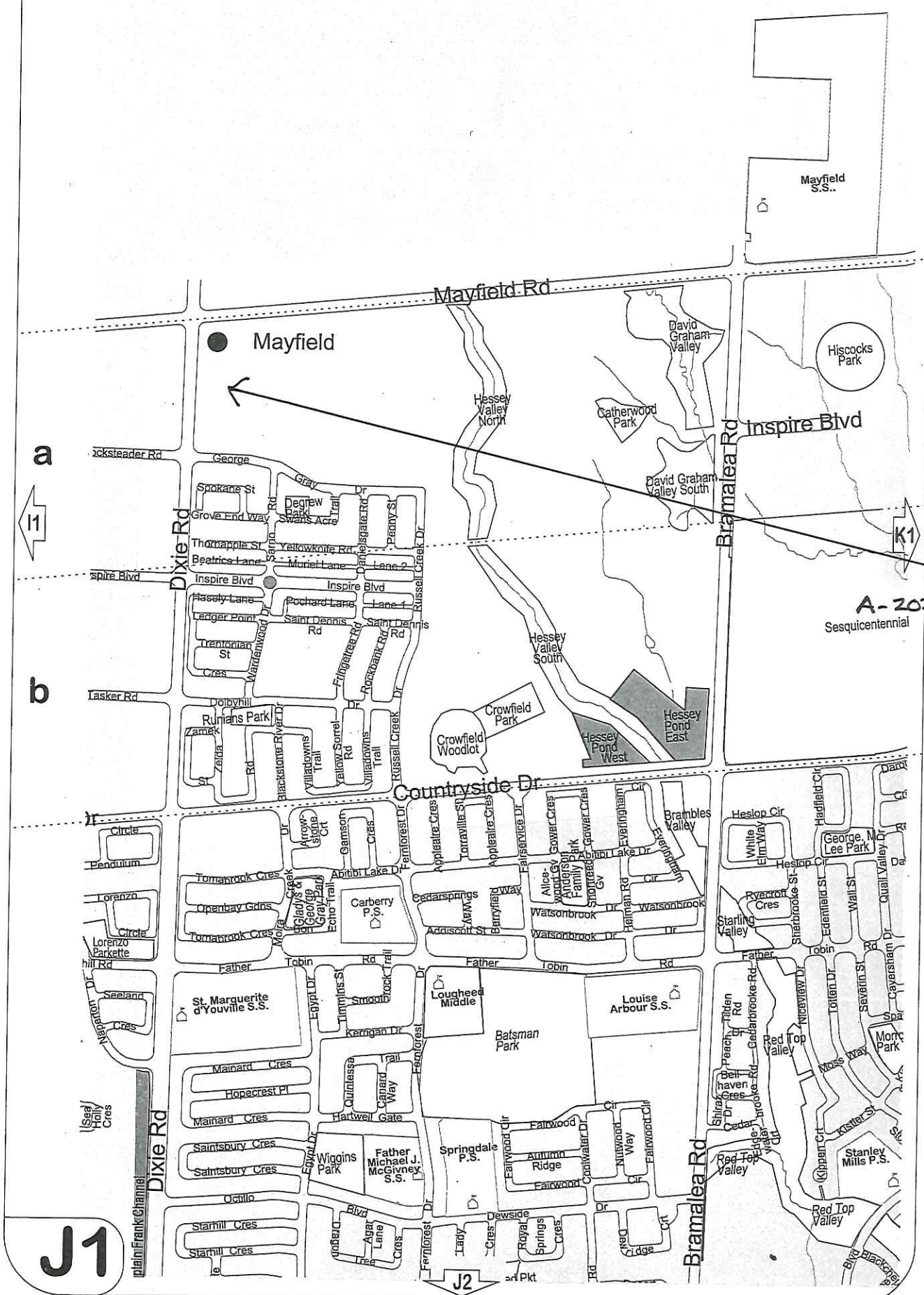


DETAIL "A"  
(NOT TO SCALE)

DETAIL "B"  
(NOT TO SCALE)

DETAIL "C"  
(NOT TO SCALE)





A-2021-0107  
Sesquicentennial

**Filing Date:** April 30, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0107

**Owner/  
Applicant:** NICOLE JOLY

**Address:** 19 ENCLAVE TRAIL

**Ward:** 9

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendations:**

That application A-2021-0107 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
  2. That roof drainage from the accessory structure shall be directed onto the subject property and drainage on adjacent properties not be adversely impacted;
  3. That the proposed covered patio be of a primarily open style construction and shall not be fully enclosed;
  4. That the accessory building (covered patio) shall not be used as a separate dwelling unit and that the permission for habitable space in the accessory buildings shall be limited to the provision of one washroom and one bar sink; and
  5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

**Background:**

Existing Zoning:

The property is zoned 'Residential Townhouse E (R3E-7-2370)', according to By-law 270-2004, as amended.

Requested Variance:

*The applicant is requesting the following variance:*

1. To permit a proposed accessory structure in the exterior side yard whereas the by-law does not permit an accessory structure in the exterior side yard.



## **Current Situation:**

### **1. Maintains the General Intent and Purpose of the Official Plan**

The property is designated "Residential" in the Official Plan and "Low Density Residential" in the Countryside Villages Secondary Plan (Area 48b). The requested variance is not considered to have significant impacts within the context of the Official Plan. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Official Plan.

### **2. Maintains the General Intent and Purpose of the Zoning By-law**

The property is zoned 'Residential Townhouse E (R3E-7-2370)', according to By-law 270-2004, as amended.

The requested variance is to permit an accessory structure (covered patio) in the exterior side yard, whereas the By-law does not permit accessory structures in the exterior side yard. The intent of the By-law in prohibiting accessory structures in the exterior side yard is to ensure that the appearance of the structure does not negatively impact the overall streetscape. The existing semi-detached townhouse is situated on a corner lot and the accessory structure (covered patio) is proposed to be located in the rear yard of the property. Due to the configuration of the corner lot, the proposed accessory structure is subject to the side yard requirements of the Zoning By-law.

Conditions of approval are recommended that the accessory structure (covered patio) be of a primarily open style construction and shall not be fully enclosed, that the drainage from the roof of the accessory structures shall flow onto the applicant's property and that drainage on adjacent properties shall not be impacted, that the accessory building (covered patio) shall not be used as a separate dwelling unit and that the permission for habitable space in the accessory buildings shall be limited to the provision of one washroom and one bar sink.

Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

### **3. Desirable for the Appropriate Development of the Land**

The proposed location of the accessory structure (covered patio) in the exterior side yard is not anticipated to pose adverse impacts to the streetscape or adjacent properties. The accessory structure is of appropriate height and is adequately setback from both the rear and exterior property lines. The requested variance is desirable for the appropriate development of the land.

### **4. Minor in Nature**

The requested variance to permit an accessory structure (covered patio) in the exterior side yard is not anticipated to pose any significant impacts. Subject to the recommended conditions of approval, the requested variance is minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



## Committee of Adjustment

## APPLICATION FOR MINOR VARIANCE

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres.

The land which is subject of this application is the subject of an application under the Planning Act for:

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

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.**

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

DATED at Brampton Ontario, this 20th day of May, 2021.

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:

Page 194 of 312







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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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.



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

May 4, 2021

GWD File:  
20.2767.00 COA

The Corporation of the City of Brampton  
2 Wellington Street West  
City of Brampton, Ontario  
L6Y 4R2

Attention: Ms. Jeanie Myers  
Secretary-Treasurer, Committee of Adjustment

A-2021-0109

Subject: Application to the Committee of Adjustment – Minor Variance  
Northeast Corner Heart Lake Road and Countryside Drive  
Part of Lot 16, Concession 3, E.H.S.  
Part 1 of 43R-33100, Parts 1-3, 5-9 of 43R-37070  
City of Brampton, Ontario  
City Related Files: C03E16.003, 21T09012B  
Ward 4

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Berkshire Axis Development (Berkshire), the Beneficial Owner through an Agreement of Purchase and Sale of the lands located at the northeast corner of Heart Lake Road and Countryside Drive in the City of Brampton (hereinafter referred to as the "subject site").

The subject site is comprised of two (2) parcels which have a combined total area of approximately 23.50 hectares (58.06 acres) and a road frontage of 590 metres (1,935 feet) along the east side Heart Lake Road.

The subject site's topography is characterized by a generally flat landscape with a cattail marsh adjacent to Heart Lake Road. The marsh is designated as a Provincially Significant Wetland (PSW) and is associated with the greater Heart Lake Wetland Complex.

#### 1.0 Surrounding Land Uses

The surrounding area is characterized by the following general land uses:

North: Vacant agricultural land, lands subject to applications proposing employment uses (City Files: C03E16.004, 21T-10006B);

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**GAGNON WALKER DOMES LTD.**

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790  
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556  
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY  
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.





South: Countryside Drive, beyond which are vacant lands subject to applications proposing residential uses (City Files: C03E15.010, 21T-10009B, 21CDM-14005B);  
East: Highway 410; and  
West: Heart Lake Road, beyond which is the Heart Lake Conservation Area.

## 2.0 Plan of Subdivision

The subject site has been Draft Approved to permit an industrial Plan of Subdivision proposing eight (8) employment blocks, two (2) internal roads (Ecopark Close connecting from Heart Lake Road and Newkirk Court connecting from the south side of Ecopark Close ending in a cul-de-sac), three (3) buffer blocks, one (1) wetland, and one (1) stormwater management pond (**Appendix 1**). It is anticipated that the Plan of Subdivision will be registered by spring 2021 (**Appendix 2**).

## 3.0 Preliminary Policy and Zoning Review

The subject site is designated 'Built-Up Area – Conceptual' in 2019 Growth Plan for the Greater Golden Horseshoe.

The subject site is designated 'Urban System' in the 1996 Region of Peel Official Plan.

The subject site is designated 'Industrial' and 'Open Space' in the 2006 City of Brampton Official Plan. The Industrial designation provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. Corporate head offices and high performance industrial uses such as research and development facilities are also permitted. Non-industrial uses are strictly controlled as they are intended to provide a supporting role to the local employment base.

The subject site is designated 'Prestige Industrial', 'Wetland', and 'Stormwater Management Feature' within the Countryside Villages Secondary Plan (Area 48a). The Prestige Industrial designation permits a broad range of industrial uses including but not limited to research and development facilities, manufacturing and processing, assembling, packaging, repairing, fabricating, warehousing and distribution.

Lands within the Prestige Industrial designation shall also permit office uses, hotels, conference/convention centres, business support services, restaurants and ancillary commercial and retail intended to serve the employment area.

Comprehensive Zoning By-law 270-2004; as amended; zones the subject site 'Industrial One – Sections 2535, 2536, 2537 (M1-2535, M1-2536, M1-2537)', 'Floodplain (F)', and 'Open Space (OS)' (**Appendix 3**). Sections 2535, 2536, and 2537 apply to the employment blocks whereas the Floodplain and Open Space Zones apply to the buffer blocks, wetland, and stormwater management pond. The industrial zoning Sections are generally consistent with one another save and except select non-industrial uses and structural setbacks.





#### 4.0 Overview of the Development Proposal

Berkshire is desirous of developing the employment blocks for a total of seven (7) industrial buildings accommodating individual units of various sizes. Two (2) of the buildings will form a Standard Industrial Plan of Condominium intended to facilitate the sale of units within the buildings to individual owners. The following is a brief summary of the preliminary Master Plan (**Appendix 4**).

- Building 1 – 9,892m<sup>2</sup> (106,476 ft<sup>2</sup>)
- Building 2 – 10,108m<sup>2</sup> (108,801 ft<sup>2</sup>)
- Building 3 – 30,350m<sup>2</sup> (326,684 ft<sup>2</sup>)
- Building 4 – 4,075m<sup>2</sup> (43,862 ft<sup>2</sup>)
- Building 5 – 5,907m<sup>2</sup> (63,582 ft<sup>2</sup>)
- Building 6 – 9,346m<sup>2</sup> (100,599 ft<sup>2</sup>)
- Building 7 – 8,116m<sup>2</sup> (87,359 ft<sup>2</sup>)
- Total Gross Floor Area – 77,794 m<sup>2</sup> (837,367 ft<sup>2</sup>)

On February 2, 2021 Berkshire filed a Pre-Consultation Application with the City of Brampton Planning & Development Services Department (City File: PRE-2021-0019). The mandatory preliminary meeting took place on February 16, 2021. Both City and TRCA Staff expressed general support (in principle) for the development proposal.

Typically a City of Brampton Site Plan Approval Application for new construction takes on average 6 to 8 months to process following the completion of the mandatory Pre-Consultation Application process. On the assumption that all circulation comments issued by the authorities having jurisdiction (i.e. City of Brampton, Peel Region, TRCA, MTO) can be satisfactorily addressed it is estimated that final Site Plan Approval for the first phase of Buildings could be issued by the end of Q1-2022 (March 2022).

For those buildings which will be a condominium tenure the Draft Plan of Standard Condominium Application is to be filed at a future date once construction is sufficiently completed.

#### 5.0 Minor Variance Application

The Berkshire proposal requires the reconfiguration of the select lot lines following the registration of the Plan of Subdivision. To facilitate the lot line adjustments an Application for Part Lot Control Exemption will need to be submitted. The adjustments result in select Blocks now being “split” zoned and as such relief from the Zoning By-law is required.

GWD is pleased to submit the attached Application to the Committee of Adjustment to permit the following Variances:

1. To permit a lot width of 23.0 metres;
2. To permit a lot width of 18.0 metres;



3. To permit a lot width of 13.0 metres; and
4. To permit a lot width of 17.0 metres.

In support of the Application we submit the following:

- One (1) copy of the Completed Application Form inclusive of Appointment and Authorization Form and Permission to Enter Form;
- One (1) copy of the following covering letter;
- One (1) copy of a Plan (8½"x14") highlighting the requested Variances dated April 30, 2021; and
- One (1) cheque in the amount of \$2,560.00 made payable to the "Treasurer, City of Brampton".

It is acknowledged that additional Zoning By-law deficiencies may be identified during the processing of the future Site Plan Applications which may necessitate another Minor Variance Application(s).

## **6.0 The Four Tests**

Pursuant to Section 45(1) of the Planning Act, a Minor Variance Application must satisfy all 'Four Tests' as follows:

1. Does the Variance conform to the intent of the Official Plan?
2. Does the Variance conform to the intent of the Zoning By-law?
3. Is the proposal desirable for the appropriate development or use of the lands?
4. Is the proposal minor in nature?

### **Test 1 – Does the Minor Variance Conform to the Intent of the Official Plan?**

The combined Variances are performance related as opposed to land use and as such do not impact or conflict with the goals and objectives of the Brampton Official Plan or Secondary Plan. The Master Plan illustrates how the subject site can accommodate the build out of the industrial plan of subdivision.

The requested Variances are considered to conform to the general intent of the City Official Plan and area Secondary Plan.

### **Test 2 – Does the Minor Variance Conform to the Intent of the Zoning By-Law?**

The intent of the Zoning By-law in regulating minimum lot width is to ensure that a lot is of a sufficient width to accommodate the various land uses permitted within a given zone category.

Industrial One (M1) Section 31.1.2(a) requires a minimum lot width of 30.0 metres. As previously noted the registered Blocks do not align with the proposed building footprints and associated areas. In some cases Buildings are sited on or across lot lines. To correct this issue a future Part Lot Control Exemption Application will be submitted to





adjust the lot lines ensuring that the buildings are situated entirely within their respective property limits.

The reduced lot width Variances are required to recognize the “split zone” condition created by the lot line adjustments. They apply specifically to the portion of the lands which front onto the western and southern limits of the new municipal road known as “Newkirk Circle”. They are technical in nature and will not create any adverse impacts to the neighbouring lands or adjacent road right-of-way.

The Variances are considered to conform to the general intent of Zoning By-law No. 270-2004.

### **Test 3 – Is the Minor Variance Desirable and Appropriate for the Area?**

The industrial use proposal is permitted in the Official Plan, Secondary Plan and Zoning By-law. The Variances will assist in implementing the municipality’s vision for the subject site and the surrounding area. They will facilitate the development of a well-designed contemporary employment complex which will contribute to the urbanization of this area of the City.

The requested Variances are not excessive or out of character with area context. The Variances do not jeopardize the character or functionality of the surrounding area nor will they negatively affect the streetscape. Related items including site servicing, grading, landscaping, building materials and aesthetics are to be finalized as part of the Site Plan Approvals process.

The Variances are considered desirable and appropriate for the area.

### **Test 4 – Is the Minor Variance Minor in Nature?**

No significant on-site or off-site impacts are anticipated from the requested Variances. Subject to completing the Site Plan Approval and Part Lot Control Exemption Applications, the requested Variances are minor in nature.

## **7.0 Conclusion**

The Minor Variance Application has been filed for the purposes of facilitating the development of the subject site for industrial purposes. The requested Variances have been reviewed in the context of the relevant provisions of the *Planning Act*. We are of the opinion that the Variances satisfy the four (4) tests and can be supported from a land use and policy perspective and represent good planning. We respectfully request that they be approved by the Committee of Adjustment.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.





Yours truly,

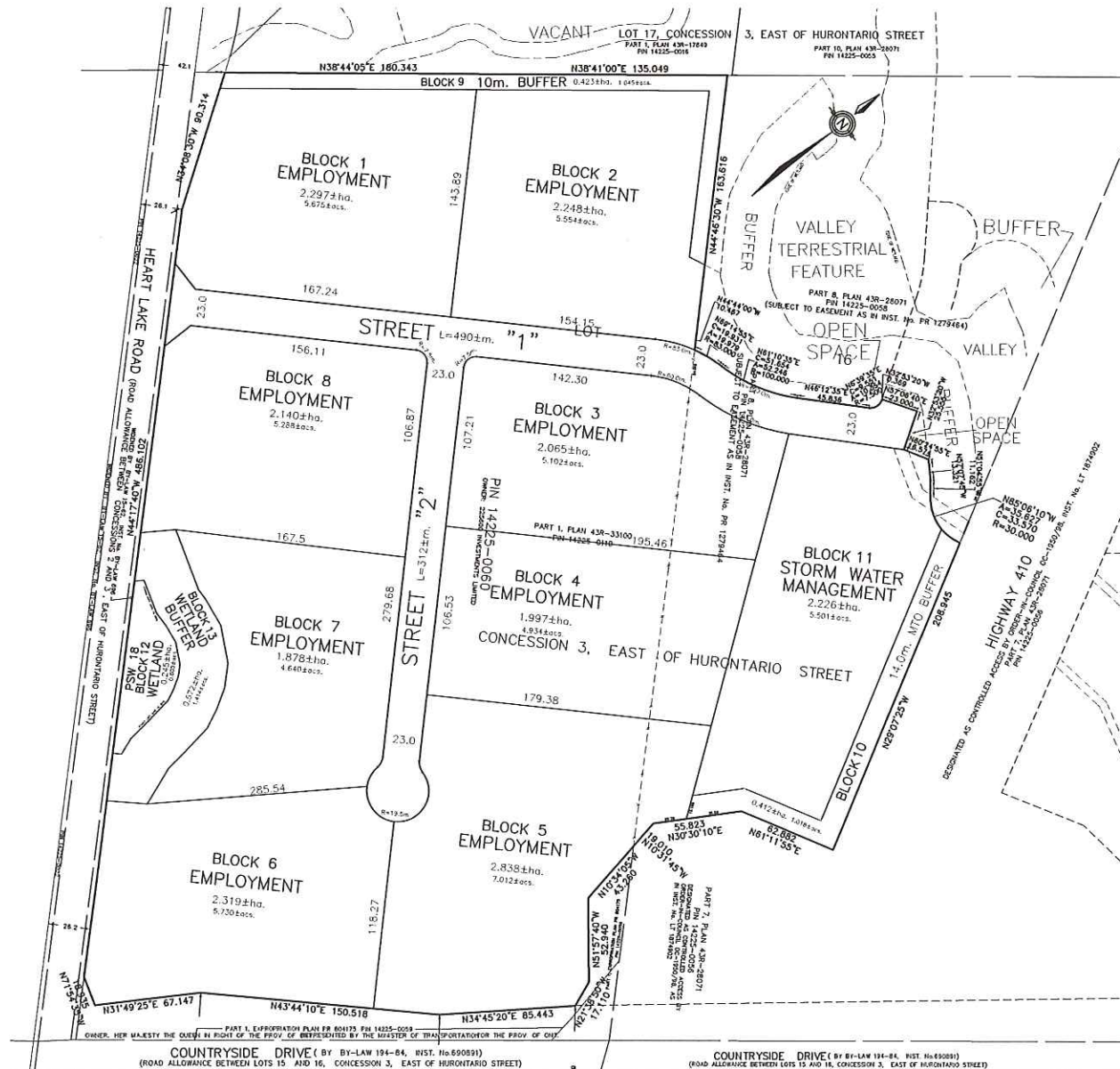
Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.  
Planning Associate  
[mdenardis@gwdplanners.com](mailto:mdenardis@gwdplanners.com)

C.c. 225600 Investments Limited (Emery Investments Limited)  
Berkshire Axis Development  
M. Gagnon, Gagnon Walker Domes Ltd.

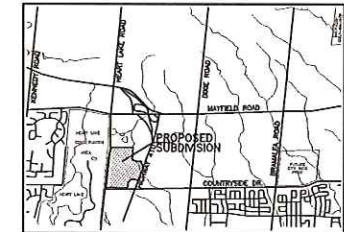


# APPENDIX 1

DRAFT PLAN OF SUBDIVISION  
PART OF LOT 16, CONCESSION 3, E.H.S.  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:1000



DRAFT PLAN 21T-09012B



KEY PLAN

SCALE 1:20 000

SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN  
B. AS SHOWN ON DRAFT PLAN  
C. AS SHOWN ON DRAFT PLAN  
D. SEE SCHEDULE OF LAND USE  
E. AS SHOWN ON DRAFT PLAN  
F. AS SHOWN ON DRAFT PLAN  
G. AS SHOWN ON DRAFT PLAN  
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT  
I. CLAY-LOAM  
J. AS SHOWN ON DRAFT PLAN  
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION  
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: May 2, 2017

DATE: May 2, 2017

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

OWNER:

225600 ONTARIO LIMITED

C/O

EMERY INVESTMENTS INC.  
401-420 WILSON AVENUE  
TORONTO, ONTARIO  
M3K 1Z3

RICHARD GOLDBERG  
VICE-PRESIDENT

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 23.503 ±ha. (58.077 ±Acres)

BLOCKS	LOTS	UNITS	±ha.	±Acres
BLOCKS 1-8 - EMPLOYMENT	8		17.780	43.935
BLOCK 9 - 10m. BUFFER	1		0.423	1.045
BLOCK 10 - 10m. BUFFER	1		0.412	1.018
BLOCK 11 - STORM WATER MANAGEMENT	1		2.226	5.501
BLOCK 12 - WETLAND	1		0.245	0.605
BLOCK 13 - 30m. WETLAND BUFFER	1		0.572	1.414

STREETS	23.0m. WIDE. TOTAL LENGTH BETWEEN AREAS TABULATED	1.845	4.559
TOTAL	LENGTH BETWEEN AREAS TABULATED		

TOTAL	13	23.503	58.077
-------	----	--------	--------

NOTE - ELEVATIONS RELATED TO  
CANADIAN GEODETIC DATUM



PROJECT No. P-1747

SCALE 1:1000 DEC. 8, 2015

(1747-DE810) X-REF: (1747MAS2 &amp; 1747MTOP02)

**KLM DWG. No. - 15:6**  
PLANNING PARTNERS INC. 84 JARDIN DRIVE - UNIT 18, CONCORD, ONTARIO L4K 3P3  
Planning • Design • Development





# APPENDIX 2

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 43M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE  
FOR THE LAND TITLES DIVISION OF PEEL NO. 43 AT \_\_\_\_\_  
O'CLOCK ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2019 AND ENTERED IN  
THE PARCEL REGISTER FOR PROPERTY IDENTIFIER NO.'s  
14225-010 AND 14225-157 AND THE REQUIRED CONSENTS ARE  
REGISTERED AS PLAN DOCUMENT NO. \_\_\_\_\_

NOTE: THIS PLAN COMPRISES ALL OF PINS 14225-010 AND 14225-167.  
SUBJECT TO EASEMENT IN GROSS OVER PARTS 1 AND 2, PLAN 43R-39936 AS IN  
PAST, WA. PR355442 (AFFECTS PART OF BLOCKS 1, 6, 8, 9, 12 AND 13).

PLAN OF SUBDIVISION OF  
PART OF LOT 16  
CONCESSION 3  
EAST OF HURONTARIO STREET  
(GEOGRAPHIC TOWNSHIP OF CHENGUACOUSY, COUNTY OF PEELE)  
NOW IN THE  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEELE  
SCALE 1:1000

SCHAEFFER OZALDOY BENNETT LTD.

015	DENOTES	SHORT STANDARD IRON BAR PLANTED
016		SHOT PLANTED
017		FOAM MOUNT
018		STANDARD IRON BAR
019		SHOT STANDARDS IRON BAR
020		PROBES
021		PLAN 418-1801
022		PLAN 418-1848
023		EXPROFATION PLAN 01 05 86
024		EXPROFATION PLAN 01 05 87
025		EXPROFATION PLAN 01 05 88
026		EXPROFATION PLAN 01 05 89
027		EXPROFATION PLAN 01 05 90
028		BAR PLANTED IN SITE OF BRITISH FOUNDRY MARK 30, 1009
029		BAR PLANTED IN SITE OF BRITISH FOUNDRY MARK 30, 1009
030		POINT OF REVERSE CURVE
031		MEASURED
032		A CATCH G.L.S.
033		SCHAEFFER STALOG DENNETT LTD.
034		E. RICH OIL CO.
035		DR. READER'S DEVELOPMENT LTD.
036		J.D. ROSS LIMITED
037		WITNESS
038		EAST OF HUNTSFORD STREET
039		WITNESS
040		CLP
041		CLAMP LOCK

TOTAL AREA OF SUBDIVISION = 23.5046 ha.  
NOTE: 030 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.  
ALL FOUND MONUMENTS ARE NUMBERED 922 UNLESS NOTED OTHERWISE.

SPECIFIED CONTROL POINTS (SCP): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO UTILITY ACCURACY PER SEC 412) OF DFG, EA/SO		
POINT ID.	NORTHING	EASTING
SCP 005/9740221	4844430.712	537143.504
SCP 006/9740222	4844433.233	535622.759

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH  
CORNER OR BOUNDARY SIGN ON THIS PLAT

**OWNER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT:

1. BLOCKS 1 TO 13, BOTH INCLUSIVE, STREETS, NAMELY ESCAPE CLOVE AND NEWARK COURT, THE STREET WIDENING, NAMELY BLOCK 14 AND TO REVEAVER, NAMELY ESCAPE CLOVE, IS AND IT HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS AND STREET WIDENING ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF BRANTON AS PUBLIC HIGHWAYS.

DATED THE 17TH DAY OF OCTOBER, 2019,  
225600 INVESTMENTS LIMITED

  
RICHARD GOLDSTONE - PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE COMMISSION

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND  
THE REGULATIONS MADE UNDER THEM  
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF FEBRUARY, 2019.

DATE : OCTOBER 17, 2019

	<b>SCHAEFFER DZALDOV BENNETT</b>				
	<b>ONTARIO LAND SURVEYORS</b>				
64 JARON DRIVE		CONCORD, ONTARIO L4K 3P3		TEL: (416) 491-1111	
CALC. SL	DRAWN ACAD/LW	CHECKED WHF	SCALE 1:500	JOB NO. G	

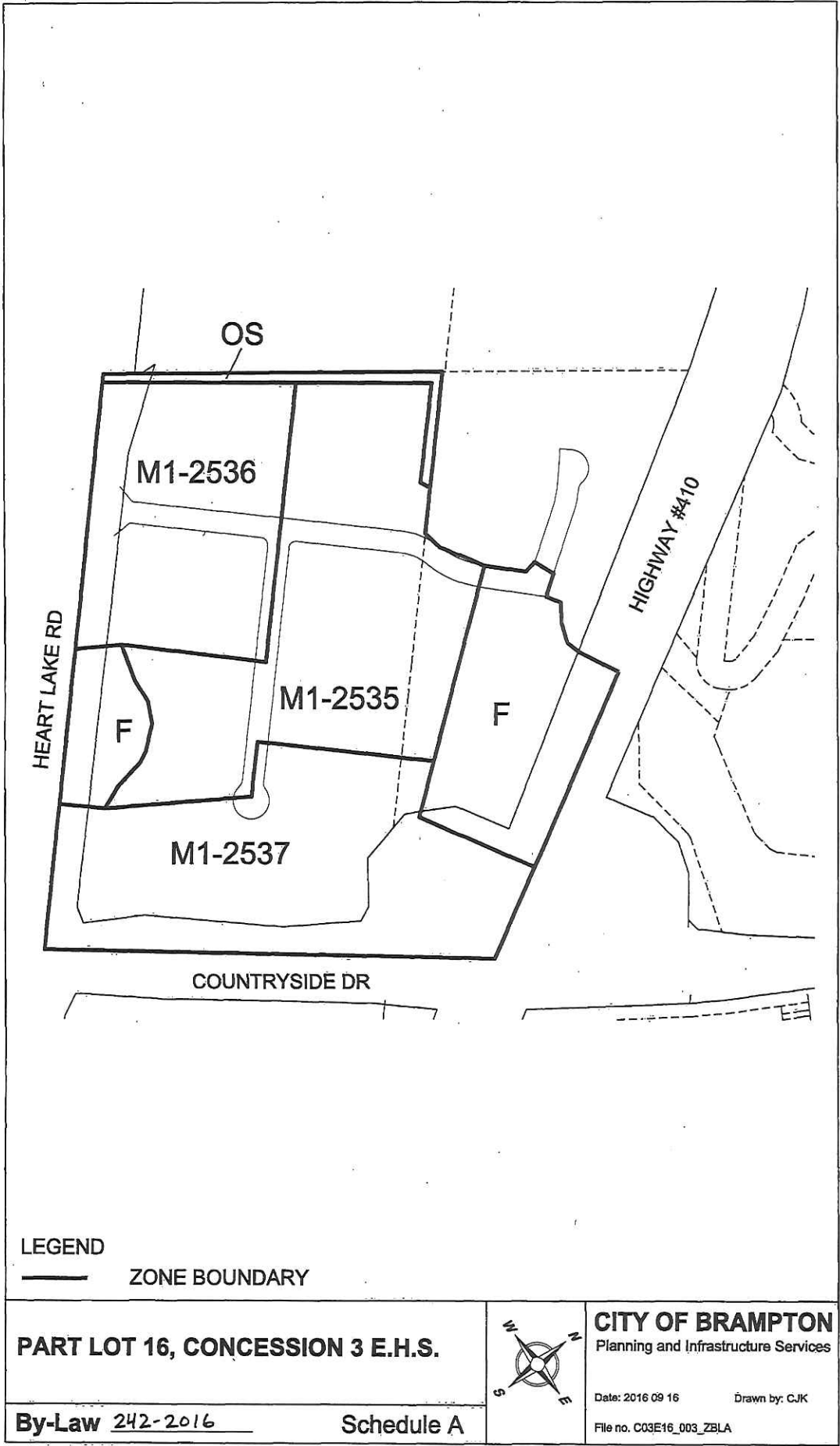
OCTOBER 17, 2019

Page 206 of 312



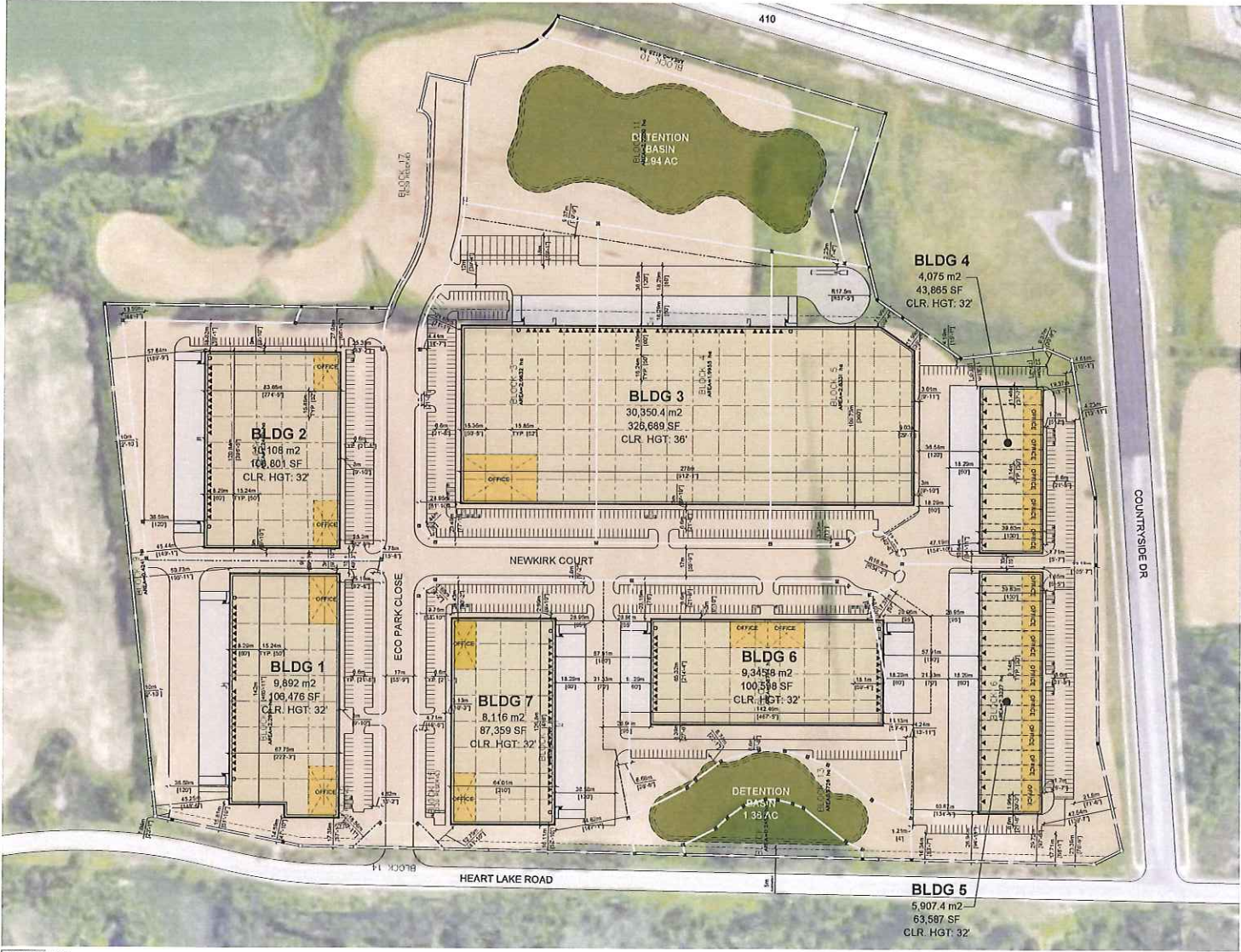
# APPENDIX 3







# APPENDIX 4



PROJECT DATA:		
SITE AREA:		
GROSS:	17.77 HA	43.91 AC
	177,700 m <sup>2</sup>	1,912,741 SF
BUILDING FOOTPRINT:		
BUILDING 1	9,892 m <sup>2</sup>	106,476 SF
BUILDING 2	10,108 m <sup>2</sup>	108,801 SF
BUILDING 3	30,350 m <sup>2</sup>	326,689 SF
BUILDING 4	4,075 m <sup>2</sup>	43,865 SF
BUILDING 5	5,907 m <sup>2</sup>	63,587 SF
BUILDING 6	9,346 m <sup>2</sup>	100,598 SF
BUILDING 7	8,116 m <sup>2</sup>	87,352 SF
TOTAL FOOTPRINT:	77,795 m <sup>2</sup>	837,368 SF
COVERAGE:		
GROSS:	44%	

PROJECT DATA:		SITE		BUILDING		FAR	PARKING		PARKING		REQ. ACC.		DOCK HIGH		GRADE LEVEL	
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	COVERAGE	PARKING PROVIDED	PARKING PROVIDED	RATIO	RATIO	RATIO	STALLS	DOORS	DOORS	DOORS	DOORS	DOORS
1	1,912,745	43.91	1	106,476	5.6%	90	@0.85/1000 SF	4 STALLS	27	2						
			2	108,801	5.7%	122	@1.12/1000 SF	5 STALLS	23	2						
			3	326,689	17.1%	290	@0.89/1000 SF	7 STALLS	37	2						
			4	43,865	2.3%	90	@2.05/1000 SF	4 STALLS	11	-						
			5	63,587	3.3%	115	@1.81/1000 SF	5 STALLS	16	-						
			6	100,598	5.3%	133	@1.32/1000 SF	5 STALLS	24	2						
			7	87,352	4.6%	107	@1.22/1000 SF	5 STALLS	27	2						
TOTAL	1,912,745	43.91		837,368	43.8%	947	@1.13/1000 SF		36	165	10					

BERKSHIRE AXIS  
DEVELOPMENT

scheme: 12

Conceptual Site Plan

Heart Lake Rd  
Brampton, OH

WARE MALCOMB

TORONTO: 0000-0000  
03.02.2021

SHEET  
1



FILE NUMBER: A- 2021-0109

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)

225600 Investments Limited

Address

620 Wilson Avenue, Suite 401

Toronto, Ontario

M3K 1Z3

Phone #

(416) 630-6927 x238

Fax #

(416) 630-6997

Email

donna.lue@emeryinvestments.com

2.

Name of Agent

Gagnon Walker Domes Ltd.

Address

21 Queen Street East, Suite 500

Brampton, Ontario

L6W 3P1

Phone #

(905) 796-5790 x257

Fax #

(905) 796-5792

Email

mdenardis@gwdplanners.com

3.

Nature and extent of relief applied for (variances requested):

Variance #1 – To permit a lot width of 23.0 metres

Variance #2 – To permit a lot width of 18.0 metres

Variance #3 – To permit a lot width of 13.0 metres

Variance #4 – To permit a lot width of 17.0 metres

4.

Why is it not possible to comply with the provisions of the by-law?

Industrial One (M1) Section 31.1.2 (a) requires a minimum lot width of 30.0 metres

5.

Legal Description of the subject land:

Lot Number

16

Plan Number/Concession Number

3 E.H.S.

Municipal Address

N/A (Northeast Corner Heart Lake Road and Countryside Drive)

6.

Dimension of subject land (in metric units)

Frontage

590 metres (Heart Lake Road)

Depth

450 metres

Area

23.50 Ha (Subdivision), 17.77 Ha (Employment Blocks 1-8)

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.)

Vacant.

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

Development of employment blocks for a total of seven (7) industrial buildings having a combined total Gross Floor Area of approximately 77,794m<sup>2</sup>.

(Building 1 – 9,892m<sup>2</sup>, Building 2 – 10,108m<sup>2</sup>, Building 3 – 30,350m<sup>2</sup>, Building 4 – 4,075m<sup>2</sup>, Building 5 – 5,907m<sup>2</sup>, Building 6 – 9,346m<sup>2</sup>, Building 7 – 8,116m<sup>2</sup>).

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

**PROPOSED**

Front yard setback	14.50+ metres (Varies per Building)
Rear yard setback	3.0+ metres (Varies per Building)
Side yard setback	2.0+ metres (Varies per Building)
Side yard setback	2.0+ metres (Varies per Building)

10. Date of Acquisition of subject land: 1970
11. Existing uses of subject property: Vacant, lands currently planned and being developed for an industrial subdivision.
12. Proposed uses of subject property: Prestige Industrial
13. Existing uses of abutting properties: Agricultural (North), Future Residential (South), Provincial Highway #410 (East), Heart Lake Conservation Area (West)
14. Date of construction of all buildings & structures on subject land: Building construction tentatively scheduled for Spring 2022
15. Length of time the existing uses of the subject property have been continued: N/A
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 # 21T09012B, B16-008 Status Approved

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 City \_\_\_\_\_ OF Brampton

THIS 04 DAY OF May, 2021.

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, Marc De Nardis, OF THE City \_\_\_\_\_ OF Vaughan

IN THE Region \_\_\_\_\_ OF York 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

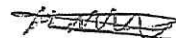
City \_\_\_\_\_ OF Brampton

IN THE Region \_\_\_\_\_ OF

Peel THIS 04 DAY OF


May 2021.

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

  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M1 - 2535/2536/2537

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

HOTHIS.

Zoning Officer

MAY 04 2021

Date

DATE RECEIVED May 4, 2021

Date Application Deemed Complete by the Municipality MAY 4, 2021

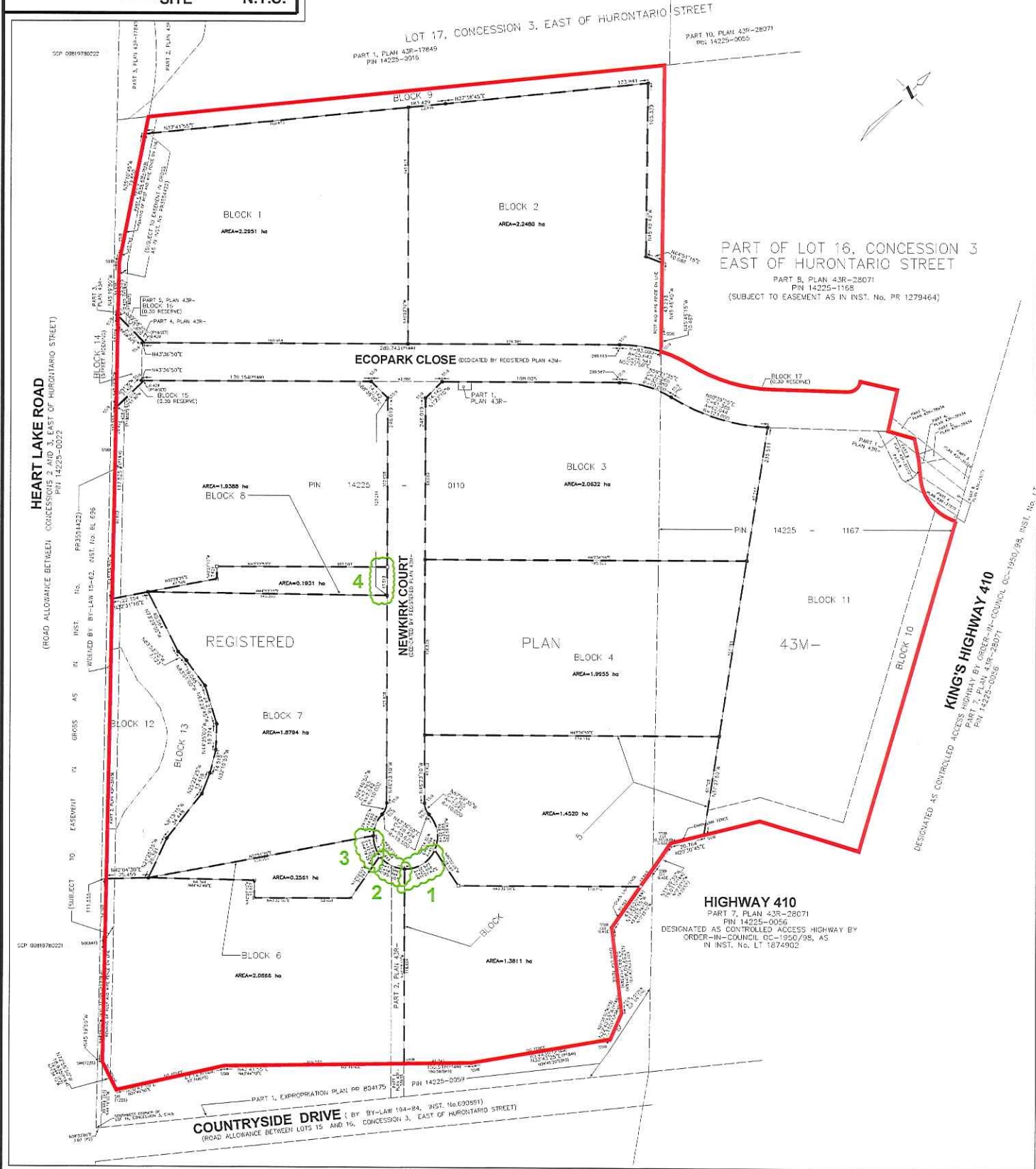
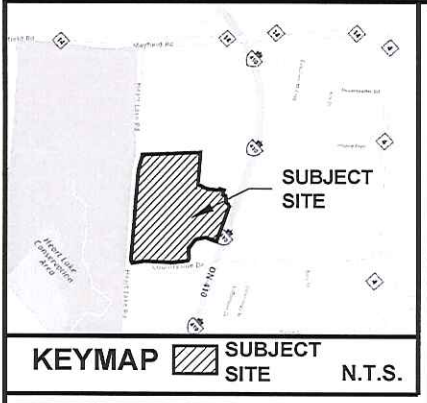
Revised 2020/01/07



STATISTICS OVERVIEW

TOTAL LOT AREA: 17.77 ha (43.91 ac)

Note: Base Drawing Information taken from Draft Reference Plan prepared by Schaeffer Dzaldov Bennett Ltd. dated March 17, 2021



MINOR VARIANCES

- 1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires 30.0 metres;
- 2. To permit a lot width of 18.0 metres whereas M1 - Section 2537 Zone requires 30.0 metres;
- 3. To permit a lot width of 13.0 metres whereas M1 - Section 2537 Zone requires 30.0 metres; and
- 4. To permit a lot width of 17.0 metres whereas M1 - Section 2536 Zone requires 30.0 metres;

**LEGEND**

PROPERTY BOUNDARY

MINOR VARIANCES

PROPOSED MINOR VARIANCE PLAN

NORTHEAST CORNER of  
HEART LAKE ROAD and COUNTRYSIDE DRIVE  
PART of LOT 16, CONCESSION 3, E.H.S.  
CITY of BRAMPTON, ONTARIO  
WARD 4

P.N.: 20.2767.00	Date: April 30, 2021
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2767_Variance_Plan

21 Queen Street East  
Suite 500  
Brampton, ON  
L6W 3P1  
P (905) 796 - 5790

Toll Free  
1 (855) 771-7206  
www.gwdplanners.com

3601 Highway 7 East  
Suite 310  
Markham, ON  
L3R 0M3  
P (905) 477 - 6556

[illegible]

**Filing Date:** May 5, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0109

**Owner/  
Applicant:** **225600 INVESTMENTS LIMITED**

**Address:** **Northeast Corner of Heart Lake Road and Countryside Drive, Part of Lot 16,  
Concession 3, E.H.S. Part 1 of 43R-33100, Parts 1-3, 5-9 of 43R-37070**

**Ward:** 2

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendations:**

That application A-2021-0109 is supportable, subject to the following conditions being imposed:

1. That the reduced lot widths shall be approved generally in accordance with the sketch attached to the Notice of Decision and for the sole purpose of facilitating the approval of a future exemption from part lot control that will have the effect of realigning property boundaries for development purposes to the satisfaction of the Director of Development Services;
2. That the applicant submits \$1,100.00 review fee to TRCA as outlined in their letter dated May 27, 2021;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

---

**Background:**

The subject property is located in the northeast corner of Heart Lake Road and Countryside Drive. The site has been Draft Approved to permit an industrial Plan of Subdivision proposing eight (8) employment blocks, two (2) internal roads, and blocks related to wetlands and stormwater management pond. The applicant is proposing four (4) variances required to create additional property lines following the registration of the Plan of Subdivision that will facilitate the creation of employment uses on the site. Future Part Lot Control Exemption applications will be submitted to facilitate the development. The new property lines result in select Blocks being created requiring variances related to lot widths. Any additional variance related to the future development will be sought following submission of Site Plan applications.



Existing Zoning:

The property is zoned 'Industrial (M1 – 2535, 2536 & 2537)', according to By-law 270-2004, as amended.

Requested Variances:

*The applicant is requesting the following variances:*

1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres.

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Industrial' in the Official Plan and 'Prestige Industrial', 'Wetland', and 'Stormwater Management Facility' in the Countryside Villages Secondary Plan (Area 48a). The requested variance is not in conflict with the policies of the Official Plan. The general intent and purpose of the Official Plan is maintained.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Industrial (M1 – 2535, 2536 & 2537)', according to By-law 270-2004, as amended.

Variance 1 is to permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres. Variance 2 is to permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres. Variance 3 is to permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres. Variance 4 is to permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres. The intent of the By-law in requiring a minimum lot width is to ensure that a certain character is maintained for the property and that the lot is of sufficient width to accommodate the various uses of the zone, including employment uses.

In this case, the applicant will submit a Part Lot Control Exemption application following registration of the Plan of Subdivision to create new property lines that will accommodate future larger buildings than was previously anticipated when the Draft Plan of Subdivision was approved. These future buildings will be located to align with the newly created property lines. The proposed lot width reductions apply to the portions of the lands which front onto the western and southern limits of the new municipal road known as "Newkrik Circle". Subject to the recommended conditions of approval,

the requested variances are not considered to negatively impact the character of the property or limit access to those future employment blocks. Since these variances are being sought to allow the development of employment uses on the property, Variances 1, 2, 3, and 4 are considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variances are requested to facilitate the development of a future employment complex as contemplated in the Official Plan, Secondary Plan, and permitted in the Zoning By-law. The variances are not anticipated to negatively impact the character and functionality of the area and will not affect the future streetscape. The creation of new property lines will require the review of a formal Part Lot Control application. Staff will require that the newly created property lines proposed through the part lot control process to be generally in accordance with the sketch attached to the public notice. In addition, the development will be subject to a future Site Plan application, which will be reviewed to ensure that the development proposal is appropriate. Variances 1, 2, 3, and 4 are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The variances to reduce the lot width are required to reconfigure lot lines following the registration of the Plan of Subdivision for this property. The reduction in the lot widths would still allow for the lands to be developed for the intended employment uses. As a result, the extent of all variances can be considered to be minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I

May 27, 2021

CFN 64183.10  
XRef CFN 55833, 55834,  
43685, 43993, 55114.01

**BY EMAIL: [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)**

Ms. Jeanie Myers  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Myers:

**Re: Minor Variance Application – A 2021-0109  
North East Corner of Heart Lake Road and Countryside Drive  
Part Lot 16, Concession 3  
City of Brampton  
225600 Investments Limited (Agent: Marc De Nardis)**

This letter acknowledges receipt of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) on May 26, 2021. TRCA staff has reviewed the above noted application, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice related to provincial plans.

**Purpose of the Applications**

The purpose of Minor Variance Application A 2021-0109 is to request the following variances:

1. To permit a lot width of 23.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 – Section 2539 Zone requires a minimum lot width of 30.0 metres.



It is our understanding that the requested variances are required to facilitate an industrial plan of subdivision proposing 8 employment blocks, 2 internal roads, 3 buffer blocks, a wetland and a stormwater management pond at the property located at the north east corner of Heart Lake Road and Countryside Drive, in the City of Brampton.

### **Background**

It is our understanding that TRCA staff reviewed an industrial draft plan of subdivision 21T09012B at the subject property (CFN 43685, 43993). TRCA staff also reviewed a severance application to facilitate the development of a stormwater management pond (CFN 55114.01). Additionally, TRCA issued a permit for the development of the stormwater management pond (CFN 55833), topsoil stripping and a temporary sediment control pond (CFN 55834) at the subject property.

### **Ontario Regulation 166/06**

The subject land is located within TRCA's Regulated Area of the Etobicoke Creek Watershed. Specifically, the subject property is located within 120 m. from several provincially significant wetland features. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the property.

### **Application-Specific Comments**

Based on our review, it appears that the proposed subdivision is consistent with the intent of the previously reviewed materials. As such, TRCA staff have no concerns with the proposed revisions in this application, as submitted.

It is our expectations that TRCA interests and concerns will be addressed in future planning applications and that the applicant will acquire a TRCA permit for any development within TRCA's Regulated Area.

### **Recommendation**

On the basis of the comments noted in this letter, TRCA staff support **conditional approval** of Minor Variance Application A 2021 – 0109, subject to the following condition:

1. The applicant submits a \$1,100 review fee to this office.

### **Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a fee of \$1,100 (Variance Industrial/Commercial/Subdivision/Institutional– Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Please note that TRCA's Administrative Fees for Planning and Permitting Services are presently under review. It is anticipated that new (2021-2022) fee schedules will be in place as of June 1, 2021. For applications in which TRCA's fees have not been paid by this date, the applications will be subject to the new fees, effective the date of the approval of the new fees by TRCA's Board of Directors. TRCA's current fee top-up provisions, as outlined in our current fee schedules, will continue to apply.

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5657 or at [Lina.alhabash@trca.ca](mailto:Lina.alhabash@trca.ca).

Sincerely,



Lina Alhabash

Planner I

Development Planning and Permits | Development and Engineering Services

LA/cb

**APPLICATION # A-2021-0110**  
**WARD # 1**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **PRIYANKA CONCESSIO** 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 Part of Block F, Plan M-165, Part 7, Plan 43R-11499 municipally known as **12 CAVALIER COURT**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit lot coverage of 32.3% whereas the by-law permits a maximum lot coverage of 30%.

**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, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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

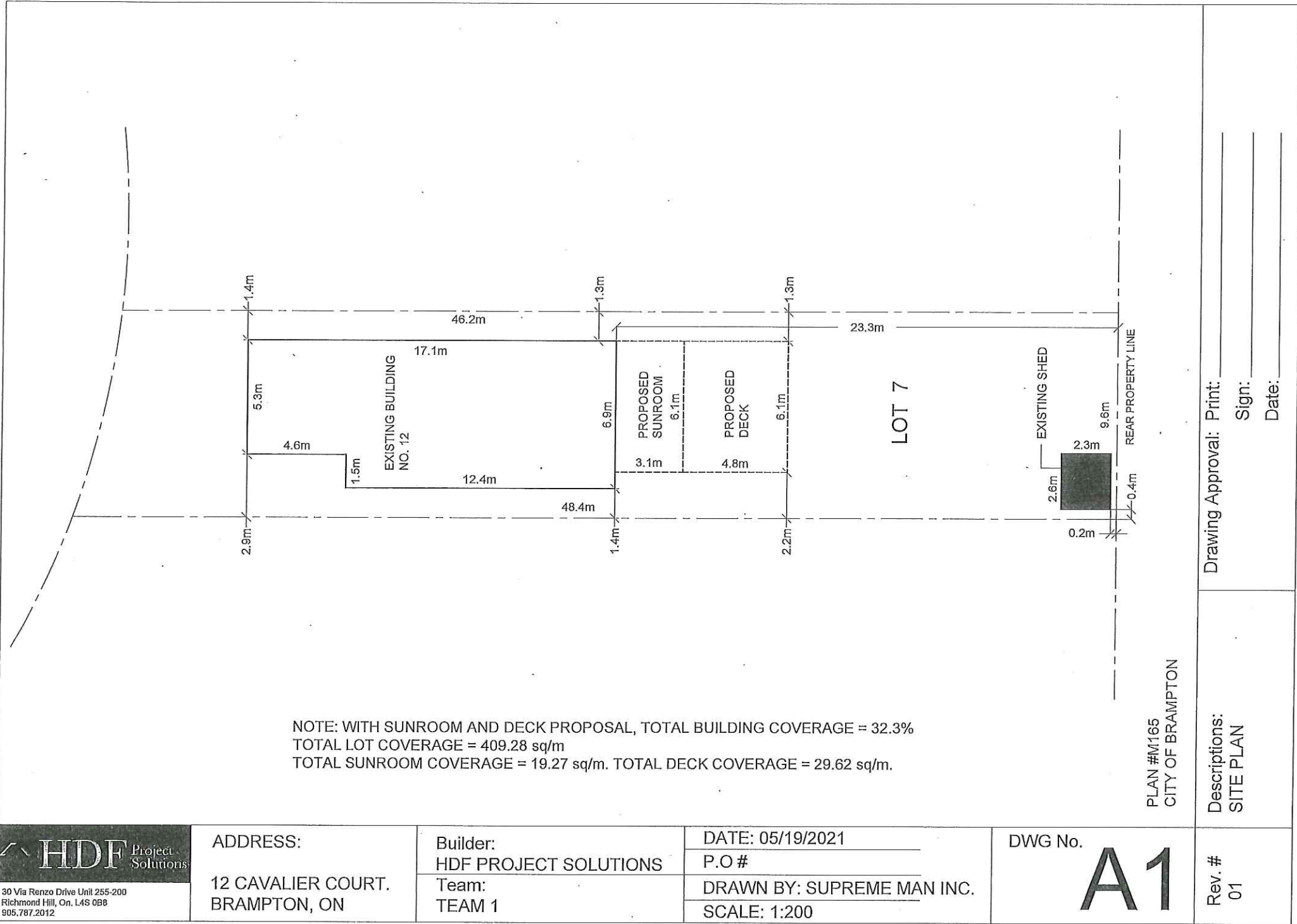
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 20th day of May, 2021.

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)





**HDF** Project Solutions  
30 Via Renzo Drive Unit 255-200  
Richmond Hill, On, L4S 0B8  
905.787.2012

ADDRESS:  
12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS  
Team:  
TEAM 1

DATE: 05/19/2021  
P.O #  
DRAWN BY: SUPREME MAN INC.  
SCALE: 1:200

DWG No.  
**A1**

Rev. #  
01

Descriptions:  
SITE PLAN

Drawing Approval: Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Date: \_\_\_\_\_

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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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

May 19, 2021

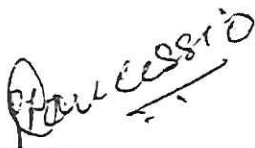
To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE  
PRIYANKA CONCESSIO  
LOT 7, PLAN 43M-168  
A-2021-0110- 12 CAVALIER COURT

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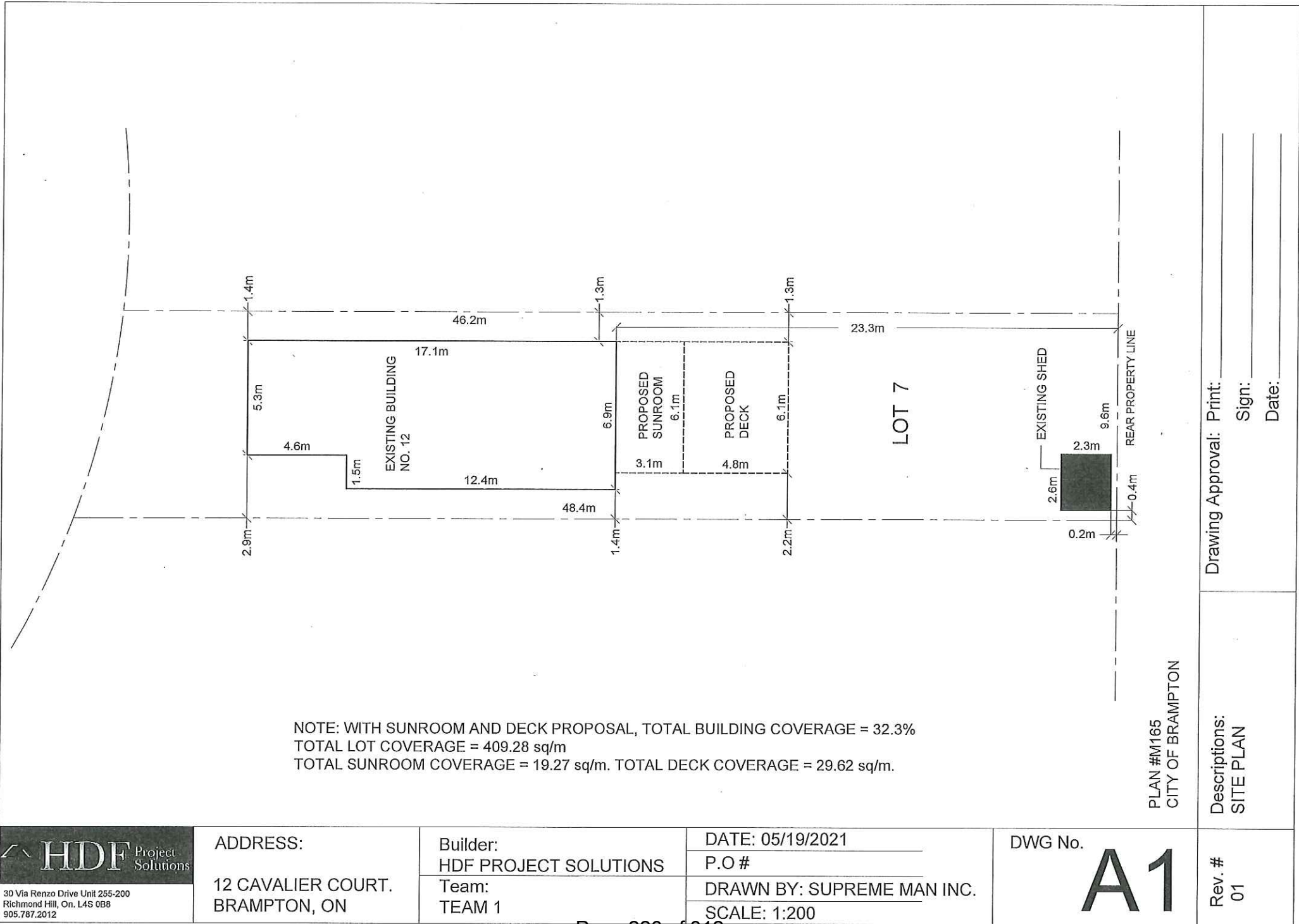
Please **amend** application **A-2021-0110** to reflect the following:

1. To permit lot coverage of 32.3% whereas the by-law permits a maximum lot coverage of 30%.



Applicant/Authorized Agent





**HDF** Project Solutions  
30 Via Renzo Drive Unit 255-200  
Richmond Hill, On. L4S 0B8  
905.787.2012

ADDRESS:  
12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS  
Team:  
TEAM 1

DATE: 05/19/2021  
P.O #  
DRAWN BY: SUPREME MAN INC.  
SCALE: 1:200

DWG No.  
**A1**

Rev. #  
01

Descriptions:  
SITE PLAN

Drawing Approval: Print: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Date: \_\_\_\_\_

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0110

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 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) PRIYANKA CONCESSION  
Address 12 CALVALIER COURT, BRAMPTON, ONT. L6V 3K6

Phone # 416-859-1503 Fax # \_\_\_\_\_  
Email CONCESSIONCARMO@GMAIL.COM

2. Name of Agent HDF PROJECT SOLUTIONS - STEVEN  
Address 30 VIA RENZO DR, SUITE 200, RICHMOND HILL, ONT. L4S 1B8

Phone # 905-787-2012 Fax # \_\_\_\_\_  
Email INFO@HDFPROJECTSOLUTIONS.COM

3. Nature and extent of relief applied for (variances requested):  
Requesting ADDITIONAL 9% LOT COVERAGE TO 39% lot coverage minor variance approval of sunroom & deck to accomodate proposed new sunroom & deck replacement build. This is a replacement and upgrade from old sunroom & deck that was on the house that was in bad condition due to being rotten , rat infestation and unsafe.

4. Why is it not possible to comply with the provisions of the by-law?  
The current dwelling exceeds the maximum lot coverage due to the " Mature Neighborhood by-law being enacted after the dwelling , sunroom and deck had been built. The proposed replacement of the old sunroom and deck will result in 39% lot coverage where as the maximum permitted is 30%

5. Legal Description of the subject land:  
Lot Number Lot # 7  
Plan Number/Concession Number Plan # M165  
Municipal Address 12 CALVALIER COURT, BRAMPTON, ONT. (CAVALIER)

6. Dimension of subject land (in metric units)  
Frontage 9.6 M  
Depth 46.2 M  
Area 443.52 M<sup>2</sup>

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.)

2 STORY RESIDENTIAL HOME WITH ATTACHED GARAGE = 109.94 M/S  
REAR YARD SHED = 5.98 M/S ( Shed is being moved to meet min set backs of .6m )  
OLD SUNROOM = 9.44 M/S  
OLD DECK = 29.28 M/S

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NEW REBUILD SUNROOM = 18.91 M/S  
NEW REBUILD DECK = 29.28 M/S

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	5.8 M
Rear yard setback	15.4 M
Side yard setback	1.3 M
Side yard setback	1.4 m

PROPOSED

Front yard setback	5.8 M
Rear yard setback	15.4 M
Side yard setback	1.3 M
Side yard setback	1.4 M

10. Date of Acquisition of subject land: Purchased in Feb 2018
11. Existing uses of subject property: Residential Dwelling
12. Proposed uses of subject property: Residential Dwelling
13. Existing uses of abutting properties: Residential Dwellings
14. Date of construction of all buildings & structures on subject land: Mar 1st 2021
15. Length of time the existing uses of the subject property have been continued: On Going
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 ☐ Permit Request In Process

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 City \_\_\_\_\_ OF Brampton \_\_\_\_\_

THIS 5th DAY OF March, 2021.

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, Priyanka Concessio OF THE Province OF Ontario

IN THE City OF Brampton 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 PROVINCE OF

ONTARIO THIS 5th DAY OF

March, 2021

A Commissioner, etc.

Priyanka Concessio

Signature of Applicant or Authorized Agent

Farzana Tabassum  
Barrister & Solicitor

Notary Public and Commissioner of  
Oaths in and for the Province Of Ontario.  
My commission is of unlimited duration.  
No legal advice given.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R3B(1)-141 and MN

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

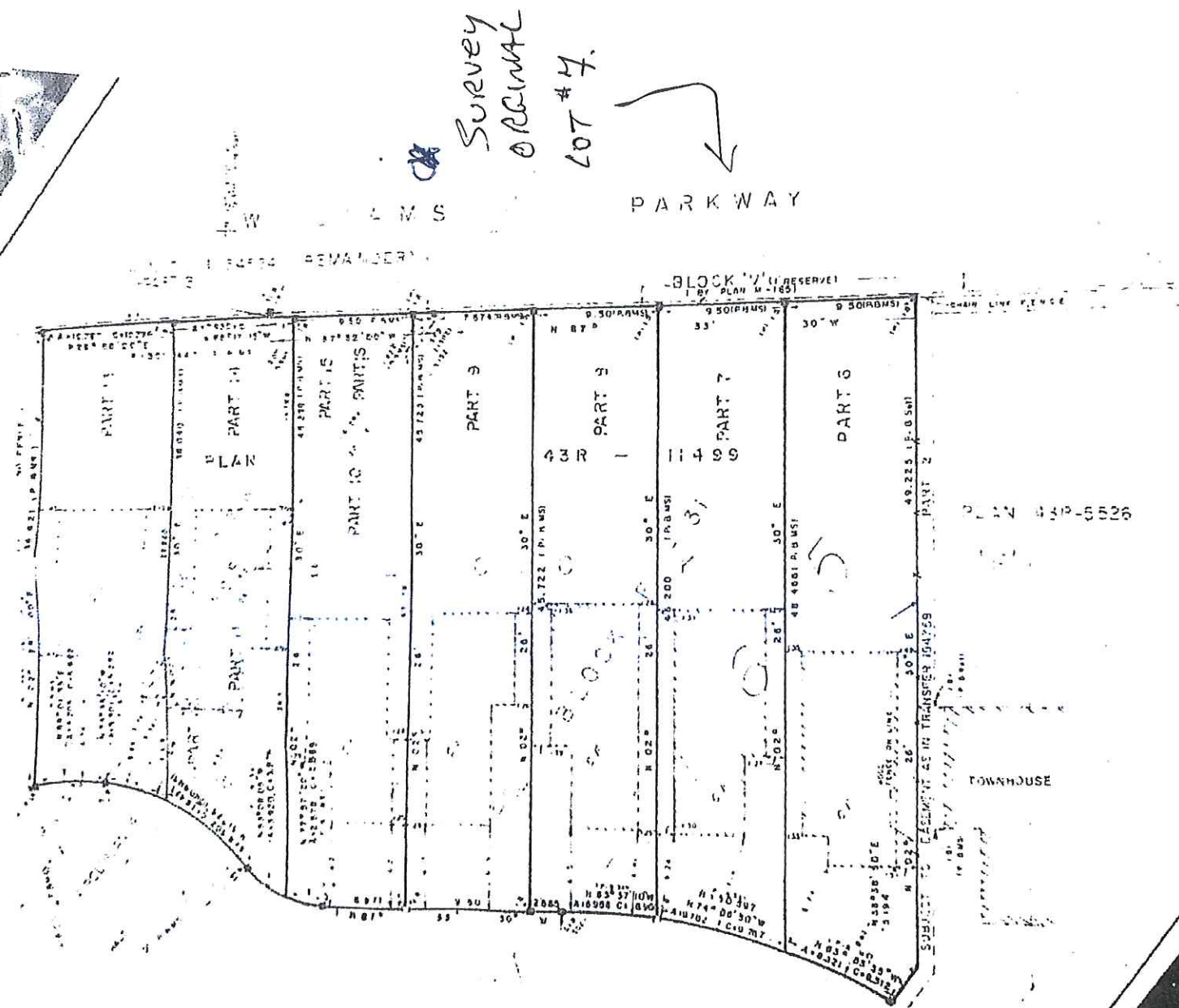
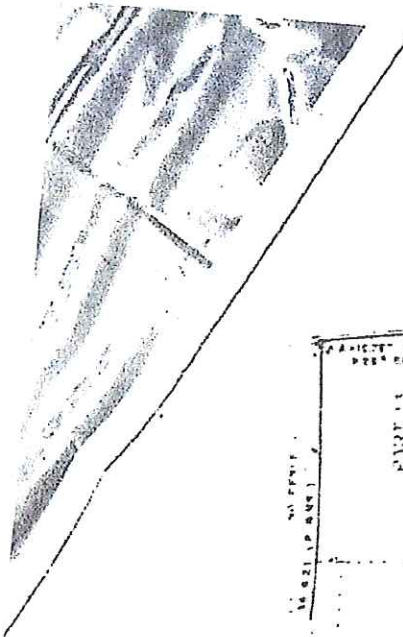
[Signature]  
Zoning Officer

May 5, 2021

Date

DATE RECEIVED MAY 4, 2021

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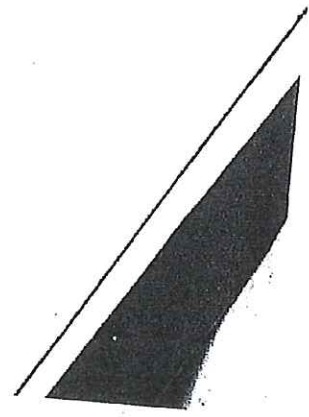


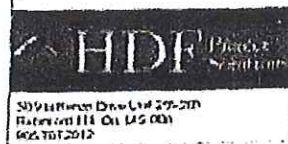
Survey  
ORIGINAL  
LOT # 17.



PARKWAY

Scanned with CamScanner





ADDRESS:  
12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS  
Team:  
TEAM 1

DATE: 03/05/2021  
P.O.#  
DRAWN BY: SUPREME MAN INC.  
SCALE: 1:200

DWG No.  
**A1**

Rev. #  
01

PLAN #M165  
CITY OF BRAMPTON

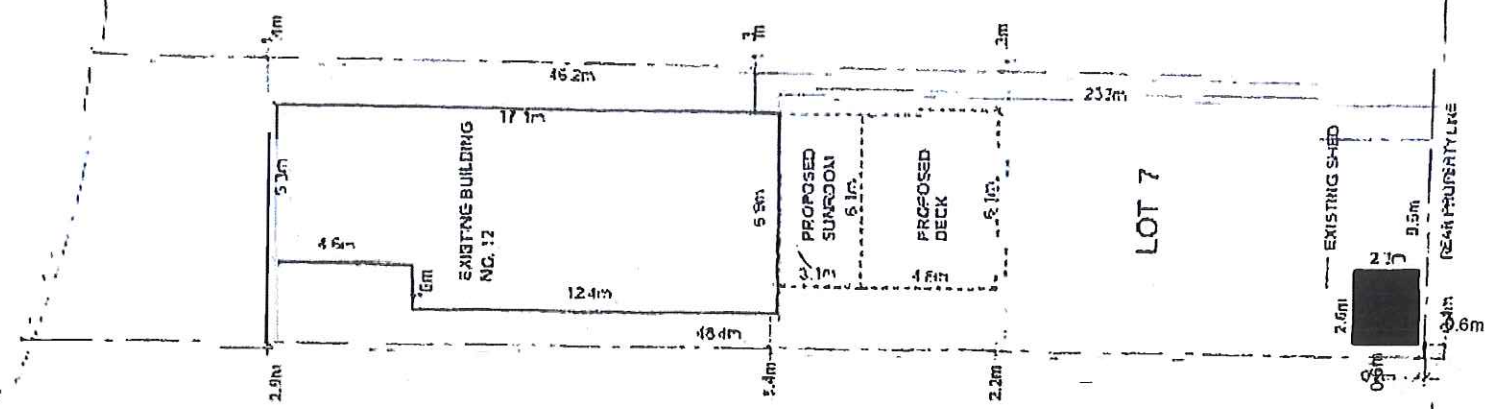
Descriptions:  
SITE PLAN

Drawng Approval Print:

Sign:

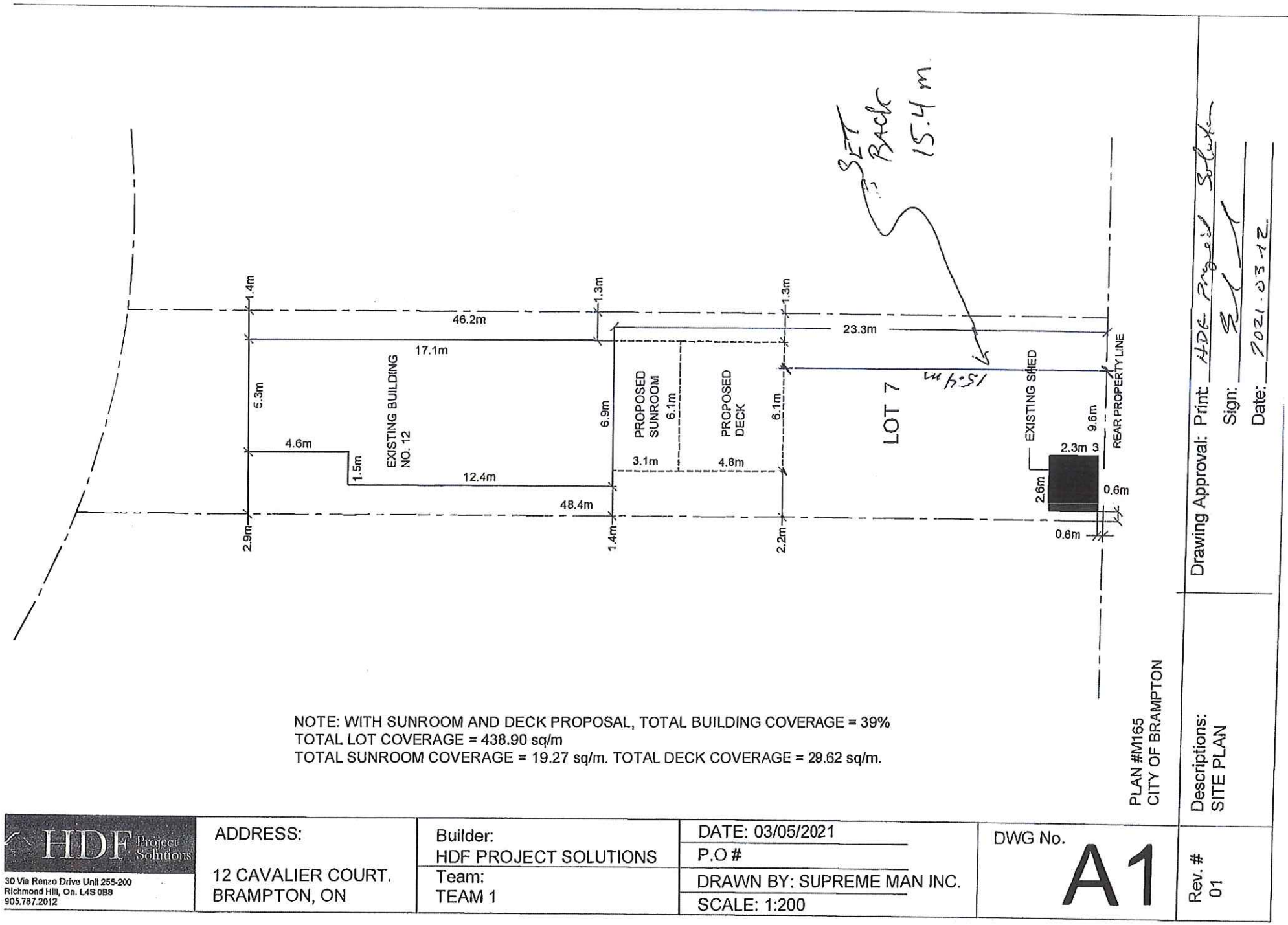
Date:

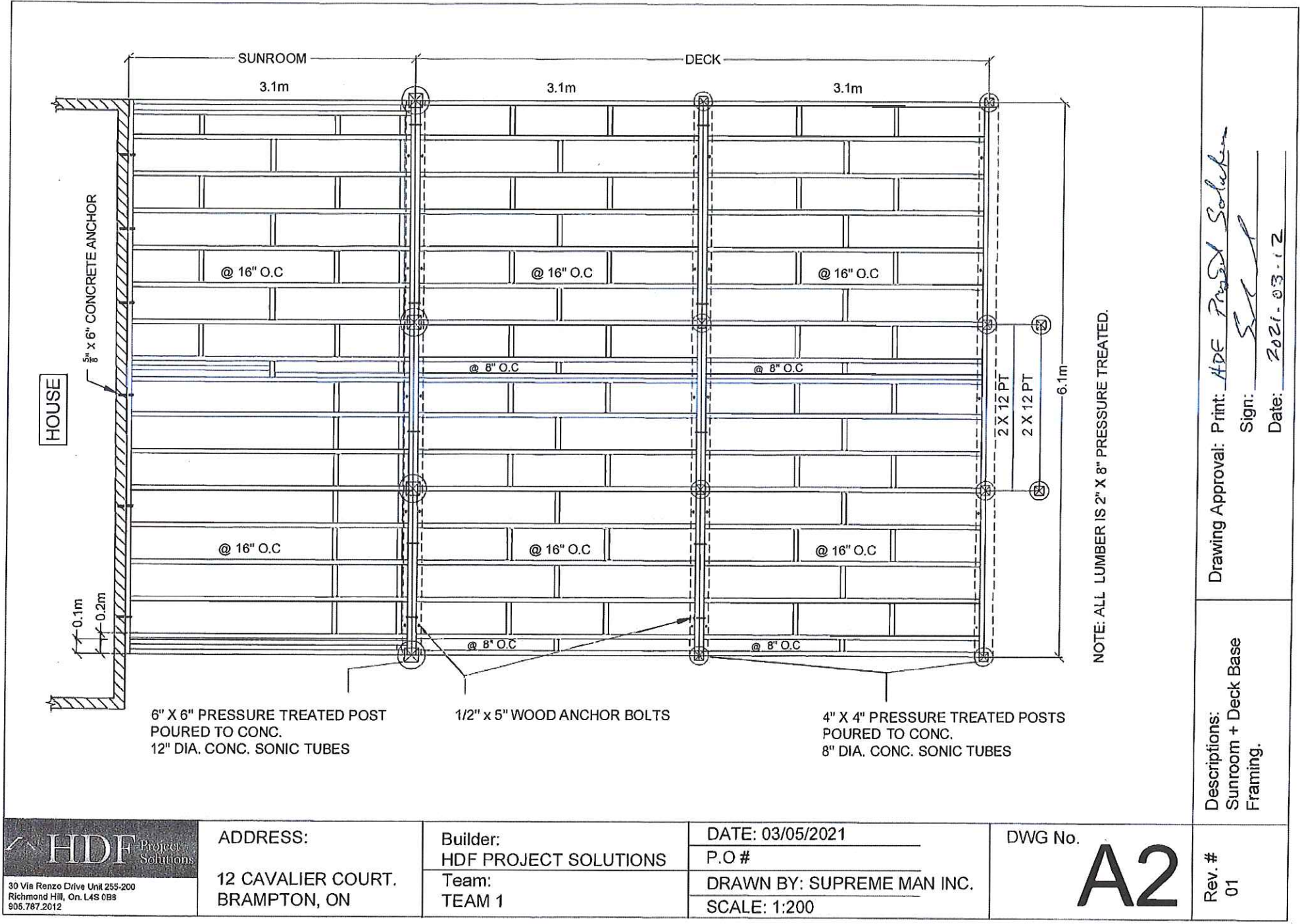
Approval Print: *Prayanka Concessio*  
*Prayanka*  
Date: *March 8, 2021*



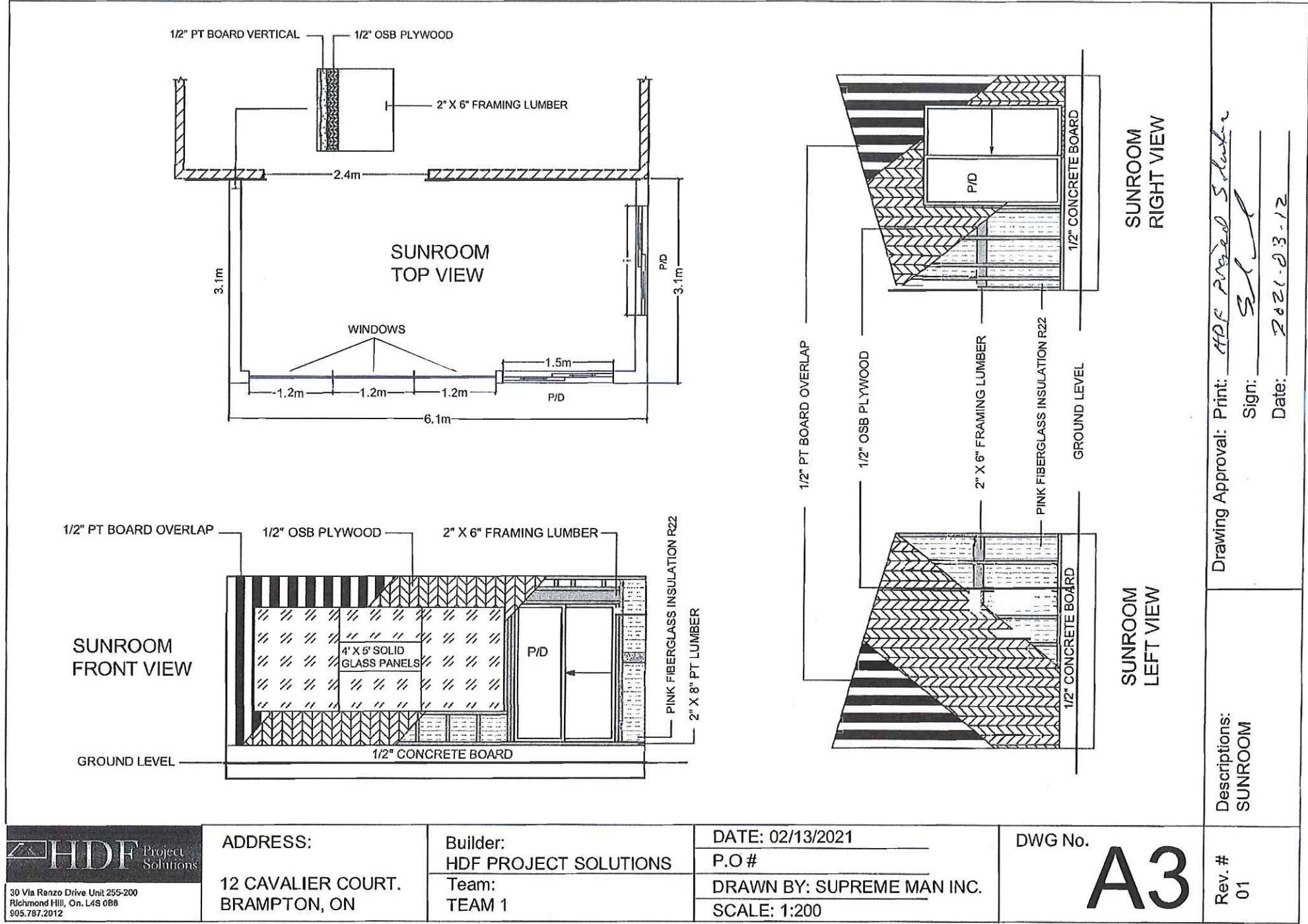
NOTE: WITH SUNROOM AND DECK PROPOSAL, TOTAL BUILDING COVERAGE = 39%  
TOTAL LOT COVERAGE = 438.90 sq/m  
TOTAL SUNROOM COVERAGE = 19.27 sq/m. TOTAL DECK COVERAGE = 29.62 sq/m.



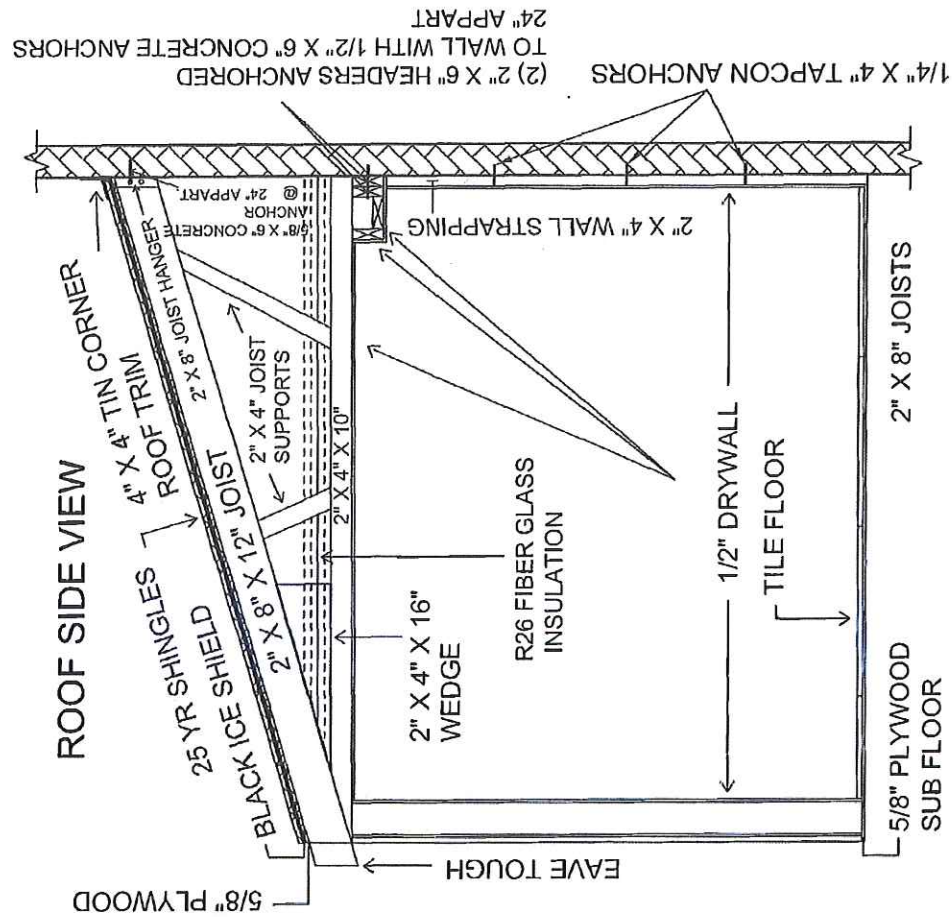
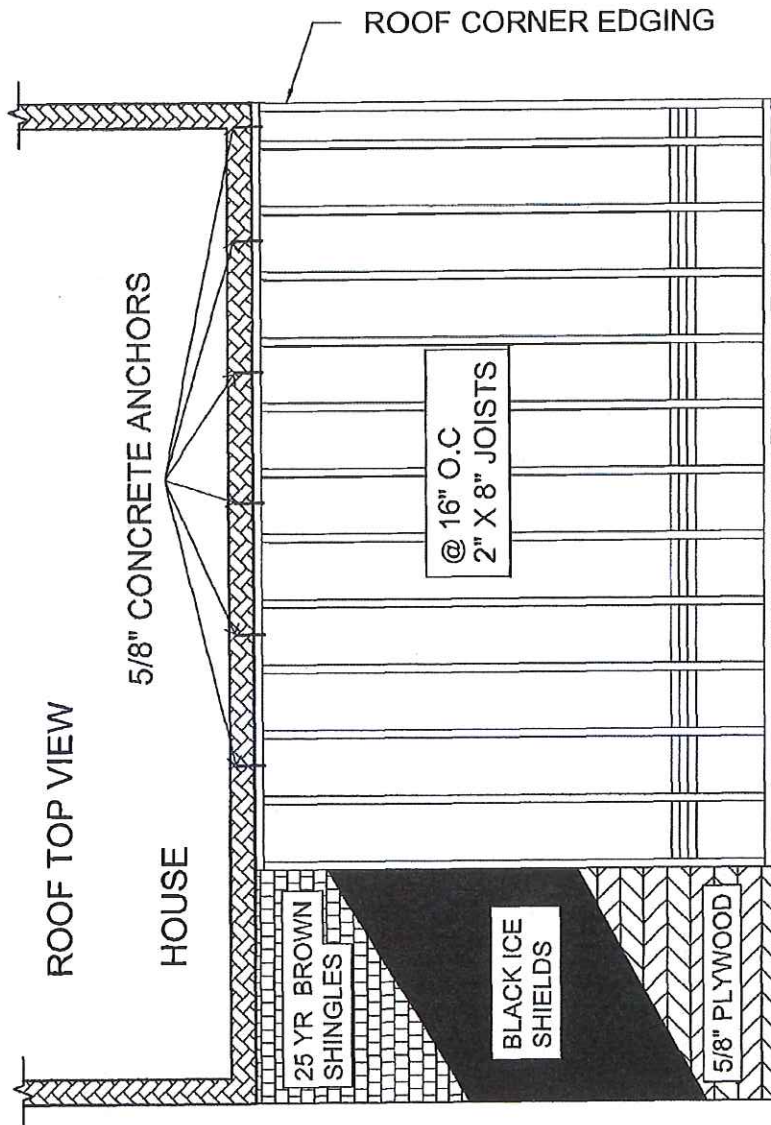




<div><div><div>HDFProject Solutions</div><div>30 Via Renzo Drive Unit 255-200 Richmond Hill, On. L4S 0B8 905.787.2012</div></div><div>ADDRESS: 12 CAVALIER COURT. BRAMPTON, ON</div></div>	Builder: HDF PROJECT SOLUTIONS	DATE: 03/05/2021	DWG No. <div>A2</div>	Rev. # 01
	Team: TEAM 1	P.O #		
	DRAWN BY: SUPREME MAN INC. SCALE: 1:200			









**HDF** Project Solutions  
 30 Via Renzo Drive Unit 255-200  
 Richmond Hill, On, L4S 0B8  
 905.787.2012

ADDRESS:  
  
 12 CAVALIER COURT.  
 BRAMPTON, ON

Builder:  
 HDF PROJECT SOLUTIONS  
 Team:  
 TEAM 1

DATE: 03/13/2021  
 P.O #  
 DRAWN BY: SUPREME MAN INC.  
 SCALE: 1:200

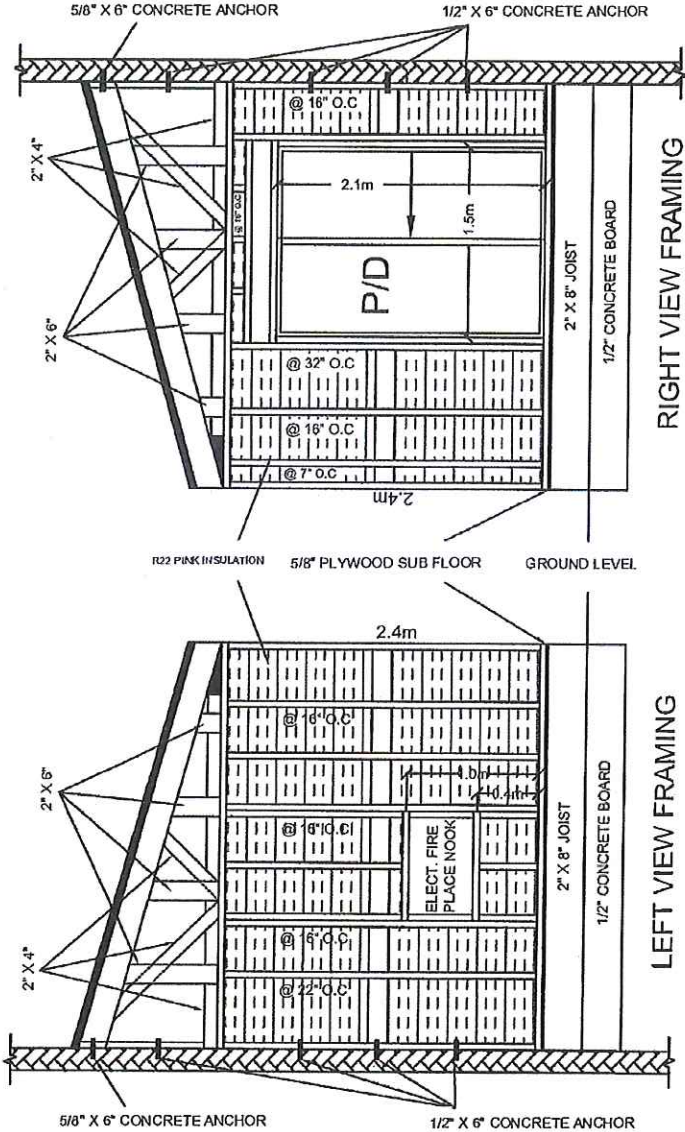
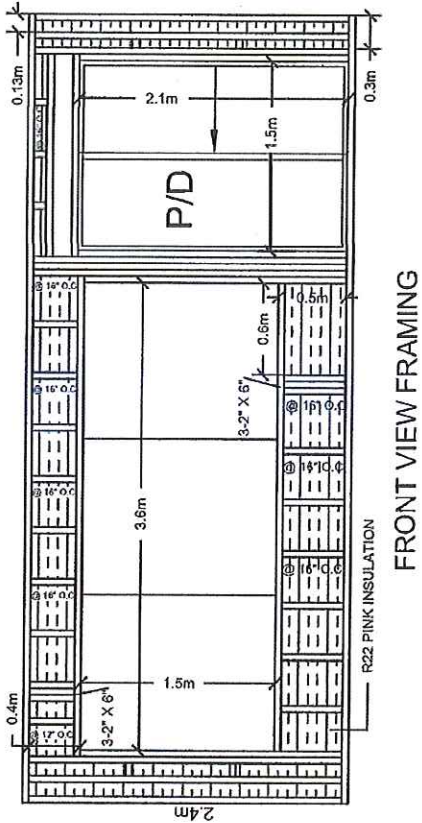
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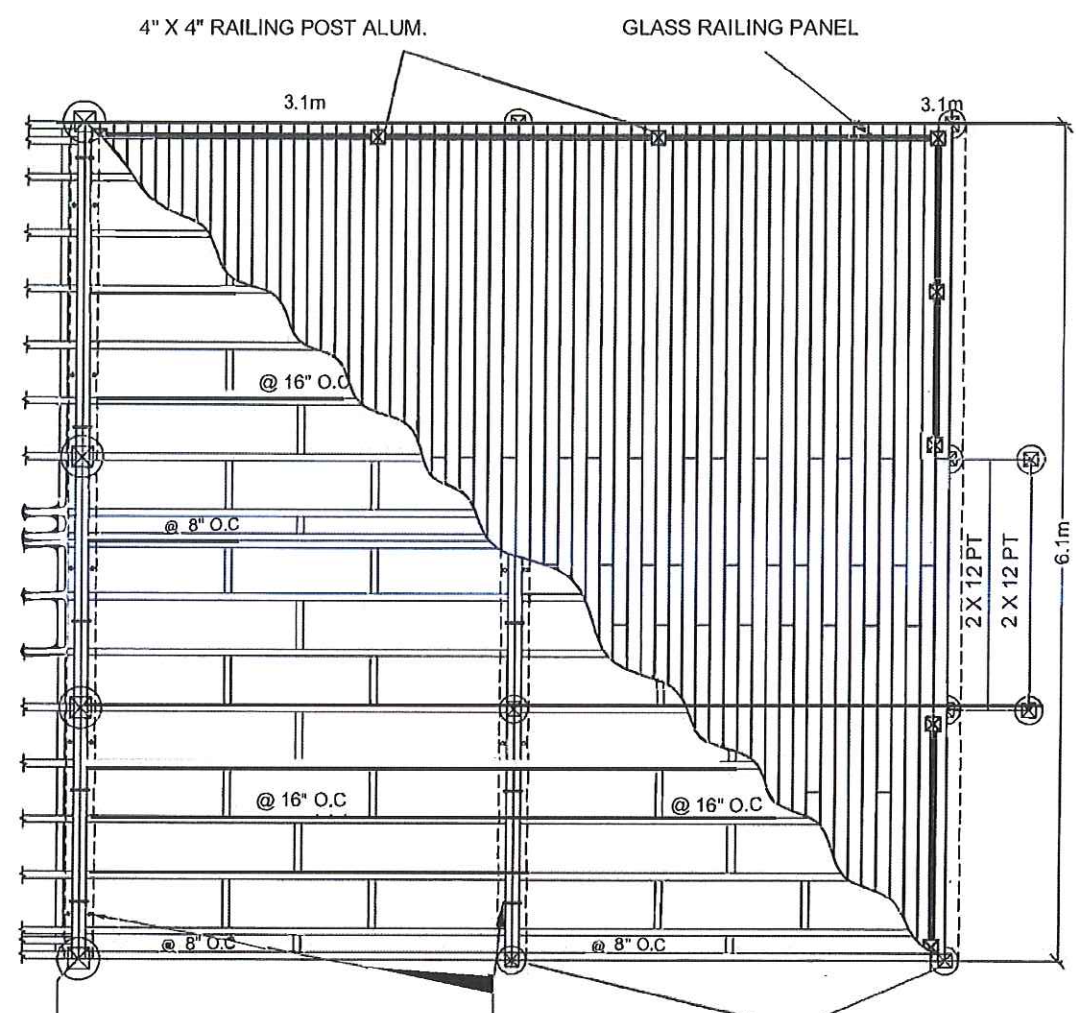
Rev. #  
 01

Descriptions:  
 SITE PLAN

Drawing Approval: Print: *HDF Project Solutions*  
 Sign: *SL*  
 Date: 2021-03-12





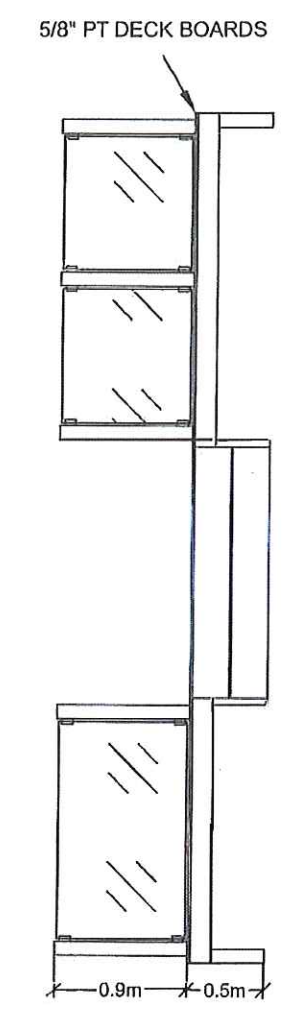


6" X 6" PRESSURE TREATED POST  
POURED TO CONC.  
12" DIA. CONC. SONIC TUBES

1/2" x 5" WOOD ANCHOR BOLTS

4" X 4" PRESSURE TREATED POSTS  
POURED TO CONC.  
8" DIA. CONC. SONIC TUBES


TOP VIEW




SIDE DECK VIEW

Drawing Approval: Print: HDF Project Solutions  
Sign: [Signature]  
Date: 2021.03.12

Descriptions:  
DECK WITH RAILINGS  
TOP AND SIDE VIEW

 <small>30 Vin Renzo Drive Unit 255-200 Richmond Hill, On, L4S 0B8 905.787.2012</small>	<b>ADDRESS:</b>  12 CAVALIER COURT. BRAMPTON, ON	<b>Builder:</b> HDF PROJECT SOLUTIONS  <b>Team:</b> TEAM 1	DATE: 03/13/2021 P.O # _____	DWG No.  <h1>A6</h1>	Rev. # 01
			DRAWN BY: SUPREME MAN INC. SCALE: 1:200		





30 Via Renzo Drive Unit 255-200  
Richmond Hill, On. L4S 0B9  
905.787.2012

ADDRESS:  
12 CAVALIER COURT.  
BRAMPTON, ON

Builder:  
HDF PROJECT SOLUTIONS  
Team:  
TEAM 1

DATE: 03/13/2021  
P.O #  
DRAWN BY: SUPREME MAN INC.  
SCALE: 1:50

DWG No.

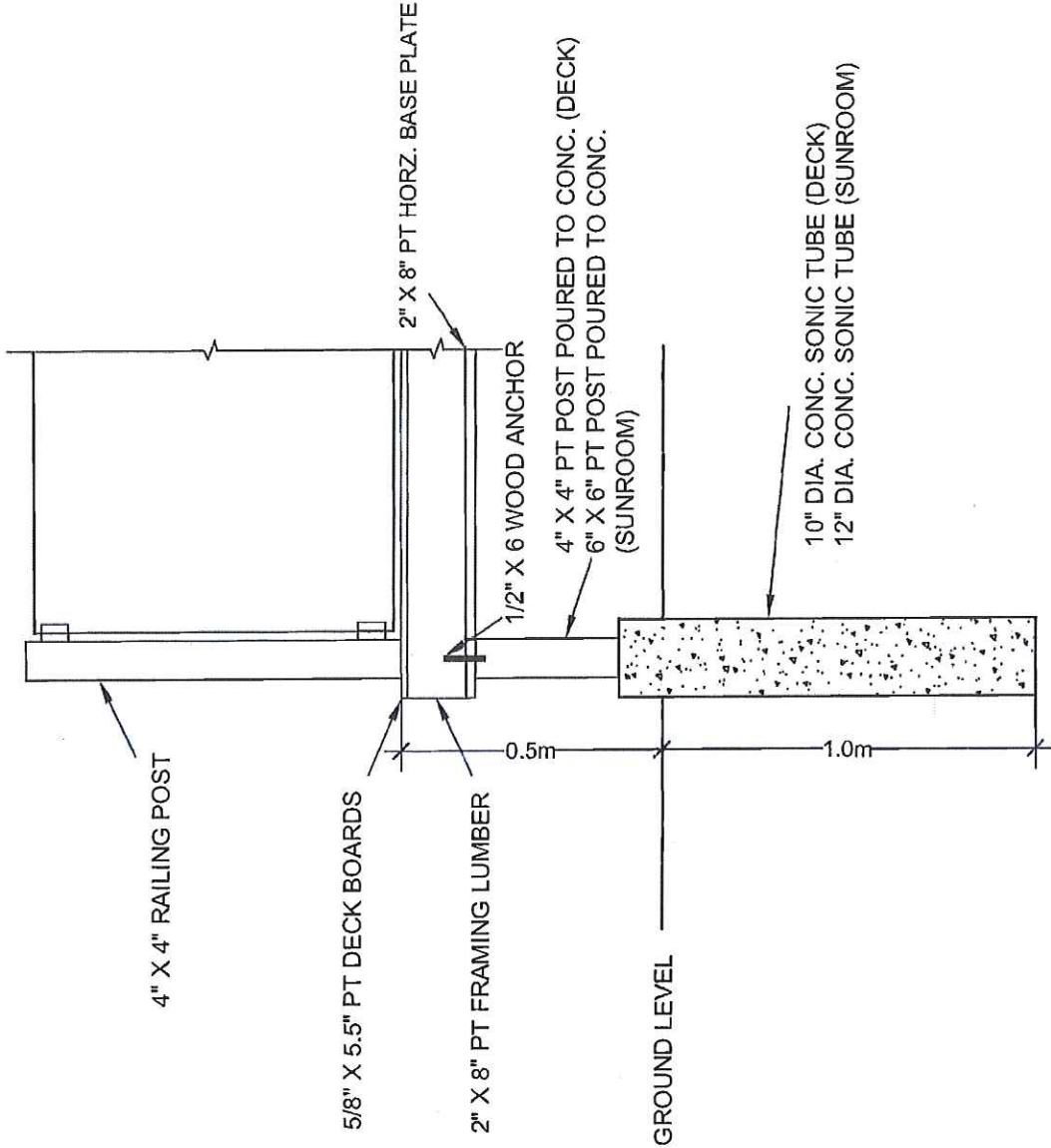
A7

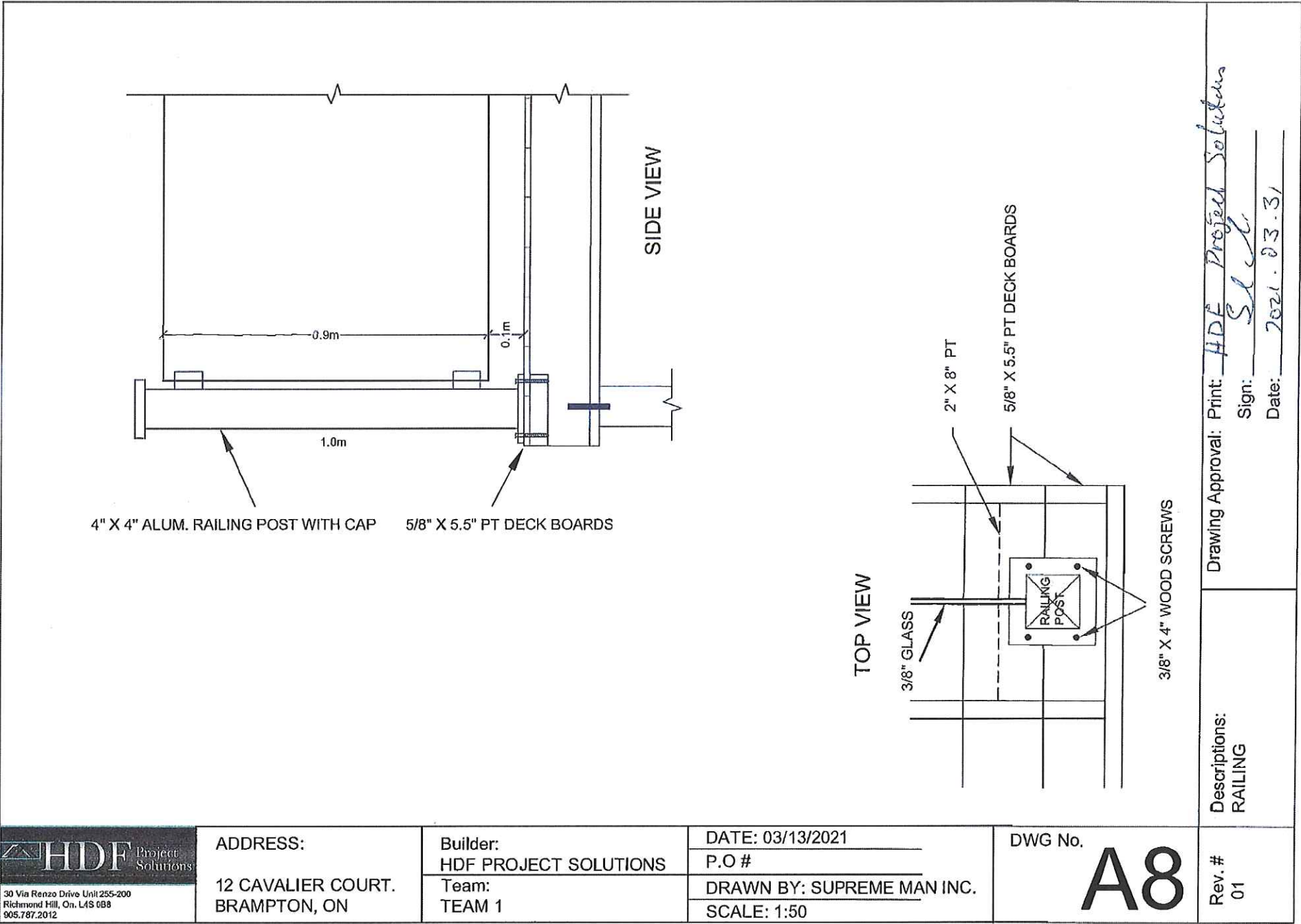
Rev. #  
01

Descriptions:  
POST MOUNTING AND  
GROUND INSERT.

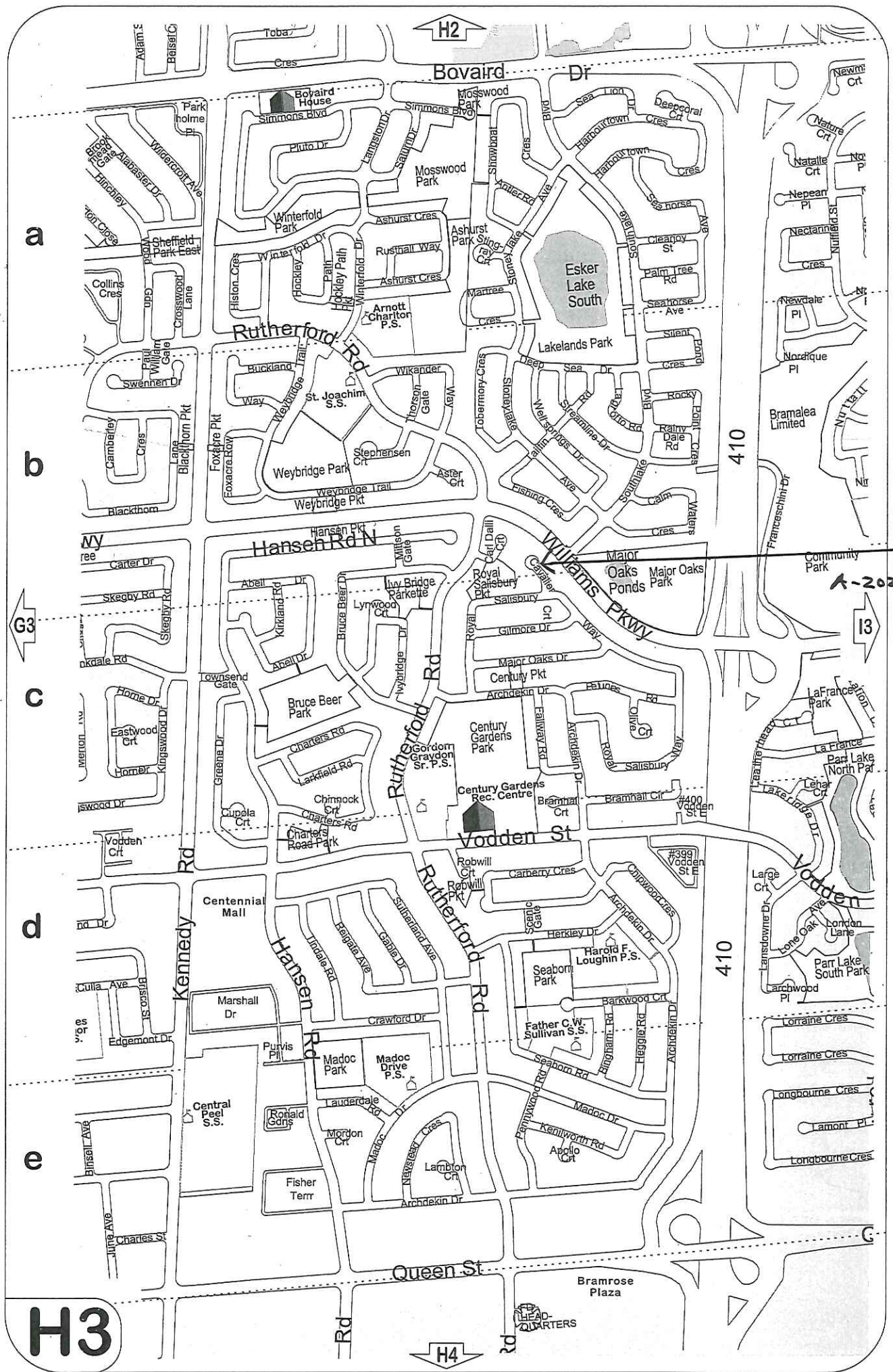
Drawing Approval: Print: *HDF Project Solutions*  
Sign: *SA*  
Date: *2024.03.12*

POST MOUNTING AND GROUND INSERT.











**Filing Date:** May 5, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0110

**Owner/  
Applicant:** PRIYANKA CONCESSIO

**Address:** 12 CAVALIER COURT

**Ward:** 1

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendations:**

That application A-2021-0110 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
  2. The owner shall obtain a building permit within 60 days of the decision of approval or within an extended period of time as approved by the Chief Building Official;
  3. That roof drainage from the sunroom shall flow onto the applicant's property and that drainage on adjacent properties shall not be adversely affected;
  4. That the sunroom addition remains in its current one storey configuration;
  5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

**Background:**

The applicant is seeking approval of one variance related to the maximum lot coverage to permit an existing sunroom addition located at the rear of the dwelling.

Existing Zoning:

The property is zoned 'Residential Townhouse B(1) - (R3B(1)-141)', *according to By-law 270-2004, as amended.*

Requested Variance:

*The applicant is requesting the following variance:*

1. To permit a lot coverage of 32.3% whereas the By-law permits a maximum lot coverage of 30%.

**Current Situation:**

1. Maintains to the Intent and Purpose of the Official Plan

The subject property is designated 'Residential' in the Official Plan and 'Low Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). The requested variance is not in conflict with the policies of the Official Plan. The general intent and purpose of the Official Plan is maintained.

2. Maintains to the Intent and Purpose of the Zoning By-law

The requested variance is to permit a lot coverage of 32.3%, whereas the By-law permits a maximum lot coverage of 30%. The intent of the By-law in regulating maximum lot coverage is to ensure that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property.

In the case of this request, the increased coverage is related to a sunroom addition at the rear of the dwelling. This sunroom does not significantly impact the provision of outdoor amenity space in the rear yard and sufficient separation between neighbouring dwellings and structures are maintained. Subject to the recommended conditions of approval, the variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested 2.3% increase in lot coverage to permit the existing sunroom addition to the single detached dwelling is not considered to impact the character of the area. A condition of approval is recommended that a building permit be obtained to ensure that the structure has been constructed in accordance with the Ontario Building Code. Additional conditions are included to ensure that roof drainage from the sunroom shall flow onto the applicant's property and that drainage on adjacent properties shall not be adversely affected and that the sunroom remains in its current one storey configuration.

Subject to the recommended approval conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The Variance to allow an increased lot coverage related to the existing sunroom addition is not considered to create any negative impacts and is minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **SHAFFINA DOOKI AND NATHANIEL DOOKI** 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 176, Plan 43M-1424 municipally known as **43 SPENCER DRIVE**, Brampton;

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

1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit an existing driveway width of 7.42m (24.34 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
3. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the 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, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

**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**

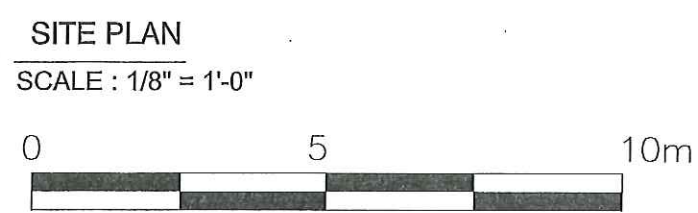
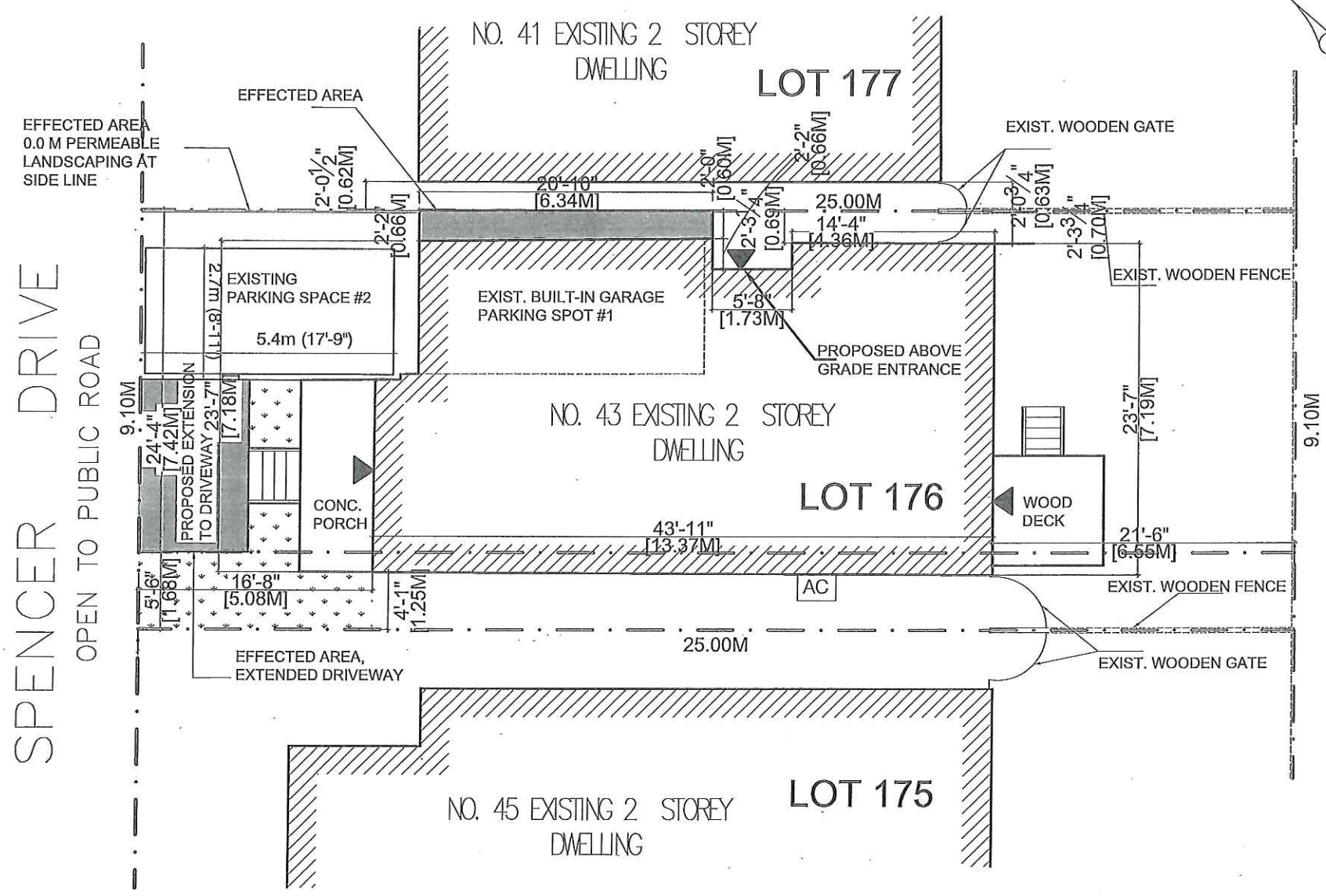
DATED at Brampton Ontario, this 20th day of May, 2021..

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)



SPENCER DRIVE  
OPEN TO PUBLIC ROAD



LIST OF DRAWING:			
A-0	SITE PLAN	A-6	PROPOSED BASEMENT FLOOR PLAN
A-1	EXISTING BASEMENT FLOOR PLAN	A-7	PROPOSED GROUND FLOOR PLAN
A-2	EXISTING GROUND FLOOR PLAN	A-8	PROPOSED EAST ELEVATION
A-3	EXISTING SECOND FLOOR PLAN	A-9	SECTION B
A-4	EXISTING EAST ELEVATION		
A-5	EXISTING SECTION A		

THIS SITE PLAN IS BASED ON  
THE SURVEY PROVIDED BY  
P.SALNA COMPANY LIMITED  
DATED MARCH 20, 2002.

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3	MAY 17, 2021	ISSUED FOR COA
2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	ISSUED FOR BUILDING PERMIT
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

**K-SON**

Design & Management  
Services Inc.

UNIT B-120 WILLOWDALE AVENUE,  
TORONTO, ONTARIO, M2H 4Y2  
TEL: 416-546-0300  
E-MAIL: info@k-son-engineers.com  
WEB: www.k-son-engineers.com

STAMP:

PROJECT  
43 SPENCER DR., BRAMPTON,  
ONTARIO

DRAWING TITLE  
SITE PLAN

CHECKED:	HR.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	ZY		as shown
PROJECT NO.		DWG. NO.	A-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 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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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.



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)** Shaffina Dooki and Nathaniel Dooki  
**Address** 43 SPENCER DR., BRAMPTON L7A 2A5  
  
**Phone #** 416-825-7401 **Fax #** \_\_\_\_\_  
**Email** shaffinadookie@live.ca

2. **Name of Agent** Hooman Riahi  
**Address** UNIT B - 120 WILLOWDALE AVE., TORONTO M2N 4Y2  
  
**Phone #** 647-632-7018 **Fax #** \_\_\_\_\_  
**Email** hoomanriahi@yahoo.com

3. **Nature and extent of relief applied for (variances requested):**

In regards to proposed new above-grade side entrance for the proposed second dwelling unit:

- 1- Zoning1- Zoning By-law requires 1.2m clear path of travel to the proposed side entrance whereas the existing side yard is 0.6m.
- 2- By-law requires 5.2m driveway width whereas the proposed driveway width is 7.42m.
- 3- By-law requires 0.6m permeable landscaping abutting the side lot line, whereas the existing permeable landscaping abutting the north side lot line is 0.0 m.

4. **Why is it not possible to comply with the provisions of the by-law?**

The existing side 0.6m pathway is the only proper pathway to reach the basement entrance, there is no remedy to widen this pathway. Also this pathway is currently in use to get to the backyard through a wooded gate.  
Also for ease of entering, parking, accessing to the house and new proposed second suite, the wider driveway is necessary.

5. **Legal Description of the subject land:**

**Lot Number** 176  
**Plan Number/Concession Number** PLAN 431M1424  
**Municipal Address** 43 SPENCER DR., BRAMPTON L7A 2A5

6. **Dimension of subject land (in metric units)**

**Frontage** 9.10 M  
**Depth** 25.0 M  
**Area** 227.50 M2

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.)

EXISTING BUILDING SIZE: 7.18 M WIDTH X 13.37 M LENGTH X 10.23 M HEIGHT  
2 STOREY  
GROUND FLOOR AREA: 93.38 M2  
GROSS FLOOR AREA: 186.76 M2

PROPOSED BUILDINGS/STRUCTURES on the subject land:

SAME AS EXISTING, NO CHANGE

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	5.08 M
Rear yard setback	6.55 M
Side yard setback	0.6 M EAST
Side yard setback	1.2 M WEST

PROPOSED

Front yard setback	5.08 M, NO CHANGE
Rear yard setback	6.55 M, NO CHANGE
Side yard setback	0.6 M EAST, NO CHANGE
Side yard setback	1.2 M WEST, NO CHANGE

10. Date of Acquisition of subject land: JULY 30, 2010
11. Existing uses of subject property: SINGLE FAMILY DWELLING
12. Proposed uses of subject property: SINGLE FAMILY DWELLING + SECOND SUITE
13. Existing uses of abutting properties: SINGLE FAMILY DWELLING
14. Date of construction of all buildings & structures on subject land: 2002
15. Length of time the existing uses of the subject property have been continued: 19 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 _____

*J. Riah*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY \_\_\_\_\_ OF TORONTO

THIS 13TH DAY OF APRIL, 2021

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, HOUMAN RIAHI, OF THE CITY OF TORONTO

IN THE 13TH OF APRIL 2021 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 *Regional* OF

*Peel*  THIS *14th* DAY OF

*May*, 20 *21*

*Jeanie Myers*  
A Commissioner etc.

*J. Riah*

*J. Riah*

Signature of Applicant or Authorized Agent

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1D - 987

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

*HOTHU S.*

Zoning Officer

MAY 05 2021

Date

DATE RECEIVED

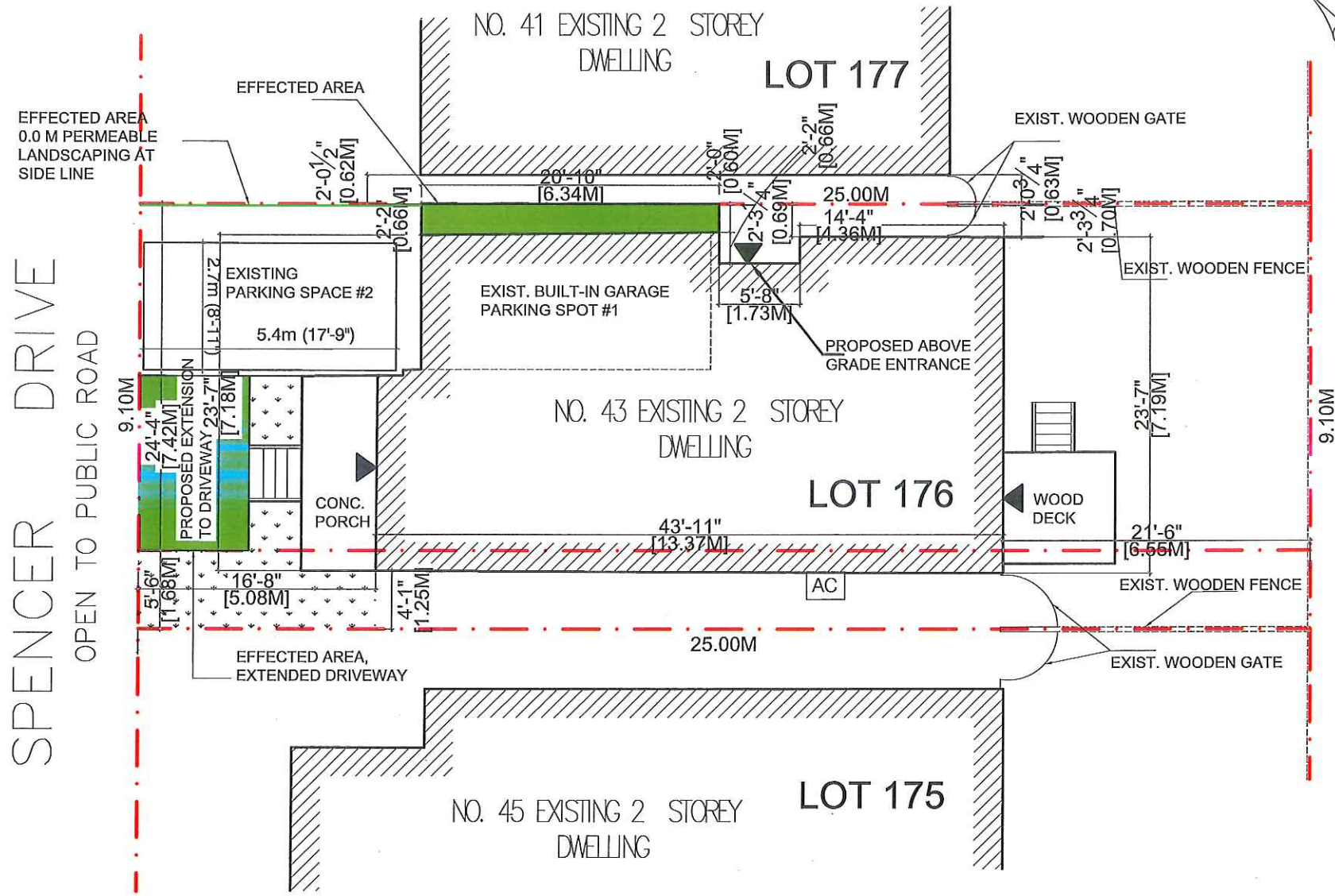
*May 4, 2021*

Date Application Deemed  
Complete by the Municipality

*MAY 5, 2021*

Revised 2020/01/07

SPENCER DRIVE  
OPEN TO PUBLIC ROAD



SITE PLAN  
SCALE : 1/8" = 1'-0"



LIST OF DRAWING:			
A-0	SITE PLAN	A-6	PROPOSED BASEMENT FLOOR PLAN
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A-3	EXISTING SECOND FLOOR PLAN	A-9	SECTION B
A-4	EXISTING EAST ELEVATION		
A-5	EXISTING SECTION A		

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3	MAY 17, 2021	ISSUED FOR COA
2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	ISSUED FOR BUILDING PERMIT
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

**K-SON**

Design & Management Services Inc.

UNIT B-120 VILLOWDALE AVENUE,  
TORONTO, ONTARIO, M2N 4Y2  
TEL: 416-546-6000  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER  
H. RIAHI  
100064861  
MAY 11, 2021  
PROVINCE OF ONTARIO

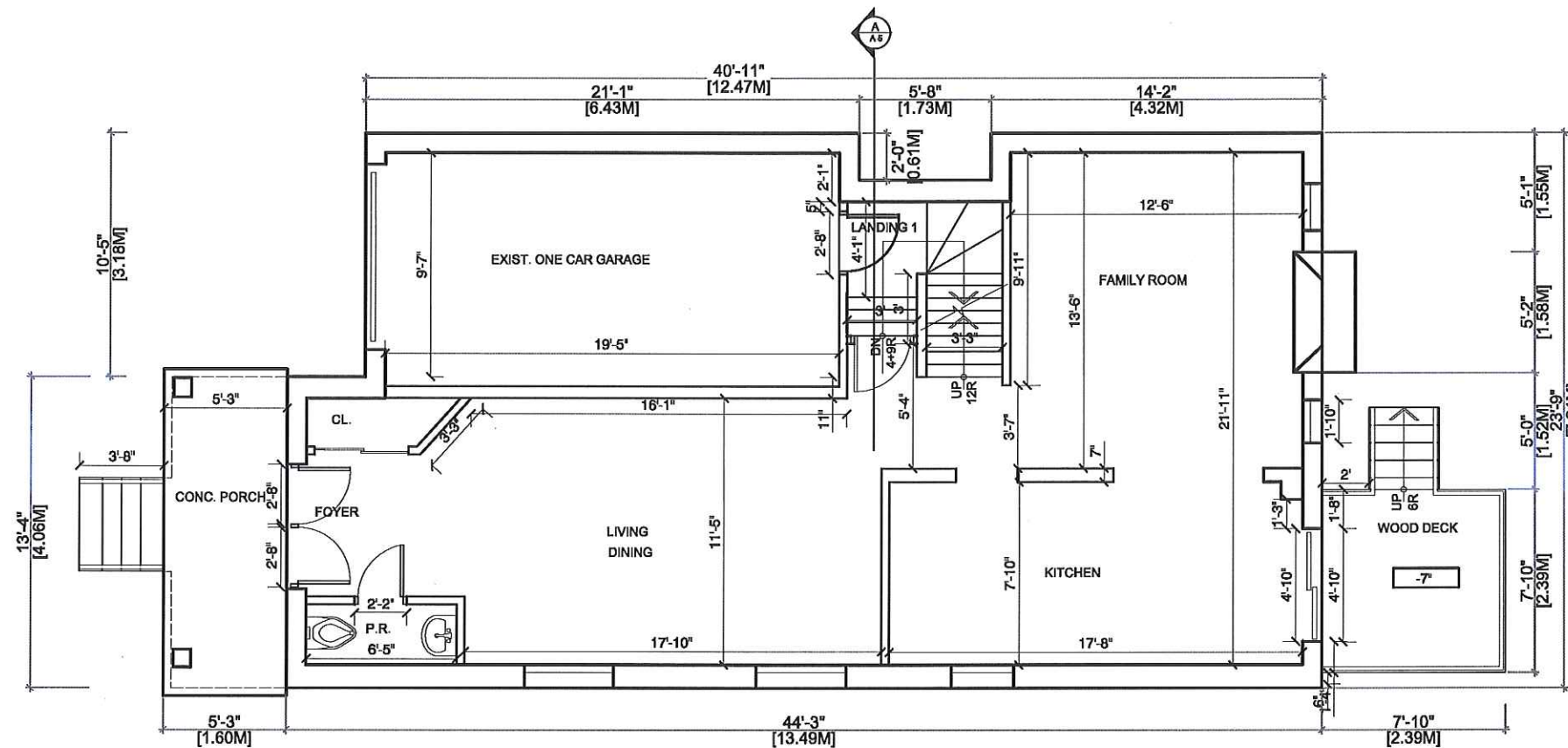
PROJECT  
43 SPENCER DR., BRAMPTON,  
ONTARIO

DRAWING TITLE  
SITE PLAN

CHECKED:	HR.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	ZY		as shown
PROJECT NO.			DWG. NO.
			A-0







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6. SHOP DRAWING WILL BE REVIEWED AND STAMPED FIRST BY CONTRACTOR, THEN ARCHITECT/ENGINEER.

2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO. DATE	Issued/Addendum/Revision	

STRUCTURAL DESIGNER:

**K-SON**

Design & Management  
Services Inc.

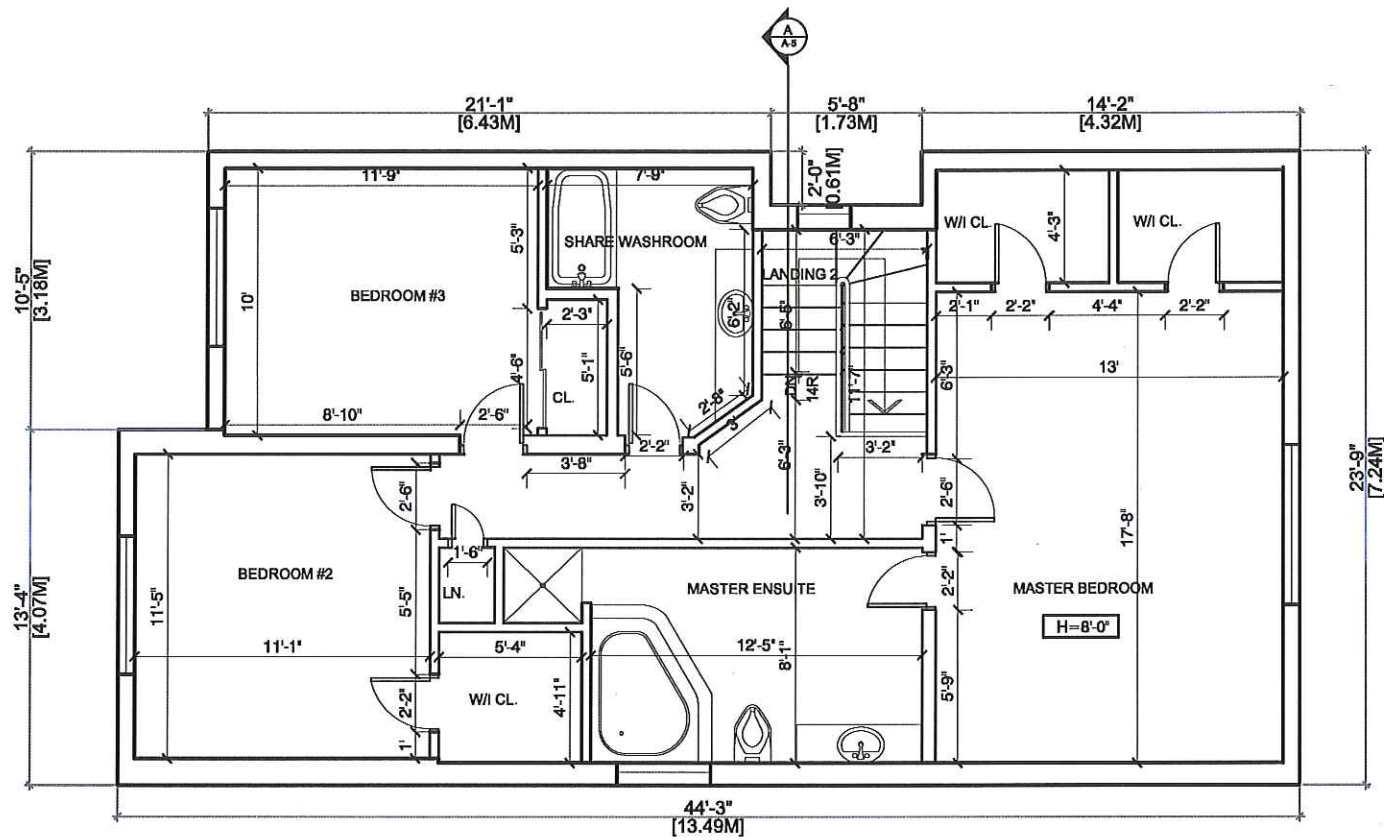
Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4T2  
TEL : 416-548-6000  
E-MAIL: info@k-son-engineers.com  
WEB: www.k-son-engineers.com



PROJECT  
43 SPENCER DR., BRAMPTON,  
ONTARIO

DRAWING TITLE  
EXISTING GROUND FLOOR PLAN

CHECKED:	HR.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	Z.Y.		AS SHOWN
PROJECT NO.			DWG. NO. A-2



**EXISTING SECOND FLOOR PLAN**  
SCALE : 3/16"=1'-0"



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2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

**K-SON**

Design & Management  
Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4T2  
TEL : 416-548-6600  
E-MAIL: info@k-son-engineers.com  
WEB: www.k-son-engineers.com



PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
DRAWING TITLE EXISTING SECOND FLOOR PLAN			
CHECKED:	HR.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	Z.Y.		AS SHOWN
PROJECT NO.			DWG. NO. A-3



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2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

**K-SON**

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Services Inc.

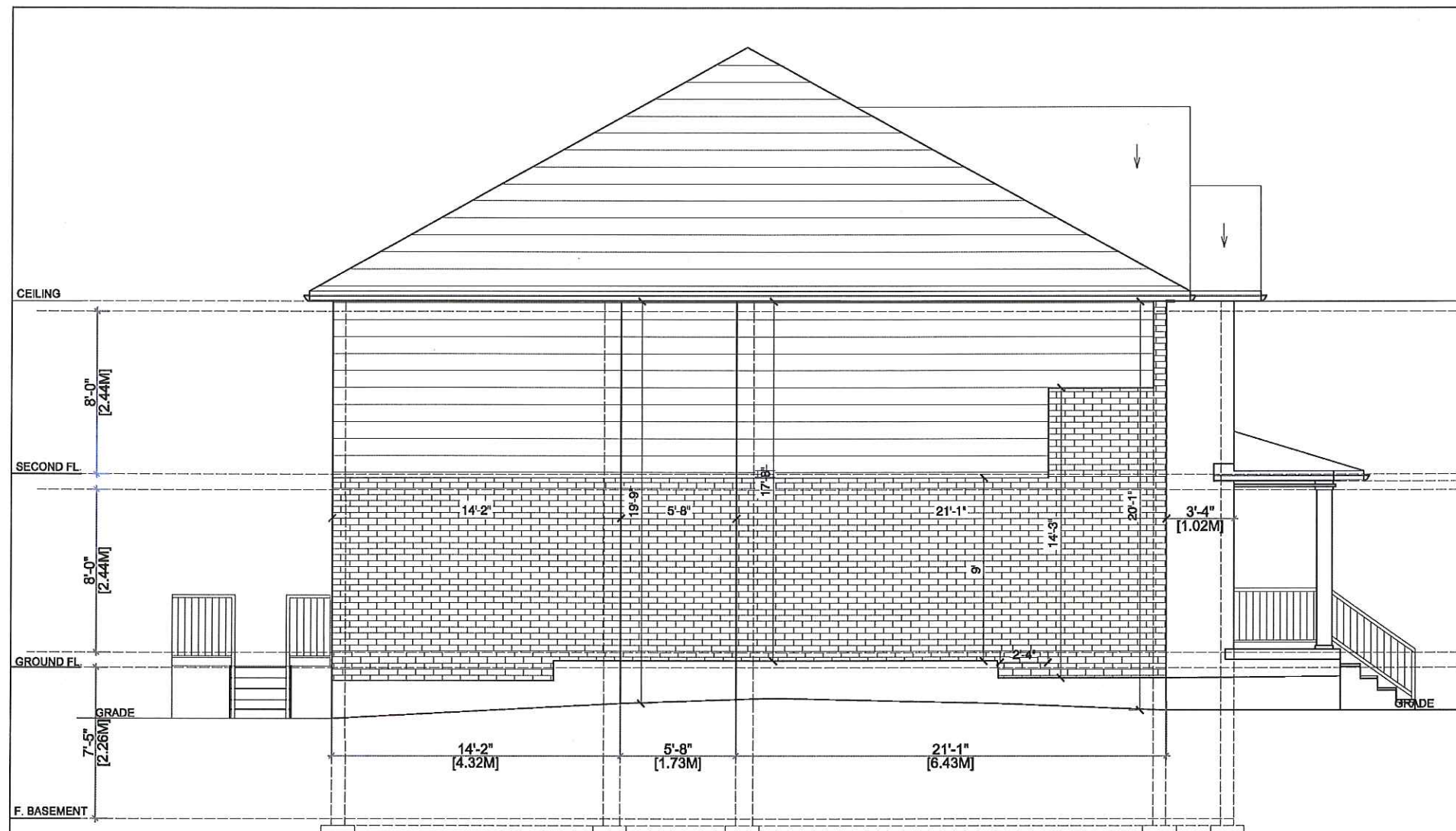
Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL : 416-546-6800  
E-MAIL: info@k-son-engineers.com  
WEB: www.k-son-engineers.com



PROJECT  
43 SPENCER DR., BRAMPTON,  
ONTARIO

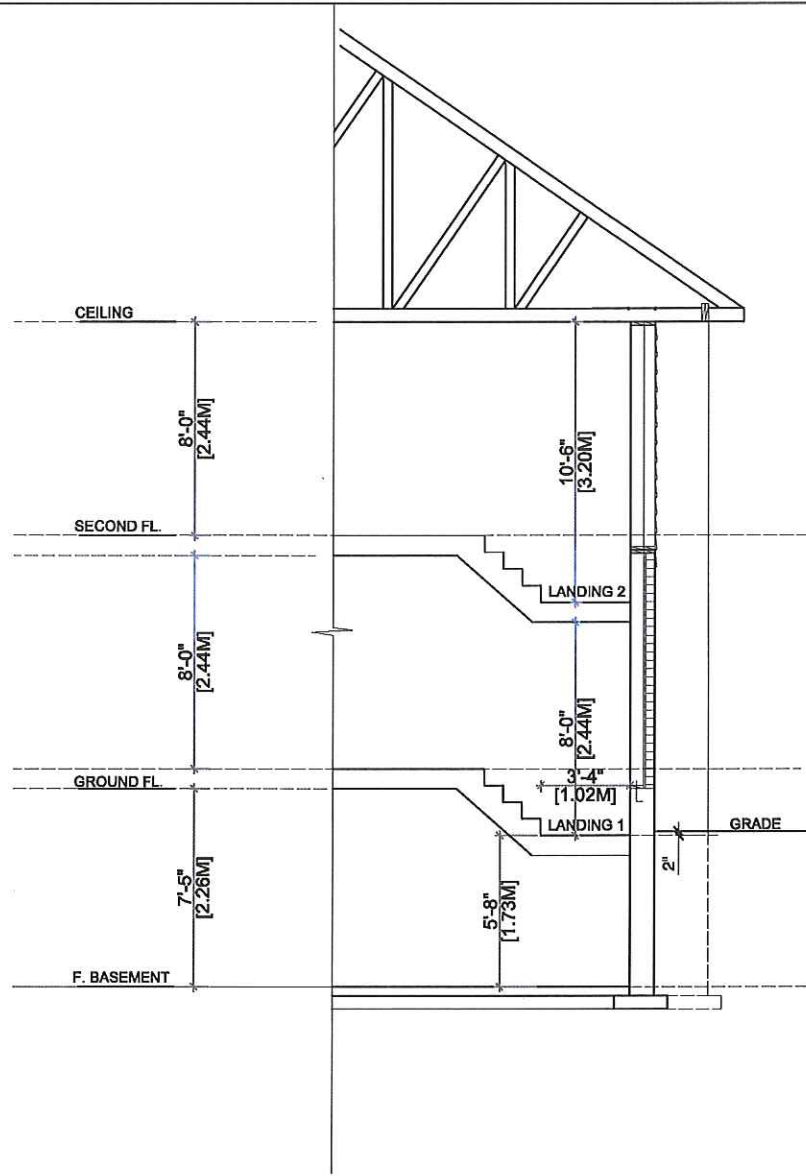
DRAWING TITLE  
EXISTING EAST WALL ELEVATION

CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE
DRAWN:	Z.Y.		AS SHOWN
PROJECT NO.			DWG. NO. A-4



## EXISTING EAST WALL ELEVATION

SCALE : 3/16"=1'-0"



A
A
A
**SECTION A**  
 A-1 A-2 A-3 SCALE : 3/16"=1'-0"

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2	APR 15, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

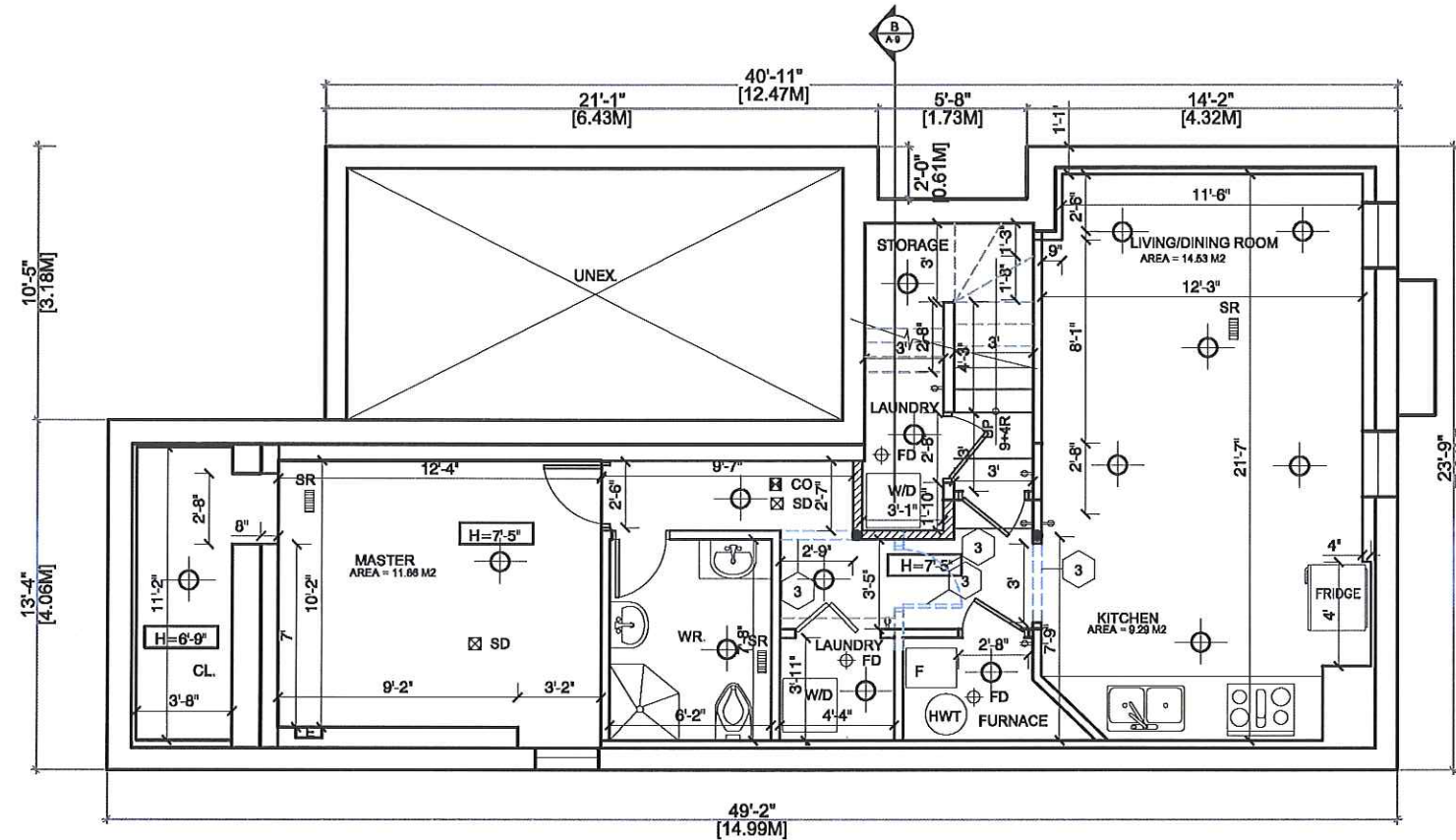


**Design & Management Services Inc.**

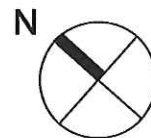
Unit B-120 Willowdale Avenue,  
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TEL: 416-548-6808  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com



PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
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PROJECT NO.			DWG. NO. A-5



**PROPOSED BASEMENT FLOOR PLAN**  
SCALE : 3/16"=1'-0"



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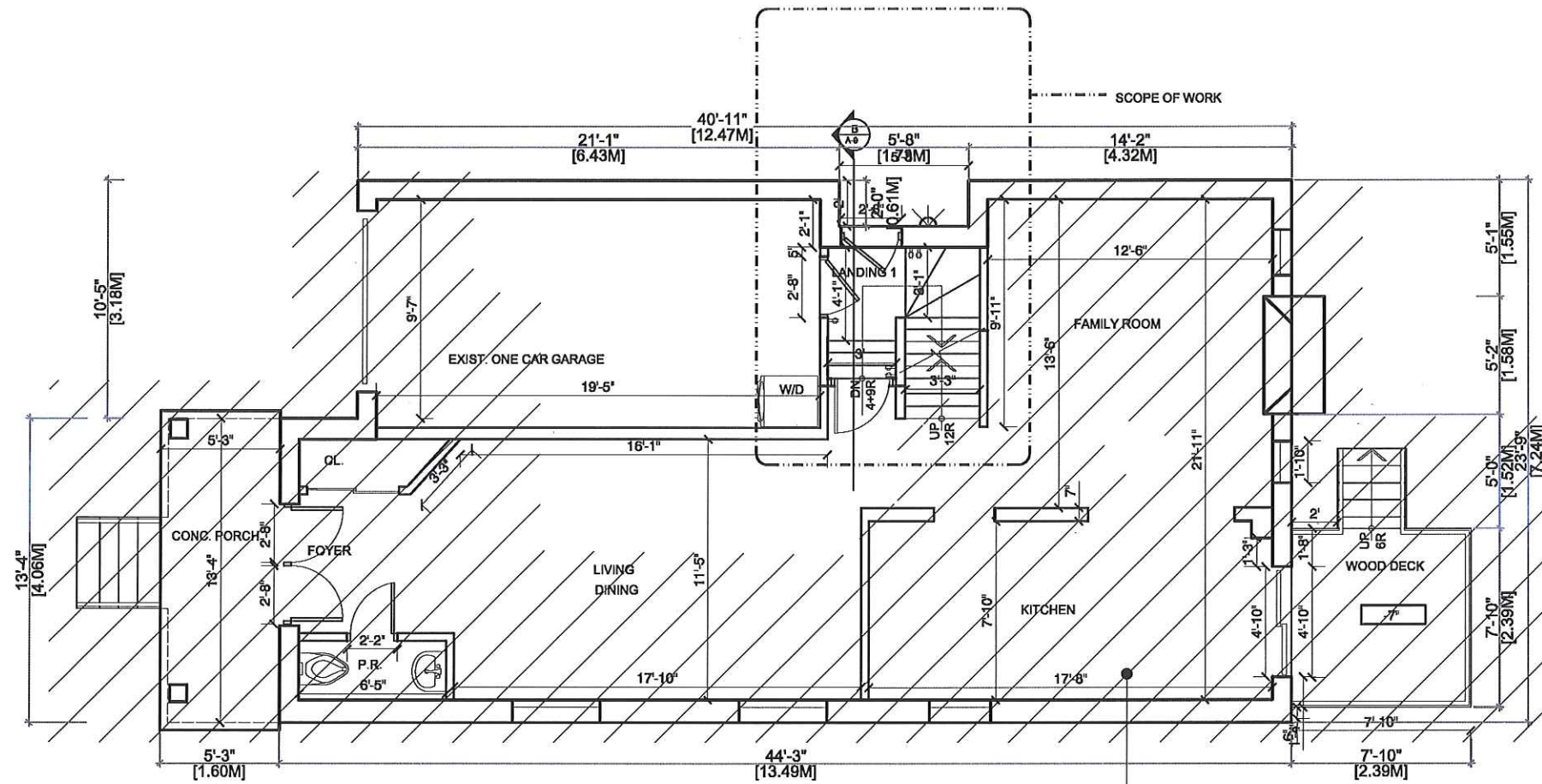
3	APR 15, 2021	ISSUED FOR COA
2	MAR 21, 2021	REVISION #1
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:  
**K-SON**  
Design & Management  
Services Inc.  
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E-MAIL: info@k-son-engineers.com  
WEB: www.k-son-engineers.com



PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
DRAWING TITLE PROPOSED BASEMENT FLOOR PLAN			
CHECKED:	H.R.	NOT VALID UNLESS SIGNED BY THE ENGINEER	SCALE AS SHOWN
DRAWN:	Z.Y.		
PROJECT NO.		DWG. NO.	A-6





**PROPOSED GROUND FLOOR PLAN**  
SCALE : 3/16"=1'-0"



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2	APR 16, 2021	ISSUED FOR COA
1	MAR 15, 2021	Issued for Building Permit
NO.	DATE	Issued/Addendum/Revision

STRUCTURAL DESIGNER:

**K-SON**

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Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2H 4Y2  
TEL : 416-541-6605  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com



PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
DRAWING TITLE PROPOSED GROUND FLOOR PLAN			
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DRAWN:	Z.Y.		
PROJECT NO.			DWG. NO. A-7

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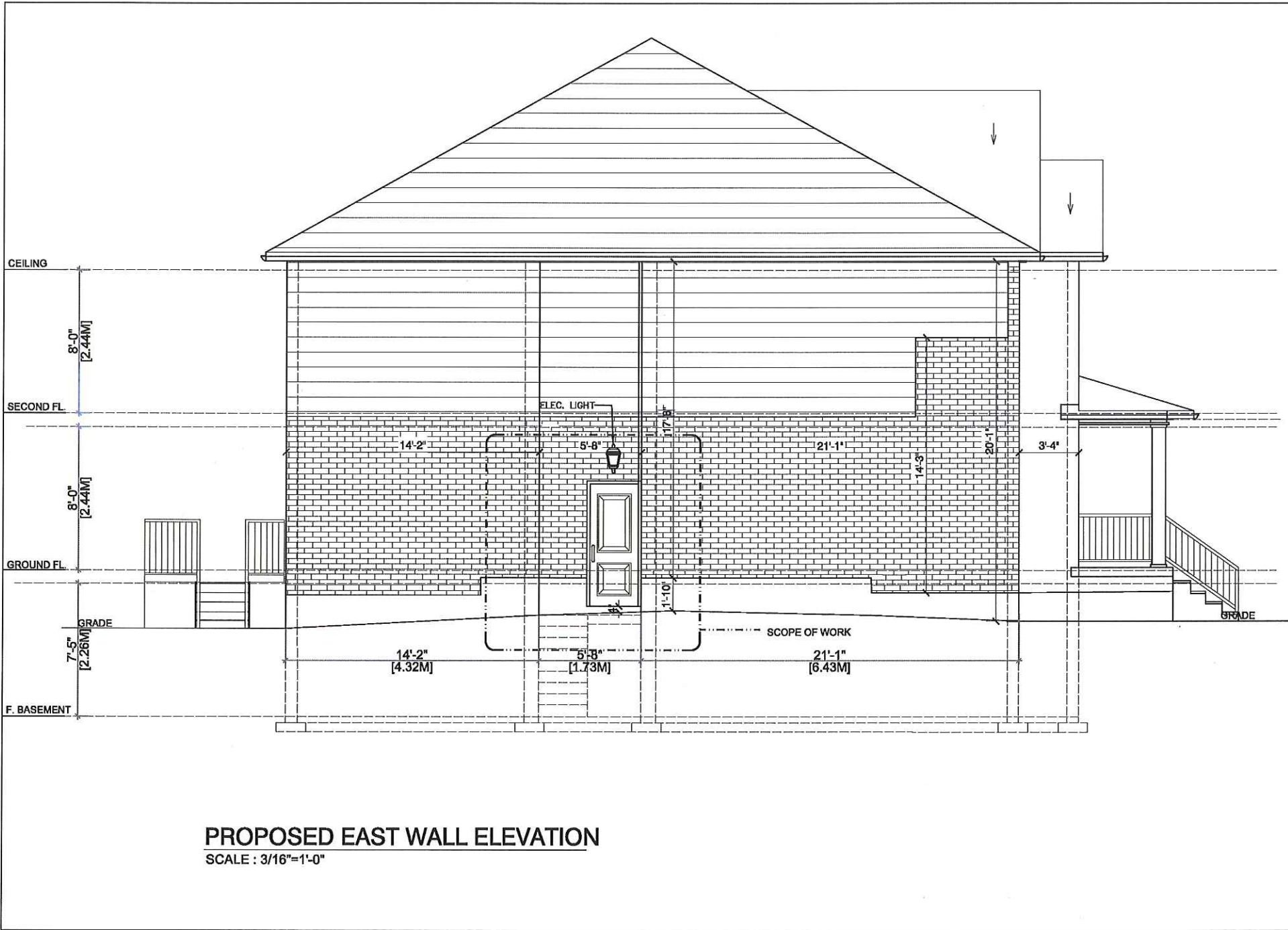
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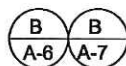
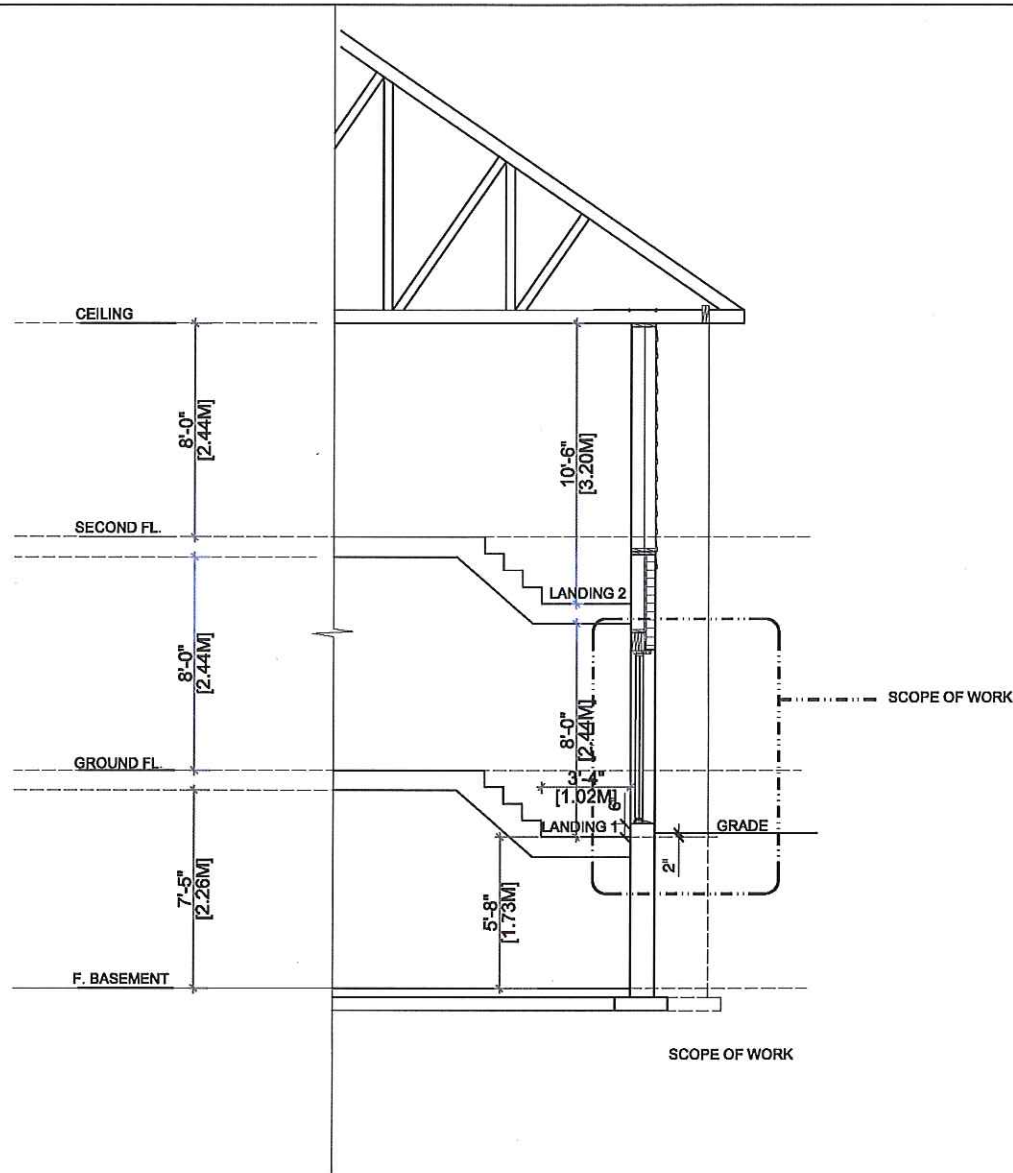
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PROJECT 43 SPENCER DR., BRAMPTON, ONTARIO			
DRAWING TITLE EXISTING EAST WALL ELEVATION			
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**SECTION B**  
SCALE : 3/16"=1'-0"

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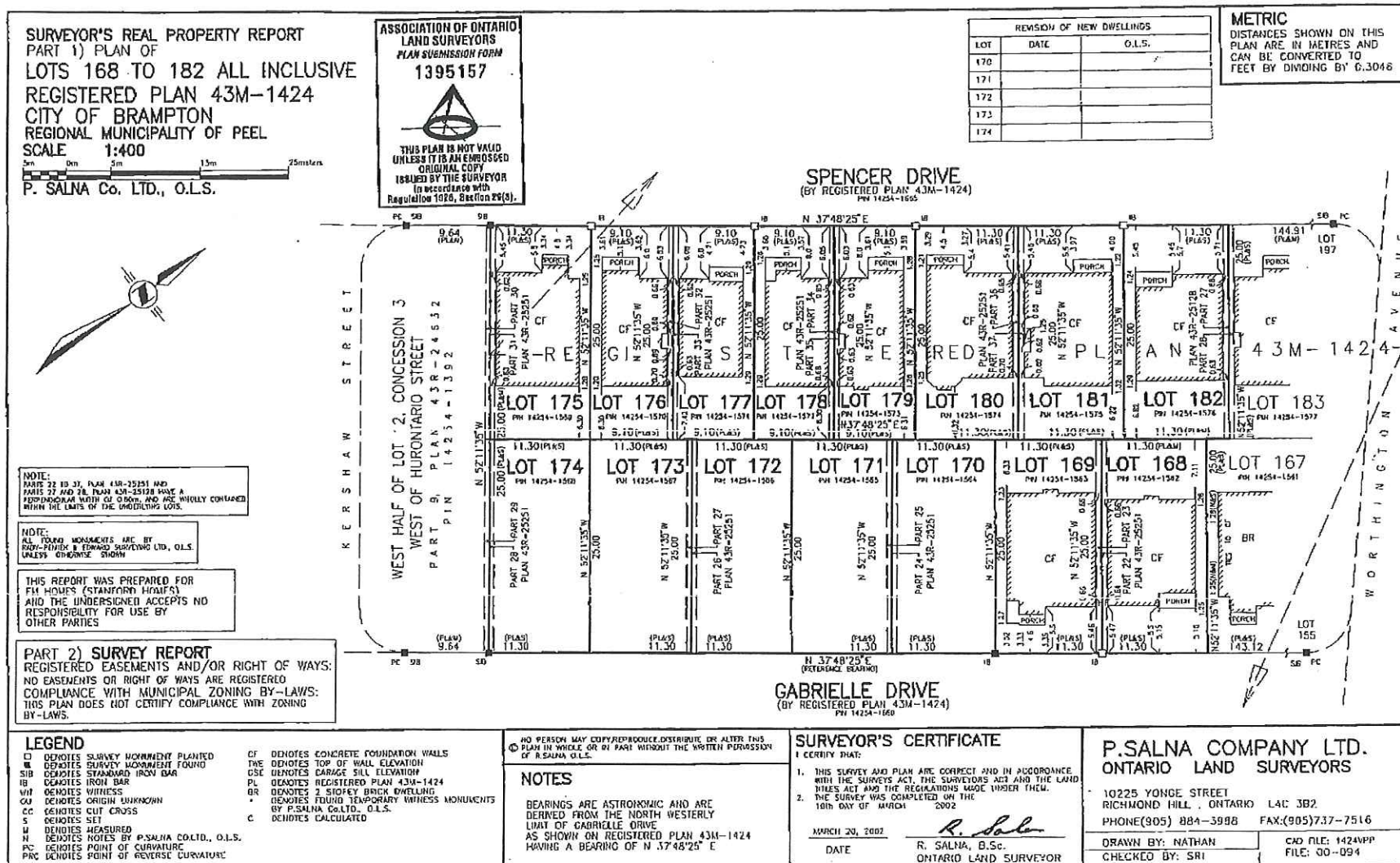
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Services Inc.

Unit B-120 Willowdale Avenue,  
Toronto, Ontario, M2N 4Y2  
TEL: 416-546-6600  
E-MAIL: info@kson-engineers.com  
WEB: www.kson-engineers.com



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PROJECT NO.			DWG. NO. A-9



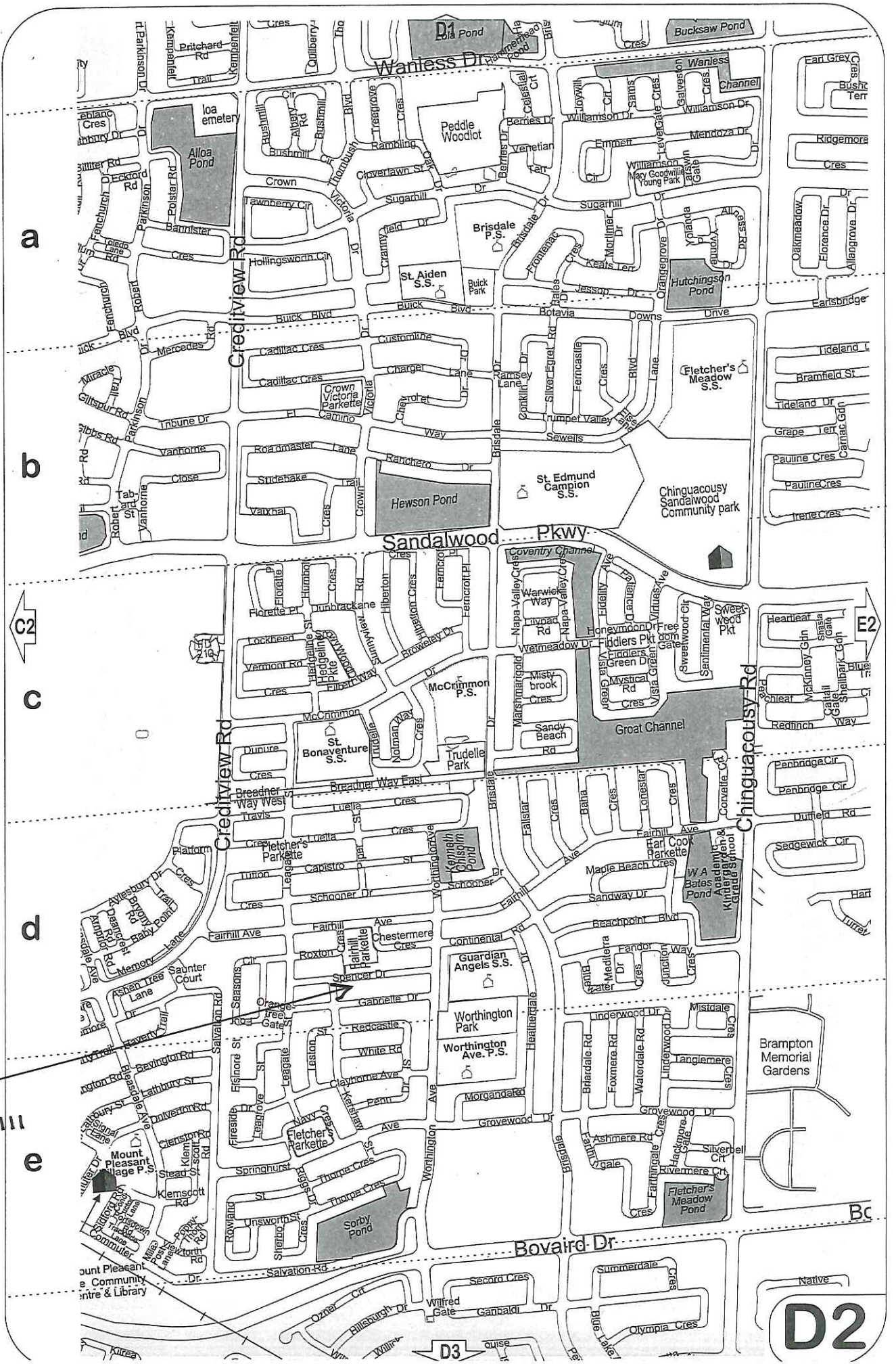


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002





A-2021-0111

**Filing Date:** May 5, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0111

**Owner/  
Applicant:** NATHANIEL DOOKIE & SHAFFINA DOOKIE

**Address:** 43 SPENCER DRIVE

**Ward:** WARD 6

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendations:**

That application A-2021-0111 is not supportable.

---

**Background:**

The applicant is seeking approval of one variance to permit a reduced path of travel leading to a principle entrance for a second unit. Upon site inspection, two additional variances were identified related to an existing driveway width and the removal of permeable landscaping abutting the side lot line.

Existing Zoning:

The property is zoned 'Residential Single Detached D (R1D-987)', *according to By-law 270-2004, as amended.*

Requested Variances:

*The applicant is requesting the following variances:*

1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the By-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit an existing driveway width of 7.42m (24.34 ft.) whereas the By-law permits a maximum driveway width of 5.2m (17 ft.);



3. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the By-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Low/Medium Density Residential' in the Fletchers Meadow Secondary Plan (Area 44). The nature and extent of the proposed variance are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Residential Single Detached D (R1D-987)', according to By-law 270-2004, as amended.

Variance 1 is to allow for a reduced path of travel of 0.66 metres (2.16 feet) path of travel leading to a principle entrance for a second unit whereas the By-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit. The intent of the By-law in requiring a minimum path of travel of no less than 1.2 metres (3.93 feet) where access to a second unit is provided through a door located in the side yard is to ensure that there is sufficient area to act as the primary access to a second unit for both every day and emergency purposes.

The requested variance proposes a reduction of 0.54 metres (1.77 feet) to the path of travel which is reflective of the side yard setback on the property. The proposed reduced path of travel is not anticipated to provide sufficient access to the entrance of the second unit. The requested variance is not considered to maintain the general intent and purpose of the Zoning By-law.

Variance 2 is to permit an existing driveway width of 7.42m (24.34 ft.) whereas the By-law permits a maximum driveway width of 5.2m (17 ft.). The intent of the By-law in regulating the maximum permitted driveway width is to ensure that the driveway does not visually dominate the front yard landscaped area and that the driveway does not allow an excessive number of vehicles to be parked in front of the dwelling.

The driveway width was expanded by 2.22 metres (7.28 feet.) larger than what the By-law permits which results in substantial loss of the landscaped area in the front yard. In this case, the additional width allows an additional vehicle to be parked side by side across the width of the driveway and in front of the front porch, which is contrary to the intent of the By-law. Further, Open Space Development Staff have indicated that it does not support the increased driveway width as the resulting reduction in landscaped area is substantial and not acceptable. In this case, the cumulative impact of the existing driveway with the widening results in an extensive hardscaped area that is noticeable along the street. The variance does not meet the general intent and purpose of the Zoning By-law.

Variance 3 is required to permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the By-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the

driveway and the side lot line. The intent of the By-law in requiring a minimum permeable landscape strip along the side lot line is to ensure that sufficient space is provided for drainage and that drainage on adjacent properties is not impacted.

The extent of the driveway width combined with the reduction of permeable landscape strip to 0.15 m (0.49 ft.) along the side lot lines, greatly reduces the capability for appropriate drainage on the property. The removal of the landscaping creates an abundance of hard surfacing along the frontage and sides of lot property. The requested variance does not maintain the general intent and purpose of the Zoning By-law.

### 3. Desirable for the Appropriate Development of the Land

Variance 1 is requested in order to facilitate the registration of a proposed second unit within the existing residential dwelling. The proposed reduced path of travel of 0.66 metres (2.16 feet) leading to a principle entrance for a second unit is not considered to be sufficient for both every day and emergency purposes. Variance 1 is not considered to be desirable for the appropriate development of the land.

The widening of the driveway and the removal of landscaping in order to accommodate extra vehicle parking has negative impacts on the streetscape and results in the loss of soft landscaped area required for appropriate drainage on the property. Variances 2 and 3 are not considered to be desirable for the appropriate development of the land.

### 4. Minor in Nature

Variance 1 is proposed to accommodate an entrance to a second unit with a reduced path of travel. The proposed reduction in the path of travel is anticipated to impede on the ability for residents and emergency services to access the second unit. Variances 2 and 3 regarding the increased driveway width and reduced permeable landscaping along the interior lot line are considered to negatively impact drainage and the streetscape. The requested variances are not considered to be minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



**DEFERRED APPLICATION FOR MINOR VARIANCE**

WHEREAS an **amended** application for minor variance has been made by **BURSCO LIMITED** 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 Part of Lot 17, Plan 43M-879 municipally known as **6 TRACEY BOULEVARD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a proposed 4 storey self-storage facility (2 storey addition to the existing building) whereas the by-law permits a maximum 2 storey building;
2. To permit 51 parking spaces whereas the by-law requires a minimum of 82 parking spaces.

**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: YES

File Number: \_\_\_\_\_  
File Number: B-2020-0010

The Committee of Adjustment has appointed **TUESDAY, June 1, 2021 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 a Local Planning Appeal 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 Local Planning Appeal Tribunal by the applicant or another member of the public.

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

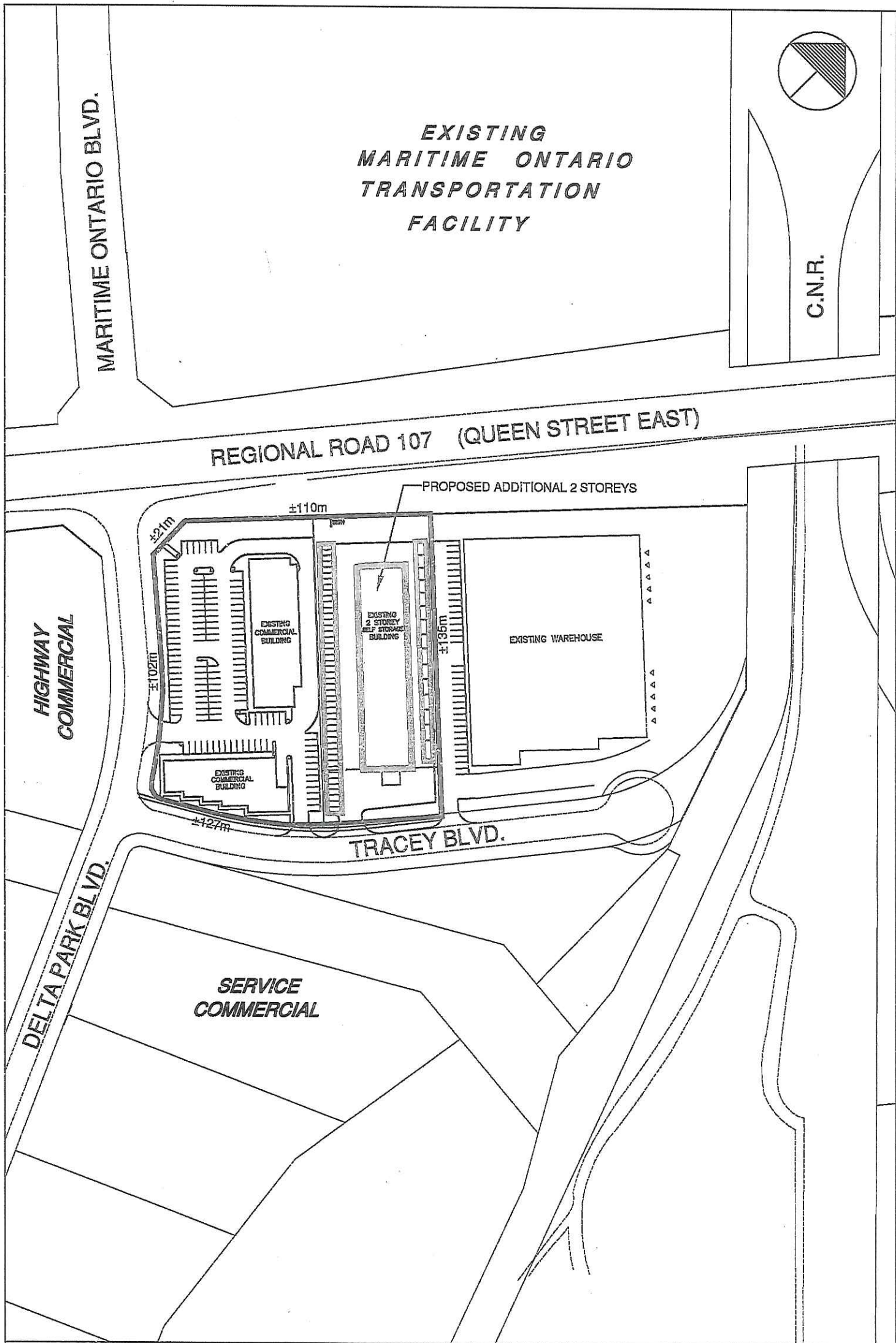
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 20th day of May, 2021.

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)





<b>BURSCO LIMITED</b> <b>MINOR VARIANCE PLAN</b> <b>PART OF LOT 5, CONCESSION 7 N.D.</b> <b>CITY OF BRAMPTON</b> <b>PLAN 43M-879</b>		<b>STROGAN INC.</b> <b>Planning &amp; Urban Design</b> <small>TEL (416) 355-6150 FAX (416) 291-1373</small>	
		DATE June 23, 2020	JOB No 220001
		DRAWN V.R.	SKETCH No.
		SCALE 1:2000	<b>MV-1</b>



**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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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.



April 23, 2021

Bursco Limited  
6 Tracey Boulevard  
Brampton, ON L6T 5R9

A-2020-0051

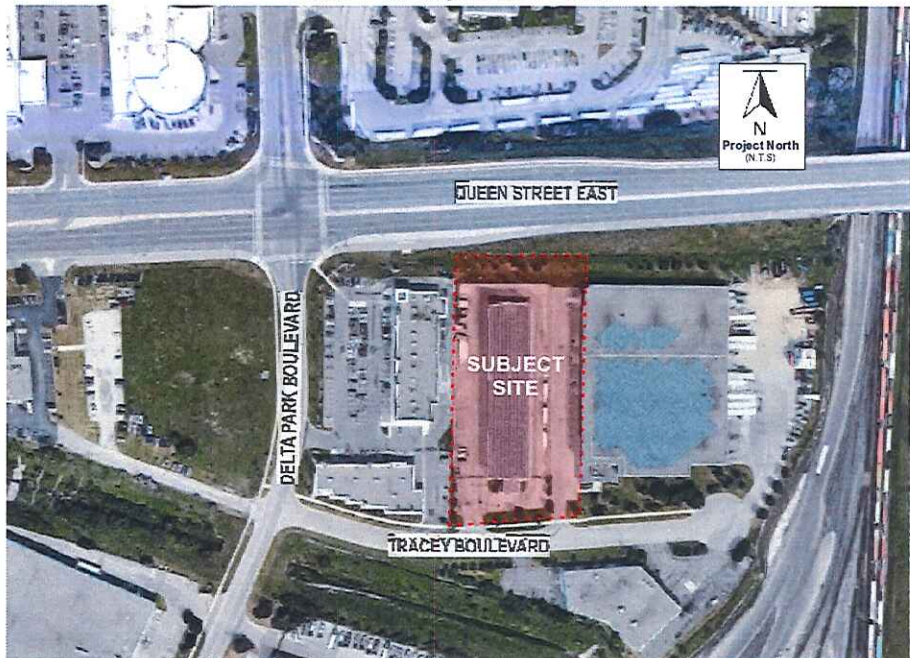
Attention: Vladimir Rudenko

Re: Engineering Service – Parking Justification Study  
6 Tracey Boulevard, City of Brampton  
Our Project No. NT-21-062

1.0 INTRODUCTION

NexTrans Consulting Engineers (A Division of NextEng Consulting Group Inc.) was retained by Bursco Limited (the 'Client') to undertake a parking justification study in support of the Minor Variance Application (File # A-2020-0051) at the above noted property. The subject site is located southeast of the Queen Street East and Delta Park Boulevard intersection, municipally known as 6 Tracey Boulevard, in the City of Brampton (the 'City'). The location of the subject site is illustrated in Figure 1-1.

Figure 1-1: Subject Site Location



The subject site is currently occupied by an existing two (2)-storey self-storage facility with a total gross floor area (GFA) of 4,031.17m<sup>2</sup> (43,391.15 ft<sup>2</sup>). A total of 51 vehicular parking spaces are provided for all uses on-site and one (1) full-movement vehicular entrance fronting Tracey Boulevard is provided to the subject site. Based on the site plan, the proposed development consists of the addition of two (2) storeys with 3,450m<sup>2</sup> (37,135.49 ft<sup>2</sup>) of storage warehouse space to the existing storage facility,



resulting in a total GFA of 7,481m<sup>2</sup> (80,524.81 ft<sup>2</sup>), while maintaining the existing parking supply. The purpose of this parking study is to justify the proposed provision of 51 spaces to accommodate all uses on site.

The proposed site plan is depicted in **Figure 1-2** and provided in full detail in **Appendix A**, whereas **Table 1.1** summarizes the site plan statistics.

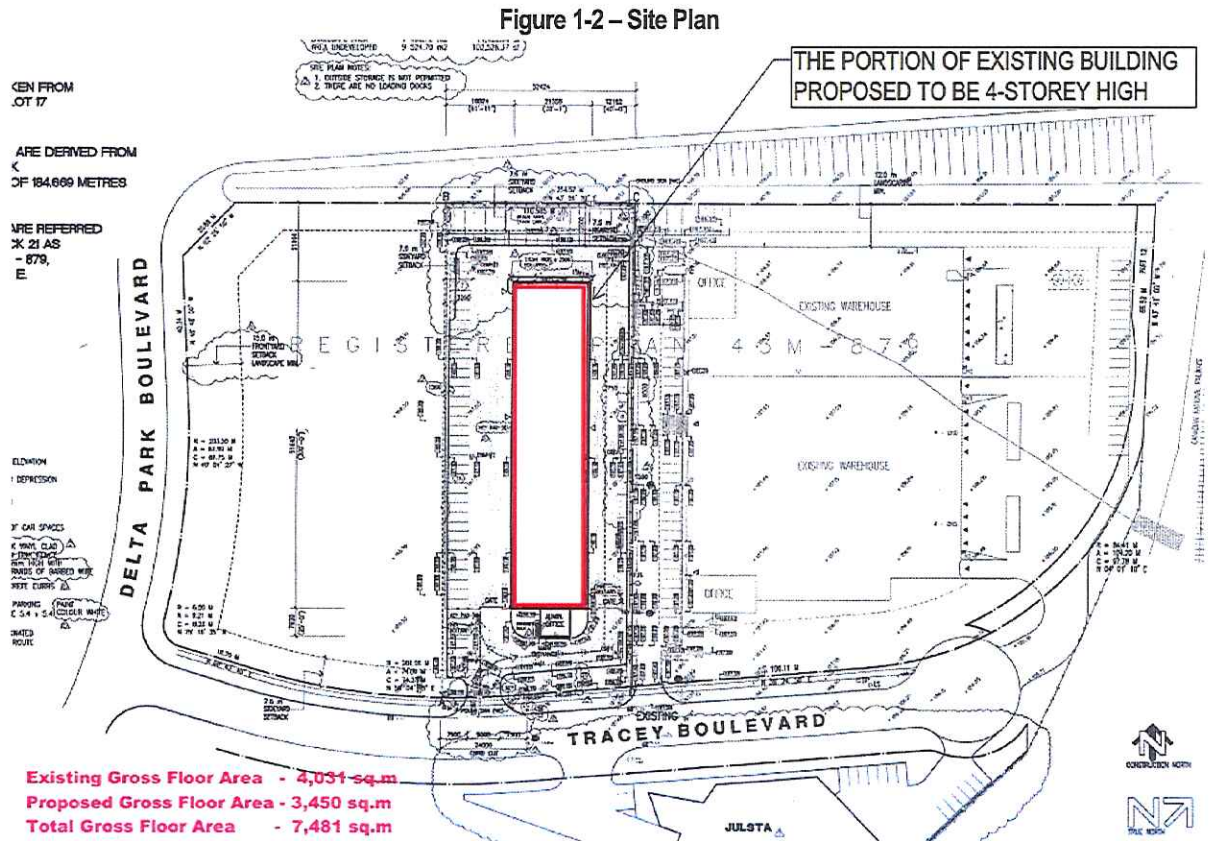


Table 1.1 – Site Statistics

	Land Use	Gross Floor Area (GFA) (m <sup>2</sup> )
Existing	warehouse	3740.70
	office	290.47
Proposed	warehouse	3,450
Total		7,481.17

2.0 PARKING BY-LAW REQUIREMENTS

2.1 City of Brampton Zoning By-Law 270-2004

The subject site is currently under the City of Brampton Zoning By-Law 270-2004, and the subject lands are zoned as Service Commercial – Section 1604 (SC-Section 1604). The associated office gross floor area accounts for about 4% of the total gross floor area of the proposed development. As such, the parking rate of 78 spaces plus 1 space per 145m<sup>2</sup> GFA over 7,000m<sup>2</sup> is used to calculate the parking requirement as per table 30.5 of the Zoning By-law.

The technical parking requirement for the subject site is detailed in **Table 2.1**.

Table 2.1 – Vehicle Parking Requirements (Zoning By-law 2013-283)

Land Use	GFA (m²)	Parking Rate	Required Parking	Parking Provided	Surplus / Deficit
Warehouse	7,481.17	78 spaces plus 1 space per 145m² GFA over 7,000m²	82	51	-31

In accordance with the City parking provisions outlined in the City of Brampton Zoning By-law 270-2004, the site requires 82 vehicular parking spaces. The site provides a parking supply of 51 spaces. In comparing with the By-law requirements, the site has a deficit of 31 vehicular parking spaces.

3.0 PARKING UTILIZATION SURVEY & PARKING ASSESSMENT

To quantify peak demand characteristics for the subject site, NexTrans Consulting Engineers conducted parking utilization surveys to quantify the existing parking demand.

In addition to the subject site, a proxy site, 8901 Airport Road, was also surveyed. Located at the intersection of Airport Road and Nevets Road, approximately 500m from the subject site, 8901 Airport road is a five (5)-storey self-storage facility with 18,581m² (200,000 ft²) GFA, and has a parking supply of 34 spaces at a rate of 0.18 spaces per 100m². Given its proximity to the subject site and its land use, the parking demands of 8901 Airport Road can be considered comparable to that of the subject site, and therefore applicable to the parking analysis.

The survey methodologies (i.e., date and duration) were selected to reflect the anticipated peak operational parking demand for the proposed land use. The parking utilization surveys for the subject site and proxy site were conducted on Saturday, April 10, 2021 from 8:00 AM to 8:00 PM, and Sunday, April 11, 2021 from 8:00 AM 8:00 PM. The parking demand was recorded at 30-minute intervals.

The parking utilization survey results are summarized in Table 3.1 and Table 3.2 and illustrated in Figure 3-1.

Table 3.1 – Parking Utilization Survey Results (Saturday, April 10, 2021)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)
Supply	51 spaces			34 spaces		
GFA (m²)	4,031.17			18,581		
8:00 AM	18	33	0.45	0	34	0.00
8:30 AM	19	32	0.47	0	34	0.00
9:00 AM	21	30	0.52	1	33	0.01
9:30 AM	25	26	0.62	1	33	0.01
10:00 AM	23	28	0.57	1	33	0.01
10:30 AM	24	27	0.60	1	33	0.01
11:00 AM	21	30	0.52	1	33	0.01
11:30 AM	20	31	0.50	3	31	0.02
12:00 PM	22	29	0.55	3	31	0.02
12:30 PM	23	28	0.57	3	31	0.02
1:00 PM	20	31	0.50	3	31	0.02
1:30 PM	22	29	0.55	3	31	0.02
2:00 PM	20	31	0.50	4	30	0.02



Table 3.1 – Parking Utilization Survey Results (Saturday, April 10) (continued)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m <sup>2</sup> GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m <sup>2</sup> GFA)
2:30 PM	20	31	0.50	4	30	0.02
3:00 PM	20	31	0.50	4	30	0.02
3:30 PM	20	31	0.50	5	29	0.03
4:00 AM	21	30	0.52	4	30	0.02
4:30 PM	21	30	0.52	2	32	0.01
5:00 PM	20	31	0.50	3	31	0.02
5:30 PM	19	32	0.47	4	30	0.02
6:00 PM	21	30	0.52	4	30	0.02
6:30 PM	19	32	0.47	1	33	0.01
7:00 PM	19	32	0.47	1	33	0.01
7:30 PM	18	33	0.45	1	33	0.01
8:00 PM	18	33	0.45	1	33	0.01
Max	25	26	0.33	5	29	0.03

Table 3.2 – Parking Utilization Survey Results (Sunday, April 11, 2021)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m <sup>2</sup> GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m <sup>2</sup> GFA)
Supply	51 spaces			34 spaces		
GFA (m <sup>2</sup> )	4,031.17			18,581		
8:00 AM	19	32	0.47	0	34	0.00
8:30 AM	19	32	0.47	1	33	0.01
9:00 AM	19	32	0.47	1	33	0.01
9:30 AM	19	32	0.47	1	33	0.01
10:00 AM	19	32	0.47	1	33	0.01
10:30 AM	22	29	0.55	1	33	0.01
11:00 AM	20	31	0.50	1	33	0.01
11:30 AM	20	31	0.50	2	32	0.01
12:00 PM	20	31	0.50	2	32	0.01
12:30 PM	20	31	0.50	4	30	0.02
1:00 PM	21	30	0.52	3	31	0.02
1:30 PM	22	29	0.55	2	32	0.01
2:00 PM	22	29	0.55	3	31	0.02
2:30 PM	21	30	0.52	3	31	0.02
3:00 PM	21	30	0.52	2	32	0.01
3:30 PM	21	30	0.52	2	32	0.01
4:00 AM	20	31	0.50	1	33	0.01
4:30 PM	20	31	0.50	1	33	0.01
5:00 PM	19	32	0.47	1	33	0.01



Table 3.2 – Parking Utilization Survey Results (Sunday, April 11) (continued)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m <sup>2</sup> GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m <sup>2</sup> GFA)
5:30 PM	19	32	0.47	1	33	0.01
6:00 PM	20	31	0.50	1	33	0.01
6:30 PM	20	31	0.50	1	33	0.01
7:00 PM	20	31	0.50	0	34	0.00
7:30 PM	19	32	0.47	0	34	0.00
8:00 PM	19	32	0.47	0	34	0.00
Max	22	29	0.29	4	30	0.02

The results of the parking utilization survey at the subject site indicate peak parking demands of 25 spaces and 22 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the existing self-storage facility (4,031.17m<sup>2</sup>), the peak utilization rates were determined to be 0.62 spaces per 100m<sup>2</sup> and 0.55 spaces per 100m<sup>2</sup> on Saturday, April 10, and Sunday, April 11, respectively.

The proxy site survey results show peak parking demands 5 spaces and 4 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the proxy site (18,581m<sup>2</sup>), the peak utilization rates were determined to be 0.03 spaces per 100m<sup>2</sup> and 0.02 spaces per 100m<sup>2</sup> on Saturday, April 10, and Sunday, April 11, respectively. 8901 Airport Road has a larger GFA than the subject site and supplies parking at a lower rate. As such, the observed proxy utilization rate is supportive of the parking reduction of the proposed development:

3.1. Future Parking Demand

The future parking demand was forecasted based on the existing peak utilization rate of 6 Tracey Boulevard determined from the survey. The peak utilization rate was applied to the proposed GFA to determine the future parking demand.

$$\begin{aligned} \text{future parking demand} &= \text{proposed GFA} \times \text{existing peak utilization rate} \\ &= 7,481.17\text{m}^2 \times 0.62 \text{ spaces per } 100\text{m}^2 \\ &= 46.38 \\ \text{future parking demand} &= 47 \text{ spaces} \end{aligned}$$

Based on the observed peak utilization rate, the expected peak future demand is 47 spaces. In comparing with the proposed supply of 51 spaces, there is a surplus of 4 parking spaces. As such, it is Nextrans' opinion that the provision of 51 parking spaces for the proposed development is adequate to accommodate the demands of all uses on site.

4.0 TRANSPORTATION MODE ASSESSMENT

4.1. Transit Mode Assessment

Based on the study prepared by the Ministry of transportation of Ontario (MTO) entitled: 'Transit Supportive Guidelines', dated January 2012, transit users are generally willing to walk 400 meters to a local stop or 800 meters to a transit station. The subject site is situated in a transit supportive area with 5 bus stops located approximately a 3-minute walk to the subject site, which is within comfortable walking distance. The route services in the immediate area are described below and detailed route information is provided in **Appendix B**:

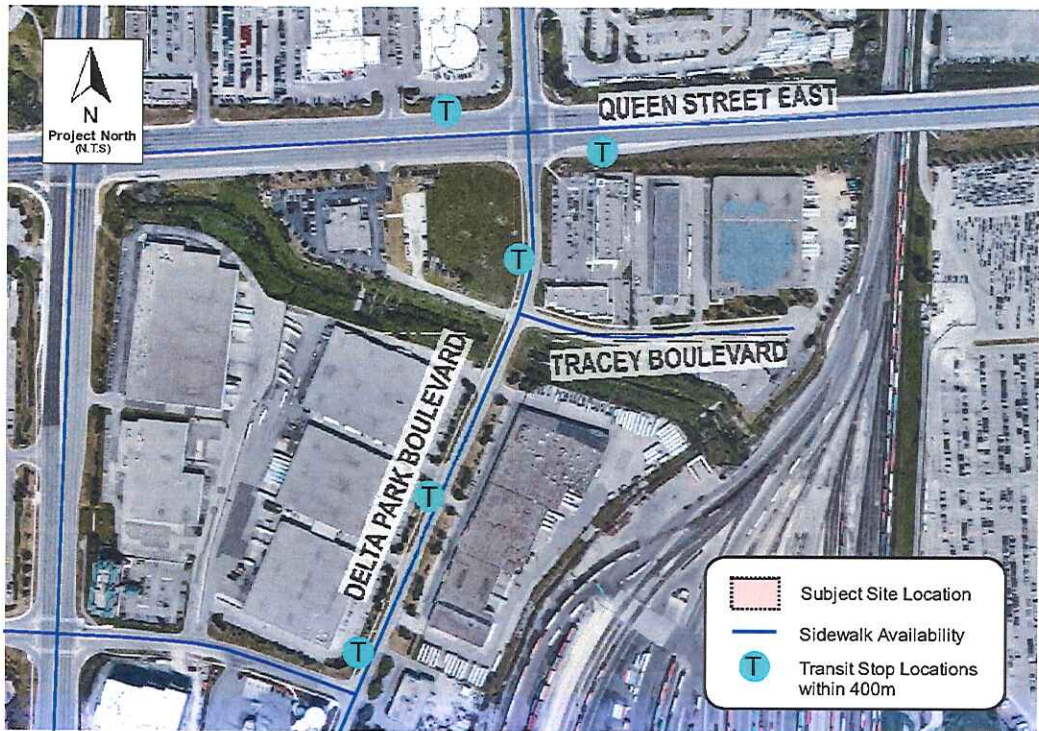
- **1 / 1A Queen:** The 1 / 1A Queen bus route travels generally in the east-west direction between Mount Pleasant GO Stations and Queen Street / Highway 50. This route operates from Monday to Sunday at a service frequency of approximately 5 minutes.



4.2. Active Transportation Mode Assessment

The area surrounding the subject site is serviced with dedicated walkways. Sidewalks are provided on one side of Delta Park Boulevard and Tracey Boulevard. The adjacent commercial and industrial areas provide sidewalk connectivity to the subject site. The sidewalk and transit provisions are illustrated in Figure 4-1.

Figure 4-1 – Sidewalk and Transit Provisions in Subject Area



The area surrounding the subject site offers ample transit and active transportation provisions, which can encourage travelers to utilize the alternative modes of transportation. Encouraging and promoting alternative modes of transportation results in a reduction in single occupant vehicles, and thus the traffic and parking demands of the proposed development.

5.0 CONCLUSION

The subject site is currently occupied by an existing two (2)-storey self-storage facility with a total gross floor area (GFA) of 4,031.17m<sup>2</sup> (43,391.15 ft<sup>2</sup>). A total of 51 vehicular parking spaces are provided for all uses on-site and one (1) full-movement vehicular entrance fronting Tracey Boulevard is provided to the subject site. Based on the site plan, the proposed development consists of the addition of two (2) stories with 3,450m<sup>2</sup> (37,135.49 ft<sup>2</sup>) of storage warehouse space to the existing storage facility, resulting in a total GFA of 7,481m<sup>2</sup> (80,524.81 ft<sup>2</sup>), while maintaining the existing parking supply. The purpose of this parking justification study is to justify the provision of 51 vehicular parking for all uses on site with the proposed addition.

In accordance with the City of Brampton Zoning By-law 270-2004, the proposed development requires 82 parking spaces. In comparing with the By-law requirement, the proposed development has a shortfall of 31 parking spaces.

To quantify peak demand characteristics for the subject site, NexTrans Consulting Engineers conducted parking utilization surveys at the subject site. In addition to the subject site, a self-storage facility located at 8901 Airport road was a surveyed as a proxy site to observe the parking demand of a development with characteristics applicable to the subject site.

The results of the parking utilization survey at the subject site indicate peak parking demands of 25 spaces and 22 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the existing self-storage facility (4,031.17m<sup>2</sup>), the peak utilization rates were determined to be 0.62 spaces per 100m<sup>2</sup> and 0.55 spaces per 100m<sup>2</sup> on Saturday, April 10, and Sunday, April 11, respectively.

The proxy site survey results show peak parking demands 5 spaces and 4 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the proxy site (18,581m<sup>2</sup>), the peak utilization rates were determined to be 0.03 spaces per 100m<sup>2</sup> and 0.02 spaces per 100m<sup>2</sup> on Saturday, April 10, and Sunday, April 11, respectively. 8901 Airport Road has a larger GFA than the subject site and supplies parking at a lower rate. As such, the observed proxy utilization rate is supportive of the parking reduction of the proposed development.

By forecasting the future parking demand using the observed peak utilization rate, the expected peak future demand is expected to be 46 spaces. In comparing with the proposed supply of 51 spaces, there is a surplus of 5 parking spaces. **As such, it is Nexttrans' opinion that the provision of 51 parking spaces for the proposed development is adequate to accommodate the demands of all uses on site.**

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**NEXTRANS CONSULTING ENGINEERS**

A Division of NextEng Consulting Group Inc.

Prepared by:



Janus Mora, B.Eng  
Transportation Analyst

Approved By:



Richard Pernicky, MITE  
Principal



## **Appendix A – Proposed Site Plan**



**Appendix B – Transit Route Information**



[illegible]



EASTBOUND: Saturday														WESTBOUND: Saturday													
Mount Pleasant GO Station	Mississauga Rd & Williams Hwy	Mississauga Rd & Queen St	Queen St & Chippawa Rd	Queen St & McLaughlin Rd	Downtown Terminal	Queen St & Kennedy Rd	155 Clark Blvd	Bramalea Terminal	Queen St & Tokheim Rd	Alport Rd & Queen St	Alport Rd & County Rd	Elmhurst Rd & The Gore Rd	Queen St & Hwy 50	Queen St & Hwy 50	Alport Rd & Queen St	Queen St & Tokheim Rd	Bramalea Terminal	155 Clark Blvd	Queen St & Kennedy Rd	Queen St & Chippawa Rd	Mississauga Rd & McLaughlin Rd	Mississauga Rd & Williams Hwy	Mount Pleasant GO Station				
A	B	C	D	E	H	J	K	L	M	N	O	P	Q		Q	N	M	L	K	J	H	E	D	C	B	A	
602	607	611	617	620	625	632	640	648	656	664	672	680	688	696	550	601	604	614	619	627	635	643	650	658	667	675	
622	627	631	637	640	645	652	660	668	676	684	692	700	708	716	570	621	624	634	639	647	655	663	670	678	687	695	
642	647	651	657	660	665	672	680	688	696	704	712	720	728	736	630	681	684	694	699	707	715	723	730	738	747	755	
662	667	671	677	680	685	692	700	708	716	724	732	740	748	756	650	701	704	714	719	727	735	743	750	758	767	775	
682	687	691	697	700	705	712	720	728	736	744	752	760	768	776	670	721	724	734	739	747	755	763	770	778	787	795	
702	707	711	717	720	725	732	740	748	756	764	772	780	788	796	690	741	744	754	759	767	775	783	790	798	807	815	
722	727	731	737	740	745	752	760	768	776	784	792	800	808	816	710	761	764	774	779	787	795	803	810	818	827	835	
742	747	751	757	760	765	772	780	788	796	804	812	820	828	836	730	781	784	794	799	807	815	823	830	838	847	855	
762	767	771	777	780	785	792	800	808	816	824	832	840	848	856	750	801	804	814	819	827	835	843	850	858	867	875	
782	787	791	797	800	805	812	820	828	836	844	852	860	868	876	770	821	824	834	839	847	855	863	870	878	887	895	
802	807	811	817	820	825	832	840	848	856	864	872	880	888	896	790	841	844	854	859	867	875	883	890	898	907	915	
822	827	831	837	840	845	852	860	868	876	884	892	900	908	916	810	861	864	874	879	887	895	903	910	918	927	935	
842	847	851	857	860	865	872	880	888	896	904	912	920	928	936	830	881	884	894	899	907	915	923	930	938	947	955	
862	867	871	877	880	885	892	900	908	916	924	932	940	948	956	850	901	904	914	919	927	935	943	950	958	967	975	
882	887	891	897	900	905	912	920	928	936	944	952	960	968	976	870	921	924	934	939	947	955	963	970	978	987	995	
902	907	911	917	920	925	932	940	948	956	964	972	980	988	996	890	941	944	954	959	967	975	983	990	998	1007	1015	
922	927	931	937	940	945	952	960	968	976	984	992	1000	1008	1016	910	961	964	974	979	987	995	1003	1010	1018	1027	1035	
942	947	951	957	960	965	972	980	988	996	1004	1012	1020	1028	1036	930	981	984	994	999	1007	1015	1023	1030	1038	1047	1055	
1000	1005	1010	1016	1020	1025	1032	1040	1048	1056	1064	1072	1080	1088	1096	950	1001	1004	1014	1019	1027	1035	1043	1050	1058	1067	1075	
1020	1025	1030	1036	1040	1045	1052	1060	1068	1076	1084	1092	1100	1108	1116	970	1021	1024	1034	1039	1047	1055	1063	1070	1078	1087	1095	
1039	1045	1050	1056	1060	1065	1072	1080	1088	1096	1104	1112	1120	1128	1136	990	1041	1044	1054	1059	1067	1075	1083	1090	1098	1107	1115	
1059	1065	1070	1076	1080	1085	1092	1100	1108	1116	1124	1132	1140	1148	1156	1010	1061	1064	1074	1079	1087	1095	1103	1110	1118	1127	1135	
1079	1085	1090	1096	1100	1105	1112	1120	1128	1136	1144	1152	1160	1168	1176	1030	1081	1084	1094	1099	1107	1115	1123	1130	1138	1147	1155	
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1139	1145	1150	1156	1160	1165	1172	1180	1188	1196	1204	1212	1220	1228	1236	1090	1141	1144	1154	1159	1167	1175	1183	1190	1198	1207	1215	
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1239	1245	1250	1256	1260	1265	1272	1280	1288	1296	1304	1312	1320	1328	1336	1190	1241	1244	1254	1259	1267	1275	1283	1290	1298	1307	1315	
1259	1265	1270	1276	1280	1285	1292	1300	1308	1316	1324	1332	1340	1348	1356	1210	1261	1264	1274	1279	1287	1295	1303	1310	1318	1327	1335	
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1359	1365	1370	1376	1380	1385	1392	1400	1408	1416	1424	1432	1440	1448	1456	1310	1361	1364	1374	1379	1387	1395	1403	1410	1418	1427	1435	
1379	1385	1390	1396	1400	1405	1412	1420	1428	1436	1444	1452	1460	1468	1476	1330	1381	1384	1394	1399	1407	1415	1423	1430	1438	1447	1455	
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1439	1445	1450	1456	1460	1465	1472	1480	1488	1496	1504	1512	1520	1528	1536	1390	1441	1444	1454	1459	1467	1475	1483	1490	1498	1507	1515	
1459	1465	1470	1476	1480	1485	1492	1500	1508	1516	1524	1532	1540	1548	1556	1410	1461	1464	1474	1479	1487	1495	1503	1510	1518	1527	1535	
1479	1485	1490	1496	1500	1505	1512	1520	1528	1536	1544	1552	1560	1568	1576	1430	1481	1484	1494	1499	1507	1515	1523	1530	1538	1547	1555	
1499	1505	1510	1516	1520	1525	1532	1540	1548	1556	1564	1572	1580	1588	1596	1450	1501	1504	1514	1519	1527	1535	1543	1550	1558	1567	1575	
1519	1525	1530	1536	1540	1545	1552	1560	1568	1576	1584	1592	1600	1608	1616	1470	1521	1524	1534	1539	1547	1555	1563	1570	1578	1587	1595	
1539	1545	1550	1556	1560	1565	1572	1580	1588	1596	161																	



# STROGAN INC.

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February 1, 2021

## Committee of Adjustment

City of Brampton  
2 Wellington Street West  
Brampton, Ontario, L6Y 4R2

Attn: Ms. Jeanie Myers  
Secretary-Treasurer

Re: **AMENDMENT TO MINOR VARIANCE APPLICATION A-2020-0051**

Bursco Limited  
Part of Lot 5, Concession 7 N.D.  
(6 Tracey Boulevard, Brampton,  
Key Storage Building)  
Assessment Roll No. 10-12-0-003-00100-0000

Dear Madam:

We request an amendment to the subject Minor Variance Application (File # A-2020-0051) related to the 6 Tracey Boulevard site. The requested amendment is to reflect the following second variance:

- To permit a reduction in parking requirement from eighty-two (82) parking spaces to fifty-one (51) parking spaces.

The application sketch has been also revised to address this amendment. Accordingly, we include twelve (12) prints of the revised application sketch. Please add this revised material to the original application file and put it on the agenda for the March 9, 2021 hearing.

In addition, we would like to confirm the following Gross Floor Areas (GFAs) that have been verified for parking calculation purposes:

- 1) The total GFA of the proposed and existing warehousing is 7,190.7 sq.m (3,740.7 sq.m of existing warehousing plus 3,450.0 sq.m of the proposed additional two floors).
- 2) The GFA of the associated office is 290.47 sq.m and it will remain the same.
- 3) Accordingly, the ultimate total GFA of the building will be 7,481.17 sq.m.

With respect to the on-site parking, it is proposed to provide 51 parking spaces, including 3 accessible spaces for the ultimate size of the self-storage facility. The required parking has been calculated based on zoning Section 30.5 Parking Spaces, Warehouse. The following calculations with the resulting required Parking of 82 parking spaces were reviewed and confirmed by the City Zoning in their e-mail of January 27, 2021.

- The associated office GFA is 3.9%, i.e., less than 15% of the total GFA of the building;
- The total GFA of the building is 7,481.17 sq.m (7,000 to 20,000 sq.m) - **78 parking spaces**;



- Based on the requirement of 1 parking space per 145 sq.m GFA that is over 7,000 sq.m, **additional 4 parking spaces** are required  $(7,481.17 \text{ sq.m} - 7,000 \text{ sq.m})/145 \text{ sq.m} = 3.3$  parking spaces.
- The required total parking space is 78 p.s. + 4 p.s. = **82 parking spaces**.

The justification of the proposed 51 parking spaces for this site lies in the nature of self-storage facilities. Individuals who use self-storage attend the site at various times and not on a regular basis to access their storage units. There is a lack of concentrated activity on the site and therefore a large number of vehicles are not expected to be present at any given time on site.

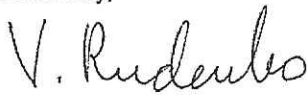
This parking size is proving to be sufficient as it is also consistent with parking provided for other existing self-storage sites in Brampton. For example, Dymon Storage at 8901 Airport Road (just south of Queen Street) is a massive 5-storey building with the total GFA of 18,581 sq.m (200,000 sq.ft), but they only have 34 parking spaces.

Another example is Safe Storage Depot located at 10370 Hurontario St. The one-storey self-storage facility occupies the site with an area of 1.5 Ha (3.7 Ac). The applicable Special Section 2011 (SS2011), Zoning By-law 270-2004 requires that the self-storage facility shall be subject to the minimum of 5 parking spaces.

Accordingly, we maintain that 51 parking spaces for the self-storage facility are adequate given the nature of self-storage facilities.

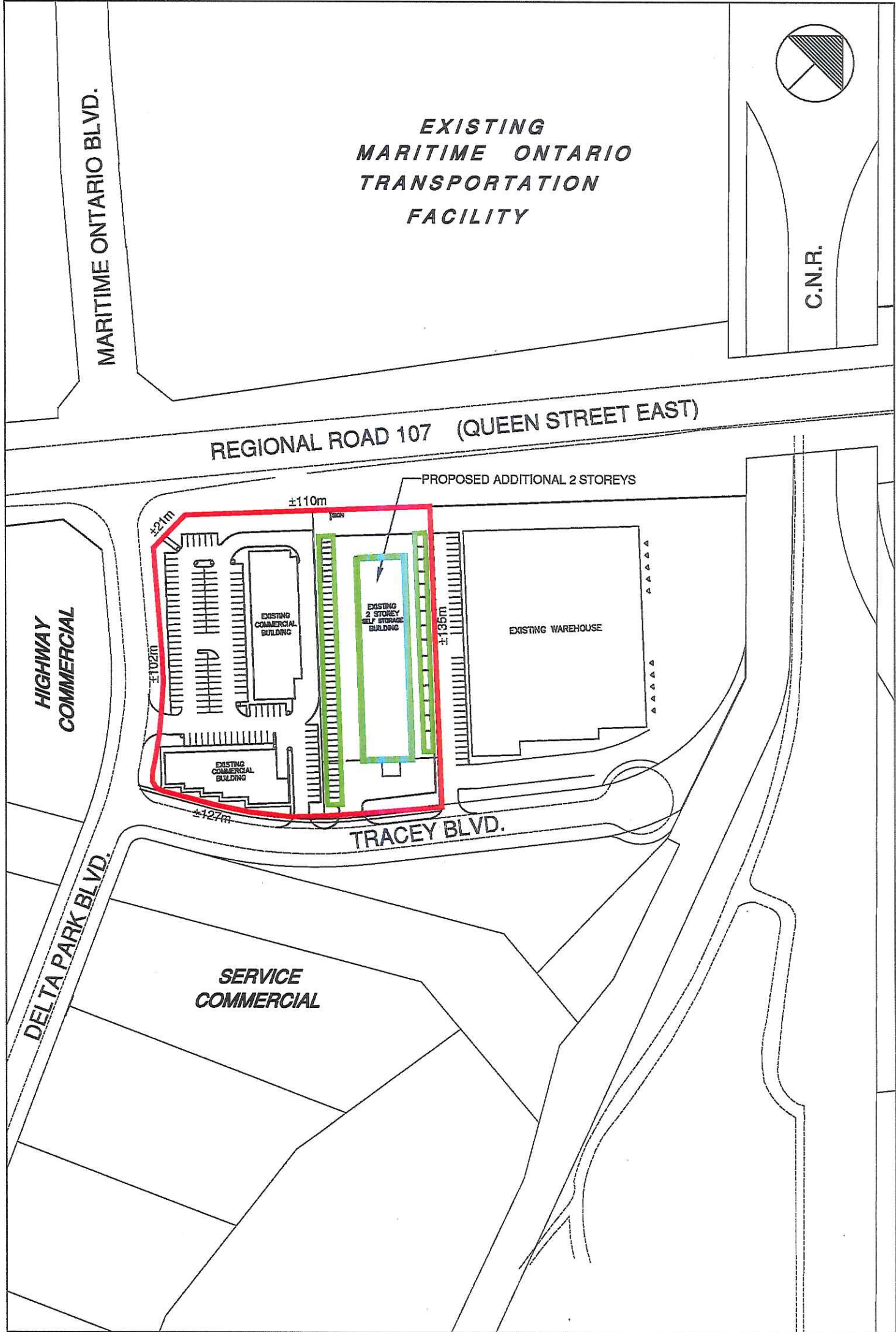
I trust that the enclosed information is sufficient, however, if you have any questions please do not hesitate to advise.

Yours truly,



Vladimir Rudenko, RPP  
Agent

cc: Jay Burstein, Bursco Limited



**BURSCO LIMITED**  
**MINOR VARIANCE PLAN**  
**PART OF LOT 5, CONCESSION 7 N.D.**  
**CITY OF BRAMPTON**  
**PLAN 43M-879**

**STROGAN INC.**  
**Planning & Urban Design**  
TEL (416) 358-6150 FAX (416) 291-1373

DATE	June 23, 2020	JOB No	220001
DRAWN	V.R.	SKETCH No.	
SCALE	1:2000		

**MV-1**



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)** Bursco Limited  
**Address** 8 Tracey Boulevard, Brampton, Ontario, L6T 5R9  
  
**Phone #** 905-791-7734 **Fax #** 905-792-3150  
**Email** jay@sjmlogistics.com
2. **Name of Agent** Vladimir Rudenko  
**Address** 307 - 93 Lavinia Ave., Toronto, ON, M6S 3H9  
  
**Phone #** 416-358-6150 **Fax #** 416-291-1373  
**Email** \_\_\_\_\_
3. **Nature and extent of relief applied for (variances requested):**  
To construct additional 2 floors on top of the existing 2-storey self storage building whereas the maximum permitted building height is 2 storeys.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. **Why is it not possible to comply with the provisions of the by-law?**  
The demand for self storage services in this area exceeds the capacity of the existing building.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. **Legal Description of the subject land:**  
**Lot Number** Part of Lot 5  
**Plan Number/Concession Number** Plan 43M-879, Concession 7 N.D.  
**Municipal Address** 6 Tracey Boulevard
6. **Dimension of subject land (in metric units)**  
**Frontage** 124 m  
**Depth** 132 m  
**Area** 1.669 Ha (4.124 Ac)
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.)  
Existing 2-storey Self Storage Building; Footprint Floor Area 2,015.58 sq.m including existing office and storage portions of the building. The total gross floor area of the existing building is 4,031.16 sq.m and includes:  
a two-storey storage portion of the building - 3,906.28 sq.m;  
a two-storey office - 124.89 sq.m

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**  
Two (2) additional stories on top of the existing storage portion of the building are being proposed. The total proposed gross floor area of the addition is ±3,900.00 sq.m

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)

Assuming the severance is in place

**EXISTING**

Front yard setback from Tracey Blvd. right-of-way - 15.0 m;  
Rear yard setback from Queen Street East right-of-way - 20.0 m;  
Side yard setback from the West property line - 18.0 m;  
Side yard setback from the East property line - 18.0 m

**PROPOSED**

Front yard setback from Tracey Blvd. right-of-way - 15.0 m;  
Rear yard setback from Queen Street East right-of-way - 20.0 m;  
Side yard setback from the West property line - 18.0 m;  
Side yard setback from the East property line - 18.0 m;

10. Date of Acquisition of subject land: November 10th, 2000
11. Existing uses of subject property: SERVICE COMMERCIAL
12. Proposed uses of subject property: SERVICE COMMERCIAL
13. Existing uses of abutting properties: INDUSTRIAL
14. Date of construction of all buildings & structures on subject land: SELF STORAGE BUILDING - 2001  
DELTA 7 CENTRE - 2008
15. Length of time the existing uses of the subject property have been continued: 20 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 ☐ 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 _____

V. Rudenko  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 16<sup>th</sup> DAY OF July, 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, Vladimir Rudenko, OF THE City OF Toronto

IN THE Province OF Ontario 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 16<sup>th</sup> DAY OF

July, 20 20

Jeanie Myers  
A Commissioner etc.

V. Rudenko

Signature of Applicant or Authorized Agent

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

SC-1604

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

JULY 28 2020  
Date

DATE RECEIVED 2020-07-16



# STROGAN INC.

307 – 93 Lavinia Ave. | Toronto, ON | M6S 3H9 | vladimir.strogan@gmail.com | 1-416-358-6150

July 15, 2020

**Committee of Adjustment**  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario, L6Y 4R2

A-2020-0051

Attn: Ms. Jeanie Myers  
Secretary-Treasurer

**Re: MINOR VARIANCE APPLICATION**  
**Bursco Limited**  
**Part of Lot 5, Concession 7 N.D.**  
**(6 Tracey Boulevard, Brampton,**  
**Key Storage Building)**  
**Assessment Roll No. 10-12-0-003-00100-0000**

Dear Madam:

Further to a pre-consultation and our digital submission of the subject Minor Variance Application on June 30<sup>th</sup>, 2020, we enclose herewith the following documents pursuant to the application:

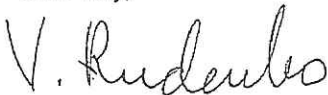
- 1) One (1) fully completed original copy of the application form with an Authorization Letter and Permission to Enter signed by the property owner;
- 2) Twelve (12) prints of the Application Plan; and,
- 3) Application fee cheque in the amount of \$2,510.00 payable to the City of Brampton.

The purpose of the application is to permit the proposed construction of additional two floors on top of the existing self-storage building (Kee Storage Building) whereas the maximum permitted building height is 2 storeys. The proposed building expansion would address the existing demand for self-storage services in this area that exceeds the capacity of the existing building.

This Minor Variance Application is being submitted concurrently with an Application for Consent to create a separate lot on which the self-storage building is located. Accordingly, we respectfully request that this application be heard at the September 8<sup>th</sup>, 2020 Committee of Adjustment meeting.

I trust that the enclosed information is self-explanatory, however, if you have any questions please do not hesitate to advise.

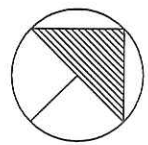
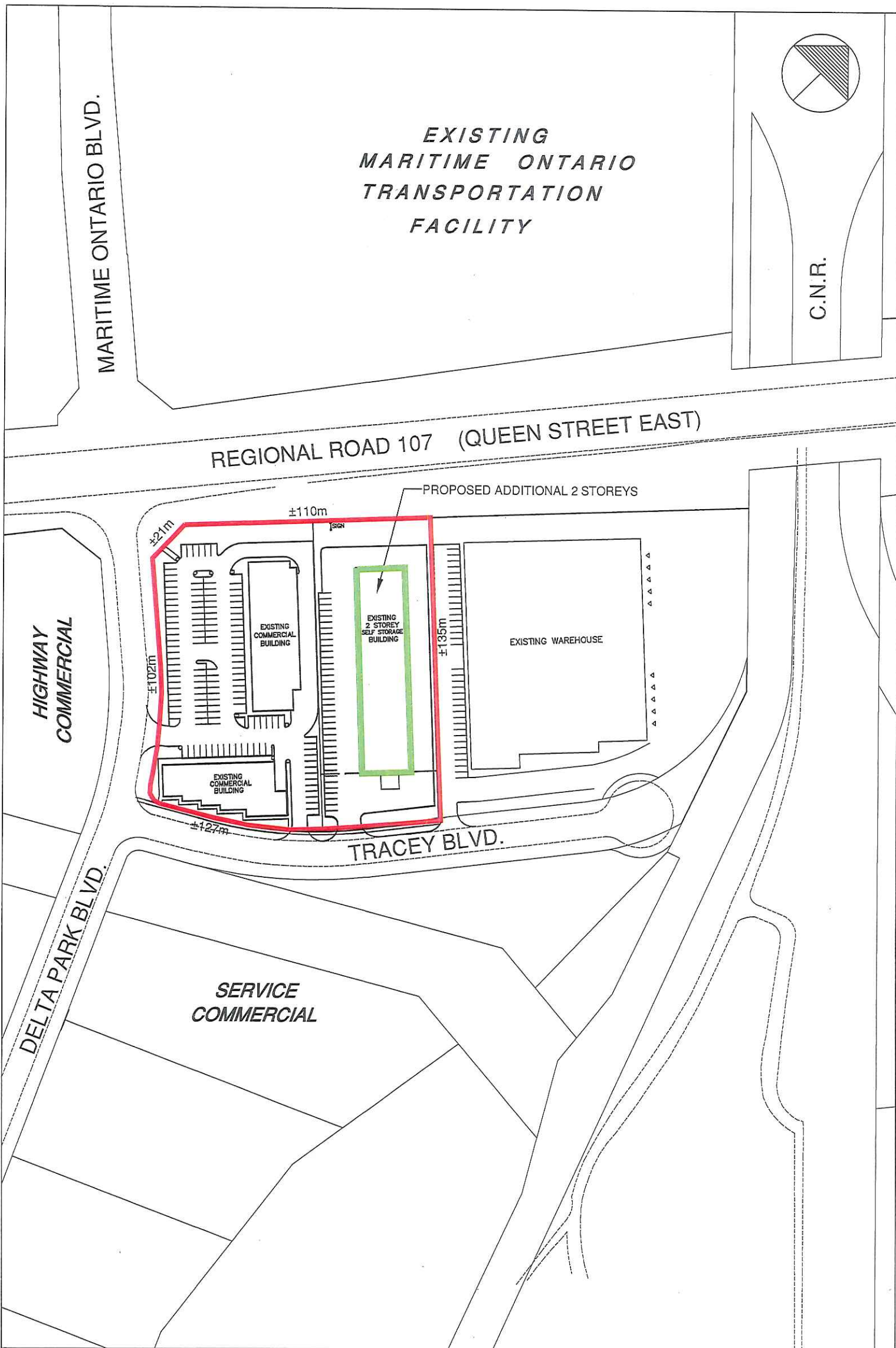
Yours truly,



Vladimir Rudenko, RPP  
Agent

cc: Jay Burstein, Bursco Limited





C.N.R.

**EXISTING  
MARITIME ONTARIO  
TRANSPORTATION  
FACILITY**

REGIONAL ROAD 107 (QUEEN STREET EAST)

PROPOSED ADDITIONAL 2 STOREYS

±110m

±21m

±102m

±135m

±127m

TRACEY BLVD.

HIGHWAY  
COMMERCIAL

DELTA PARK BLVD.

SERVICE  
COMMERCIAL

EXISTING  
COMMERCIAL  
BUILDING

EXISTING  
2 STOREY  
SELF STORAGE  
BUILDING

EXISTING WAREHOUSE

EXISTING  
COMMERCIAL  
BUILDING

**BURSCO LIMITED  
MINOR VARIANCE PLAN**

**PART OF LOT 5, CONCESSION 7 N.D.**

**CITY OF BRAMPTON**

**PLAN 43M-879**

**STROGAN INC.**  
Planning & Urban Design  
TEL (416) 358-6150 FAX (416) 291-1373

DATE June 23, 2020

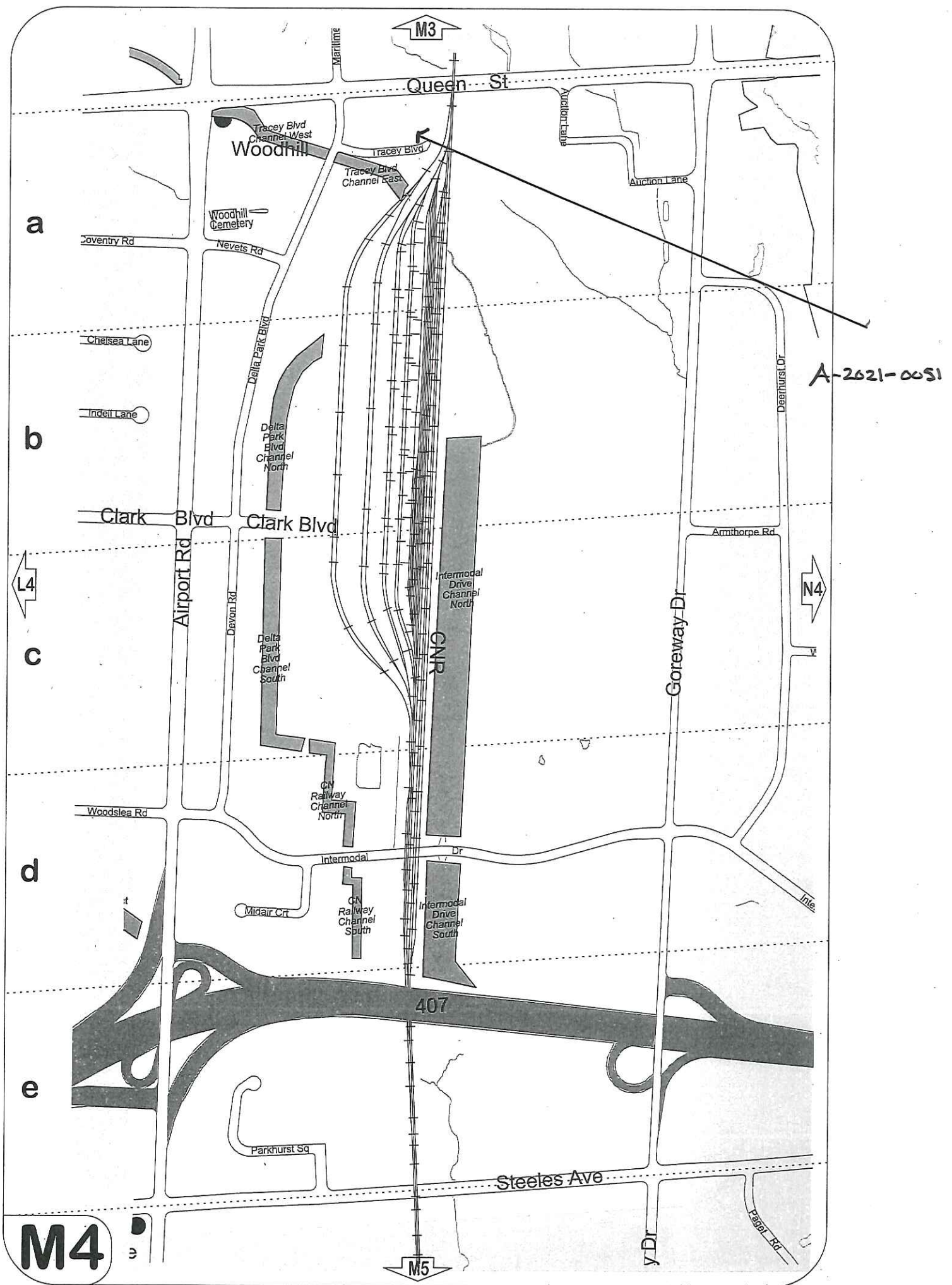
JOB No 220001

DRAWN V.R.

SKETCH No.

SCALE 1:2000

**MV-1**



**Filing Date:** July 27, 2020

**Hearing Date:** June 1, 2021

**File:** A-2020-0051

**Owner/  
Applicant:** **BURSCO LIMITED**

**Address:** **6 TRACEY BOULEVARD**

**Ward:** 8

**Contact:** François Hémon-Morneau, Planner I

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**Recommendations:**

That application A-2020-0051 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
  2. That a Basic Site Plan application shall be submitted within 60 days of the Committee's decision;
  3. That the requirement for parking for any combination of uses permitted within the 'SC-1604' zone shall not exceed 82 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement;
  4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

**Background:**

This application was initially considered by the Committee at its hearing of September 8, 2020, when a deferral was granted to allow the applicant to pursue a Pre-Consultation application with City staff related to the proposal. The application was considered again at the March 4<sup>th</sup>, 2021, where a deferral was granted to allow the applicant to finalize a related consent application and submit a parking brief to justify the proposed parking reduction. Since that time, the applicant has had a Pre-



Consultation meeting with City staff, completed the related consent application and has submitted a Parking Justification Study in support of the Minor Variance application.

The applicant is proposing to construct two (2) additional storeys to the existing two (2) storey self-storage portion of the building. The existing building has a gross floor area of 4,031 square metres and the proposed two storey addition will add 3,450 square metres for a total gross floor area of approximately 7,481 square metres. Variances are required to increase the maximum number of storeys and to permit a parking reduction.

Existing Zoning:

The property is zoned 'Service Commercial (SC-1604)', *according to By-law 270-2004, as amended.*

Requested Variances:

*The applicant is requesting the following variances:*

1. To permit a proposed 4 storey self-storage facility (2 storey addition to the existing building) whereas the By-law permits a maximum 2 storey building;
2. To permit 51 parking spaces whereas the By-law requires a minimum of 82 parking spaces.

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Business Corridor' in the Official Plan and 'Mixed Industrial Commercial' in the Airport Road/ Highway 7 Business Centre Secondary Plan (Area 37). The requested variance is not considered to have significant impacts within the context of the Official Plan. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Service Commercial (SC-1604)', according to By-law 270-2004, as amended. The site-specific zone includes a special section prescribing a maximum building height of 2 storeys. The property is currently used as a self-storage facility with associated administrative office.

Variance 1 is to permit a proposed 4 storey self-storage facility (2 storey addition to the existing building) whereas the By-law permits a maximum 2 storey building. The intent of the By-law in regulating the maximum permitted number of storeys and building height is to ensure that there are no negative massing impacts on adjacent properties.

The proposal contemplates two additional storeys to the existing two storey self-storage portion of the building. The building currently has a height of approximately 8.2 metres (26.90 ft.) and the proposed addition would increase the total building height to approximately 15.9 metres (52.16 ft.). The addition will only occupy the existing footprint of the building. The proposal is considered to maintain the principles and scale as intended within the By-law. The height and massing is not anticipated to

negatively impact adjacent properties. Additionally, details associated with the appearance and design of the addition will be reviewed by staff at the Site Plan Approval process. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 2 is to permit 51 parking spaces whereas the By-law requires a minimum of 82 parking spaces. The intent of the By-law in regulating minimum parking requirements is to ensure that the parking demand generated by the uses on a site can be accommodated on that site without creating adverse impacts for adjacent properties or the surrounding areas.

As a result of the proposed increased gross floor area, additional parking is required on site. The applicant has submitted a Parking Justification Study in support of this Minor Variance application. Transportation Planning staff have reviewed the Parking Justification study in conjunction with the proposal and have indicated no concerns. Given the nature of the self-storage use and the proposed its proposed expansion, staff do not anticipate adverse impacts related to the overall functioning of the site. A condition is recommended that the requirement for parking for any combination of uses permitted within the 'SC-1604' zone shall not exceed 82 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement. Subject to the recommended conditions, the requested variance maintains the general intent and purpose of the Zoning By-law.

### 3. Desirable for the Appropriate Development of the Land

The requested variances are the result of a proposed two (2) storey addition to the existing two (2) storey self-storage portion of the building. The variances will facilitate the building expansion and extend the self-storage facility to address current demands for the service.

The variance to permit two additional storeys to the building is not anticipated to have a negative massing impact on adjacent properties. The requested variance to reduce the required parking for this property will not create any adverse impacts to the functioning of the site or to adjacent properties within this area. Subject to the recommended conditions of approval, variances 1 and 2 are considered to be desirable for the appropriate development of the land.

### 4. Minor in Nature

The requested variances will support an expansion of the existing self-storage business and allow a parking reduction. Given the nature of the self-storage use, the parking reduction and associated building addition are considered to be acceptable and will not create adverse on-site or off-site impacts. The variances are considered to be minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I

**Myers, Jeanie**

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**From:** Sam Stabile  
**Sent:** 2021/05/25 4:37 PM  
**To:** Myers, Jeanie  
**Subject:** [EXTERNAL]A-2020-0051

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

I have your notice of this meeting for June 1. Please let me have a copy of staff comments prior to the meeting. I trust the Committee will take into consideration the fact that the applicant is not asking for a minor variance and the relief requested is outside the jurisdiction of this committee.

The applicant will probably argue that that parking will not be required at any one time. That is not a factor for the committee to consider. It is the duty of the committee to establish whether or not this is a minor request.

The committee would otherwise be establishing a policy for which it was not authorized or established.

I would also submit that such an addition to the building would look unsightly and out of place.

Please pass these comments along to the Committee.

You will know that I speak on behalf of Julsta Investments at 9 Tracey Blvd

--

Sabatino Stabile

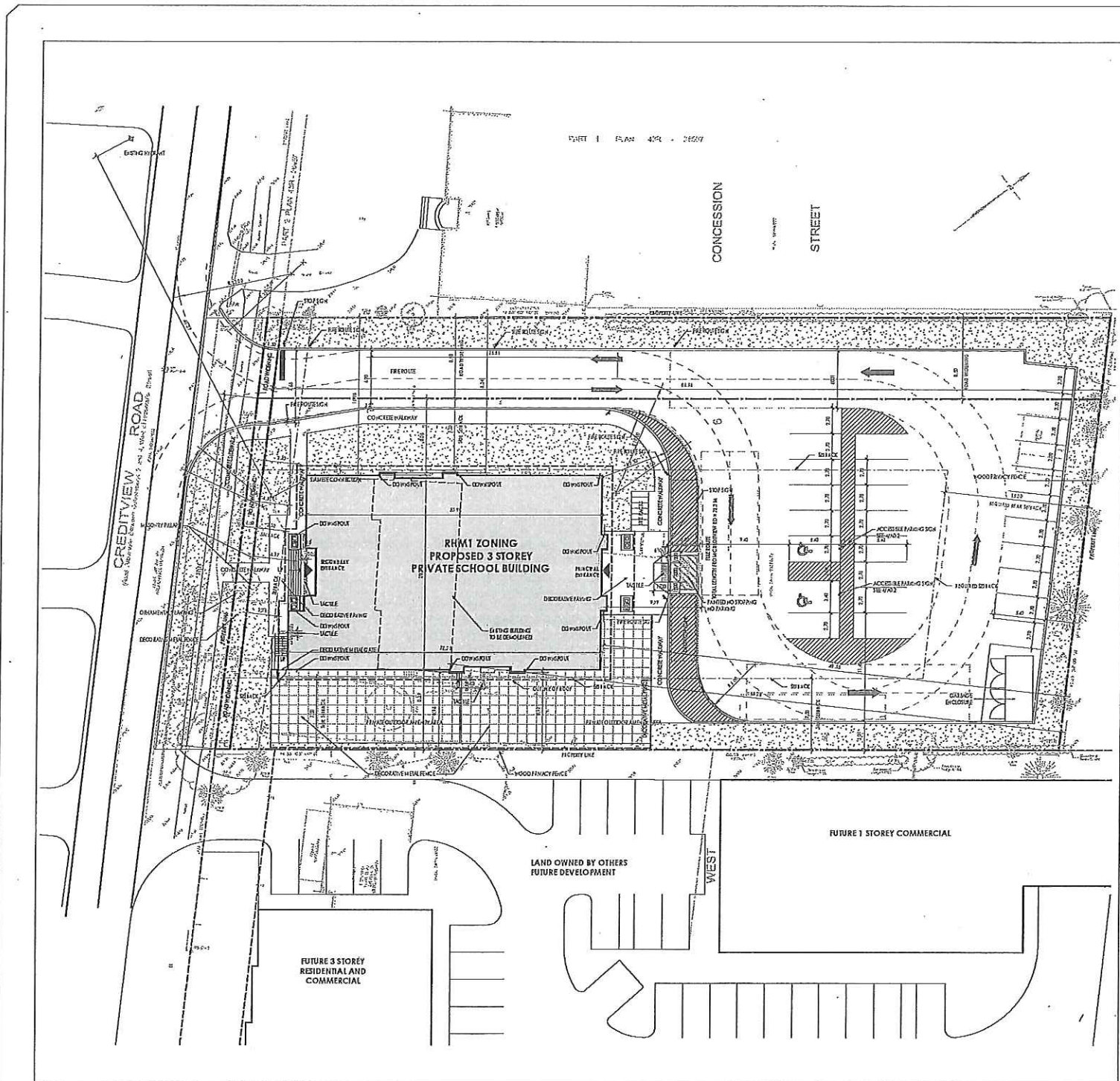




## Committee of Adjustment

Page 292 of 312





1 SITE PLAN  
A1.1  
1:100

STATISTICS

LEGAL DESCRIPTION	Part of Lot 6, Concession 3 West of Highway 26 East
ZONING CODE	R43
LOT AREA	4.28
LOT AREA AFTER ROAD EASEMENT	3.273 sq
PROPOSED	457 sq
PROPOSED AFTER ROAD EASEMENT	373 sq
CONSTRUCTION	
BUILDING AREA	414 sq
BUILDING CLASSIFICATION	GROUP A, DIVISION 1 UP TO 3 STOREYS
BUILDING HEIGHT	11m

CONTEXT

ADJACENT BUILDING AREA	1,841 sq
BUILDING AREA	414 sq
LANDSCAPE AREA	64 sq
TOTAL	2,319 sq

TABLE 2 - FLOOR AREA

FLOOR	FOOTPRINT	PROPOSED
1st Floor	21	27

TABLE 3 - FLOOR AREA

FLOOR	AREA	FOOTPRINT
1st Floor	43 sq	4,221 sq
2nd Floor	43 sq	4,221 sq
3rd Floor	43 sq	4,221 sq
Grand Total	129 sq	12,663 sq

TABLE 4 - LAND CONVEYANCE

ITEM	FOOTPRINT	PROPOSED	LAND CONVEYANCE
1st Floor	43 sq	4,221 sq	27 sq
2nd Floor	43 sq	4,221 sq	31 sq
3rd Floor	43 sq	4,221 sq	31 sq
Grand Total	129 sq	12,663 sq	89 sq

NOTES

1. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

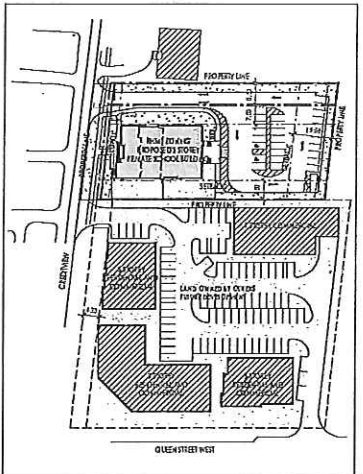
6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.

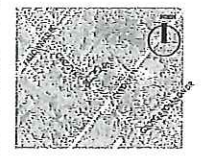
10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE BUILDING CODE OF ONTARIO.



3 CONTEXT PLAN  
A1.1  
1:1,000

NOTE

THE ARCHITECTURAL PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.



SITE PLAN NUMBER: SPA-2019-0023

REVISIONS

NO.	DATE	DESCRIPTION
01	2019 04 29	ISSUED FOR COA
02	2019 05 08	ISSUED FOR COA
03	2019 05 25	FOR CONSTRUCTION
04	2019 06 21	FOR CONSTRUCTION
05	2019 06 21	FOR CONSTRUCTION
06	2019 06 21	FOR CONSTRUCTION
07	2019 06 21	FOR CONSTRUCTION
08	2019 06 21	FOR CONSTRUCTION
09	2019 06 21	FOR CONSTRUCTION
10	2019 06 21	FOR CONSTRUCTION

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DIMENSIONS ARE NOT TO BE SCALE.

ATA ARCHITECTS  
ATA ARCHITECTS INC.  
CLAYTON, ONTARIO  
2111 KENNEDY ROAD EAST  
CLAYTON, ONTARIO L4J 8P7  
TEL: 905 849 4381 x 205 FAX: 905 849 4382  
WWW.ATA-ARCHITECTS.COM



PROJECT TITLE

MONTESSORI PRIVATE SCHOOL

9035 CREDITVIEW ROAD, BRAMPTON, ONTARIO

DRAWING TITLE

SITE PLAN & KEY PLAN

DRAWN BY

JG

SCALE

As Indicated

DATE

2020 01 07

CHECKED BY

AT

PROJECT NUMBER

18-1239

DRAWING NUMBER

A1.1



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 Committees 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, May 27, 2021**.
- 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, May 28, 2021**.
  - 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, May 28, 2021**. 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.





APPLICATION  
# A-2021-0003

DATE: 2021 05 06

PROJECT: 9035 Creditview Rd

ATA  
PROJECT # 18-1239

To whom this may concern,

This letter is to **amend** the application of the above noted project to:

To permit a lot width of 37 metres whereas the by-law requires a minimum lot width of 45 metres;

To permit a lot area of 3201.2 square metres whereas the by-law requires a minimum lot area of 4000 square metres;

To permit a front yard setback of 3.0m (9.84 ft.) whereas the by-law requires a minimum front yard setback of 12.0m (39.37 ft.);

To permit a building height of 15.0m (49.21 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).



Jun Gu

*Jun Gu*

M.Arch., B.Arch., OAA, LEED AP BD+C  
Associate Architect

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ALEXANDER TEMPORALE  
B.Arch., OAA, CAHP, FRAIC  
PRINCIPAL

MARK J. DRIEDGER  
M.Arch., B.Arch., Sci., OAA, LEED AP  
ASSOCIATE

MICHAEL W. BILJETINA  
B.Sc., B.Arch., NRAIC, AIA, OAA  
ASSOCIATE

JUN GU  
M. ARCH., B. ARCH., OAA, LEED AP  
ASSOCIATE





APPLICATION #	A-2021-0003	DATE:	2021 04 29
PROJECT:	9035 Creditview Rd	ATA PROJECT #	18-1239

To whom this may concern,

This letter is to **amend** the application of the above noted project to:

Remove the request of including a day nursery use to the minor variance application.

Request a variance be added to change the min. lot width to 37 m due to the new road construction to the north of the subject site.

Request to a reduction of the front yard to 3 m to accommodate the potential dedication of the lands for the proposed side road on the north.

Request a variance be added to change the min. landscape open space to 60% of the front yard.



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JUN GU  
M. ARCH., B. ARCH., OAA, LEED AP  
ASSOCIATE







APPLICATION  
#**A-2021-0003**

DATE:**2021 02 03**

PROJECT: 9035 Creditview Rd

ATA  
PROJECT # 18-1239

To whom this may concern,

This letter is to **amend** the application of the above noted project to request a variance be added to include a day nursery use to the minor variance application.



Jun Gu

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Associate Architect

*Jun Gu*

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ASSOCIATE
- JUN GU  
M. ARCH., B. ARCH., OAA, LEED AP  
ASSOCIATE





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

FILE NUMBER: A-2021-0003

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)** Harinder S. Gahir and Sumanpreet Gahir  
**Address** 373 Steeles Avenue West, Suite 206  
Brampton/ON  
**Phone #** 905-789-0585 **Fax #** \_\_\_\_\_  
**Email** h.gahir@gahirlaw.com

2. **Name of Agent** ATA Architects Inc.  
**Address** 211 Lakeshore Road East L6J 1A7  
Oakville/ON  
**Phone #** 647-739-1031 **Fax #** \_\_\_\_\_  
**Email** jun@ataarchitectsinc.com

3. **Nature and extent of relief applied for (variances requested):**  
Front Yard: Required: 12 m; Proposed: 6.2 m  
Height: Required: max. 10.6 m; Proposed: 15 m

4. **Why is it not possible to comply with the provisions of the by-law?**  
The parking lot was required to be placed in the rear yard as requested by City of Brampton Urban Design team, thus pushing the building toward the front yard. Also to achieve a better urban design, the proposed development is aiming to match the front yard of the proposed commercial plaza to the south.  
The proposed development is proposing to enroll 125 students (including day care) which needs 3 floors above ground. Due to the sloped site and roof - the sloped roof is requested by City of Brampton Urban Design team to have more residential character, 10.6 m is not enough for 3 floors when calculating the height from the established grade to the mean height of eaves and ridge.

5. **Legal Description of the subject land:**  
**Lot Number** Part of Lot 6, Concession 3 West of Hurontario Street  
**Plan Number/Concession Number** 43R-36987  
**Municipal Address** 9035 Creditview Road, Brampton Ontario, L6X 0E5

6. **Dimension of subject land (in metric units)**  
**Frontage** 45.7 m  
**Depth** 88.1 m  
**Area** 4 ha

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.)

Building area: 163 m<sup>2</sup>  
GFA: 163 m<sup>2</sup>  
Height: 1 storey  
Width: 20 m  
Length: 9 m

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

Building area: 643 m<sup>2</sup>  
GFA: 2,400 m<sup>2</sup>  
Height: 3 storeys, 15 m  
Width: 20.5 m  
Length: 31 m

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 13 m  
Rear yard setback 64 m  
Side yard setback 17 m  
Side yard setback 8 m

**PROPOSED**

Front yard setback 6.2 m  
Rear yard setback 45 m  
Side yard setback 8 m  
Side yard setback 7.5 m

10. Date of Acquisition of subject land: June 2, 2017
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Private School/day care
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 1980 approximately
15. Length of time the existing uses of the subject property have been continued: 40 years approximately
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 CITY \_\_\_\_\_ OF BRAMPTON \_\_\_\_\_

THIS SEVENTH DAY OF JANUARY, 2021.

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, Harinder Gahir + Sumanpreet Gahir OF THE city OF Brampton  
IN THE Province OF Ontario 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 Province OF  
Ontario THIS 13<sup>th</sup> DAY OF  
Jan, 2021.

Signature of Applicant or Authorized Agent

Submit by Email

Tarochan Bhowan  
a Commissioner, etc., Province of Ontario,  
for Harinder Singh Gahir Professional  
Corporation, Barrister and Solicitor,  
and Gahir Law Office,  
Expires November 15, 2022.

FOR OFFICE USE ONLY

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

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

RHM1

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

HOTHU S.

Zoning Officer

JAN 15 2021

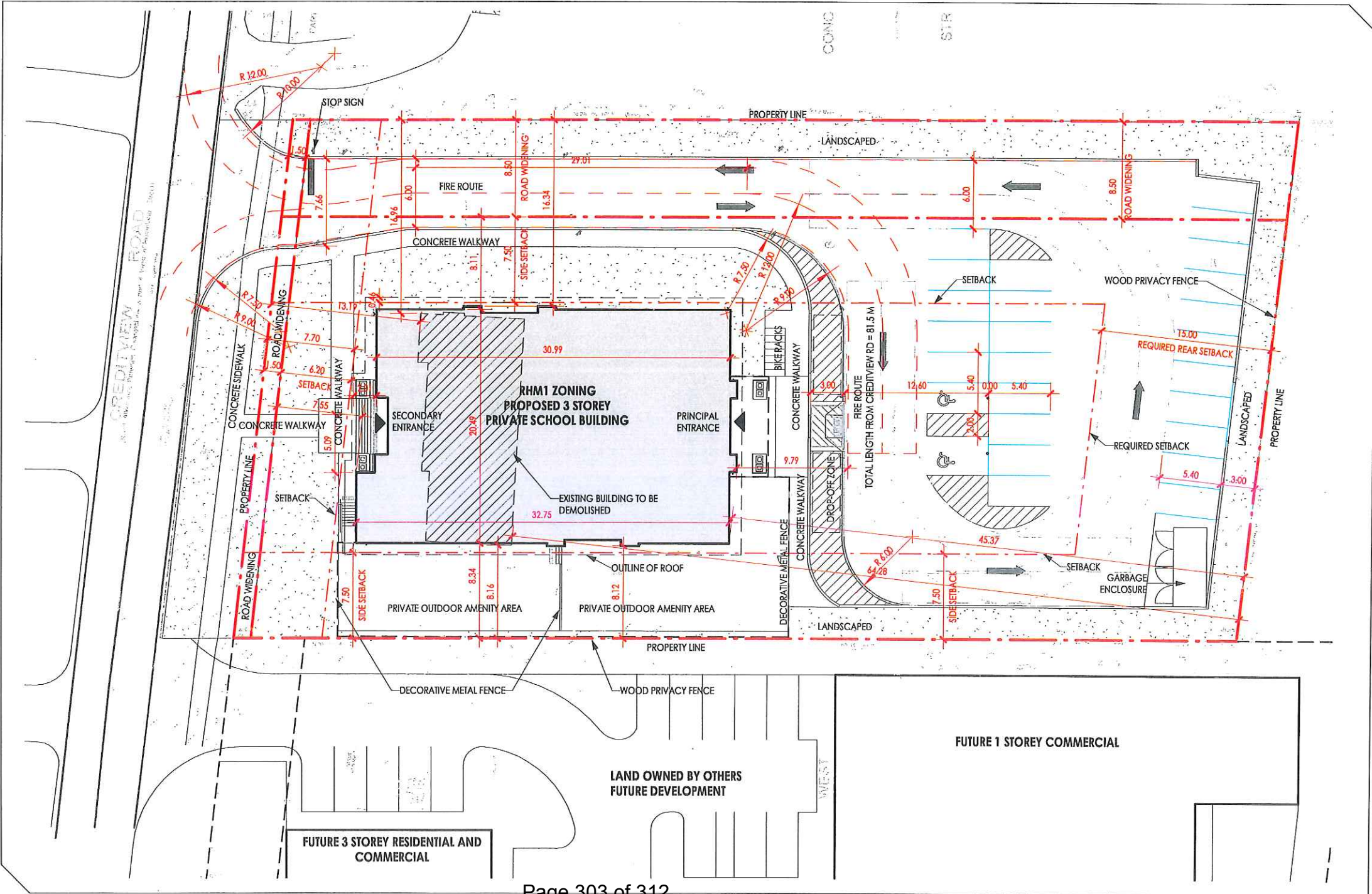
Date

DATE RECEIVED JAN 15, 2021

Date Application Deemed  
Complete by the Municipality

Revised 2020/01/07





ATA ARCHITECTS

DRAWING TITLE

SCALE

PAGE NUMBER

SITE PLAN

ATA ARCHITECT INC.  
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OAKVILLE, ONTARIO L6J 1H7  
T 905 849 6986  
E info@ataarchitect.com  
www.ataarchitect.com

1 : 400

A101

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STATISTIC

LEGAL DESCRIPTION	Part of Lot 6, Concession 3 West of Hurontario Street
ZONING CODE	RHM1
LOT AREA	4,008
LOT AREA AFTER ROAD WIDENING	3,939.9 m2
FRONTAGE	45.7 m
BUILDING AREA	641.4 m2
LOT COVERAGE	16.3%
BUILDING CLASSIFICATION	GROUP A, DIVISION 2, UP TO 6 STOREYS
BUILDING HEIGHT	15 M
ESTABLISHED GRADE	218.29

COVERAGE

ASPHALT	1,653.3 m²
BUILDING AREA	641.4 m²
LANDSCAPE AREA	1,061.7 m²
PAVING AREA	583.5 m²
TOTAL	3,939.9 m²

PARKING PROVIDED

	REQUIRED	PROVIDED
PARKING - 1 SPACE/100 M2	24	30

GROSS FLOOR AREA

LEVEL	AREA	SQ. FT.
05 - BASEMENT	559 m²	6,021 ft²
01 - MAIN FLOOR	613 m²	6,603 ft²
02 - 2ND FLOOR	613 m²	6,603 ft²
03 - 3RD FLOOR	613 m²	6,602 ft²
Grand total	2,400 m²	25,829 ft²

ZONING BY-LAW

	ZONING REQUIREMENT	PROPOSED
LOT WIDTH	45M MIN.	45.7M
LOT DEPTH	NO REQUIREMENT	88.1M
FRONT YARD	12M MIN.	6.2M
INTERIOR SIDE YARD	7.5M MIN.	7.5M
REAR YARD	15M MIN.	15M
BUILDING HEIGHT	10.6M MAX.	15M
LOT COVERAGE	NO REQUIREMENT	16.3%
MIN. LANDSCAPE OPEN SPACE	70% OF THE FRONT YARD, 446 M2 X 70% = 312 M2	369 M2
MIN. GROUND FLOOR AREA FOR MAIN BUILDING	115 M2	613 M2

ATA ARCHITECTS

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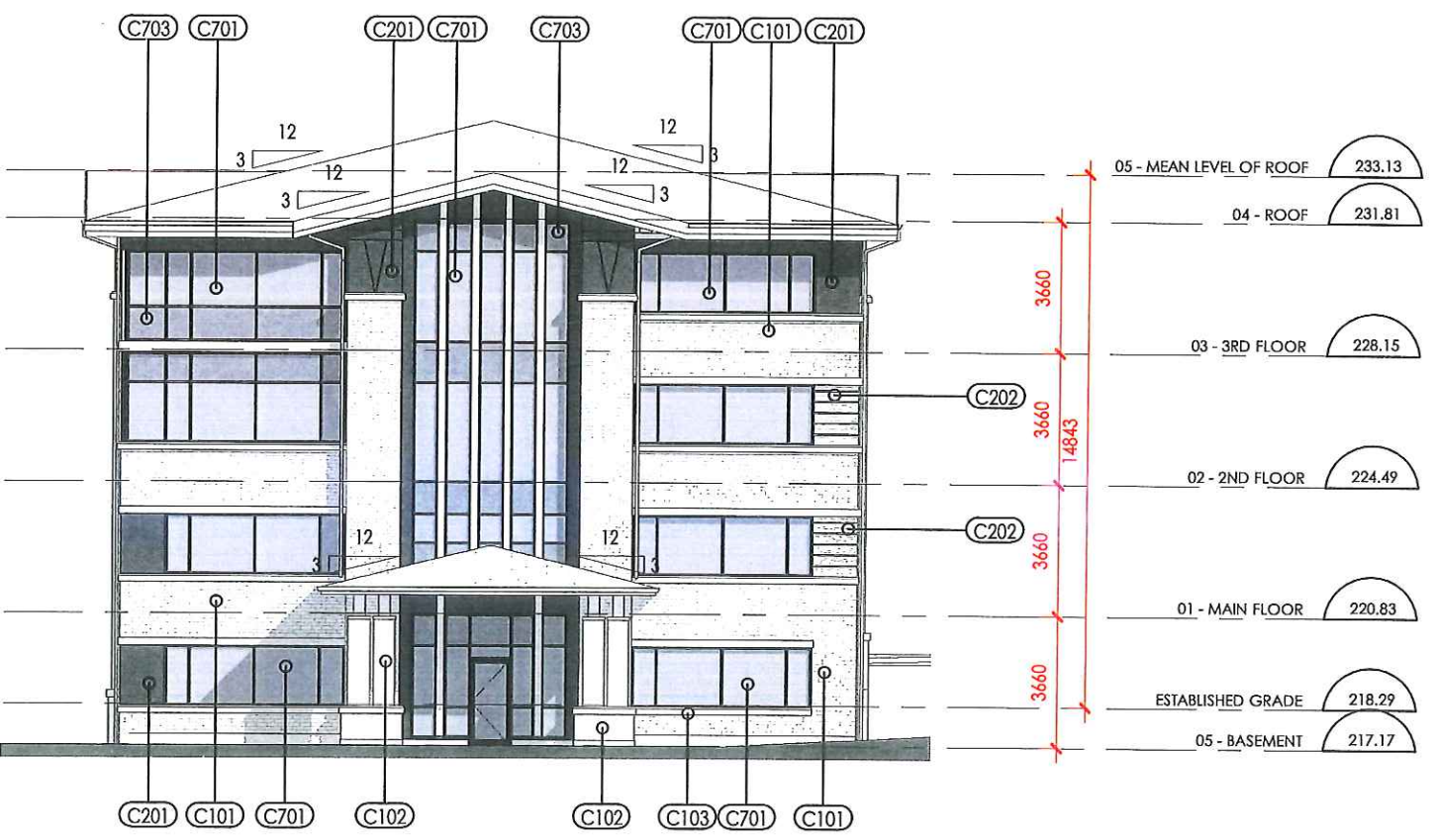
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SCALE

PAGE NUMBER

SITE STATISTICS  
A102



MATERIAL SUMMARY	
CODE	DESCRIPTION
C101	BRICK BEIGE - 290X90X90
C102	GROUND SMOOTH CONCRETE - LIGHT GRAY
C103	PRECAST CONCRETE STAINED WHITE
C107	PRECAST CONCRETE ADDRESS BLOCK - TEXTS TO BE SANDBLASTED AND PAINTED BLACK
C201	ALUMINUM PANEL - MEDIUM GREY - 2125-20 DEEP SPACE
C202	TRESPA PURA PREFINISHED SIDING - ROMANTIC WALNUT
C203	ALUMINUM PANEL - WHITE
C301	ROOF SHINGLE - IKO MARATHON 25, DUAL BROWN
C701	WINDOW GLAZING - SOLARBAN 70XL GREY
C702	MULLION/FRAME BLACK ANNOIDIZED - SATIN
C703	GLASS SPANDREL PANEL - 2125-30 GRAY SHOWER

ATA ARCHITECTS

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SCALE

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PAGE NUMBER

A201

EAST ELEVATION



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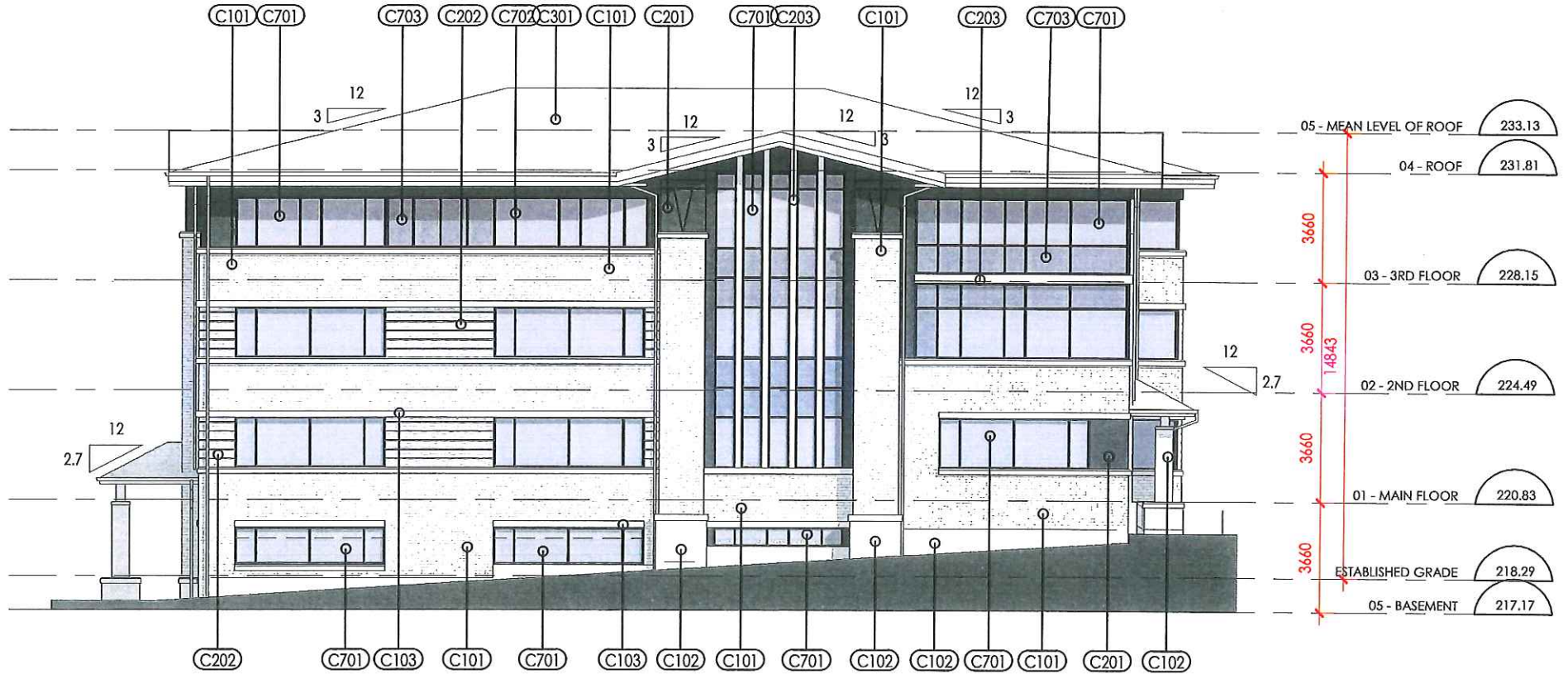
NORTH ELEVATION

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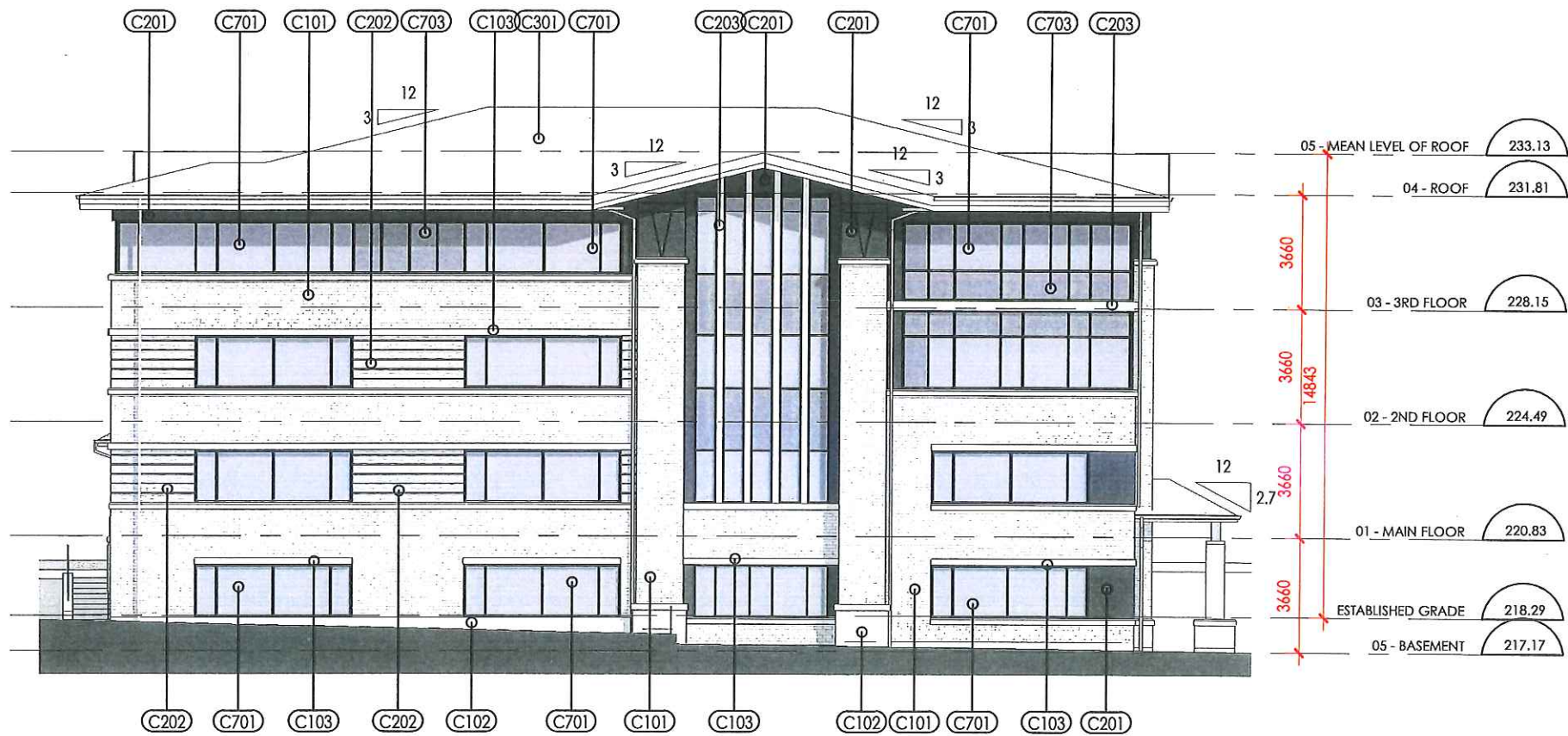
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ATA ARCHITECTS

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SOUTH ELEVATION

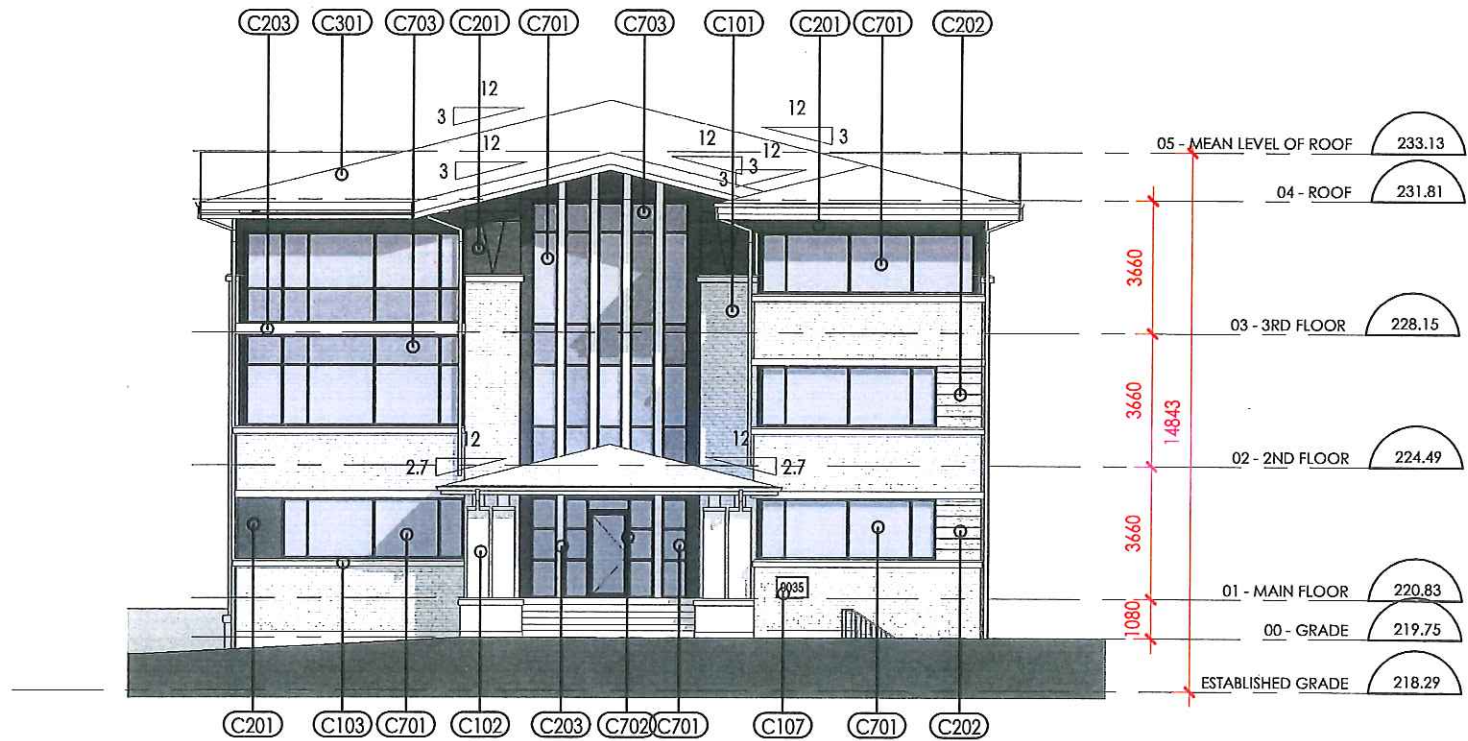
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ATA ARCHITECTS

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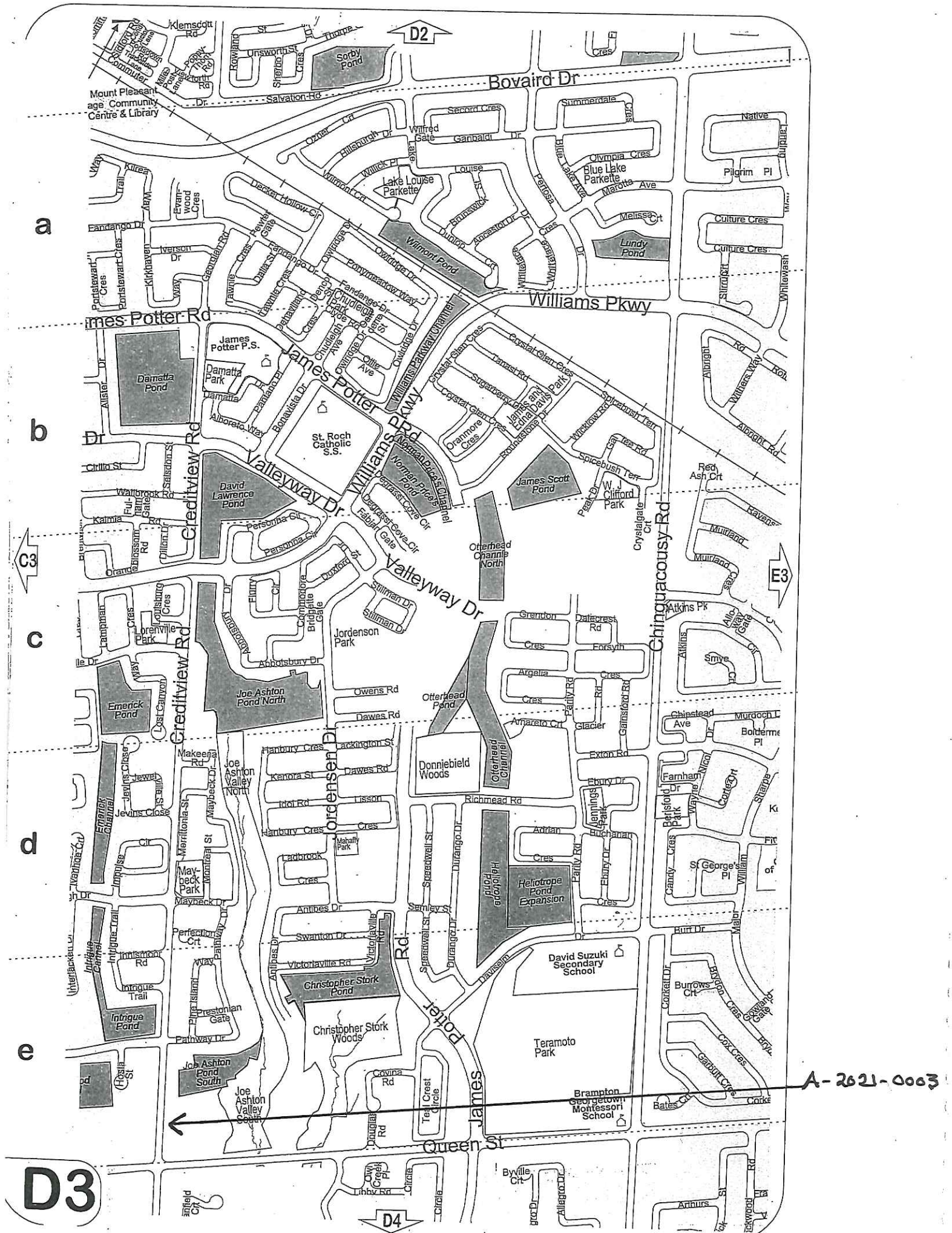
WEST ELEVATION

A204

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**Filing Date:** January 15, 2021

**Hearing Date:** June 1, 2021

**File:** A-2021-0003

**Owner/  
Applicant:** **HARINDER GAHIR & SUMANPREET GAHIR**

**Address:** **9035 CREDITVIEW ROAD**

**Ward:** 5

**Contact:** François Hémon-Morneau, Planner I

---

**Recommendations:**

That application A-2021-0003 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
  2. That the owner finalize site plan approval under City File SPA-2019-0023, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
  3. That a more intensified front landscape treatment be required at the Site Plan Approval stage to compensate for the reduced front yard setback to the satisfaction of the Director of Development Services;
  4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
- 

**Background:**

The applicant is proposing to demolish the existing dwelling and redevelop the property to construct a 3 storey private school. A related Site Plan application (SPA-2019-0023) was submitted in 2019 and associated Minor Variances are now requested to facilitate the proposed development.

Existing Zoning:

The property is zoned 'Residential Hamlet One (RHM1)', *according to By-law 270-2004, as amended.*

Requested Variances:

*The applicant is requesting the following variances:*

1. To permit a lot width of 37 metres whereas the By-law requires a minimum lot width of 45 metres;
2. To permit a lot area of 3201.2 square metres whereas the By-law requires a minimum lot area of 4000 square metres;
3. To permit a front yard setback of 3.0m (9.84 ft.) whereas the By-law requires a minimum front yard setback of 12.0m (39.37 ft.);
4. To permit a building height of 15.0m (49.21 ft.) whereas the By-law permits a maximum building height of 10.6m (34.78 ft.).

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Springbrook Settlement Area' in the Credit Valley Secondary Plan (Area 45). The Official Plan permits schools in Residential designations. The subject property borders the Springbrook Tertiary Plan boundary in which an internal local road network is planned to connect Creditview Road and Queen Street West. As part of the future road network contemplated within the Springbrook Tertiary Plan, lands will be conveyed to the City by the landowners of the subject property.

The requested variances are not considered to have significant impacts within the context of the Official Plan. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned Residential Hamlet One (RHM1), according to By-law 270-2004, as amended.

Variance 1 is to permit a lot width of 37 metres, whereas the By-law requires a minimum lot width of 45 metres. Variance 2 is to permit a lot area of 3201.2 m<sup>2</sup>, whereas the By-law requires a minimum lot area of 4000m<sup>2</sup>. The intent of the By-law in requiring a minimum lot width and lot area is to ensure that a certain character is maintained for the property.

The 8 metres deficiency in the proposed lot width is primarily attributable to the anticipated conveyance of land to the City for a future road construction on northern portion of the property. The reduced lot area is also attributable to factors associated with the future road and conveyance of land. Variances 1 and 2 are not anticipated to negatively impact the character of the property. The variances are considered to maintain the general intent and purpose of the Zoning By-law.

Variance 3 is to permit a front yard setback of 3.00 metres, whereas the By-law requires a minimum front yard setback of 12.0 metres (39.37 ft.). The intent of the By-law in requiring a minimum front yard setback is to ensure that sufficient area is provided in the front yard for parking and landscaped area.

A proposed parking lot will be located at the rear of the property and no parking is proposed in the front yard. The intent of the reduced front yard setback is, in part, to align the front façade of the building with those of the commercial plaza situated at the northern corner of Creditview Road and Queen Street West. Open Space Development staff have reviewed the variance and have no objections to the request. A condition of approval is recommended that a more intensified front landscape treatment be required at the Site Plan Approval stage to compensate for the reduced front yard setback to the satisfaction of the Director of Development Services. The variance for a minimum front yard setback of 3.00 metres is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 4 is to permit a building height of 15.0 metres, whereas the By-law permits a maximum building height of 10.6 metres (34.78 ft.). The intent of the By-law in regulating the maximum permitted building height for a property is to ensure that there are no negative massing impacts on adjacent properties.

The proposed height represents a 4.4 metres (14.43 ft.) increase than what the Zoning By-law permits. The increase in height will facilitate the development of a 3 storey private school on the property. The proposed massing associated with this variance is not anticipated to negatively impact adjacent properties. The variance to permit a building height of 15.0 metres is considered to maintain the general intent and purpose of the Zoning By-law.

### 3. Desirable for the Appropriate Development of the Land

The request to allow for a reduction in the lot width, lot area, front yard setback, and increase the maximum building height will facilitate the development of a 3 storey private school which is currently subject of an ongoing Site Plan review. The school use is permitted in Residential Hamlet One (RHM1) and the Springbrook Settlement Area will be undergoing a transition as the associated Tertiary Plan is enacted. The proposed reduction in the lot width and lot area are the result of land conveyance for a future road. While a reduction of the front yard setback will contribute to a loss of open space, the building setback will help create a more uniform design that aligns with newer developments along Creditview Road. Further, the Site Plan review ensures that landscaping treatments and planting will be provided on site. The proposed building height increase is considered to be fitting for the future private school. The requested variances are considered desirable for the appropriate development of the land.

### 4. Minor in Nature

Subject to the recommended conditions, the requests to allow for a reduction in the lot width, lot area, front yard setback, and an increase in the maximum building height, are not anticipated to create any adverse impact on the character of the property and surrounding properties. The requested variances are considered to be minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I