



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, November 14, 2023**

Members Present: Jarmanjit Singh Dehriwal (Chair)  
Baljit Mand (Vice-Chair)  
Jotvinder Sodhi (Vice-Chair)  
Ron Chatha  
Paul Khaira  
James Reed  
Sarbjeeet Saini  
Thisaliny Thirunavukkarasu  
Manoharan Vaithianathan

Staff Present: Ross Campbell, Manager, Zoning and Sign By-Law  
Francois Hemon-Morneau, Principal Planner/Supervisor,  
Development Services  
Megan Fernandes, Planning Technician, Development Services  
Satwant Hothi, Planner, Development Services  
Charles Ng, Planner, Development Services  
Aferdita Dzaferovska, Planning Technician, Development  
Services  
Peter Fay, City Clerk  
Clara Vani, Legislative Coordinator

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#### 1. **Call to Order**

The meeting was called to order at 9:02 a.m. recessed at 11:11 a.m., reconvened at 11:26 a.m. and adjourned at 12:35 p.m.

As this Committee of Adjustment Committee meeting was conducted with electronic and in-person participation by Members of Committee, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Jarmanjit Singh Dehriwal (Chair), Baljit Mand (Vice-Chair), Jotvinder Sodhi (Vice-Chair), Paul Khaira, James Reed, Sarbjeet Saini, Manocharan Vaithianathan, Thisaliny Thirunavukkarasu, and Ron Chatha.

Members absent during roll call: Nil

**2. Adoption of Minutes**

**2.1 Minutes - Committee of Adjustment - October 24, 2023**

Moved by: S. Saini

Seconded by: M. Vaithianathan

That the minutes of the Committee of Adjustment hearing held October 24, 2023 be approved, as printed and circulated.

Carried

**3. Region of Peel Comments**

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

Nil

**5. Correspondence and Withdrawals**

**5.1 B-2023-0022**

BENTALLGREENOAK PRIME CANADIAN INVESTMENTS I LP

297 RUTHERFORD ROAD SOUTH

LOT 2, CON 2, EHS, PLAN 43R-407 PARTS 3 TO 5

**Griffin Brockman, BGO, Withdrawal Refund Request Letter, dated October 10, 2023**

That Application B-2023-0022 be withdrawn from consideration.

**5.2 A-2023-0154**

RISHI RAM SHARMA

11575 DIXIE ROAD

CHINGUACOUSAY CON 4 EHS PT LOT 17 AND RP 43R39463, PART 3, WARD 9

**Ar. Ravi Doiphode, Withdrawal Letter, dated November 2, 2023**

That Application A-2023-0154 be withdrawn from consideration.

**6. Deferrals**

**6.1 A-2023-0309**

NRB HOLDINGS LTD. C/O TANVIR RAI  
37A WEST STREET - SEVERED  
PLAN BR 35, PT LOTS 57, 58, WARD 1

**Application Withdrawn and not for CoA consideration at the meeting.**

That Application A-2023-0309 be withdrawn from consideration.

**6.2 A-2023-0310**

NRB HOLDINGS LTD. C/O TANVIR RAI  
37B WEST STREET - RETAINED  
PLAN BR 35, PT LOTS 57, 58, WARD 1

**Application Withdrawn and not for CoA consideration at the meeting.**

That Application A-2023-0310 be withdrawn from consideration.

**6.3 A-2023-0282**

TEN LIGHTBEAM PROPERTY INC., C/O RAJKUMAR GANHI  
16-10 LIGHTBEAM TERR  
PSCP 1073 LVL 1 UN 16, WARD 6

Staff requested a deferral to no later than the last hearing of January 2024.

Moved by: R. Chatha

Seconded by: P. Khaira

That application A-2023-0282 be deferred no later than the last hearing of January 2024.

Carried

6.4 A-2023-0287

AVTAR SINGH NANRA, DAVINDER KAUR MANKOO

37 POSSESSION CRESCENT

LOT 38, PLAN 43M1992, WARD 10

The applicants are requesting the following variance(s):

1. To permit an 8.2-metre-wide driveway, whereas the bylaw permits a maximum driveway width of 7.32 metre; and
2. To provide 0.0 metre of permeable landscaping adjacent to the side lot line, whereas the bylaw requires a minimum 0.6-metre-wide permeable landscape strip adjacent to the side lot line.

Charanjit Singh, authorized agent was present online and requested a deferral to the last meeting of December 2023.

Committee acknowledged the receipt of a letter dated November 2, 2023 from Avtar Singh Nanra and Davinder Kaur Mankoo requesting that the application be deferred.

Staff indicated support for a deferral to no later than the last hearing of December 2023.

Moved by: R. Chatha

Seconded by: J. Sodhi

That application A-2023-0287 be deferred no later than the last hearing of December 2023.

Carried

6.5 A-2023-0234

PAYAL PATEL

30 ROBERTSON DAVIES DRIVE

LOT 65 PLAN M1256, WARD 2

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior

stairways constructed below established grade in the required interior side yard; and

2. To permit an interior side yard setback of 0 m to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 0.3 m.

Staff noted insufficient notice has been provided, in accordance with the *Planning Act.*, in that the necessary signage was not posted by the applicant.

Member R. Chatha inquired if there is any enforcement action on this property.

Staff advised there is currently no enforcement action.

Moved by: R. Chatha

Seconded by: B. Mand

That application A-2023-0234 be deferred no later than the last hearing of December 2023.

Carried

#### 6.6 A-2023-0311

CASTAR HOLDINGS

49 KENNEDY ROAD SOUTH, UNIT 1

CON 1 EHS PART LOT 5, WARD 3

The applicants are requesting the following variance(s):

1. To permit a take-out restaurant, whereas the by-law does not permit a take-out restaurant.

Staff noted insufficient notice has been provided, in accordance with the *Planning Act.*, in that the necessary signage was not posted by the applicant.

Member R. Chatha advised that the homeowners need to do their due diligence otherwise, re-circulation fee should be in place.

The Committee Chair J. Dehriwal commented if an agent is on file they should be present to speak to the application.

Moved by: R. Chatha

Seconded by: J. Reed

That application A-2023-0311 be deferred no later than the last hearing of December 2023.

Carried

6.7 A-2023-0276

2778830 ONTARIO LTD.

2548 EMBLETON ROAD

CON 6 WHS PT LOT 6, WARD 6

The applicants are requesting the following variance(s):

1. To permit a banquet hall use, whereas the by-law does not permit a banquet hall; and
2. To permit landscaping and buildings not as per Schedule C, whereas the by-law only permits buildings and landscaping as per Schedule C.

**Andrew Walker, Gagnon Walker Domes Ltd., Deferral Request Letter, dated November 9, 2023**

Andrew Walker, authorized agent, was present online and advised committee positive discussions are ongoing with staff and requested the deferral of the application.

Staff indicated support for a deferral to no later than the last hearing of December 2023.

Moved by: R. Chatha

Seconded by: P. Khaira

That application A-2023-0276 be deferred no later than the last hearing of December 2023.

Carried

## **7. NEW CONSENT APPLICATIONS**

7.1 B-2023-0026

B-2023-0026

SEAN LALL, KEKULI RANATUNGA, MICHAEL LALL, ZARENA LALL, VIVAKE LALL

85 VICTORIA STREET

PL TOR 11, LOT 17, PART LOTS 12 AND 18, WARD 6

The purpose of the application is to request the consent of the Committee of Adjustment to sever a parcel of land currently have a total area of approximately 3,732.34 square metres (0.92 acres). The proposed severed lot has a frontage of approximately 25.95 metres (85.14 feet), a depth of approximately 34.2 metres (112.20 feet) and an area of approximately 1000.34 square metres (0.247 acres). The effect of the application is to create a residential lot for future development of single detached dwelling and two accessory structures.

A-2023-0305

SEAN LALL, KEKULI RANATUNGA, MICHAEL LALL, ZARENA LALL, VIVAKE LALL

85 VICTORIA STREET

PL TOR 11, LOT 17, PART LOTS 12 AND 18, WARD 6

The applicants are requesting the following variance(s):

1. To permit a lot area of 1000.34 square metres, whereas the By-law requires a minimum lot area of 1350 square metres;
2. To permit a lot width of 25.95 metres, whereas the by-law requires a minimum lot width of 30 metres; and
3. To permit a lot depth of 34.2 metres, whereas the by-law requires a minimum lot depth of 45 metres.

Don Arthur, authorized agent was present in-person and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for refusal of the application.

Member R. Chatha inquired on heritage impact assessment being refused.

Hemon-Morneau, Principal Planner/Supervisor, Development Services advised that the heritage permit was heard, and the Brampton Heritage Board recommended a refusal. The application was then heard by City Council and the permit was approved.

Member R. Chatha advised that the issue is the flood zone, and that the location does not meet the criteria. He expressed hope that the owners understand that the home is in the flood plain, and supported the refusal of the application, given that it does not meet the criteria in the Planning Act.

Moved by: R. Chatha

Seconded by: J. Reed

That applications B-2023-0026 and A-2023-0305 be refused.

Carried

## 7.2 B-2023-0027

CANADIAN TIRE PROPERTIES INC.

10021 AND 10031 MCLAUGHLIN ROAD

PLAN M286, PART BLOCK 1, RP 43R-26003, PARTS 15, 19-22. WARD 2

The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years. The land to be leased has a frontage of approximately 113 metres (on Bovaird Drive) and an area of approximately 30,600 square metres (3.06 hectares), occupied by a commercial building (Canadian Tire). The effect of the application is to facilitate a long-term lease (in excess of 21 years) between the owner of the lands, Canadian Tire Real Estate and Canadian Tire Properties Inc.

Brooke Burlock, Zelinka Priamo Ltd., Authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application B-2023-0027 is supportable, subject to the following conditions being imposed:



1. 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,
2. 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.

Carried

7.3 B-2023-0028

B-2023-0028

BCC EQUITIES INC. AND MORGUARD CORPORATION C/O CHRISTINE COTE

25 PEEL CENTRE DRIVE

CON 4 EHS PART LOT 5, INCLUDES SHARED PARKING B, WARD 7

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 330,000 square metres (33 hectares); together with an easement for shared driveway access and underground servicing. The proposed severed lot has a depth of approximately 160.94 metres (528.02 feet)) and an area of approximately 14,095 square metres (3.48 acres). The effect of the application is to create a new lot for future residential purposes.

A-2023-0315

BCC EQUITIES INC. AND MORGUARD CORPORATION C/O CHRISTINE COTE

25 PEEL CENTRE DRIVE

CON 4 EHS PART LOT 5, INCLUDES SHARED PARKING B, WARD 7

The applicants are requesting the following variance(s):

1. The retained lands and severed lands to be treated as one lot for zoning purposes, whereas the by-law requires both lots to be treated as separate parcels of land.

TRCA fees are not paid at this time.

Gerry Tchisler, MHBC, authorized agent was present in person and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Member J. Sodhi inquired regarding the safety during the construction.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised the construction company would have to ensure safety.

Gerry Tchisler, authorized agent advised Bramalea City Centre will operate as usual and the transit terminal will be operational, the signage will be in place and the safety of all is the most important.

Member J. Sodhi, suggested a friendly amended to the recommendations regarding public safety.

Member R. Chatha commented regarding the setbacks, and all the other components will be dealt with in a future application.

Gerry Tchisler, authorized agent advised that this application is for the severed and retained lot to be considered one lot.

Member R. Chatha inquired if private roads have different by-laws regarding the setbacks.

R. Campbell, Manager, Zoning and Sign Bylaw, advised the buildings can go up to the created property line.

Moved by: J. Sodhi

Seconded by: B. Mand

That application B-2023-0028 is supportable, subject to the following conditions being imposed:

1. 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;
2. As a condition of severance, the Owner shall provide a public access easement over Peel Centre Drive in favour of the City. The public access easement will be to the satisfaction of the City's Corporate Services and Public Works and Engineering Departments. The Owner hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits, or other proceedings by anyone arising or which may arise as a result of such access arrangements;

3. As a condition of severance, the Owner shall prepare a draft reference plan showing, as separate parts, all parcels for which conveyances may be required under this agreement, to the satisfaction of the Commissioner of Public Works and Engineering, Commissioner of Planning and Development Services, the City Solicitor, and deposited on title to the lands, to provide a public access easement in favour of the City. A memorandum must also be submitted denoting all the parts depicted on the reference plan;
4. Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements;
5. That the applicant pay the required review fee of \$2,500 as noted in the letter dated November 10, 2023 provided by the TRCA; and
6. 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.

That application **A-2023-0315** 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 owner finalize Site Plan Approval under City File SPA-2021-0268 post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

## 8. **DEFERRED CONSENT APPLICATIONS**

Nil

## **9. NEW MINOR VARIANCE APPLICATIONS**

9.1 A-2023-0289

GOKULRICH BALENDRANUPPIAH

14 TANVALLEY DRIVE

PL M1510, LOT 567, WARD 6

The applicants are requesting the following variance(s):

1. To permit a rear yard setback of 2.7 metre to an existing sunroom addition, whereas the by-law requires a minimum rear yard setback of 6.0 metre; and
2. To permit a 2.4 metre fence height in the rear yard, whereas the by-law permits a maximum fence height of 2 metres in the rear yard.

Marcel Bradbury, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: M. Vaithianathan

That application A-2023-0289 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a building permit within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
3. That the amount of glazed openings will be restricted based on the limiting distance, and is required to conform to Division B, 9.10.15.4. of the Ontario Building Code;
4. That the sunroom addition remain 1-storey in height;
5. That the height of the fence along the rear yard shall not exceed 2.4m as depicted on the sketch attached to the Notice of Decision;

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

Carried

9.2 A-2023-0305

**Brought forward and dealt with under Item 7.1**

9.3 A-2023-0307

HARDIP GILL, MANJIT GILL, SIMRANDEEP GILL

15 ALBERY ROAD

PLAN 43M-1725, PART LOT 46, RP 43R-32074 PART 5, WARD 6

The applicants are requesting the following variance(s):

1. To permit an interior side yard setback of 0.08 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres; and
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard.

Harjinder Singh, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0307 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties should not be adversely affected; and

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

Carried

9.4 A-2023-0312

SUKHPREET SINGH BEDI

4 CYNTHIA CRESCENT

PLAN M350, LOT 38, WARD 10

The applicants are requesting the following variance(s):

1. To permit an interior side yard setback of 2.27 metres to a proposed two storey dwelling whereas the by-law requires a minimum interior side yard setback of 7.50 metres;
2. To permit a proposed detached dwelling having a building height of 14.0 metres, whereas the by-law permits a maximum building height of 10.6 metres; and
3. To permit a garage door height of 3.05 metres, whereas the by-law permits a maximum garage door height of 2.4 metres.

TRCA fees are not paid at this time.

Shane Edwards, authorized agent was present online and provided an overview of the application and requested a deferral of the application.

Staff agreed to the deferral request to the last meeting of March 2024.

The authorized agent agreed to the deferral date.

Moved by: M. Vaithianathan

Seconded by: S. Saini

That application A-2023-0312 be deferred to no later than the last hearing of March 2024.

Carried

9.5 A-2023-0313

CASSAR PROPERTY MANAGEMENT INC.

5 MILL STREET NORTH

PLAN B4 4 PART LOTS 55, 56, WARD 1

The applicants are requesting the following variance(s):

1. To add a third unit to a legal non-conforming two-unit dwelling, whereas, the by-law does not permit a third unit; and
2. To expand the envelope of a legal non-conforming use, whereas the by-law does not permit the expansion of a legal non-conforming use.

Franco Romano, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Roberto Battiston, Brampton resident was present and stated his opposition to the application in respect to the shared driveway, and that adding another unit will cause more traffic using the shared driveway.

The Committee Chair J. Dehriwal inquired with staff if there will be parking issues.

R. Campbell, Manager, Zoning and Sign Bylaw, advised this area is part of the parking exemption, there is ample parking for the residential units.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0313 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.6 A-2023-0314

2411038 ONTARIO INC.

22 BRAMSTEELE ROAD

CON 2 EHS PT LOT 1, RP 43R546 PART 2, WARD 3

The applicants are requesting the following variance(s):

1. To permit a motor vehicle sales establishment in conjunction with a motor vehicle repair shop, whereas the by-law does not permit a motor vehicle sales establishment.

Richard Domes, authorized agent was present in person and presented an overview of the application. Authorized agent requested amendments to the set-out conditions of staff.

Staff read out the recommendations.

Richard Domes, authorized agent provided a description of his requested the amendments to the recommendations.

Member B. Mand advises he completed a Google aerial search, and he could see many cars are parked outside, and expressed his concerns with approving the application for a longer time, questioning that once permission is given how many cars will be parked outside.

Member S. Saini inquired if it is a motor vehicle repair will the cars be parked in the front of the building.

Richard Domes, authorized agent advised there are several parking spots for staff and visitors. The vehicles that need to be picked up will be in the back area.

Member P. Khaira inquired if they were allowed to park in the front when provided the temporary in the past.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised past recommendations are in the staff report.

Moved by: P. Khaira

Seconded by: B. Mand

That application A-2023-0314 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 a site plan application for the proposed building addition shall be submitted within 120 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services;
3. That the motor vehicle sales use only be permitted in conjunction with the motor vehicle repair use;
4. That all motor vehicle sales shall occur within the building and at the rear of the building;
5. That there be no outside display of motor vehicles for sale within the front yard soft landscaping and within the parking area designated for employees and visitors at the front of the property;
6. That the approval be granted for a temporary period of five years from the final date of the Committee's decision;
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.7 A-2023-0315

**Brought forward and dealt with under Item 7.3**

9.8 A-2023-0316

VIKAS DIXIT, ANKITA KUMARI

70 BOATHOUSE ROAD

PLAN 43M2058 PT LOT 20 RP 43R38822, PART 1, WARD 6

The applicants are requesting the following variance(s):

1. To permit a 2.83 metre exterior side yard setback to a proposed below grade entrance, whereas the by-law requires a minimum exterior side-yard setback of 3.0 metres; and
2. To permit a below grade entrance between the main wall of a dwelling and the flankage lot line, whereas the By-law prohibits below grade entrance between the main wall of a dwelling and the flankage lot line.

Tanvir Rai, Noble Prime Solutions, authorized agent was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0316 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties and the subject property shall not be adversely affected;
4. That a fence be constructed in a manner that complies with any applicable by-laws and regulations to screen the exterior stairway leading to a below grade entrance, and that the fence shall not be removed or lowered, but may be repaired or replaced when necessary. As an alternative, the applicant may provide city planning staff with a revised plan depicting vegetation in a manner that screens the exterior stairway leading to a below grade entrance; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

#### 9.9 A-2023-0317

JASPREET DHALIWAL, SATWINDER RAI

141 SPRINGVIEW DRIVE

PLAN M1076, LOT 79, WARD 5

The applicants are requesting the following variance(s):

1. To permit an interior side yard setback of 1.16 metres and 1.17 metres to a proposed second storey addition, whereas the by-law requires a

minimum interior side yard setback of 1.2 metres to the first storey, or part thereof, plus 0.6 metres for each additional storey, or part thereof;

2. To permit a lot coverage of 31.62%, whereas the by-law permits a maximum lot coverage of 30%;
3. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the front lot line, whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the front lot line; and
4. To permit a 0.52 metres setback to an existing accessory structure (shed), whereas the by-law requires a minimum setback of 0.6 metres to an accessory structure.

Dan Hutchinson, of Dan Hutchinson Interior Design, authorized agent was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

The Committee Chair J. Dehriwal highlighted correspondence received.

Maria Ramos, Brampton resident was present online and stated her opposition to the application in respect to law enforcement and not being able to use the back yard for the entire duration of construction.

Rhonda Williams, Brampton resident was present in person and expressed her opposition to the application in respect to the new structure disrupting the neighboring properties. The residential area is mainly for smaller homes and having more residents will decrease the enjoyment of the neighborhood.

Matthew Ciccone, Brampton resident present in person, expressed his opposition to the application in respect to the structural elements, questioning if the foundation will support the weight of a two-storey building. If they disturb the foundation will the adjacent homes be affected. Parking overflow, excess in traffic, excessive garbage could cause an increase in rates and raccoons in the area - you have a right to live but when you change others way of living.

Brooke Smith, Brampton resident present in person, expressed her opposition to the application in respect to the excess cars parked on the road, that the project will stand out in the area, and privacy of the immediate neighbors will be impacted, the increase in residents and who is paying the taxes for all the renters in the house.

Member R. Chatha sympathized with the neighbors - the concerns of the traffic and the crime. The homeowner should be bringing everything into compliance.

Member J. Reed inquired regarding the adjacent foundation, as a resident concern.

R. Campbell, Manager, Zoning and Sign Bylaw, advised the plan would not be reviewed at this point, that would come at the building permit stage. At this point there is no impact to the neighbors. If there is damage the City is not involved. That is a civil matter.

Moved by: R. Chatha

Seconded by: B. Mand

That application A-2023-0317 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 proposed below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties shall not be adversely impacted; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

#### 9.10 A-2023-0318

2846721 ONTARIO LTD.

120 ADVANCE BLVD

PLAN M216 PT BLK K RP43R14513 PART 3,4, WARD 7

The applicants are requesting the following variance(s):

1. To permit an automobile impound facility outside the area bounded by Queen Street, Highway 410, Steeles Avenue and Kennedy Road, whereas the by-law only permits an automobile impound facility within the area bounded by Queen Street, Highway 410, Steeles Avenue, and Kennedy Road.

TRCA fees are not paid at this time.

The applicants were present in person but did not wish to comment.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

The Committee Chair J. Dehriwal highlighted correspondence received.

Member R. Chatha commented on the concerns expressed in the correspondence regarding the garbage left out overnight.

Member J. Reed requested a clarification in the original application - whether the applicant spoke about the financial issues, if they have no issues.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0318 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 automobile impound facility shall only be permitted in association with a motor vehicle repair shop for a temporary period of three years;
3. That the automobile impound facility shall be screened from public view;
4. The applicant shall remove the storm sewer pipe installed without approvals at the rear of the property and reinstate the drainage ditch to its original condition, in accordance with site plan application SP00-041.001, to the satisfaction of the City of Brampton Environment and Development Engineering within 120 days of the Committee's Decision or as extended at the discretion of the Director of Environment and Development Engineering;
5. That the applicant provides the required \$1250.00 planning review fee to the Toronto and Region Conservation Authority as per their later dated November 6, 2023;
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.11 A-2023-0319

HARMANDEEP SINGH DHILLON, RUBALDEEP KAUR DHILLON

26 LANSDOWNE DRIVE

PLAN M820 LOT 105, WARD 7

The applicants are requesting the following variance(s):

1. To permit an 8.5 metre wide driveway, whereas the by-law permits a maximum driveway width of 6.71 metres.

Harmandeep Singh Dhillon was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0319 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 owner shall obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.12 A-2023-0320

JAGRAJ SINGH SEKHON

25 KAMBALDA ROAD

PLAN 43M2099 LOT 108, WARD 6

The applicants are requesting the following variance(s):

1. To permit a proposed above grade entrance in a side yard having a minimum width of 0.62 metre extending from the front wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 metres (3.94 feet.) extending from the front wall of the dwelling up to and including the door.

Tanvir Rai, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Fugurally Muhammad Iqbal, Brampton resident was present in person and expressed his opposition to the application in respect to his concerns if this becomes a rental unit. There is already high density in the area, some homes already have six cars. Where the door is would be a privacy issue to his home. If this is not a rental unit then it will be no problem.

Member J. Reed advised Recommendation 2 will assist the concerned resident.

Moved by: M. Vaithianathan

Seconded by: B. Mand

That application A-2023-0320 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 proposed above grade side door not be used as a primary entrance to a registered or unregistered second unit dwelling; and,
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.13 A-2023-0322

BOOTA SINGH

528 EDENBROOK HILL DRIVE

PLAN 43M2022 LOT 282, WARD 6

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit a 0.05 metres side yard setback to a proposed exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 0.68 metres, whereas the by-law requires a minimum side yard setback of 0.6 metres for a combined total for both side yards on an interior lot is 1.8 metres.

Shivang Tarika, Rely Solutions, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2023-0322 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties should not be adversely affected;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried



9.14 A-2023-0323

DEEPAK SACHDEVA, VINITY BADHAN

36 FIDELITY AVENUE

PLAN M1511 LOT 311, WARD 6

The applicants are requesting the following variance(s):

1. To permit an interior side yard setback of 0.05 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres; and
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard.

Shivang Tarika, Rely Solutions, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2023-0323 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties should not be adversely affected;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.15 A-2023-0324

MUNISH SINGH MULTANI

90 FLURRY CIRCLE

PLAN 43M1751 LOT 242, WARD 5

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.17 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

Shivang Tarika, Rely Solutions, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0324 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. The owner shall obtain a building permit within 60 days of the decision of approval or extended at the discretion of the Chief Building Official;
4. That drainage on adjacent properties should not be adversely affected;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.16 A-2023-0325

HARMAN DEEP SINGH SANDHU

76 ROBERT PARKINSON DRIVE

PLAN 43M1922 LOT 360, WARD 6

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.05 metres to a proposed exterior stairway leading to a below grade entrance resulting in a combined side yard width of 0.74 metres, whereas the by-law requires a minimum side yard setback of 1.2 metres on one side and 0.6m on the other side provided that the combined total for interior each lot is 1.8 metres.

Shivang Tarika, Rely Solutions, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2023-0325 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties should not be adversely affected; and

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

Carried

9.17 A-2023-0326

VISHAL ANAND, SONAL CHAUDHARY

80 DONALD STEWART ROAD

PLAN 43M2100, LOT 14, WARD 6

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.05 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres (3.94 feet) is provided on the opposite side of the dwelling.

Shivang Tarika, Rely Solutions, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0326 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;

3. That drainage on adjacent properties should not be adversely affected;  
and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.18 A-2023-0327

HARSIMRANJOT SINGH SIDHU

30 AFFUSION ROAD

PLAN 43M2074 LOT 269, WARD 6

The applicants are requesting the following variance(s):

1. To permit a proposed deck to encroach 4.5 metres into the rear yard setback, resulting in a setback of 1.5 metres from the deck to the rear lot line, whereas the by-law permits a deck to encroach a max 3.5 metres into the rear yard setback, resulting in a required setback of 2.5 metres from the deck to the rear lot line.

Shivang Tarika, Rely Solutions, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0327 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.19 A-2023-0328

QURRATULAIN AFZAL

16 JORDENSEN DRIVE

PLAN 43M1751 PT LOT 193 RP 43R32069 PT 12, WARD 5

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.15 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

Dony Mariya, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0328 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 below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties and the subject property shall not be adversely affected; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.20 A-2023-0329

JOANN SOOKRAM, ARNOLD MOHAMMED

35 HALEY COURT

PL 951 PT BLK B RP43R1567 PARTS 174, 174A, 174B, AND 174C, WARD 7

The applicants are requesting the following variance(s):

1. To permit a building addition outside of the allowable building envelope defined by Schedule C-126, whereas the by-law prohibits any building area outside of the permitted building envelope.

Attah Kassis, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

H. Morgan, Brampton resident was present in person and expressed his opposition to the application in respect to his concerns of the size of the home. There are other areas of Brampton with larger homes.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0329 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant must obtain a Custom House Architectural Control approval before a building permit application be submitted;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.21 A-2023-0330

GORGI STOJANOVSKI

7 DEERPARK CREST

PLAN M416 PT LOT 129 RP 43R10611 PART 5, WARD 1

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.41 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

The applicant was present and provided an overview of the application.

Staff outlined the reasons for a refusal.

Member J. Sodhi inquired if the applicant would consider relocating the entrance to follow the guidelines.

The applicant advised that moving the entrance to the back of the house ruins the whole house.

Member J. Sodhi suggested the applicant works with staff.

The applicant commented another application in the area was approved with less space.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised the slope is back-to-front slope drainage. It would have impacts on this property and possibly other properties. The owner would have to consider relocating the entrance.

The applicant refused the suggestion of moving the entrance to another location.

Moved by: M. Vaithianathan

Seconded by: S. Saini

That application A-2023-0330 be refused.

Carried



9.22 A-2023-0331

MAYFIELD INDUSTRIAL GP INC., MAYFIELD INDUSTRIAL LP

0 INSPIRE BLVD

PLAN 43M1907 BLK 37, WARD 9

The applicants are requesting the following variance(s):

1. "USES:

That all lands zoned Service Commercial - Section 2259 (SC-2259) and Industrial One - Section 2262 (M1-2262) bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive, shall be considered one (1) lot for the purposes of this Section.

2. To permit the following commercial uses within a M1-2262 zone on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive:

- a. A retail establishment
- b. A take-out restaurant
- c. A community club
- d. A health and fitness centre
- e. A commercial, technical or recreational school

3. To permit the following industrial and non-industrial uses within a SC-2259 zone on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive:

- a. Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
- b. A warehouse
- c. A research and development facility in conjunction with an office
- d. A convenience store
- e. A recreational facility or structure
- f. An animal hospital

4. That Section 2262.2(2) regulating the maximum number of dining room restaurants for lands zoned M1-2262 not apply on the subject lands

identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive.

5. That Section 2262.2(1) regulating a warehouse use for lands zoned M1-2262 not apply on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive.
6. To permit a maximum building setback of 24.0 metres, whereas the SC-2259 zone permits a maximum building setback of 6.0 metres from Dixie Road;
7. To permit a maximum building setback of 22.0 metres, whereas the SC-2259 zone permits a maximum building setback of 3.0 metres from Inspire Boulevard;
8. To permit a minimum building setback of 2.70 metres to a building, whereas the M1-2262 zone requires a minimum building setback of 3.0 metres along Ace Drive, whereas the M1-2262 zone requires a minimum building setback of 3.0 metre from Ace Drive;
9. To permit a minimum building setback of 1.0 metres to the mechanical/electrical room of a building from Ace Drive, whereas the M1-2262 zone requires a minimum building setback of 3.0m from Ace Drive (exterior side yard);
10. To permit a maximum hydro transformer setback of 9.75 metres, whereas the SC-2259 zone permits a maximum hydro transformer setback of 3.0 metres from Inspire Boulevard;
11. To permit a minimum landscape open space width of 4.20 metres, whereas the M1-2262 zone requires a minimum landscape open space width of 6.0 metres along Dixie Road;
12. To permit a minimum landscape open space width of 1.8 metres, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres along Tasker Road;
13. To permit a minimum landscape open space width of 2.70 metres to a building, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres along Ace Drive;
14. To permit a minimum landscape open space width of 1.0 metres to the mechanical/electrical room of a building, whereas the M1-2262 zone

requires a minimum landscape open space width of 3.0 metres along Ace Drive."

Marc Denardis, authorized agent was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Agent agrees to the recommendations.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2023-0331 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 lands shall be considered one lot for zoning purposes and that the total commercial gross floor area permitted shall not exceed 49% or 15,340.27 sq. m for the entirety of the development.
3. That a maximum of 3 dining room restaurants be permitted within the buildings located in the lands zoned M1-2262;
4. That the applicant submit a revised traffic study as part of Site Plan Approval (City File SPA-2023-0110);
5. That no drive-thru facilities be permitted on lands all lands zoned Service Commercial – Special Section 2259 (SC-2259) and no drive-thru facilities related to restaurant uses be permitted on the lands zoned Industrial One – Special Section 2262 (M1-2262) bounded by Dixie Road, Inspire Boulevard, Taser Road and Ace Drive;
6. That the owner finalize Site Plan Approval under City File: SPA-2023-0110 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
7. Council for the Corporation of the City of Brampton shall by by-law designate Blocks # 12, 13, 14, 15, 37, 38 on Plan # 43M1907 (being PINs # 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163) as to be deemed no to be part of registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act ("Deeming Bylaw").

8. The owner of the Blocks # 12, 13, 14, 15, 37, 38 on Plan # 43M1907 (being PINs # 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163) shall provide a written consent to the Corporation of the City of Brampton that the owner consents to the council for the Corporation of the City of Brampton passing the Deeming bylaw.
9. A solicitor's undertaking, in a form acceptable to the solicitors for the Corporation of the City of Brampton, shall be received indicating that the subject lands (being PINs 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163, and 14225-0011) will "merge" for Planning Act purposes upon the Deeming Bylaw taking effect.
10. The owner of the lands through an application submitted pursuant to section 46(2) of the Land Titles Act shall convert PIN 14225-0011 from LT Conversion Qualified (LTCQ) to Land Titles Absolute Plus and then shall submit an application to consolidate the PINs 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163, and 14225-0011.
11. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.23 A-2023-0332

KIRANJIR SINGH THAKUR, JYOTI THAKUR

81 SLEIGHTHOLME CRESCENT

PLAN 43M1804 PT LOT 83 RP 43R33339 PT 7, WARD 10

The applicants are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 0.86 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres; and
3. To permit a .86 m wide pedestrian path of travel leading to the principal entrance of an additional residential unit, whereas the by-law requires an

unobstructed pedestrian path of travel having a minimum width of 1.2m leading to the principal entrance of an additional residential unit.

Tanvir Rai, Noble Prime Solutions, authorized agent was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0332 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties and the subject property 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.

Carried

## **10. DEFERRED MINOR VARIANCE APPLICATIONS**

### **10.1 A-2023-0217**

7927959 CANADA CORP

9610 MCLAUGHLIN ROAD NORTH

CHINGUACOUSY CON 2 WHS PT LOT 9 AND RP 43R35673 PARTS 3 TO 6,  
WARD 5

The applicants are requesting the following variance(s):

1. To permit a medical office use, whereas the by-law does not permit a medical office; and
2. To permit a residential care home use, whereas the by-law does not permit a residential care home.

Anthony Sirianni, Gagnon Walker Domes, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Member S. Saini inquired on the uses for the application.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised the intent of the application to obtain two (2) uses on the lot. The uses are one at a time and not both at the same time.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0217 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 residential care home use and medical office use not operate concurrently;
3. That the residential care home and medical office uses be restricted to only operate within the existing building located in the SC-2254 Zone and that the uses not operate within the Floodplain Zone.
4. That the owner shall obtain a permit for a change of use prior to occupancy of the building;
5. That the owner shall obtain approval from the Credit Valley Conservation Authority, if deemed necessary;
6. That the owner shall dedicate 7 parking stalls to employee/staff parking only and 10 parking stalls to short-term clients only;
7. That a site plan application shall be submitted within 120 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services. The owner must acquire site plan approval for constructing the parking lot and for access layout, configurations, and permission. The McLaughlin Road access will be reviewed and may be restricted to right-in/right-out operations only;
8. Parking on any public road will only be permitted as per City of Brampton By-Law 93-93;

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

Carried

10.2 A-2023-0244

2 BRAMKAY ST HOLDINGS ULC

2 BRAMKAY STREET

PT BLK 1, PLAN 43M875 PT 2 AND 7 PLAN 43R23993 PT 5 PLAN 43R26027  
PT 1, WARD 8

The applicants are requesting the following variance(s):

1. To permit a front yard setback of 18.24 metres, whereas the bylaw requires a minimum front yard setback of 21.0 metres;
2. To provide 296 parking spaces, whereas the bylaw requires a minimum of 404 parking spaces; and
3. To permit a minimum landscape open space of 29% of the required exterior side yard width whereas the by-law requires a minimum landscape open space of 50% of the exterior side yard width.

TRCA fees are not paid at this time.

Shilpi Saraf-Uiterlinden authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

The Committee Chair J. Dehriwal highlighted correspondence received.

Member J. Sodhi inquired regarding the 25 percent reduction in parking, does the overflow affect the street.

Staff advised the applicant has provided a parking report and the traffic department has reviewed the report and had and no concerns.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2023-0244 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 applicant obtain Site Plan Approval under City File SPA-2023-0107, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of 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.

Carried

10.3 A-2023-0269

1960526 ONTARIO INC.

116 & 140 NUGGETT COURT

PT BLK S AND U PLAN NO977, WARD 8

The applicants are requesting the following variance(s):

1. To permit 191 parking spaces, whereas the by-law requires 258 parking spaces.
2. To permit a parking aisle width of 6.02 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

TRCA planning fees are unpaid.

Michael Baldassara, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

The Committee Chair J. Dehriwal highlighted correspondence received.

Moved by: M. Vaithianathan

Seconded by: S. Saini

That application A-2023-0269 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 owner finalize site plan approval under City File SPA-2021-0037, 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 provides the required \$1250.00 planning review fee to the Toronto and Region Conservation Authority as per their later dated October 18, 2023;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

10.4 A-2023-0276

**Brought forward and dealt with under Item 6.7**

**11. Adjournment**

Moved by: J. Reed

Seconded by: B. Mand

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on December 19, 2023 at 9:30 a.m. or at the call of the Chair.

Carried