



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, February 20, 2024

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

Members Absent: Thisaliny Thirunavukkarasu

Staff Present: Ross Campbell, Manager, Zoning and Sign By-Law
Francois Hemon-Morneau, Principal Planner/Supervisor,
Development Services
Ellis Lewis, Assistant Development Planner, Development
Services
Charles Ng, Planner, Development Services
Megan Fernandes, Planning Technician, Development Services
Aferdita Dzaferovska, Planning Technician, Development
Services
Paul Brioux, Planner, Development Services
Emily Mailling, Planning Technician, Development Services
Clara Vani, Secretary-Treasurer and Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:32 a.m. and adjourned at 12:47 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, Ron Chatha, and Manocharan Vaithianathan.

Members absent during roll call: Thisaliny Thirunavukkarasu

2. Adoption of Minutes

2.1 Minutes - Committee of Adjustment - January 23, 2024

Moved by: S. Saini

Seconded by: J. Reed

That the minutes of the Committee of Adjustment hearing held January 23, 2024 be approved, as printed and circulated.

Carried

3. Region of Peel Comments

3.1 Regional Comments dated February 12, 2024

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

5.1 A-2023-0397

Muhammad Saeed Ansari

8 Coin Street

Plan 43M1651, Lot 182, Ward 6

Deferred from January 23, 2024

Withdrawal Letter from Anju Bhutani, authorized agent, dated February 3, 2024

That Application A-2023-0397 be withdrawn from consideration.

5.2 A-2024-0010

Amit Gaba

113 Springview Drive

Plan M1075, Lot 47, Ward 5

Withdrawal Letter from Ravinder Singh, authorized agent, dated February 7, 2024

That Application A-2024-0010 be withdrawn from consideration.

6. Review of the Agenda for Immediate Approval

The following motion was considered.

Moved by: S. Saini

Seconded by: J. Sodhi

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its February 20, 2024 meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
8.1	B-2024-0001	15-92 Fieldridge Crescent
9.3	A-2023-0404	5-85 Montpelier Street
9.7	A-2023-0424	1 Oaklea Blvd
9.8	A-2023-0425	2 Bunchgrass Place
9.9	A-2024-0001	71 Cedarwood Crescent
9.10	A-2024-0002	19 Education Road
9.11	A-2024-0003	11 Horatio Court
9.15	A-2024-0007	66 Belladonna Circle
9.16	A-2024-0008	95 Lloyd Sanderson Drive
9.20	A-2024-0013	51 Big Moe Crescent
9.21	A-2024-0014	9182 Heritage Road
9.24	A-2024-0017	367 Valleyway Drive
9.25	A-2024-0018	0 Inspire Blvd.

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

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

Carried

7. Deferral Requests

7.1 A-2023-0400

Chandandeep Singh, Ramandeep Kaur

530 Veterans Dr.

Plan 43M2044 Part Block 306 RP 43R40414 Pts 1 and 2, 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 stairway leading to a below grade entrance in a required front yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior front yard.

Moved by: M. Vaithianathan

Seconded by: S. Saini

That application A-2023-0400 be deferred no later than the last hearing of March 2024.

Carried

7.2 A-2023-0401

Harjinder Chaggar

63 Dandelion Rd.

Plan M1222 Part Lot 79 RP 43R22487 Parts 27, 28, Ward 9

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

1. To permit an additional residential unit in a Quatroplex, whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling;
2. To permit a parking space depth of 4.71 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres; and
3. To permit a combined driveway width of 6.73 metres, whereas the by-law permits a maximum driveway width of 6.71 metres.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0401 be deferred no later than the last hearing of March 2024.

Carried

7.3 A-2023-0420

Harry Gupta, Vedika Singla

46 Grover Rd.

Plan 43M1651 Part Lot 210 RP 43R30216 Parts 15 and 16, 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 interior 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 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, except along the common wall line where the setback may be 0.0 metres.

Moved by: P. Khaira

Seconded by: B. Mand

That application A-2023-0420 be deferred no later than the last hearing of March 2024.

Carried

7.4 A-2024-0009

Pragnesh Vyas, Falguni Vyas

37 Riverstone Drive

Plan 43M1714 Lot 73 Part Block 390 and RP 43R33348 Part 1, Ward 8

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

1. To permit a proposed above grade entrance in a side yard having a minimum width of 0.65 metres 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; and
2. To permit a 0.65-metre-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 1.2 metres leading to the principal entrance of an additional residential unit.

Ravinder Singh, Authorized Agent Deferral Request, dated February 16, 2024

Moved by: B. Mand

Seconded by: M. Vaithianathan

That application A-2024-0009 be deferred no later than the last hearing of April 2024.

Carried

8. New Consent Applications

8.1 ^ B-2024-0001

LIV (Bramalea) Ltd.

15-92 Fieldridge Crescent

Chinguacousy Con 5 EHS Part Lot 17, RP43R39958, Parts 1

The purpose of the application is to request the consent of the Committee of Adjustment to the grant of an easement for Parts 9 and 11 on Plan 43R-39958. It is proposed that an access easement be established over the lands known as 11613 Bramalea Road in favour of the abutting property to the east owned by SmartCentres (Block 2, Plan 43M1938).

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

That application B-2024-0001 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

9. New Minor Variance Applications

9.1 A-2023-0308

Paramjot Singh Garewal, Gaganjot Garewal

5 Affusion Road

Plan 43M2074, Lot 252, 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 metres to a proposed exterior stairway leading to a below grade entrance in the required interior side yard, resulting in a combined side yard width of 0.65, whereas the by-law requires a minimum interior side yard setback of 1.2 metres on one side providing that the combined total for both interior lots is 1.8 metres.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Piyush Kumar Patel, Brampton resident was present online and presented his concerns with the application affecting his property with flooding in his basement once the digging begins.

Paresh Patel, Brampton resident was present online and presented his concerns to the application with the digging and the affect on the entire area.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0308 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

9.2 A-2023-0386

Mary Guillaume

112 Fairhill Avenue

Plan 43M1492 Block 278 Plan 43M1541 Block 135, Ward 6

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

1. To permit an existing 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 existing exterior side yard setback of 2.47 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 an existing exterior side yard setback of 2.45 metres to a roof structure. Whereas the by-law requires a minimum exterior side yard setback of 3 metres.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

John Yuen, Brampton resident was present online and stated he had no comments or concerns.

Waghma Osman, Brampton resident was present and expressed her concerns with the application regarding the affects on her property.

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-2023-0386 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 existing below grade entrance shall not be used as a primary entrance to access a unregistered second unit;
3. That the fence remain constructed in its current location and height and shall not be removed or lowered;
4. That the applicant obtain a building permit for the below grade entrance and roof structure 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 drainage on adjacent properties should not be adversely affected; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.3 ^ A-2023-0404

Ornstock Developments Limited

#5-85 Montpelier Street

Plan 43M-1979, Block 296, Ward 6

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

1. To permit parking to be calculated at a rate of 1 parking space for each 23 square metres of gross commercial floor area of portion thereof (in accordance with the parking rate in section 20.3.1 for a Shopping Centre), whereas special section 2424 of the by-law requires that: notwithstanding section 20.3, the following minimum parking standards shall apply: i) Office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof for a physician, dentist, or drugless practitioner's office, or 1 parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for other (general) office uses; ii) All other 1 parking space for each 23 square commercial metres of gross commercial floor area uses or portion thereof.

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

That application A-2023-0404 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

9.4 A-2023-0413

12768500 Canada Inc.

11937 Goreway Drive and 6539 Mayfield Road

Toronto Gore Con 8 Nd Part Lot 17 RP 43R1032 Pt Part 1 Exp Plan PR3514574
Parts 3 and 4, Ward 10

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

1. To permit a commercial school, whereas the by-law does not permit a commercial school.

Dr. Raj Khanuja, the applicant was present and provided an overview of the application.

Member J. Sodhi commented the presentation is about the doctor and not regarding the application.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi commented that safety should be the top priority and suggested a road study be completed first.

Member S. Saini inquired on the classroom size.

Dr. Raj Khanuja advised the classroom would have 20 to 30 students. The major intersection will be extended to a six-lane road.

Member S. Saini advised the gap seems to be large at 20 to 30. The range should be smaller.

Dr. Raj Khanuja noted until the City approves the application there is no set amount. It will be the beginning with a goal of 30 students but only 20 may register.

Chair J. Dehriwal inquired when the school will be commencing.

Dr. Raj Khanuja advised if he can't get the application approved, he will not be moving forward at that location or any other location. The goal would be to have the school up and running by 2026 or 2027. My dentist office is already on the ground floor of the same building.

Member B. Mand voiced support for the application - more schools are required of this nature.

Member J. Sodhi inquired with staff when the expansion of Mayfield Road will be completed. Major concerns are the safety of the students.

Member R. Chatha shared the concerns with traffic and safety. Mayfield is a regional road and there are no comments from the Region of Peel. We should have a traffic impact assessment and clarity from the Region of Peel in regard to traffic conditions.

Ross Campbell, Manager, Zoning and Sign By-Law advised there is not a site plan for the site. Currently the draft use of the plaza is vague and the use is what the applicant is applying for. Further studies will be completed once there is a Site Plan application for the site.

Member R. Chatha inquired as to why the variance application is being brought at this time and not when the Site Plan application is submitted. The Committee would better understand what the use would be at that time.

Member J. Sodhi inquired on additional clarification of the widening of the road and the infrastructure.

David Monaghan, Supervisor, Traffic Planning noted the expansion of Goreway Drive will be expanded to four lanes. The Site Plan application or Rezoning application will require a full traffic study for the entire site including the impact on Mayfield Road and Goreway Drive.

Chair J. Dehriwal advised the applicant is looking for variance for a school.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised at this time City staff and the Region staff have no objections to this application. The applicant will have to submit a site plan application and will require additional studies. Planning staff is satisfied with accepting the change of use for this location limited it to a commercial school limited to a dental hygiene training school.

Member J. Sodhi stated his position remains the same. The support for the school is there. We have no clarity on the traffic studies and the expansion of the roads. The clarity is not present to us today to make a proper decision.

Member J. Reed the site has an Official plan already. Through that there should be a traffic study already in place. We are only being requested of a change the use.

Member J. Sodhi stated a commercial school will have students.

Chair J. Dehriwal advised the applicant is asking for a minor variance for a commercial school.

Member J. Sodhi stated he understands the application before us - with students in the area, are they safe is the concern.

Member P. Khaira expressed the City of Brampton will ensure there is a traffic study and there is safety in place.

Member J. Sodhi inquired if a friendly amendment to the motion could be made to add a clause that a traffic study is implemented and ensure the safety of the students is enforced.

Member S. Saini supported the motion.

Member R. Chatha inquired if there are any setbacks proposed for the site plan, will the parking variance be required at some point, with four buildings being implemented in the area.

Francois Hemon-Morneau, Principal Planner/Supervisor, noted a new zoning by-law was implemented for the site with setbacks in place and a traffic impact study was provided. Those traffic impact studies were reviewed and found acceptable.

David Monaghan, Supervisor, Traffic Planning advised if there is any change of uses the traffic impact study would be updated at the site plan stage.

Member R. Chatha supported the application with the proposed conditions, with a friendly amendment of a traffic study.

Member J. Sodhi advised he will support the application with the traffic study amendment.

Chair J. Dehriwal inquired on the friendly amendments to the approval.

Francois Hemon-Morneau, Principal Planner/Supervisor advised the friendly amendments will be implemented in the conditions.

The applicant agreed with the conditions.

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2023-0413 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 commercial school use be limited to a dental hygiene training;
3. That an addendum to the traffic study submitted as part of City File OZS-2021-0045 be reflective of the commercial school use (dental hygiene training) and submitted through a subsequent site plan application; 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-2023-0422

Santokh Sandhu, Rupinder Sandhu

22 Havelock Drive

Plan M523, Lot 11, Ward 3

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

1. To permit a proposed shed having a gross floor area of 25.04 square metres, whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure; and
2. To permit a proposed shed having a height of 3.25 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres.

Dilpreet 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: M. Vaithianathan

Seconded by: J. Sodhi

That application A-2023-0422 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 drainage from the proposed shed roof must flow onto the owner's property; 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-2023-0423

Kuldeep Kaur Brar

10 Matagami Street

Plan 43M1721, Lot 206, Ward 4

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 an existing accessory structure in the exterior side yard, whereas the by-law does not permit an accessory structure in the exterior side yard.

Dilpreet 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: J. Sodhi

Seconded by: S. Saini

That application A-2023-0423 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 existing fence used to screen the below grade entrance remain as provided, and not be removed or lowered, but may be repaired or replaced when necessary; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.7 ^ A-2023-0424

Mruthyunjaya Amati, Sharanmamma Amati

1 Oaklea Blvd.

Plan M841, Lot 176, Ward 4

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

1. To permit an existing 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 existing exterior side yard setback of 2 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-2023-0424 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 existing fence used to screen the below grade entrance remain as provided, and not be removed or lowered, but may be repaired or replaced when necessary;
5. That the applicant obtain 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; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.8 ^ A-2023-0425

Asemarech Yohannes, Alemayehu Wondifraw

2 Bunchgrass Place

Plan M1300, Lot 156, 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 the flankage lot line; and
2. To permit an exterior side yard setback of 2.29 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-2023-0425 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 the existing fence used to screen the below grade entrance remain as provided, and not be removed or lowered, but may be repaired or replaced when necessary;
4. That drainage on adjacent properties should not be adversely affected; 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-2024-0001

Rishi Kapoor, Ridhima Kapoor

71 Cedarwood Crescent

Plan M1076, Lot 59, Ward 5

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

1. To permit an 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 0.05 metres to an existing 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-2024-0001 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;
3. That the below grade entrance shall not be used to access an unregistered second unit;
4. That the applicant obtain 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; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.10 ^ A-2024-0002

Dharmendra Jivanlal Patel, Manisha Dharmendra Patel

19 Education Road

Plan 43M1851 Part Lot 6 RP 43R34397 Part 10, Ward 10

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

1. To permit a driveway width of 6.73 metres, whereas the by-law permits a maximum driveway width of 6.71 metres; and
2. To permit an interior side yard setback of 0.2 metres to a proposed accessory structure (shed), whereas the by-law requires a minimum interior side yard setback of 0.6 metres.

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

That application A-2024-0002 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 is not adversely affected;
3. Drainage from the existing shed roof must flow onto the applicant's property;

4. That the permission for a maximum driveway width of 6.73m be limited to the portion of the driveway located on the subject property and the driveway shall not be widened on municipal property;
5. That the owner reinstate the driveway in accordance with the sketch attached to the Notice of Decision; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.11 ^A-2024-0003

Mariamamma Koshy, Kizhakkethil Mathen Samuel Manattu

11 Horatio Court

Plan M40 Part Block B RP 43R2495 Part 38 Part 38A to Part 38C, Ward 7

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

1. To vary Schedule 'C' Section 127 (a) and (b) of the by-law to allow a existing roofed porch to the rear of the dwelling located outside the approved building envelope, whereas the by-law requires that all buildings be constructed in accordance with Schedule 'C' Section 127 (a) and (b) of the by-law; and
2. To permit a lot coverage of 30.35 percent, whereas the by-law permits a maximum lot coverage of 25 percent.

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

That application A-2024-0003 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties shall not be adversely affected;
3. That the applicant obtain a building permit for the constructed roofed 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

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

Carried

9.12 A-2024-0004

Satnam Khangura

25 New Forest Terrace

Plan 43M2121, Lot 1, Ward 10

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

1. To permit a proposed interior garage width of 54% of the dwelling unit width, whereas the by-law permits a maximum interior garage of 50% of the dwelling unit width on lots having a lot width greater than 14 metres.

Kaushik Suthar, authorized agent was present and provided 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: S. Saini

That application A-2024-0004 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

9.13 A-2024-0005

Narinder Singh Bains, Birinder Kaur Bains

75 Twin Willow Crescent

Plan M1253, Lot 79, Ward 2

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

1. To permit an interior side yard setback of 0.03 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 ft.) is provided on the opposite side of the dwelling.

Tanvir Rai, 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: S. Saini

Seconded by: P. Khaira

Recommendations:

That application A-2024-0005 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; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.14 A-2024-0006

Agyei Peprah-Asiase, Irene Sarpong

13 Harper Road

Plan 581, Lot 236, Ward 3

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

1. To permit a rear yard setback of 3.84 metres to a proposed addition, whereas the by-law requires a minimum rear yard setback of 8.76 metres;
2. To permit a building addition with an interior side yard setback of 1.2 metres to the second storey, whereas the by-law requires a minimum interior side yard setback of 1.8 metres; and
3. To permit a lot coverage of 36.4 percent, whereas the by-law permits a maximum lot coverage of 30 percent.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2024-0006 be deferred no later than the last hearing of May 2024.

Carried

9.15 ^ A-2024-0007

Mandip Mangat, Inderjeet Chopra

66 Belladonna Circle

Plan 43M1959, Lot 61, Ward 10

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

1. To permit a rear yard setback of 3.66 metres to a proposed enclosed building addition in the rear yard, whereas the by-law requires a minimum rear yard setback of 7.5 metres.

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

That application A-2024-0007 is supportable, subject to the following conditions:

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

Carried

9.16 ^ A-2024-0008

Sukhvinder Jammu, Nirmal Jammu

95 Lloyd Sanderson Drive

Plan 43M1885, Lot 42, Ward 4

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 0.06 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 ft.) 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-2024-0008 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.

9.17 A-2024-0009

Brought forward and dealt with under Item 7.4

9.18 A-2024-0011

AAA Holdings Limited

860-870 North Park Drive

Con 3 EHS Pt Lot 9 RP 43R5977 Parts 2, 3, 5 RP 43R11137 Parts 6-7, Ward 7

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

1. To permit a gross commercial floor area of 2247.7 square meters, whereas the By-law permits a maximum commercial floor area of 1547.71 square meters;
2. To provide 98 parking spaces, whereas the By-law requires a minimum of 127 parking spaces;
3. To vary schedule C of the by-law to permit 2.0 metres landscaped open space, whereas the by-law requires all landscaped open space area be in accordance with Schedule C; and
4. To vary schedule C of the By-law to permit an additional permitted building area, whereas the by-law requires all buildings be constructed in accordance with Schedule C.

Manni Chauhan, 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: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0011 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 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; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.19 A-2024-0012

Parminder Gill, Jasbir Kaur

76 Brentcliff Drive

Plan 43M1570, Lot 55, Ward 6

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

1. To permit an existing above grade entrance in a side yard having a minimum width of 0.60 metres 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.

Pankaj Bhatia, 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.

Moved by: J. Reed

Seconded by: M. Vaithianathan

That application A-2024-0012 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 a registered or unregistered second unit;

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

Carried

9.20 ^ A-2024-0013

Nashat Sulaiman

51 Big Moe Crescent

Plan M1446 Part lot 25 RP 43R25474 Part 21, Ward 10

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

1. To permit a driveway width of 5.4 metres, whereas the by-law permits a maximum driveway width of 4.9 metres.

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

That application A-2024-0013 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 owner reinstate the driveway in accordance with the sketch attached to the Notice of Decision;
4. That the permission for a maximum driveway width of 5.4m be limited to the portion of the driveway located on the subject property and the driveway shall not be widened on municipal property; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.21 ^ A-2024-0014

Irfan Muhammad, Alia Arshad Muhammad

9182 Heritage Road

Con 6 WHS Pt Lot 6 RP 43R3488 Part 2, Ward 6

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

1. To permit a lot area of 0.345 hectares, whereas the by-law permits a minimum lot area of 0.4 hectares;
2. To permit a lot width of 38.1 metres, whereas the by-law permits a minimum lot width of 45 metres;
3. To permit an interior side yard setback of 2.21 metres to a proposed two storey dwelling, whereas the by-law requires a minimum side yard setback of 7.5 metres; and
4. To permit a building height to 13.03 metres for the single detached dwelling, whereas the by-law permits a maximum building height of 10.6 metres.

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

That application A-2024-0014 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 submit a Custom Home Architectural Control Review application;
3. Applicant to contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required;
4. Prior to the demolition of the home, the Applicant shall provide a Stage 1 Archaeological Assessment and Ministry of Sport, Tourism, Culture letter confirming the Archaeological Assessment report has been entered into the Ontario Public Register of Archaeological reports for all lands within the subject application, and shall mitigate adverse impacts to any

significant archaeological resources, found, to the satisfaction of the City and the Ministry of Sport, Tourism and Culture; 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-2024-0015

Gurnek Singh, Gurpreet Kaur Ranu

7 Possession Crescent

Plan 43M1992, Lot 33, Ward 10

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

1. To permit a driveway width of 11.30 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.18 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.

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

Member S. Saini inquired on the measurement being amended.

Tanvir Rai, authorized agent advised a new site plan was submitted.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0015 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 provide Staff with documentation of the final driveway condition inclusive of the width measuring 8.23 m. (27.00 ft.) and reinstate landscaped areas as depicted in Appendix B within 60 days of the

Committee's decision or within an extended period of time at the discretion of the Director of Development Services;

3. That the owner reinstate the driveway and landscape areas as depicted in Appendix B and reduced driveway width to 8.23 m. (27 ft.) shall be maintained, and shall not be removed, but may be repaired when necessary; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.23 A-2024-0016

Dona Leelamani Weeratne, Ajanta Jaynath Weeraratna

28 Little Britain Crescent

Plan 43M1979, Lot 81, Ward 6

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

1. To permit a proposed above grade entrance in a side yard having a minimum width of 0.64 metres 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 ft.) 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.

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-2024-0016 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 above grade entrance shall not be used as a primary entrance to access a registered or unregistered second unit; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.24 ^ A-2024-0017

Navdeep Singh, Supreet Kaur

367 Little Valleyway Drive

Plan 43M2009 Block 232 Plan 43M2087 Block 230, 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 a 0.09 metre 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 0.74 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-2024-0017 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

9.25 ^ A-2024-0018

Mayfield Industrial GP Inc., Mayfield Industrial LP

0 Inspire Blvd

Plan 43M1907, Block 12, Ward 9

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

1. To permit a building height of 1 storey, whereas the by-law requires a minimum building height of 2 storeys.

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

That application A-2024-0018 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-2023-0110 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

9.26 A-2024-0024

McVean Commercial Centre Limited

11616-11695 McVean Drive and 11705 McVean Drive

Plan 43M1997 Part Block 385 and RP 43R38759, Part 4, Ward 10

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

1. To permit a car wash facility, whereas the by-law does not permit a car wash facility.

Jenna Thibault, authorized agent was present online and presented an overview of the application.

Member J. Sodhi inquired if the car wash was already constructed.

Jenna Thibault, authorized agent advised the buildings have been built but the occupancy has not been granted.

Member J. Sodhi inquired if the rules were followed according to City of Brampton policies.

Jenna Thibault, authorized agent advised the permission was issued by the City of Brampton.

R. Campbell, Manager, Zoning and Sign Bylaw advised there was an error at the site plan approval stage. This application is to rectify the error.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Yugandhar Madhu, Brampton resident was present online and expressed his opposition to the application in regard to the car wash being close to his house and safety is an issue.

Member J. Sodhi supported the safety issue concerns of the resident.

Jenna Thibault the authorized agent advised the application has been thoroughly reviewed by City of Brampton staff and can assure there is no safety concerns.

The applicant agreed with the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0024 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 SP19-003.000 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. Deferred Consent Applications

10.1 B-2023-0004

Irene Subhagwati Ramsammy, Ronald Ramsammy

11467 Goreway Drive

Plan M312, Block 4, Ward 10

Associated Files: A-2023-0047 and A-2023-0048

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 3,873.77 square metres (0.957 ac). The proposed severed lot has a frontage of approximately 16.08 metres; a depth of approximately 38.79 metres and an area of approximately 1,265.91 square metres (0.312 acres). It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on the proposed severed lot.

Deferred from September 12, 2023

Donna Ramsammy, authorized agent 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.

Member B. Mand inquired if the driveway will be fenced from Goreway Drive or will it be open.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised a condition is in place with the severance application.

David Monaghan, Supervisor, Traffic Planning advised the existing access can remain as part of the existing home. If the home is removed the access from Goreway Drive will be closed and the access would be from New Forest Terrace.

Member J. Reed can you speak in regard to the New Forest Terrace extension. Will the developer be responsible for the extension.

David Monaghan, Supervisor, Traffic Planning advised the access to New Forest Terrace will be the responsibility of the developer to extend that road.

Amrik Natt, Brampton resident was present and expressed his concerns advising the City of Brampton completely fenced the area and area residents paid

premiums for the lots in the area. The guidelines for approval are 45 metres and this lot has only 17 metres.

Member B. Mand inquired on the 45 metres approval as opposed to the 17 metres approval.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the lands are zoned agricultural. The area was rezoned from the agricultural to residential allowing for the smaller lots.

Member B. Mand advised the area residents are concerned with through access from Goreway Drive and New Forest Terrace.

Amrik Natt, Brampton resident advised the area residents do not agree to access from New Forest Terrace and they can access from Goreway Drive. The City of Brampton has already fully fenced the area.

David Monaghan, Supervisor, Traffic Planning with Goreway Drive being extended to four lanes no access would be approved on Goreway Drive, access would have to be from New Forest Terrace.

Member S. Saini advised the application does not seem minor in nature.

Staff advised the reduction was required for the driveway. Staff has no concerns.

Member J. Sodhi supports Member B. Mand with the access being from Goreway Drive or from New Forest Terrace.

Member J. Reed will the signaled intersection be part of the road widening of Goreway, if lands to the south are developed, will the the cull du sac remain?

Olti Mertiri, Supervisor, Development and Engineering advised there is an interim solution, the first being the access being connected to New Forest Terrace and once the extension on Goreway then the connection between New Forest Terrace and Goreway Drive will be implemented.

Member J. Reed inquired if the application is approved and the timing of the expansion of Goreway Drive ultimately determine their access?

Francois Hemon-Morneau, Principal Planner/Supervisor, advised this is correct.

Member B. Mand inquired how to justify the premiums paid by area residents.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised that all area residents could apply. There are multiple factors laid out in our staff report as well as a lengthy number of conditions listed for this application.

Member J. Sodhi inquired if the application can be deferred for more studies to be submitted.

The applicant agreed with the conditions.

Moved by: P. Khaira

Seconded by: B. Mand

That application **B-2023-0004** 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. 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;
3. Access to the severed lands shall be from New Forest Terrace;
4. Access to the retained parcel can be maintained from Goreway Drive until such time as a new access to New Forest Terrace has been constructed or the retained lands have been redeveloped. Once a new access to New Forest Terrace has been constructed the existing access to Goreway Drive shall be closed and the boulevard reinstated to municipal standards at the sole cost of the owner;
5. The existing access to Goreway Drive may be restricted to right in/out movements only when Goreway Drive is widened from 2 lanes to 4 lanes. In this regard, 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;
6. The Owner shall be required to convey lands to the City of Brampton for daylighting at the intersection of Goreway Drive and New Forrest Terrace. As a result, a 15x10 metre daylight triangle (15 metres along Goreway Drive and 10 metres along New Forrest Terrace) shall be provided. In this regard, the Owner shall submit to the Traffic Planning group for approval and copy the Legal Services Division:
 - a. A draft reference plan.

- b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting a separate part(s) where the reserve is to be conveyed.
 - c. A memorandum to the City's Traffic Planning group setting out the part(s) on the draft reference plan that are to be conveyed and copied to the Legal Services Division.
 - d. Upon approval of the Draft Reference Plan by the City's Traffic Planning group, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel.
 - e. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division.
7. The existing septic system shall be decommissioned prior to the completion of the severance application and issuance of the Certificate from the COA Secretary Treasurer. A building permit is required to decommission the existing septic system and connect to municipal sanitary services;
 8. That the Applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required;
 9. That the applicant provides the required \$1,590.00 Toronto and Region Conservation Area (TRCA) review fee as per the letter dated September 28, 2023;
 10. That prior to the issuance of the consent certificate by the secretary treasurer the Owner shall pay to the City \$19,212.000 which the City will deposit into Reserve Account #18 and use for the future construction of the New Forest Terrace and Goreway Drive intersection.
 11. 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.

That application **A-2023-0047 (Retained)** 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.

That application **A-2023-0048 (Severed)** 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 custom home application be submitted for the future residential development of the property; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11. Deferred Minor Variance Applications

11.1 A-2023-0047

Brought forward and dealt with under Item 10.1

11.2 A-2023-0048

Brought forward and dealt with under Item 10.1

11.3 A-2023-0341

Suman Gupta, Bharat Bhushan Gupta

15 Humberside Avenue

Plan M1296, Lot 118, 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 0.06 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 1.2metres (3.94 ft.) is provided on the opposite side of the dwelling.

Deferred from December 19, 2023

Neither the authorized agent or the applicant was present online.

Jennifer Russell, Brampton resident was present online and expressed her opposition to the application in regard to increased traffic, excessive parking in the area, the area is run down and the home value is deteriorating.

Staff outlined the refusal of the application.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2023-0341 be refused.

Carried

11.4 A-2023-0390

Praneeth Babu Bhupathi, Vijaya Bhaskara Bhupathi, Vijaya Chamanapudi
15 Simmons Blvd.

Plan M303, Part Lot 27, RP 43R7530, Parts 18, 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.

Deferred from January 23, 2024

Yogeshkumar Lad, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Joseph Ferrari, Brampton resident was present online and expressed his opposition to the application in regard to excessive parking in the area, lack of

compliance with the by-law, and emergency services not being able to do their job.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: B. Mand

Seconded by: J. Reed

That application A-2023-0390 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 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;
3. That the below grade entrance shall not be used to access an registered or unregistered second unit;
4. That drainage on adjacent properties should not be adversely affected; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

12. **Other Business**

Nil

13. Adjournment

Moved by: S. Saini

Seconded by: J. Sodhi

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on March 19, 2024, at 9:30 a.m. or at the call of the Chair.

Carried

J. Singh Dehriwal, Chair

C. Vani, Secretary-Treasurer