



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, May 21, 2024

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

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

1. Call to Order

The meeting was called to order at 9:34 a.m. recessed at 12:00 p.m., reconvened at 12:22 p.m. and adjourned at 2:04 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), Paul Khaira, James Reed, Sarbjeet Saini, Jotvinder Sodhi (Vice-Chair) (online), Thisaliny Thirunavukkarasu (left at 12:00 p.m. personal), Manocharan Vaithianathan and Ron Chatha.

Members absent during roll call: Nil

2. Adoption of Minutes

Nil

3. Region of Peel Comments

3.1 Regional Comments - May 21, 2024, Committee Meeting

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-2022-0181

Creditview Enterprises Inc.

11953 Creditview Road and 1577 Mayfield Road

Chinguacousy Con 3. WHS W Part Lot 17, RP 43R16186, Parts 2 and 4 to 6, Ward 6

Katherine Rausher, Authorized Agent, withdrawal letter dated May 1, 2024.pdf
That Application B-2022-0181 be withdrawn from consideration.

6. Review of the Agenda for Immediate Approval

Moved by: S. Saini

Seconded by: M. Vaithianathan

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its May 21, 2024, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.3	A-2024-0104	71 Rosedale Avenue West
9.4	A-2024-0105	0 Nexus Avenue
9.7	A-2024-0108	48 Hockley Path
9.9	A-2024-0112	50 Wooliston Crescent
9.10	A-2024-0113	156 Degrey Drive
9.11	A-2024-0114	12 Tina Court
9.13	A-2024-0116	6 Leagate Street
9.14	A-2024-0117	8600 Goreway Drive
9.16	A-2024-0119	45 Darren Road
9.18	A-2024-0121	13 Adam Street
9.19	A-2024-0122	105 Relton Circle
9.20	A-2024-0123	25 Bavenden Crescent
9.24	A-2024-0127	54 Jordensen Drive

9.26	A-2024-0129	167 Simmons Blvd
9.27	A-2024-0130	102 Heartview Road
9.31	A-2024-0135	16 Mistdale Crescent

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

Carried

7. Deferral Requests

7.1 A-2023-0312

Sukhpreet Singh Bedi

4 Cynthia Crescent

Plan M350, Lot 38, Ward 10

Sukhpreet Singh Bedi, Applicant, deferral letter, date April 30, 2024

Moved by: R. Chatha

Seconded by: J. Reed

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

Carried

7.2 A-2024-0079

Vishal Anand, Sonal Chaudhary

80 Donald Stewart Road

Plan 43M2100, Lot 14, Ward 6

Shivang Tarika, Rely Solutions Inc., authorized agent, deferral letter dated April 18, 2024

Moved by: R. Chatha

Seconded by: J. Reed

That application A-2024-0079 be deferred to no later than the last hearing of June 2024.

Carried

7.3 A-2024-0110

Paramjit Gill

5 Crescent Hill Drive

Con 4, EHS Part Lot 7, Ward 7

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

1. To permit a single detached dwelling having a building height of 11.4 metres, whereas the by-law permits a maximum building height of 7.6 metres.

Harpreet Bhons, Authorized Agent, deferral letter, dated May 10, 2024

(See Item 9.8)

Moved by: R. Chatha

Seconded by: J. Reed

That application A-2024-0110 be deferred no later than the last hearing of June 2024.

Carried

7.4 A-2024-0120

TRI-CAV Investments Limited

8-170 Bovaird Drive West

Con 1, WHS Part Lot 11, Ward 2

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

1. To permit a day nurse, whereas the by-law does not permit a day nurse; and
2. To provide 164 parking spaces, whereas the by-law requires 181 parking spaces.

Patrick Cheeseman, PJC Drafting and Design Services Limited, authorized agent, deferral letter dated May 13, 2024

(See Item 9.17)

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0120 be deferred no later than the last hearing of September 2024.

Carried

7.5 A-2024-0131

1344968 Ontario Limited

282 Orenda Road

Plan 640, Part Block A, RP 43R14430, Part 2, Ward 3

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

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit a motor vehicle sales establishment; and
2. To permit outside storage of up to 7 motor vehicles offered for sale, whereas the by-law does not permit outside storage.

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

(See Item 9.28)

Moved by: R. Chatha

Seconded by: B. Mand

That application A-2024-0131 be deferred no later than the last hearing of June 2024.

8. New Consent Applications

8.1 B-2024-0006

FCA Canada Inc.

2000 Williams Parkway

Con 6 EHS Part Lots 8 and 9, RP 43R12541, Parts 1, 5 to 8 and Part Parts 2 and 3, Unreg, Ward 8

The purpose of the application is to request a consent to sever a parcel of land currently having a total area of approximately 98.65 hectares (243.77). The proposed severed lot has a frontage of approximately 683 metres, a depth of approximately 184 metres, and an area of approximately 129,700 square metres. It is proposed that 2 lots be established from the existing lot for the future industrial development of two warehouse buildings.

A-2024-0136 (Item 9.32)

FCA Canada Inc.

2000 Williams Parkway

Con 6 EHS Part Lots 8 and 9, RP 43R12541, Parts 1, 5 to 8 and Part Parts 2 and 3, Unreg, Ward 8

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

1. To permit a 9.0 metre street line setback from Torbram Road, whereas the by-law requires a minimum setback of 255 metres from Torbram Road;
2. To permit a landscape buffer having a minimum width of 9.0 metres of continuous, uninterrupted planting strip along Torbram Road, whereas the By-law requires a landscape buffer having a minimum width of 75 metres along Torbram Road as a continuous, uninterrupted bermed strip with a continuous uniformed height of not less than 3.0 metres; and
3. To permit a landscape buffer having a minimum width of 60 metres along North Park Drive for a minimum distance of not more or less than 145 metres east of Torbram Road, whereas the By-law requires a landscape buffer having a minimum width of 60.0 metres along the North Park Drive

for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance.

Jennifer Jaruczek, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Mike Visciano, Brampton resident was present online and advised he was satisfied to hear that the trucks would not be using Torbram Road. He had no further comments.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: R. Chatha

Seconded by: J. Reed

That application **B-2024-0006** 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. That a site plan application be approved, and the works included on it are implemented, for the reconfiguration of the parking area to remove it from the severed lands, to the satisfaction of the Director of Development Services;
4. Separate water, sanitary and storm services shall be provided for each lot in accordance with the Ontario Building Code and to the satisfaction of the Chief Building Official. Should services serving one lot cross the other, the appropriate easements shall be registered prior to the completion of the severance application and issuance of the Certificate from the COA Secretary Treasurer. A building permit is required for alteration to the existing services; and
5. 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-2024-0136** is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that generally shown on the sketch attached to the Notice of Decision;
2. That the existing berm on the severed lands remain and shall not be removed until a Site Plan application is approved or an associated Substantially Complete Memorandum is issued for the redevelopment of the lands for new buildings to the satisfaction of the Director of Development Services. Further technical studies may be necessary once a specific use is confirmed;
3. That any use of the severed lands be limited to those that comply with the D-Series guidelines for land use compatibility including minimum separation distance requirements;
4. That access to Williams Parkway and North Park Drive from the severed lands may be restricted to either right-in only, right-out only or right-in/right-out only and shall be determined through the Site Plan approval process;
5. That truck access from the severed lands shall not be permitted on Torbram Road;
6. That the Owner provide a Stage 1 Archaeological Assessment(s) 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 Citizenship and Multiculturalism. No grading, filling, or any form of soil disturbances shall take place on the subject property prior to the acceptance of the Archaeological Assessment(s) by the City and the Ministry of Citizenship and Multiculturalism indicating that all archaeological resource concerns have met licensing and resource conservation requirements; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9. New Minor Variance Applications

9.1 A-2024-0029

Harjit Singh Ghuman, Swarnjeet Kaur Ghuman

66 Marysfield Drive - Lot 1

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 setback (west side) of 3.80 metres, whereas the By-law requires a minimum interior side yard setback of 7.5 metres;
2. To permit an interior side yard setback (east side) of 4.76 metres, whereas the By-law requires a minimum interior side yard setback of 7.5 metres;
3. To permit a lot coverage of 11.1%, whereas the by-law permits a maximum lot coverage of 10%;
4. To permit a dwelling separation of 7.6 metres to the dwelling to the west, whereas the By-law requires a minimum dwelling separation of 15 metres; and
5. To permit a dwelling separation of 12.5 metres to the dwelling to the east, whereas the By-law requires a minimum dwelling separation of 15 metres.

A-2024-0103 (Item 9.2)

Jagroop Bal

66 Marysfield Drive - Lot 2

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

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

1. To permit an interior side yard setback (west side) of 4.77 metres, whereas the by-law requires a minimum interior side yard setback of 7.5 metres;
2. To permit an interior side yard setback (east side) of 3.80 metres, whereas the by-law requires a minimum interior side yard setback of 7.5 metres;
3. To permit a lot coverage of 12.38%, whereas the by-law permits a maximum lot coverage of 10%; and

4. To permit a dwelling separation of 7.6 metres, whereas the by-law requires a minimum dwelling separation of 15 metres.

Harpreet Chatrath, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Frank Lorber, Brampton resident was present and expressed his concerns and opposition to the application in respect with the drip lines and not enough working room to dig down for the foundations. The application presented is not desirable to the location. Would like to request an in-depth forestry report regarding all the trees in the area.

Maria Spinelli, Brampton resident was present and expressed her concerns and opposition to the application in respect with the drainage having an adverse effect in the area.

Mary Lorber, Brampton resident was present and expressed her concerns regarding privacy.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha advised in February 2018 the consent application was not supported. Neighbors have concerns with the trees being removed. The recommendation for the minor variance requires a forestry permit. Suggesting the property owner to follow proper procedures and guidelines.

Francois Hemon-Morneau, Principal Planner/Supervisor advised the Ontario Land Tribunal approved the severance of the land. The consent application was only to separate the lands and no projected buildings were on the lot.

Member M. Vaithianathan encouraged the proper measures be taken to protect the trees.

Francois Hemon-Morneau, Principal Planner/Supervisor advised a condition imposed requires the applicant to go through Forestry staff and open space to review these matters when applying for further permits.

The applicant agreed with the conditions.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0029 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 submit a Tree Preservation Plan to the satisfaction of the Director of Development Services and the Director of Parks Maintenance and Forestry;
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. That the applicant obtain a Custom House Architectural Control approval prior to the submission of a building permit application;
5. Should a cemetery be discovered during Archaeological Assessment(s), or during topsoil stripping, grading or construction, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner, Planning, Building and Growth Management;
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2024-0103

Brought forward and dealt with under Item 9.1

9.3 A-2024-0104

Storage Vault Canada Inc.

71 Rosedale Avenue West

Chinguacousy Con 1, WHS Part Lot 7, Plan BR4, Block 16 Lots A to C, RP 43R12043 Pt Part 2, Ward 1

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

1. To permit 106 parking spaces, whereas the by-law requires 206 parking spaces.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0104 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 finalize site plan approval under application # SPA-2023-0130, execute a site plan agreement and post any required securities 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

9.4 A-2024-0105

The Gore Plaza Inc.

0 Nexus Avenue

Plan 43M2143, Block 9, Ward 8

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

1. To permit a building height of 3 storeys, whereas the by-law permits a maximum building height of 2 storeys.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0105 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 a site plan application shall be submitted to facilitate the proposed work;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.5 A-2024-0106

Gurpreet Kaur Kahlon

51 Drury Crescent

Plan 809, Lot 38, Ward 7

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

1. To permit a rear yard setback of 7.5 metres, whereas the by-law requires a minimum rear yard setback of 9.78 metres;
2. To permit an interior side yard setback of 1.2 metres to a second storey, whereas the by-law requires a minimum interior side yard setback of 1.8 metres to a second storey;
3. To permit a lot coverage of 43.5%, whereas the by-law permits a maximum lot coverage of 30%; and
4. To permit a building height of 8.08 metres, whereas the by-law permits a maximum building height of 7.6 metres.

Haroon Malik, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Member S. Saini inquired on how many units were in the home.

The authorized agent advised there are three units. There are two units' side by side in the basement and one upstairs.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the committee staff have no concerns with the application.

The applicant agreed with the conditions.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0106 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 entrances shall not be used to access an unregistered second unit;
3. That the owner finalize Custom Home approval under City File # CH-2024-0004 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. That drainage on adjacent properties shall 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

9.6 A-2024-0107

Maninder Preet Singh, Daljeet Kaur

29 Baccarat Crescent

Plan M1247, Lot 54, 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 an exterior stairway leading to a below grade entrance in a requires side yard; and
2. To permit an exterior side yard setback of 2.8 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 to the side wall of a dwelling.

Sandeep Malhotra, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Loretta Santelli, Brampton resident was present online and expressed her concerns with the amount of rooming houses in the area already.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: M. Vaithianathan

Seconded by: S. Saini

That application A-2024-0107 is supportable, subject to the following conditions being imposed:

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

Carried

9.7 A-2024-0108

Sarbjeeet Kumar Kalia, Simmi Kalia

48 Hockley Path

Plan M180, Part Lot 104, RP 43R6904, Part 8, Ward 1

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

1. To permit a 0.99 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:

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0108 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 above grade entrance shall not be used to access an unregistered second unit;
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

9.8 A-2024-0110

Brought forward and dealt with under Item 7.3

9.9 A-2024-0112

Upkar Singh Sanghera, Kulbir Kaur Singh, Teja Singh, Satnam Singh Brar

50 Wooliston Crescent

Plan M864, Lot 14, 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 0.05 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 0.9 metres.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0112 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 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;
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

9.10 A-2024-0113

Varinder Dhillon, Sandeep Dhillon

156 Degrey Drive

Plan 43M1905, Lot 48, Ward 8

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

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

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0113 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 provide Staff with documentation of the final driveway condition inclusive of the width measuring 8.1m and reinstate landscaped areas as depicted in the sketch attached to the Notice of Decision 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 must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the city's road allowances; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.11 A-2024-0114

Rahul Arora

12 Tina Court

Plan M935, Lot 29, Ward 4

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 0.06 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 is provided on the opposite side of the dwelling.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0114 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 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;
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

9.12 A-2024-0115

Triveni Kumar Awasthi, Kanchan Awasthi

20 Kelton Road

Plan 43M1661, Lot 207, Ward 6

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.12 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

Triveni Kumar, applicant 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.

Member R. Chatha inquired if there is 4 feet in the side yard as per the sketch.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the side yard is 4-foot 1 inch, it allows for 5 inches to the property line.

Member R. Chatha, as it seems it is step down and then step up, making it less than a foot below grade. How many steps will be there?

Ross Campbell, Manager, Zoning and Sign By-Law, advised it will be 2 steps down and 2 steps up.

Moved by: S. Saini

Seconded by: J. Reed

That application A-2024-0115 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.13 A-2024-0116

Paramjit Singh, Mandeep Singh

6 Leagate Street

Plan M1440, Lot 91, Ward 6

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

1. To permit a existing exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard; and
2. To permit an exterior side yard setback of 2.9 metres to an existing 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:

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0116 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. The owner shall obtain a building permit within 60 days of the decision of approval, 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-2024-0117

Deerhurst Land Inc.

8600 Goreway Drive

Con 7, ND Part Lot 4, RP 43R25273, Parts 1 to 12 and 17

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

1. To permit an interior side yard setback of 8.6 metres to a modular enclosure, whereas the by-law requires a minimum interior side yard setback of 20.0 metres where structures are less than 510.0 metres from Goreway Dr.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0117 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 submit a Site Plan application for the City's review and post any required financial securities and insurance to the satisfaction of the Director of Development Services. Through the Site Plan application

review process, the owner shall be required to prepare and submit a
Archaeological Assessment(s) for all lands within the subject application;

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

9.15 A-2024-0118

Satpal Kahlon, Narinder Kahlon

21 Glenora Crescent

Plan 866, Lot 12, Ward 8

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

1. To permit an interior side yard setback of 1.3 metres to a proposed second storey of a single detached dwelling, whereas the by-law requires a minimum interior side yard setback of 1.2 metres to the first storey, or part thereof, plus 0.6 metres for each additional storey, or part thereof, where the lot width is less than or equal to 16 metres;
2. To permit a rear yard setback of 7.5 metres to a proposed single detached dwelling, whereas the by-law requires a minimum rear yard setback of 9.125 metres (25% of the lot depth);
3. To permit a single detached dwelling having a building height of 8.4 metres, whereas the by-law permits a maximum building height of 7.6 metres; and
4. To permit a lot coverage of 44.37%, whereas the by-law permits a maximum lot coverage of 30%.

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

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0188 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/owner obtain Custom Home Application Approval under City File CH-2024-0014, 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

9.16 A-2024-0119

Satmeet Singh, Gurpreet Kaur Dhody

45 Darren Road

Plan 43M1654, Lot 94, Ward 10

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.14 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 is provided on the opposite side of the dwelling.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0119 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 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

9.17 A-2024-0120

Brought forward and dealt with under Item 7.4

9.18 A-2024-0121

Rupinder Kaur, Harbans Singh

13 Adam Street

Plan M630, Lot 111, Ward 2

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

1. To permit a 1.09-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; and
2. To permit an existing above grade entrance in a side yard having a minimum width of 1.09 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 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:

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0121 is supportable, in part, 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 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 drainage on adjacent properties shall 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

9.19 A-2024-0122

Gurinder Dhillon

105 Relton Circle

Plan 43M1918, Part Lot 20, RP 43R35681 Parts 21 and 22, Ward 10

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.09 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.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0122 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.20 A-2024-0123

Rashminder Singh, Harinder Kaur

25 Bavenden Crescent

Plan 43M2087, Lot 197, 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 metre 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 0.67 metres, whereas the by-law requires a minimum 0.6 metres provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres where the minimum interior lot width is less than 12.5 metres.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0123 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.21 A-2024-0124

Jagwinder Samra

18 Bucksaw Street

Plan 43M1993, Lot 69, 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;
2. To permit an interior side yard setback of 0.01 metres to a proposed exterior stairway leading to a below grade entrance in a required side yard, resulting in a combined side yard width of 0.68 metres, whereas the by-law requires a minimum interior side yard setback of 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for each interior lot is 1.8 metres;
3. To permit a driveway width of 7.66 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and

4. To permit 0 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.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: M. Vaithianathan

Seconded by: S. Saini

That application A-2024-0124 is supportable, in part, 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 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;
5. That variance 4 be refused; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.22 A-2024-0125

Raj Singh Sandeep, Kaur Harinder

58 Clover Bloom Road

Plan M1114, Part Lot 66, RP 43R20430, Part 1, Ward 9

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

1. To permit an additional residential unit in a quattroplex, whereas the by-law only permits an additional residential unit in a single detached, semi-

detached or townhouse dwelling;

2. To permit a proposed required front yard setback of 4.71 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum required front yard setback of 6.0 metres;
3. 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; and
4. To permit a proposed exterior stairway leading to a below grade entrance in a quattroplex, whereas the by-law only permits an exterior stairway leading to a below grade entrance in a single detached, semi-detached or townhouse 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 authorized agent agreed with the conditions.

Moved by: T. Thirunavukkarasu

Seconded by: M. Vaithianathan

That application A-2024-0125 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 shall 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

9.23 A-2024-0126

Jony Bahsous Holdings Incorporated

16 Ixworth Circle

Plan 43M2097, Lot 101, Ward 6

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

1. To permit an accessory structure (open – sided shade structure) located on a landscaped deck having a gross floor area of 29.72 square metres, whereas the by-law permits a maximum gross floor area of 10 square metres for an individual accessory structure located on a landscaped deck.

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 authorized agent agreed with the conditions.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0126 is supportable, in part, subject to the following conditions being imposed:

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

Carried

9.24 A-2024-0127

Joyce Osabor, Osasu Igharo

54 Jordensen Drive

Plan 43M1751, Part Lot 204, RP 43R32015, Part 6, Ward 5

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.02 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum 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:

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0127 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.25 A-2024-0128

Melba Janet Jeyapaul

6 Pressed Brick Drive

Plan M1175, Part Lot 2, RP 43R21407, Part 3, Ward 1

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

1. To permit a driveway width of 5.59 metres, whereas the by-law permits a maximum driveway width of 4.9 metres.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Athlyn Markland, Brampton resident was present and expressed her opposition to the application with regards to the excessive garbage in the area, vehicles parked on the grass, and cars parking on driveways that are not part of that home.

Jake Vanderkooy, Brampton resident, was present and expressed his opinion that this application is not minor in nature but major. The construction began with a sidewalk, which turned into part of the driveway. The excessive traffic and cars parked in the area is a safety issue for all involved, including elderly and children.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha inquired if there is any enforcement action and the status of the basement at this home.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there is enforcement action on the driveway. There is a closed permit for the construction of a second unit, due to the electrical certificate not being received. The second unit is not registered.

Member R. Chatha inquired if the city By-law staff can enforce or keep watching that property.

Member S. Saini inquired if there had been any complaints regarding the vehicles parking on the grass.

Ross Campbell, Manager, Zoning and Sign By-Law, advised that the complaints received are regarding the driveway, the second unit and the garbage in the area.

Member R. Chatha advised he believes it is quite an extension and he does not support this application.

Moved by: R. Chatha

Seconded by: J. Reed

That application A-2024-0128 be refused.

Carried

9.26 A-2024-0129

Vaibhav Kumar Agarwal, Puja Mondal

167 Simmons Blvd

Plan M303, Lot 129, Part Lots 128, 130, RP 43R10093, Part 8. Ward 1

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

1. To permit a rear yard setback of 5.62 metres to an existing sunroom addition, 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:

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0129 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties is not adversely affected and that drainage from the existing building addition must flow onto the owners property;
3. The owner shall obtain a building permit for the addition within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.27 A-2024-0130

Nicolin Odel Guinette, Joanne Guinette

102 Heartview Road

Plan 43M1880, Lot 111, Ward 2

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

1. To permit a proposed garden suite having a gross floor area of 43.57 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0130 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a Garden Suites Architectural Control approval prior to the submission of a building permit application;
3. That a second driveway serving the proposed Garden Suite not be constructed on the property;
4. That the proposed Garden Suite not be used as an unregistered Additional Residential Unit;
5. That the applicant/owner obtain a Toronto and Region Conservation Area (TRCA) permit pursuant to Ontario Regulation 41/24 for the proposed works and pays the applicable permit review fee of \$240.00 – minor ancillary residential; and

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

Carried

9.28 A-2024-0131

Brought forward and dealt with under Item 7.5

9.29 A-2024-0132

Ashwinder Puri, Harshpreet Puri

37 Stoneylake Avenue

Plan 43M1613, Lot 156, Ward 1

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

1. To permit a proposed deck to encroach 3.3 metres into the rear yard setback, resulting in a setback of 3.7 metres from the deck to the rear lot line, whereas the by-law permits a deck to encroach a maximum 3.0 metres in a required setback of 4.0 metres from the deck to the rear lot line.

Ashwinder Puri the applicant was present and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0132 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;
and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.30 A-2024-0133

Satnam Kainth

12 Garrison Square

Plan 859, Plan Block A, Plan M46, Part Block A, RP 43R31115, Parts 45 and 45A, Ward 8

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 1.24 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires compliance with Schedule C-Section 128.

Bhaskar Joshi, 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 authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2024-0133 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 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

9.31 A-2024-0135

Shashwat Karkee

16 Mistdale Crescent

Plan M1416, Part Lot 42, RP 43R26081, Part 10, Ward 6

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 0.08 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.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2024-0135 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 an unobstructed continuous path of travel to the below grade entrance be provided; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.32 A-2024-0136

Brought forward and dealt with under Item 8.1

10. Deferred Consent Applications

10.1 B-2023-0031

Harmandeep Gill, Kulbir Gill, Iqbal Dhindsa, Harpreet Dhindsa

0 Creditview Road

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

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

A-2023-0395 (Item 11.1)

Harmandeep Gill, Kulbir Gill

0 Creditview Road

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

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

1. To permit a lot area of 0.18 hectares, whereas the by-law permits a minimum lot area of 0.2 hectares;
2. To permit a lot width of 20.62 metres, whereas the by-law permits a lot width of 45 metres;
3. To permit an interior side yard (west side) setback of 2 metres, whereas the by-law permits an interior side yard setback of 7.5 metres; and
4. To permit an interior side yard (east side) setback of 4.0 metres, whereas the by-law permits an interior side yard setback of 7.5 metres.

A-2023-0396 (Item 11.2)

Iqbal Dhindsa, Harpreet Dhindsa

0 Creditview Road

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

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

1. To permit a lot area of 0.18 hectares, whereas the by-law permits a minimum lot area of 0.2 hectares;
2. To permit a lot width of 20.79 metres, whereas the by-law permits a lot width of 45 metres;
3. To permit an interior side yard (west side) setback of 3 metres, whereas the by-law permits an interior side yard setback of 7.5 metres; and• *According to the plans, the variance should be revised to permit an interior side yard (west side) setback of 3.0 metres, whereas the bylaw permits an interior side yard setback of 7.5 metres. The variance was previously measured from the side wall of the dwelling rather than the side wall of the attached garage and there has been no changes to the drawings included in the public notice.*
4. To permit an interior side yard (east side) setback of 2 metres, whereas the by-law permits an interior side yard setback of 7.5 metres.

Harpreet Chatrath, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Dr. Tushar Mahendra, Brampton resident was present and expressed his opposition to the application with regards to the future construction to follow the rules. Section 45(1) of the *Planning Act* tests state it needs to be minor. This application is not minor. The setbacks allowed by the city are 25 feet. The shadowing is going to be immense. Reducing the setbacks, were there studies submitted? Drainage will be an issue, who will be liable for the flooding, my water well being contaminated, and cracks in my foundation. I want to put on record that if this application affects my house if the application is approved, I will hold the city liable as well as the staff that allowed for this application to be approved.

Sally Fasulo, Brampton resident was present and expressed her concerns and opposition to the application in relation to the two massive homes on one

property. The houses are forecasted to be 18 feet from my property line. The area is not a subdivision, and these houses are going to impact the trees on my property, the digging will cause damage to the roots of the trees. Will the City drainage system be able to accommodate the drainage? The percentage of property coverage should be reduced, it is not in-keeping to the area. We are requesting the conservation authority to visit the area and complete the testing.

Member J. Reed advised there was a thorough review from Credit Valley Conservation, of wetlands, erosion and they advise the wetlands don't encroach on the property.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired on the construction that Dr. Tushar is concerned will impact his well water or drainage, will the City ensure that will not happen? Will there be a condition regarding the water flowing properly.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised all those aspects will be covered through the custom home application and the required permits.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there is no guarantee when it involves wells. Any issues that arise would be a civil matter between the two owners.

Member S. Saini advised both sides have been listened to, and will proceed with the staff recommendations.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application **B-2023-0031** 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;
3. That the applicant contacts the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of severance approval;

4. That when a custom home application is submitted, the driveway width will have to measure a minimum of 3.5-metres for single-vehicle driveways, 6.0-metres for double-vehicle driveways and 7.3-metres for shared-vehicle driveways. Driveways are to also measure a minimum of 6.0-metres in length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way;
5. As a condition of severance, there is to be a mutual access easement between the retained and the severed parcels. The Owner shall agree to hold the City harm-less in this regard and 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. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
 6. A draft reference plan;
 7. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the easement is to be conveyed;
 8. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division;
 9. 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.
10. That Minor Variance applications A-2023-0395 and A-2023-0296 be approved.

That application **A-2023-0395** 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 Custom House Architectural Control approval prior to the submission of a building permit application;
3. That the applicant/owner provide a Tree Preservation and Inventory Plan for review as part of the submission materials for the required Custom

Home Application and that satisfactory arrangements be made with City Heritage Planning with respect to the retention of mature trees and vegetation along Creditview road;

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

That application **A-2023-0396** 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 Custom House Architectural Control approval prior to the submission of a building permit application and that satisfactory arrangements be made with City Heritage Planning with respect to the retention of mature trees and vegetation along Creditview road;
3. 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 approval;
4. 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-2023-0395

Brought forward and dealt with under Item 10.1

11.2 A-2023-0396

Brought forward and dealt with under Item 10.1

11.3 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 front yard setback of 4.47 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum front yard setback of 6.0 metres;
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 front yard; and
3. To permit a driveway width of 8.1 metres, whereas the by-law permits a maximum driveway width of 6.71 metres.

Sarah Mahadi, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Kathleen McDermott, Brampton resident was present and submitted a presentation, and expressed her opposition and concerns regarding the mature trees being impacted. With bylaws posted online from the City of Brampton each unit requires two parking spots, that home would require seven parking spots in total. Upon review of the site plan, it clearly shows this property is crossing the property line. Stairway – please explain your assessment.

Gian Marcon, Brampton resident, was present and expressed his concerns with the safety issues in the area, especially with the safety of the school children. Sidewalks on not on both sides of the street, there are only on one side, and you have to cross between cars causing the excessive parking on the corners to be a safety concern. The resident believes this is a high-risk area with the increased traffic and excessive parking.

Jim McKay, Brampton resident was present and expressed his opinion that the area is a high-risk area. The excessive cars being parked in the driveway and the road cause blind spots for other motorists. The snow piles up in the winter,

creating more problems and the safety of the children is being impeded. Has there been a traffic assessment completed in the area, if not, we would request a traffic assessment be completed.

Mike Agius, Brampton resident, was present and advised the committee in the past 24 months over 60 secondary units have been approved. Increasing traffic in the area. Many residents opposing this application, it is for a just reason. The property is being treated as commercial property. Turning these homes to rooming homes. Bike lanes are not really for bikes they are parking spots for the rental units. Priority given to safety, but calls go unanswered when logged with 311. With this home the garage was converted to a family room, if parking is an issue they should convert the living room back to the garage.

Jackie McCann, Brampton resident was present and expressed her concerns with the excessive garbage, uncut grass and vehicles blocking the sidewalks.

Ian Gilchrist, Brampton resident was present and submitted a petition on behalf of the area residents.

Ray Scanlan, Brampton resident was present and advised the committee the whole property is covered in concrete. The main concerns are safety for all the children walking to school.

Marion Russell, Brampton resident was present and expressed her concerns regarding safety for the children. This subdivision should remain family friendly with children.

Member R. Chatha advised that the front yard entrance is not something he would support. The additional entrance should be in the back yard. An entrance on the front yard will change the characteristics of the neighborhood.

Member B. Mand stated that the street parking is a significant issue. Due to the growth in the province we need to increase housing.

Member M. Vaithianathan agreed that the area should remain a single-family area. The safety of the children and area residents regarding the increased traffic and excessive parking are important factors and of a serious nature. I do not support this application.

Doreen Schott Dunne, Brampton resident was present and expressed her concerns regarding the safety of the children. If the children come out through the cars. They will die. Excessive garbage. Grass is not being cut. The triplex will add to this problem.

Eva Soares, Brampton resident was present online and expressed her opposition to the application about keeping the residents safe in the neighborhood.

Kevin Michael the applicant was present and want to reassure the neighbors that the garbage in the area will be cleaned up and if there was anything that he could reassure the area residents their concerns are all being noted and will be considered.

Staff outlined the proposed conditions of the staff report.

Member J. Reed advised this is an older mature neighborhood, the application does meet the four tests, although it does not meet the desirability test. Urges council to make the area a mature neighborhood and should require higher testes to be met.

Member R. Chatha supports the comment that mature neighborhoods are different then other areas of Brampton and should require higher tests to be met. The front yard entrance is not appropriate or suiting to the characteristics of the neighborhood.

Moved by: J. Reed

Seconded by: R. Chatha

That application A-2024-0041 be refused.

Carried

12. Other Business

Nil

13. Adjournment

Moved by: R. Chatha

Seconded by: J. Reed

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on June 18, 2024 at 9:30 a.m. or at the call of the Chair.

Carried

J. Singh Dehriwal, Chair

C. Vani, Secretary-Treasurer