



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, March 19, 2024

Members Present: Jarmanjit Singh Dehriwal (Chair)
Baljit Mand (Vice-Chair)
Jotvinder Sodhi (Vice-Chair)
James Reed
Sarbjeeet Saini
Thisaliny Thirunavukkarasu

Members Absent: Ron Chatha
Paul Khaira
Manoharan Vaithianathan

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

1. **Call to Order**

The meeting was called to order at 9:32 a.m. and adjourned at 11:59 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), James Reed, Sarbjeet Saini, and Thisaliny Thirunavukkarasu.

Members absent during roll call: Paul Khaira, Ron Chatha, and Manocharan Vaithianathan.

2. Adoption of Minutes

2.1 Minutes - Committee of Adjustment - February 20, 2024

Moved by: B. Mand

Seconded by: S. Saini

That the minutes of the Committee of Adjustment hearing held February 20, 2024 be approved, as printed and circulated.

Carried

3. Region of Peel Comments

3.1 Regional 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

5.1 A-2023-0282

Ten Lightbeam Property Inc.

16-10 Lightbeam Terrace

PSCP 1073, Level 1, Unit 16, Ward 6

Previously deferred from October 23, 2023 and January 23, 2024

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.

Withdrawal letter received: Chetan Dalal, Authorized agent dated March 14, 2024

(See item 11.1)

That application A-2023-0282 be withdrawn from consideration.

6. Review of the Agenda for Immediate Approval

Moved by: J. Sodhi

Seconded by: B. Mand

Motion for Consent Approval – Committee of Adjustment, March 19, 2024

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its March 19, 2024, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.2	A-2023-0400	530 Veterans Drive
9.5	A-2024-0021	51 Tomabrook Crescent
9.6	A-2024-0022	52 Jordensen Drive
9.7	A-2024-0023	19 Millstone Drive
9.11	A-2024-0028	25 Meadowlark Drive
9.13	A-2024-0030	16 Portrush Trail
9.14	A-2024-0031	1 Mugo Pine Street
9.15	A-2024-0033	37 Kettlewell Crescent
9.17	A-2024-0035	18 Corporation Drive
9.19	A-2024-0037	3 Kambalda Roda

9.21	A-2024-0039	25 Blackstone River Drive
9.24	A-2024-0042	5875 Mayfield Road
9.26	A-2024-0045	2 Hazelwood Drive
9.27	A-2024-0048	14 Beamish Court
9.29	A-2024-0050	142 Vanhorne Crescent
9.30	A-2024-0051	403 Edenbrook Hill Drive

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-2024-0029

Harjit Singh Ghuman, Swarnjeet Kaur Ghuman

66 Marysfield Drive

Plan 406, Part Lot 10, RP 43R40835, Part 2, Ward 10

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

1. To permit an interior side yard (south) setback of 3.0 metres to a proposed single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 7.5 metres;
2. To permit an interior side yard (north) setback of 4.44 metres to a proposed single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 7.5 metres;

3. To permit the minimum separation of 10.64 metres between dwellings, whereas the by-law requires a minimum separation of 15m between dwellings; and
4. To permit a lot coverage of 11.86%, whereas the by-law permits a maximum lot coverage of 10% excluding permitted accessory buildings.

Deferral letter received: Harpreet Chatrath, Authorized agent, dated March 14, 2024

(See Item 9.12)

Moved by: B. Mand

Seconded by: J. Reed

That application A-2024-0029 be deferred no later than the last hearing of June 2024.

Carried

7.2 A-2023-0312

Sukhpreet Singh Bedi

4 Cynthia Crescent

Plan M-350, Lot 38, Ward 10

Previously deferred from November 14, 2023

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

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

(See Item 11.2)

Moved by: T. Thirunavukkarasu

Seconded by: J. Sodhi

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

Carried

7.3 A-2024-0041

Kevin Michael, Christine Michael

4 Alderway Avenue

Plan 646, Part Lots 151, 152, Ward 3

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

1. To permit a total of 2 parking spaces, whereas the by-law requires a minimum 3 parking spaces for a three-unit dwelling.

(See Item 9.23)

Moved by: B. Mand

Seconded by: J. Reed

That application A-2024-0041 be deferred no later than the last hearing of May 2024.

Carried

7.4 A-2024-0049

Karandeep Saini

55 Vivians Crescent

Plan M983, Lot 28, Ward 4

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

1. To permit a dwelling unit (garden suite) located 2.75 metres from a rail line right-of-way, whereas the by-law does not permit any dwelling units located closer than 15 metres to a rail line right-of-way;
2. To permit a lot coverage of 37.98%, whereas the by-law permits a maximum lot coverage of 30%; and
3. To permit a total of 1 parking space, whereas the by-law requires a minimum of 3 parking spaces.

(See Item 9.28)

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application A-2024-0049 be deferred until the last hearing of May 2024.

Carried

7.5 A-2024-0020

1000683094 Ontario Inc.

11-14 - 42 Regan Road

Peel Condo, Plan 330, Level 1, Unit 12, Ward 2

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

1. To permit the manufacturing of food with accessory retail, whereas the by-law does not permit the use.

(See Item 9.4)

Moved by: B., Mand

Seconded by: S. Saini

That application A-2024-0020 be deferred no later than the last hearing of May 2024.

Carried

8. New Consent Applications

Nil

9. New Minor Variance Applications

9.1 A-2023-0351

Luis Rios and Iaim Vergara

51 Cavendish Crescent

Plan 688, Lot 311, Ward 7

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

1. To permit a gross floor area of 20.56 square metres for one accessory structure (existing equipment storage shed), whereas the by-law permits a maximum of 15 square metres for one accessory structure;
2. To permit a combined gross floor area of 26.51 square metres for 2 accessory structures, whereas the By-law permits a maximum combined gross floor area of 20 square metres for two accessory structures;
3. To permit an accessory structure (existing equipment storage shed) having a setback of 0.23 metres to the rear lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line; and
4. To permit an accessory structure (existing shed in rear) having a setback of 0.51 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line.

Iaim Vergara, applicant was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Cindy Lapierre, Brampton resident was present and presented her concerns to the application with other rooming houses in the area, will the shed be utilized in the same manner.

Member J. Reed inquired to add a friendly amendment to make the TRCA payment.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised further in the report the payment had been made.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2023-0351 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 should not be adversely affected;

3. That the applicant obtain a building permit for the existing equipment storage shed 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

9.2 A-2023-0400

Chandeep Singh

530 Veterans Drive

Plan 43M2044, Part Block 306, RP 43R40414, Parts 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 an exterior side yard setback of 1.97 metres to a proposed exterior 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-2023-0400 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 proposed exterior stairway leading

to a below grade entrance, and that the fence shall not be removed or lowered but may be repaired or replaced when necessary. As an alternative, the applicant may provide city planning staff with a revised plan depicting vegetation in a manner that screens the exterior stairway leading to a below grade entrance; and

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

Carried

9.3 A-2024-0019

Narinder Samra

34 Alfredo Avenue

Plan M1446, Part Lot 65, RP 43R25474, Part 24, 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.

Kruti Shah, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Naseem and Amina Bacchus, Brampton residents were present online and inquired if there were long term foundation effects.

Ross Campbell, Manager, Zoning and Sign By-Law, requested clarification on the foundation inquiry, is it the home in question.

Naseem and Amina Bacchus, Brampton residents, our home.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there should be no affect on their home.

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-2024-0019 is supportable, subject to the following conditions being imposed:

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

Carried

9.4 A-2024-0020

1000683094 Ontario Inc.

11-14 - 42 Regan Road

Peel Condo, Plan 330, Level 1, Unit 12, Ward 2

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

1. To permit the manufacturing of food with accessory retail, whereas the by-law does not permit the use.

Brought forward and dealt with under Item 7.5

9.5 A-2024-0021

Amritpal Singh

51 Tomabrook Crescent

Plan 43M1764, Part Block 234, RP 43R32527, Parts 13 and 14, 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.

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

That application A-2024-0021 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 a fence be constructed in a manner that complies with any applicable by-laws and regulations to screen the exterior stairway leading to a below grade entrance, and that the fence shall not be removed or lowered, but may be repaired or replaced when necessary. As an alternative, the applicant may provide city planning staff with a revised plan depicting vegetation in a manner that screens the exterior stairway leading to a below grade entrance: and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.6 A-2024-0022

Adeel Anwar

52 Jordensen Drive

Plan 43M1751, Part Lot 204, RP 43R32015, Part 5, 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 0.05 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 lot line where the setback may be zero metres.

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

That application A-2024-0022 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

9.7 A-2024-0023

Surjit Singh Boparai, Naranjan Singh Boparai, Harminder Kaur Boparai

19 Millstone Drive

Plan M829, Lot 12, Ward 4

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

1. To permit a garden suite with a gross floor area of 39 square meters, whereas the by-law requires a maximum garden suite gross floor area of 35 square metres.

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

That application A-2024-0023 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 garden suite not be used as an as a unregistered second unit;
3. That the applicant/owner submit a Custom Home Application for the proposed Garden Suite; 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-2024-0025

Naginder Singh Mann, Kirandeep Mann

18 Lucinda Court

Plan M724, Lot 9, Ward 10

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

1. To permit a single detached dwelling having a building height of 14.28 metres, whereas the by-law permits a maximum building height of 10.6 metres; and
2. To permit a garage door height of 2.742 metres, whereas the by-law permits a maximum garage door height of 2.4 metres.

Shane Edwards, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Tony Paoella, Brampton resident was present stated he had no objection to the proper heights according to the by-laws, this application has a height that is well exceeding the height of the by-law. This application looks like a commercial building.

Silvia Cappuccitti, Brampton resident was present and expressed her concerns with the height of the application. The view from my windows would be the garage doors. Concerned with the eye sore in the neighborhood. Will this home be used for a garage to repair cars as the garage doors are of commercial height.

Gertrude Paolella, Brampton resident was present and expressed her concerns to height of the home.

Staff outlined the proposed conditions of the staff report.

Member B. Mand inquired if through the custom home application has a height restriction.

Staff advised the minor variance application is to accommodate their height requirement otherwise the height would be that of the current by-law.

Member B. Mand inquired on the reason the garage door height is 9 feet.

Shane Edwards, authorized agent, advised the garage will be used mainly for resident parking and not for commercial uses.

The applicant agreed with the conditions.

Moved by: T. Thirunavukkarasu

Seconded by: J. Sodhi

That application A-2024-0025 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 finalizes approval of Custom Home file # CH-2024-0003 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That drainage on adjacent properties 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

9.9 A-2024-0026

Jagjit Singh Bhathal

11 Darou Crescent

Plan 43M1730, Lot 261, Ward 9

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

1. To permit an exterior side yard setback of 3.95 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres; and
2. 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.

Aakash Joshi, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Gurpriya Poonia, Brampton resident was present online and expressed her comments or concerns regarding the additional entrance. There are five entrances into this home already existing. There is major issues with the esthetic appeal of the neighborhood, parking, traffic, noise and a decrease of the quality of life. At this house there is a full-size kitchen set up in the garage. How many units will be implemented into this home?

John Go, Brampton resident was present online and expressed his concerns with the application in regard to safety, just a couple of weeks ago there was gun violence, not necessarily with this location. This is a big concern for all members of this community.

Staff outlined the proposed conditions of the staff report.

Member S. Saini inquired with staff how many residents can live in a residential home.

Ross Campbell, Manager, Zoning and Sign By-Law advised the zoning by-law does not regulate how many people can live in a home. The Building Code has a regulation per bedroom. I believe its 2 per bedroom. The property has a second unit, and the zoning allows for a third unit. This application is to facilitate the exiting or entering for that unit.

Member S. Saini if there is a safety issue due to the number of individuals living in the home.

Ross Campbell, Manager, Zoning and Sign By-Law advised that the safety standards with three units are much higher.

The applicant agreed with the conditions.

Moved by: B. Mand

Seconded by: J. Reed

That application A-2024-0026 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 additional residential unit;
4. That a fence be constructed in a manner that complies with any applicable by-laws and regulations to screen the exterior stairway leading to a below grade entrance, and that the fence shall not be removed or lowered, but may be repaired or replaced when necessary. As an alternative, the applicant may provide city planning staff with a revised plan depicting vegetation in a manner that screens the exterior stairway leading to a below grade entrance; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.10 A-2024-0027

Mohammad Sharif Bhuyiyan, Sabiha Salma

68 Cutters Crescent

Plan M877, Part Block 191, RP 43R17207, Parts 12 and 13, Ward 4

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

1. To permit a 1.10 metres 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.

Neither the applicant or the authorized agent was present online or in-person.

Staff outlined the proposed conditions of the staff report.

Moved by: J. Reed

Seconded by: T. Thirunavukkarasu

That application A-2024-0027 be refused.

Carried

9.11 A-2024-0028

Rajvir Singh Kainth, Navdeep Kainth

25 Meadowlark Drive

Plan M774, Lot 75, Ward 4

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 0.90 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 0.90 metres wide pedestrian path of travel leading to the principal entrance of a 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.

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

That application A-2024-0028 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

9.12 A-2024-0029

Harjit Singh Ghuman, Swarnjeet Kaur Ghuman

66 Marysfield Drive

Plan 406, Part Lot 10, RP 43R40835, Part 2, Ward 10

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

1. To permit an interior side yard (south) setback of 3.0 metres to a proposed single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 7.5 metres;
2. To permit an interior side yard (north) setback of 4.44 metres to a proposed single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 7.5 metres;
3. To permit the minimum separation of 10.64 metres between dwellings, whereas the by-law requires a minimum separation of 15m between dwellings; and
4. To permit a lot coverage of 11.86%, whereas the by-law permits a maximum lot coverage of 10% excluding permitted accessory buildings.

Brought forward and dealt with under Item 7.1

9.13 A-2024-0030

Michael Mohan, Fatima Nazreen Baksh

16 Portrush Trail

Plan 43M1720, Part Lot 301, RP 43R31812, Part 6, Ward 5

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

1. To permit an existing open roof porch to encroach 4.76 metres into the rear yard setback, resulting in a setback of 2.34 metres from the open roof porch to the rear lot line, whereas the by-law permits an open roof porch to encroach a maximum 2.0 metres into the rear yard setback, resulting in a required setback of 5.0 metres from the open roof porch to the rear lot line.

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

That application A-2024-0030 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

9.14 A-2024-0031

Sukhdev Singh Farwaha, Davinder Farwaha, Amardeep Farwaha

1 Mugo Pine Street

Plan 43M1959, Block 190, Plan 43M1981, Block 71, UNREG, Ward 10

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

1. To permit an exterior side yard setback of 3.18 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres; and
2. 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.

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

That application A-2024-0031 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;
4. That a fence be constructed in a manner that complies with any applicable by-laws and regulations to screen the exterior stairway leading to a below grade entrance, and that the fence shall not be removed or lowered, but may be repaired or replaced when necessary. As an alternative, the applicant may provide city planning staff with a revised plan depicting vegetation in a manner that screens the exterior stairway leading to a below grade entrance; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.15 A-2024-0033

Sharanjit Tamberh, Jatinder Kaur Bola

37 Kettlewell Crescent

Plan 43M1749, Part Lot 11, RP 43R32168, Part 8, 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; and
2. To permit a proposed exterior side yard setback of 2.72 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-2024-0033 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;
4. 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; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.16 A-2024-0034

Angella Anderson, Neville Anderson

87 Dolphin Song Crescent

Plan M1250, Part Lot 74, RP 43R22721, Part 12, Ward 9

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

1. To permit a front yard setback of 3.25 metres to a proposed porch enclosure, whereas the by-law requires a minimum front yard setback of 4.0 metres to the main wall of the building; and
2. To permit a building addition of a proposed porch with an exterior side yard setback of 1.68 metres, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres.

Rachael Rogers-Stewart, authorized agent was present online and explained the discrepancy with the application explaining that the porch is solely being enclosed and no new porch is being created and continued to present an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Staff advised as long as the landing is in compliance with the OBC regulations staff are satisfied with the revision of the landing at the top of the stairs.

Ross Campbell, Manager, Zoning and Sign By-Law advised the landing would have to be within the area of the current porch. If it extends beyond the porch then it would have to meet setbacks because of the height of it. They will have to amend what is constructed to allow for the landing to be constructed within that porch.

The applicant agreed with the conditions.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2024-0034 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner shall obtain a building permit for the proposed building addition within 60 days of the decision of approval, or within an extended period of time at the discretion of the Chief Building Official;
3. That the owner shall construct and maintain a landing at the top of the exterior stairs leading to the proposed building addition, and that the landing shall be in compliance with any applicable regulations; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.17 A-2024-0035

2644083 Ontario Limited

18 Corporation Drive

Plan M873, Part Block 1, RP 43R19977, Part 1-5, Ward 8

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

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

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

That application A-2024-0035 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to units shown on the sketch attached to the Notice of Decision;
2. That the take-out restaurant permission be limited to Unit 2; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.18 A-2024-0036

Harleen Kaur Bindra, Gauravjit Singh

279 Morningmist Street

Plan M1260, Part Lot 46, RP 43R23209, Parts 1-2, 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.

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: T. Thirunavukkarasu

That application A-2024-0036 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 exterior stairway leading to a 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 extended, repaired, or replaced when necessary;
4. That the top landing of the exterior stairway leading to a below grade entrance be maintained in accordance with any applicable regulations;
5. That drainage on adjacent properties and the subject property shall 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

9.19 A-2024-0037

Buta Sekhon

3 Kambalda Road

Plan 43M2099, Lot 119, 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 0.60 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.

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

That application A-2024-0037 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 should not be adversely affected;
3. That the proposed above grade entrance shall not be used as a primary entrance to access a registered or 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

9.20 A-2024-0038

Sanjay Verma, Isha Verma

60 Brentcliff Drive

Plan 43M1570, Lot 105, 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 0.95 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 0.95 metres wide pedestrian path of travel leading to the principal entrance of a 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.

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-2024-0038 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

9.21 A-2024-0039

Maisuria Nipulkumar, Maisuria Hiralben, Maisuria Subhashbhai
25 Blackstone River Drive
Plan 43M1946, Lot 58, 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 0.04 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-2024-0039 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 exterior stairway leading to a 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

9.22 A-2024-0040

Pushpinder Bariah, Kanwaljit Kaur Bariah

6 Banting Crescent

Plan M295, Part Lot 252, RP 43R7735, Part 3, Ward 4

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 0.89 metres extending from the rear 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 rear wall of the dwelling up to and including the door provided that a continuous side yard width of not less than 1.2 metres is provided on the opposite side of the dwelling.

Avninder 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: T. Thirunavukkarasu

Seconded by: J. Sodhi

That application A-2024-0040 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 should 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 proposed above grade entrance shall not be used as a primary entrance 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

9.23 A-2024-0041

Kevin Michael, Christine Michael

4 Alderway Avenue

Plan 646, Part Lots 151, 152, Ward 3

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

1. To permit a total of 2 parking spaces, whereas the by-law requires a minimum 3 parking spaces for a three-unit dwelling.

Brought forward and dealt with under Item 7.3

9.24 A-2024-0042

Upper Mayfield Estates Inc.

5875 Mayfield Road

Chinguacousy Con 6, EHS Pat Lots 17 and 18, Part Rd Allow PI CH4 Lots 27 to 29, 38, 40 to 52, Part Lots 26, 35 to 37, 39 and 53, Part Canada and Church, Ward 10

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

1. To permit a temporary sales office, whereas the by-law does not permit the use.

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

That application A-2024-0042 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. The applicant shall obtain site plan approval for the temporary sales office;
3. The temporary sales office shall relate only to approved Plan of Subdivision # 21T-22009B;
4. The owner and builders shall enter into a temporary sales office agreement with the City for a period of three years from the issuance date of the Final and Binding decision or until such time as all lots in the specifically referenced Planning development application are sold, whichever comes first;
5. The owner shall provide securities in the amount of \$40,000 to ensure the removal of the sales pavilion, parking areas, temporary access and all associated signage and flags;
6. A building permit is required prior to the erection of the temporary sales office;
7. All signage associated with the temporary sales office shall be in accordance with the sign by-law and shall not be installed or displayed until such time as appropriate permits have been issued;
8. A demolition permit shall be obtained prior to the removal of the structure from the site; and
9. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.25 A-2024-0043

Shirazad Khan Baksh

50 Redpoll Court

Plan M774, Lot 269, Ward 4

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 0.93 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 0.93 metres 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.

Jatin Alag, 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. Reed

Seconded by: J. Sodhi

That application A-2024-0043 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;
4. 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; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.26 A-2024-0045

Andrea Paszti, Robert Moncrieff

2 Hazelwood Drive

Plan 717, Lot 104, Ward 7

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.

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

That application A-2024-0045 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 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

9.27 A-2024-0048

Rajinderpal Sekhon, Jaswinder Sekhon

14 Beamish Court

Plan 1002, Lot 4, Ward 10

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

1. To permit a proposed single detached dwelling having a building height of 13.29 metres, whereas the by-law permits a maximum building height of 10.6 metres;

2. To permit a gross floor area of 71.45 square metres for one (1) accessory structures, whereas the by-law permits a maximum gross floor area of 23 square metres for one (1) accessory structure;
3. To permit an accessory structure having a height of 5 metres, whereas the by-law permits an accessory structure having a maximum height of 3.5 metres for a flat roof; and
4. To permit a garage door height of 3.05 metres, whereas the by-law permits a maximum garage door height of 2.4 metres.

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

That application A-2024-0048 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the Applicant/Owner submit a Custom Home Application for Architectural Control Review;
3. That the Applicant/Owner 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. That no commercial or industrial uses shall operate from the garage;
5. That drainage from the accessory structure (entertainment area) shall be directed on to the subject property and drainage on adjacent properties not be adversely impacted;
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.28 A-2024-0049

Karandeep Saini

55 Vivians Crescent

Plan M983, Lot 28, Ward 4

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

1. To permit a dwelling unit (garden suite) located 2.75 metres from a rail line right-of-way, whereas the by-law does not permit any dwelling units located closer than 15 metres to a rail line right-of-way;
2. To permit a lot coverage of 37.98%, whereas the by-law permits a maximum lot coverage of 30%; and
3. To permit a total of 1 parking space, whereas the by-law requires a minimum of 3 parking spaces.

Brought forward and dealt with under item 7.4

9.29 A-2024-0050

Ankush Gupta, Shefali Garg

142 Vanhorne Close

Plan 43M1956, Lot 10, 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 0.00 metre interior side yard setback to a proposed exterior stairway leading to below grade entrance, whereas the by-law requires a minimum side yard setback of 1.2 metres.

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

That application A-2024-0050 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

9.30 A-2024-0051

Kunal Manharbhai Maru, Rinku Kunal Maru

403 Edenbrook Hill Drive

Plan 43M2074, Lot 276, 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 1.39 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-2024-0051 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 the applicant shall extend the existing fence to screen the below grade entrance in a manner that no parts of the entrance will be visible from the public realm.
4. That drainage on adjacent properties should not be adversely affected;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.31 A-2024-0053

Sundial Homes (Castlemore Limited)

0 Mosswood Trail

Plan 43M2093, Lot 12, Ward 10

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

1. To allow a minimum lot area of 625 square metres, whereas the by-law requires a minimum 690 square metres;
2. To allow a minimum rear yard depth of 6 metres provided that the area of the rear yard is at least 25% of the minimum required lot area, whereas the by-law requires a minimum rear yard of 7.5 metres;
3. To allow a minimum lot width of 20 metres, whereas the by-law requires a minimum lot width of 23 metres;
4. To allow a minimum lot depth of 25 metres, whereas the by-law requires a minimum lot depth of 30 metres; and
5. To allow a minimum interior side yard width of 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres, whereas the by-law requires a minimum of 1.8 metres.

Jason Afonso, 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: B. Mand

That application A-2024-0053 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 clause be included within the Agreement of Purchase and Sale for the property advising of the variances affecting the property. In the event the property has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser acknowledges and accepts the variances; 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

Nil

11. Deferred Minor Variance Applications

11.1 A-2023-0282

Ten Lightbeam Property Inc.

16-10 Lightbeam Terrace

PSCP 1073, Level 1, Unit 16, Ward 6

Previously deferred from October 23, 2023 and January 23, 2024

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.

Brought forward and dealt with under Item 5.1

11.2 A-2023-0312

Sukhpreet Singh Bedi

4 Cynthia Crescent

Plan M-350, Lot 38, Ward 10

Previously deferred from November 14, 2023

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

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

3. To permit a garage door height of 3.05 metres, whereas the by-law permits a maximum garage door height of 2.4 metres.

Brought forward and dealt with under Item 7.2

11.3 A-2023-0401

Harjinder Chaggar

63 Dandelion Road

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

Previously deferred from January 23, 2024

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

1. To permit an additional residential unit in a Quadruplex, whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling;
2. To permit an exterior stairway leading to a below grade entrance in a Quadruplex, whereas the by-law only permits an exterior stairway leading to a below grade entrance in a single detached, semi-detached, townhouse or two-unit dwelling;
3. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the front lot line, whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the front lot line; and
4. To permit a proposed front yard setback of 4.78 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum front yard setback of 6.0 metres.

Shivang Tarika, 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: B. Mand

That application A-2023-0401 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 the as-built fence that is anticipated to contain and screen the proposed exterior stairway leading to a below grade entrance 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;
5. That the top landing of the proposed exterior stairway leading to a below grade entrance shall not be obstructed and shall be maintained as per the Ontario Building Code; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.4 A-2023-0420

Harry Gupta

46 Grover Road

Plan 43M1651, Part Lot 210, RP 43R30216, Parts 15 and 16, Ward 6

Previously deferred from January 23, 2024

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.

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

Staff outlined the proposed conditions of the staff report.

Shivang Tarika, authorized agent requested more information regarding the reason why the application is being refused. Is it because of City drainage?

Francois Hemon-Morneau, Principal Planner/Supervisor, advised there are different drainage patterns throughout the City of Brampton. This application address has a rear to front drainage pattern. Engineering does not support rear to front drainage pattern.

Moved by: B. Mand

Seconded by: J. Reed

That application A-2023-0420 be refused.

Carried

12. Other Business

Nil

13. Adjournment

Moved by: J. Reed

Seconded by: B. Mand

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on April 23, 2024 at 9:30 a.m. or at the call of the Chair.

Carried

J. Singh Dehriwal, Chair

C. Vani, Secretary-Treasurer