



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, January 23, 2024**

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  
Charles Ng, Planner, Development Services  
Satwant Hothi, Planner, Development Services  
Ramsen Yousif, Planner, Development Services  
Megan Fernandes, Planning Technician, Development Services  
Aferdita Dzaferovska, Planning Technician, Development  
Services  
Ellis Lewis, Assistant Development Planner, Development  
Services  
Emily Mailling, Planning Technician, Development Services  
Paul Brioux, Planner, Development Services  
Clara Vani, Secretary-Treasurer

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**1. Call to Order**

The meeting was called to order at 9.33 a.m. and adjourned at 11:22 a.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, Thisaliny Thirunavukkarasu, Ron Chatha, and Manocharan Vaithianathan.

Members absent during roll call: Nil

**2. Adoption of Minutes**

**2.1 Minutes - Committee of Adjustment - December 19, 2023**

Moved by: S. Saini

Seconded by: J. Sodhi

That the minutes of the Committee of Adjustment hearing held December 19, 2023 be approved, as printed and circulated.

Carried

**3. Region of Peel Comments**

The Committee Chair J. Dehriwal noted correspondence received from the Region of Peel.

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

Nil

**5. Withdrawals Requests**

Nil

**6. Review of the Agenda for Immediate Approval**

The following motion was considered.

Moved by: J. Reed

Seconded by: S. Saini

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its January 23, 2024 meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
8.1	B-2023-0030	10750 Highway 50
9.2	A-2023-0371	188 Willowpark Drive
9.4	A-2023-0373	51 Nasmith Street
9.5	A-2023-0374	354 Queen Street East
9.8	A-2023-0377	95 Starhill Crescent
9.9	A-2023-0378	2450 Queen Street East
9.11	A-2023-0382	56 Willowcrest Court
9.12	A-2023-0383	60 West Drive
9.13	A-2023-0384	174, 178, 180 Queen Street East
9.14	A-2023-0387	10 Lilestone Drive
9.15	A-2023-0388	13 Vivians Crescent
9.16	A-2023-0389	14 Portrush Trail
9.18	A-2023-0391	16 Woodhaven Drive
9.19	A-2023-0392	11 Tiger Crescent
9.20	A-2023-0393	9 Desertrose Way

9.21	A-2023-0394	52 Kingknoll Drive
9.24	A-2023-0398	23 Permafrost Drive
9.25	A-2023-0399	117 Tysonville Circle
9.26	A-2023-0402	42 Donald Stewart Road
9.27	A-2023-0403	71 Robert Parkinson Drive
9.28	A-2023-0408	45 Frontenac Crescent
9.29	A-2023-0409	25 Markham Street
9.30	A-2023-0410	7500 & 7510 Financial Drive
9.31	A-2023-0411	53 Velvet Grass Lane
9.32	A-2023-0412	20 Buttermere Drive
9.33	A-2023-0414	224 Sussexvale Drive
9.34	A-2023-0415	8201 Churchville Road
9.35	A-2023-0416	3 Haggert Avenue South
9.36	A-2023-0418	19 Manzanita Crescent

2. This decision reflects that in the opinion of the Committee, for each application:

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

Carried

## **7. Deferral Requests**

### **7.1 A-2023-0055**

1000004087 Ontario Inc.

15 Hale Road

Con 2 EHS Part Lot 1, RP 43R1794 Part1, Ward 3

#### ***Deferred from October 3, 2023***

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

1. To allow for motor vehicle sales as a permitted use, whereas motor vehicle sales is not permitted;
2. To allow for 17 parking spaces, whereas a minimum of 23 parking spaces is required;
3. To allow for the outside storage and display of motor vehicles for sale to be located in the front yard, whereas no outside storage is permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence; and
4. To permit a lot area of 1550 square meters, whereas the by-law requires a minimum lot area of 1800 square metres for a vehicle impound use.

Moved by: M. Vaithianathan

Seconded by: B. Mand

That application A-2023-0055 be deferred no later than the last hearing of May 2024.

Carried

### **7.2 A-2023-0282**

Ten Lightbeam Property Inc.

16-10 Lightbeam Terrace

PSCP 1073, LVL 1, Unit 16, Ward 6

#### ***Deferred from October 24, 2023***

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

1. To permit a retail area of 30.11% of the total gross floor areas of the associated use, whereas the by-law permits a maximum retail area of 15% of the total gross floor area of the associated use.

**To be deferred to the next hearing due to "...insufficient notice provided in accordance with the Planning Act."**

Moved by: B. Mand

Seconded by: T. Thirunavukkarasu

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

Carried

7.3 B-2023-0031, A-2023-0395, and A-2023-0396

**B-2023-0031**

Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa

0 Creditview Road

Con 3, WHS Part Lot 2, RP 43R18425 Parts 2, 3, 4, Ward 4

The purpose of the application is to request a consent to sever a parcel of land currently having a total area of approximately 0.36 hectares (0.88 acres); together with a shared access easement in favour of the retained and the severed lands. The proposed severed lot has a frontage of approximately 20.79 metres, a depth of approximately 88.50 metres, and an area of approximately 1851 square metres. It is proposed that 2 lots be established from the existing lot for future residential development of a two storey dwelling on each lot together with a shared access easement.

**A-2023-0395**

Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa

0 Creditview Road

Con 3, WHS Part Lot 2, RP 43R18425 Parts 2, 3, 4, Ward 4

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

1. To permit a lot area of 0.18 hectares, whereas the by-law permits a minimum lot area of 0.2 hectares;

2. To permit a lot width of 20.62 metres, whereas the by-law permits a lot width of 45 metres;
3. To permit an interior side yard (west side) setback of 2 metres, whereas the by-law permits an interior side yard setback of 7.5 metres; and
4. To permit an interior side yard (east side) setback of 3.76 metres, whereas the by-law permits an interior side yard setback of 7.5 metres.

**A-2023-0396**

Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa

0 Creditview Road

Con 3, WHS Part Lot 2, RP 43R18425 Parts 2, 3, 4, Ward 4

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

1. To permit a lot area of 0.18 hectares, whereas the by-law permits a minimum lot area of 0.2 hectares;
2. To permit a lot width of 20.79 metres, whereas the by-law permits a lot width of 45 metres;
3. To permit an interior side yard (west side) setback of 3.72 metres, whereas the by-law permits an interior side yard setback of 7.5 metres; and
4. To permit an interior side yard (east side) setback of 2 metres, whereas the by-law permits an interior side yard setback of 7.6 metres.

Dr. Tushar Mahendra, Brampton resident was present and expressed his objection to the application in respect to the application not being minor in nature and the application should not be deferred it should be rejected according to the Planning Act.

Sally Fasulo, Brampton resident was present and expressed her objection to the application in respect to privacy, costs to adjoining properties, drainage, grading of the land, erosion clogging the ditches, flooding of the wetlands, height of the two homes, and the heritage status.

Dr. Meetu Mahendra, Brampton resident was present and expressed her objection to the application, the Planning Act requires each application to pass four tests, it is not minor the severance and setbacks are 50 percent, not compatible with the area.

Harpreet Chatrath, authorized agent was present online and provided reasoning for the deferral request of the application.

Staff outlined the reasons for deferral.

Member J. Reed advised the public should be viewing the agenda and residents and interested parties would have seen the request for deferral.

Moved by: J. Reed

Seconded by: B. Mand

That applications B-2023-0031, A-2023-0395 and A-2023-0396 be deferred no later than the last hearing of May 2024.

Carried

## **8. New Consent Applications**

### **8.1 ^ B-2023-0030**

Quarre (Two) Inc.

10750 Highway 50

Toronto Gore Con 12 ND Part Lot 14 RP 43R36390 Part 2, Ward 10

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement for Parts 2 and 3 on Plan 43R-40926. The proposed easement has a width of approximately 32.09 metres and an area of approximately 1825 square metres. It is proposed that a shared access easement be established over the lands known as 10750 Highway 50 in favor of the abutting property municipally known as 10815 Coleraine Drive.

**This application was approved under the Review of the Agenda section, as follows:**

That application B-2023-0030 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



8.2 B-2023-0031

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

**9. New Minor Variance Applications**

9.1 A-2023-0367

Juellcom19DeltaParkInc

19 Delta Park Blvd

Con 7 ND Part Lot 4, RP 43R15307 Parts 1,2, Ward 8

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

1. To permit an accessory structure having a gross floor area of 1532.13 square metres, whereas the by-law permits a gross floor area of 100 square metres;
2. To permit an accessory structure having a height of 13.18 metres, whereas the by-law permits an accessory structure having a maximum height of 4.5 metres;
3. To permit an accessory structure having a setback of 2 metres to the side property line, whereas the by-law permits an accessory structure in the interior side yard having a setback of 3 metres;
4. To permit a reduced sideyard setback of 0.0 metres to the proposed outside storage, whereas the by-law requires a minimum setback of 8.0 to outside storage within an interior side yard;
5. To permit a 2.0 metre fence located in a front yard, whereas the by-law does not permit a fence located in the front yard; and
6. To permit 0% landscaped open space within the interior side yard, whereas the by-law requires a minimum 50% of the required side yard to be landscaped open space free of parking, driveway and pavement.

Amruta Paranjape, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: J. Sodhi

Seconded by: M. Vaithianathan

That application A-2023-0367 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 obtain a TRCA permit and applicable permit fees are paid prior to building permit;
3. That a site plan application shall be submitted; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 ^ A-2023-0371

Mohinder Singh, Parmjit Kandola

188 Willow Park Drive

Plan M1340, Lot 13, Ward 9

The applicant(s) 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 0.09 metre to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metre 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 metre (3.94 feet) is provided on the opposite side of the dwelling.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0371 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

9.3 A-2023-0372

Ahmed Meghani

10 Newport Street

Plan M441, Lot 73, Ward 7

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

1. To permit a driveway width of 8.1 metres, whereas the by-law permits a maximum driveway width of 7.32 metres.

Ismatullah Amiri, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0372 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 Owner 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.

3. That the permission for a maximum driveway width of 8.1m be limited to the portion of the driveway located on the subject property and the driveway shall not be widened on municipal property; 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-2023-0373

Ahmed Meghani

51 Nasmith Street

Plan M641, Lot 12, Plan M867 Block 86, Ward 7

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

1. To permit a driveway width of 8.1 metres, whereas the by-law permits a maximum driveway width of 6.71 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0373 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 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 allowance;
3. That the permission for a maximum driveway width of 8.1m be limited to the portion of the driveway located on the subject property and the driveway shall not be widened on municipal property; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 ^ A-2023-0374

Suncor Energy Inc.

354 Queen Street East

Con 2 EHS, Part Lot 6, Ward 1

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

1. To permit an associated drive through facility, whereas the by-law prohibits a drive through facility associated with any use.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0374 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 owner finalize site plan approval under City File SPA-2023-0024 to the satisfaction of the Director of Development Services;
3. That the drive through use only be permitted in conjunction with the existing gas station; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.6 A-2023-0375

Gaurav Gupta

12 Navy Crescent

Plan M1386, Lot 207, Ward 6

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

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage 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 flankage lot line.

Chetan Delal, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Member R. Chatha inquired if the entrance is visible.

Staff advised a fence is currently there and has vegetation to block.

Member R. Chatha requested an amendment to ensure the vegetation and fence be there permanently.

Staff agreed with the amendment and implemented an additional condition.

Moved by: R. Chatha

Seconded by: J. Reed

That application A-2023-0375 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 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
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.7 A-2023-0376

Suthakaran Makendran

9 Delphinium Way

Plan 43M1748, Lot 254, Ward 2

The applicant(s) 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 0.11 metres 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 metres.

Anju Bhutani, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: M. Vaithianathan

Seconded by: J. Sodhi

That application A-2023-0376 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 drainage on adjacent properties shall not be adversely affected;
3. That the below grade entrance shall not be used to access an unregistered second unit; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.8 ^ A-2023-0377

Olanrewaju Duyile, Mojisola Duyile

95 Starhill Crescent

Plan M1403 Part Lot 173, RP 43R25669 Part 11, Ward 9

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

1. To permit a existing 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 0.93 metres to a existing exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0377 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 should not be adversely affected;
4. That the applicant obtain a building permit for the existing exterior stairway 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; 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-2023-0378

ADA Pet Holdings Ltd.

2450 Queen Street East

Con 6 EHS, Part Lot 6, RP43R10152 Parts 1 to 3, Ward 8

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

1. To vary Schedule 'C' Section 336 of the by-law to permit a proposed 10.4 square meter building addition located outside the approved building envelope, whereas the by-law requires that all buildings be constructed in accordance with Schedule 'C' Section 336 of the by-law.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0378 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.10   A-2023-0379

Bidisha Sengupta

51 Sutter Avenue

Plan M108, Lot 83, Ward 2

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

1. To permit a driveway width of 7.77 metres, whereas the by-law permits a maximum driveway width of 6.71 metres; and
2. To permit a 0.24 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Ravinder Singh, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0379 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the revised sketch (Appendix A) attached to the Notice of Decision;
2. That a maximum driveway width of 7.24m (23.75 ft.) be permitted in accordance with the revised concept plan (Appendix A);
3. That the extended portion of the driveway shall not be parked or driven upon at any time by the whole or a part of the motor vehicle; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.11 ^ A-2023-0382

Avinder Pal Singh, Ravneet Kaur Pannu

56 Willowcrest Court

Plan M416 Lot 50, Ward 1

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

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage 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 flankage lot line; and
2. To permit a proposed exterior side yard setback of 2.95 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0382 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 owner maintain vegetation to adequately screen the below grade entrance and minimize visual impact on the streetscape in a manner satisfactory to the Director of Development Services;
3. That the owner shall obtain a pool enclosure permit prior to the start of construction;
4. That the below grade entrance shall not be used to access an unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.12 ^ A-2023-0383

Sharon Mayne Devine

60 West Drive

Plan 895 Part Block C, RP 43R21069 Parts 1 and 3, Ward 3

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

1. To permit 4 additional short term crisis units for a total of 12 units for the Short Stay program, whereas the by-law does not permit a short term crisis unit.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0383 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 owner shall obtain a building permit for the creation of new sleeping areas 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; 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-2023-0384

1335338 Ontario Limited, William Robert Hewson, 6602142 Canada Inc.

174, 178 and 180 Queen Street East

Plan BR13, Part Lots 23 and 24, Ward 1

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

1. To permit a gross floor area of 1900 square metres for each storey greater than 12 metres above grade containing residential dwelling units, whereas the by-law permits a maximum gross floor area of 800 metres for each storey greater than 12 metres above grade containing residential dwelling units;
2. To permit a maximum tower width of 66 metres (87.2% of the width of the building at grade) for the portion of the building greater than 12 metres above grade, whereas the by-law requires that the maximum tower width for any portion of the building greater than 12 metres above grade shall not exceed 50% of the width of the building at grade; and
3. To permit 0% of the gross area of the side walls within 6 metres of the front lot line and less than 4 metres above grade will have windows and/or doors, whereas the by-law requires that a minimum 70% of the gross area of the side walls within 6 metres of the front lot line and less than 4 metres above grade shall have windows and/or doors.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0384 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; and

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

Carried

9.14 ^A-2023-0387

Gaurav Garg, Shilpy Singla

10 Lilestone Drive

Plan 43M1962, Lot 54, Ward 5

The applicant(s) 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 0.02 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0387 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 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

9.15 ^ A-2023-0388

Gagandeep Singh Dhaliwal, Hareen Kaur

13 Vivians Crescent

Plan M983, Lot 7, Ward 4

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

1. To permit an existing rear yard setback of 6.33 metres to a stairway leading to a below grade entrance, whereas the by-law requires no building or structures, including swimming pools, shall be located closer than 7.6 metres to any lands zoned OS; and
2. To permit an existing deck to encroach 2.66 metres into the rear yard setback, resulting in a setback of 4.94 metres from the deck to the rear lot line, whereas the by-law requires no building or structures, including swimming pools, shall be located closer than 7.6 metres to any lands zoned OS.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0388 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 drainage on adjacent properties shall not be adversely affected;
3. That the applicant obtains a building permit for the below grade entrance 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;
4. That the applicant obtain a building permit for the constructed deck 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;
5. That the applicant provides the required \$478.00 planning review fee as noted in the CVC letter dated January 8, 2024; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.16 ^ A-2023-0389

Muhammad Saqib, Fatima Noori

14 Portrush Trail

Plan 43M1720 Part Lot 301, RP 43R31812 Part 5, Ward 5

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

1. To permit an existing open roof porch to encroach 3.68 metres into the rear yard setback, resulting in a setback of 3.31 metres from the open roof porch to the rear lot line, whereas the by-law permits an open roof porch to encroach a maximum of 2 metres into the rear yard setback, resulting in a required setback of 5 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0389 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 existing open roof porch remain open and not enclosed;
3. That drainage on adjacent properties shall not be adversely affected;
4. That the applicant obtain a building permit for the open roof porch 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; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.17 A-2023-0390

Prameeth Babu Bhupathi

15 Simmons Blvd.

Plan M303 Part Lot 27, RP 43R7530 Parts 18 and 38, Ward 1

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

1. To permit a existing exterior stairway leading to an existing 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 0.65 metres to an existing 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 or the authorized agent were not present when the application was called. Application called at 10:50 a.m. and again at 11:07 a.m.

Member R. Chatha moved the following motion.

Moved by: R. Chatha

Seconded by: S. Saini

That application A-2023-0390 be deferred with circulation fees no later than the last hearing of February 2024.

Carried

9.18 ^ A-2023-0391

Shreekumar Swamidas Nair

16 Woodhaven Drive

Plan 43M1436 Part Lot 181, RP 43R25559 Parts 2 and 3, Ward 6

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

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage 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 flankage lot line; and
2. To permit a proposed exterior side yard setback of 1.09 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres.

**This application was approved under the Review of the Agenda section, as follows:**



That application A-2023-0391 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 implement planting to adequately screen the below grade entrance and minimize visual impact on the streetscape in a manner satisfactory to the Director of Development Services;
3. That the owner contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' construction;
4. That drainage on adjacent properties shall not be adversely affected;
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.

Carried

9.19 ^ A-2023-0392

Rajwinder Kaur Rasoda, Narinder Singh Rasoda

11 Tiger Crescent

Plan 43M2104, Lot 39. Ward 9

The applicant(s) 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 0.11 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.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0392 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 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

9.20 ^ A-2023-0393

Pardeep Grewal

9 Desertrose Way

Plan 43M1714, Lot 17, Ward 8

The applicant(s) 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 0.11 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.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0393 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 above 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

9.21 ^ A-2023-0394

Pardeep Grewal

9 Desertrose Way

Plan 43M1714, Lot 17, Ward 8

The applicant(s) 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 0.11 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.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0394 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 drainage on adjacent properties shall not be adversely affected;
3. That the applicant obtains a building permit for the below grade entrance 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;

4. That the below grade entrance shall not be used to access an unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.22 A-2023-0395

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

9.23 A-2023-0396

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

9.24 ^ A-2023-0398

Virjanand Singh, Amrita Lall

23 Permafrost Drive

Plan 43M1666, Lot 117, Ward 10

The applicant(s) 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 0.00 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.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0398 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 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

9.25 ^A-2023-0399

Paramjot Singh, Arshjot Singh, Ravinder Singh Sidhu, Pawandeep Kaur Sidhu  
 117 Tysonville Circle  
 Plan 43M1942, Lot 48, Ward 6

The applicant(s) 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 0.12 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.20 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0399 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 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

9.26 ^ A-2023-0402

Gurunoor Kaleka, Harpreet Kaleka

42 Donald Stewart Road

Con 3, WHS, Ward 6

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

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage 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 flankage lot line;
2. To permit a proposed exterior side yard setback of 1.36 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres; and
3. To permit a 1.02 metre pedestrian path of travel to the entrance of the second unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metres to the entrance of the second unit.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0402 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 implement planting to adequately screen the below grade entrance and minimize visual impact on the streetscape in a manner satisfactory to the Director of Development Services;
3. That drainage on adjacent properties shall not be adversely affected;
4. That the below grade entrance shall not be used to access an unregistered second unit; and

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

Carried

9.27 ^ A-2023-0403

Prashant Chandna

71 Robert Parkinson Drive

Plan 43M1922, Lot 306, Ward 6

The applicant(s) 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 0.26 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0403 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 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

9.28 ^ A-2023-0408

Mahabubul Hasan Choudhury

45 Frontenac Crescent

Plan 43M1600, Part Lot 78, RP 43R29049 Part 23, Ward 6

The applicant(s) 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 0.1 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.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0408 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 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

9.29 ^ A-2023-0409

Richard Rattansingh, Rajdai Rattansingh

25 Markham Street

Plan M271, Lot 27, Ward 7

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



1. To permit an interior side yard setback of 1.0 metres to an existing sunroom addition, whereas the by-law requires a minimum interior side yard setback of 1.2 metres; and
2. To permit a lot coverage of 42%, whereas the by-law permits a maximum lot coverage of 30%.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0409 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 drainage on adjacent properties is not adversely affected;
3. That drainage from the existing building addition must flow onto the owners property;
4. The owner shall obtain a building permit for the addition 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; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.30 ^ A-2023-0410

Kaneff Properties Limited

7500 and 7510 Financial Drive

Toronto Con 4 WHS Part Lot 13, RP 43R40143 Part 2, Ward 6

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

1. To permit the outside storage of a nitrogen tank in the interior side yard, whereas the by-law does not permit outside storage.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0410 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 outside storage be limited to the areas on the property identified on the sketch attached to the Notice of Decision;
3. That the owner submit a Site Plan application for the City's review and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.31 ^ A-2023-0411

Kamaljeet Kaur

53 Velvet Grass Lane

Plan M1222, Part Lot 110, RP 43R22487 Parts 64 and 65, Ward 9

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

1. To permit an additional residential unit in a Quatro plex, whereas the by-law only permit an additional residential unit in a single detached, semi-detached or townhouse dwelling.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0411 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 remedial work shall be performed to remove the structure enclosing the existing exterior stairway leading to a below grade entrance within 60

days of the notice of decision, or as extended at the discretion of the Chief Building Official; and

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

Carried

9.32 ^ A-2023-0412

Piyaseeli Perera

20 Buttermere Drive

Plan M960, Lot 95, Ward 4

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

1. To permit 0.24 metres setback to the steps and landing for an above grade side entrance, whereas the by-law requires a minimum setback of 0.9 metres (2.95 feet) to any steps (or landing) in the interior side yard;
2. To permit an Additional Residential Unit (ARU) entrance along a 1.2 metre side-yard with a landing 0.89 metres above grade, whereas the by-law requires an above grade landing within a 1.2 metre side-yard be a maximum of 0.6 metres above grade;
3. To permit an above grade landing in a 1.2 metre side-yard that does not provide stairs to the rear yard, whereas the by-law requires that a landing used to access an ARU within a 1.2 metre side-yard provides steps to the rear yard; and
4. To permit a maximum landing and step width of 1.27 metres, whereas the by-law requires a maximum landing and step width of 0.9 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0412 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 drainage on adjacent properties shall not be adversely affected;

3. That the applicant obtain a building permit for the above grade entrance 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;
4. That the above grade entrance shall not be used to access an unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.33 ^ A-2023-0414

Larry Castro, Marilyn DeGuzman-Castro

224 Sussexvale Drive

Plan 43M1891, Lot 23, Ward 9

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

1. To permit a rear yard setback of 3.48 metres to a proposed single storey addition, whereas the by-law requires a minimum rear yard setback of 7.5 metres; and
2. To permit an interior side yard setback of 1.02 metres to a proposed deck, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0414 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 drainage on adjacent properties shall not be adversely affected and that drainage from the proposed roof must flow onto the applicant's property; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.34 ^ A-2023-0415

Haider Sahi

8201 Churchville Road

Con 3, WHS Part Lot 2, RP 43R3899 Part 1, Ward 4

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

1. To permit a proposed 2-storey building addition with an interior side yard setback of 2.79 metres, whereas the by-law requires a minimum interior side yard setback of 7.5 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0415 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 homeowner contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' any commencement of works on the subject property;
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

9.35 ^ A-2023-0416

Gayatri Anad

3 Haggert Avenue South

Plan 429, Part Lot 10, Ward 3

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

1. To permit a rear yard setback of 3.08 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 5.47 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0416 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 proposed sunroom addition remain 1-storey in height; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.36 ^ A-2023-0418

Kathik Vankata Chalam, Archana Thiruvassainallur Swaminathan

19 Manzanita Crescent

Plan 43M1947, Lot 133, Ward 6

The applicant(s) 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 0.02 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 0.64 metres, whereas the by-law requires a minimum side yard setback of 0.6 metres provided that the combined total for both side yards on an interior lot is 1.8 metres.

**This application was approved under the Review of the Agenda section, as follows:**

That application A-2023-0418 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 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

9.37 A-2023-0419

Sagar Saini

29 Carmel Crescent

Plan 43M1616, Lot 93, Ward 10

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

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage 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 flankage lot line.

Shivang Tarika the authorized agent was present online and presented an overview of the application.

Member R. Chatha inquired if there is any enforcement status.

R. Campbell, Manager, Zoning and Sign Bylaw, advised parking complaints have been received and currently there is enforcement on the second unit.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Member R. Chatha moved the following motion.

Moved by: R. Chatha

Seconded by: J. Sodhi

That application A-2023-0419 be refused.

Carried

9.38 A-2023-0421

Nishan Cheema, Baljinder Kaur, Mandeep Cheema, Dalwinder Cheema

25 Goodview Drive

Plan 43M2102, Lot 49, Ward 9

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

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage 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 a flankage lot line.

Harjinder Singh of MEM Engineering Inc., authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: T. Thirunavukkarasu

Seconded by: J. Sodhi

That application A-2023-0421 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

**10. Deferred Consent Applications**

Nil

**11. Deferred Minor Variance Applications**

11.1 A-2018-0011

The Gore Plaza Inc.

0 Nexus Avenue

Toronto Gore Con 10 ND Part Lot 5, RP 43R30640 Parts 3 and 5, RP 43R30690 Parts 1 to 4, Ward 8

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

1. To permit a building setback of 3.0 metres to Nexus Avenue, whereas the By-Law requires a minimum building setback of 6.0 metres from Nexus Avenue;
2. To permit a landscape open space of 3.0 metres abutting Nexus Avenue, whereas the By-Law requires a minimum landscape open space of 6.0 metres abutting Nexus Avenue; and
3. To permit residential uses in conjunction with permitted non-residential uses, whereas the By-law does not permit the use.

Sarah Clark of Glen Schnarr and Associates, authorized agent was present and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A18-011 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the revised sketch attached to the Notice of Decision;
2. That a site plan application shall be submitted to facilitate the proposed work; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.2 A-2023-0055

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

11.3 A-2023-0282

**Brought forward and dealt with under 7.2**

11.4 A-2023-0286

Sewa Singh Bhella, Parkash Kaur Bhella, Balwinder Kaur Bhella

89 Olde Town Road

Plan M1384, Lot 5, Ward 5

***Deferred from October 24, 2023***

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

1. To permit a driveway width of 7.54 metres, whereas the by-law permits a maximum driveway width of 6.71 metres.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: J. Reed

Seconded by: M. Vaithianathan

That application A-2023-0286 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.5 A-2023-0352

Surila Talwar Bennett

46 Elgin Drive

Plan 872, Lot 94, Ward 3

***Deferred from December 19, 2023***

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

1. To permit a driveway width of 8.8 metres, whereas the by-law permits a maximum driveway width of 7.32 metres.

The applicant was present online and presented an overview of the application.

Staff outlined the requested variance reduces the amount of available landscaped area and facilitates additional vehicular parking in a manner that is generally considered undesirable for the subject property and neighborhood. Staff requested a refusal of the application.

Moved by: M. Vaithianathan

Seconded by: S. Saini

That application A-2023-0352 be refused.

Carried

**12. Adjournment**

Moved by: R. Chatha

Seconded by: S. Saini

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on February 20, 2024 at 9:30 a.m. or at the call of the Chair.

Carried

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J. Singh Dehriwal, Chair

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C. Vani, Secretary-Treasurer