



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, July 16, 2024

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

Members Absent: James Reed
Manoharan Vaithianathan

Staff Present: Ross Campbell, Manager, Zoning and Sign By-law, Planning,
Building and Growth Management
David Vanderberg, Manager, Development Services
Saghar Massah, Planner, Development Services
Rajvi Patel, Planner, Development Services
Megan Fernandes, Planning Technician, Development Services
Ellis Lewis, Assistant Development Planner, Development
Services
Emily Mailling, Planning Technician, Development Services
Marcia Razao, Planning Technician, Development Services
Hayden Poon, Planning Technician, Development Services
Clara Vani, Secretary-Treasurer Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:36 a.m. recessed at 11:15 a.m., reconvened at 11:37 a.m. and adjourned at 1:06 p.m.

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

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

Members absent during roll call: James Reed (personal) and Manocharan Vaithianathan (personal).

2. Adoption of Minutes

2.1 Minutes - Committee of Adjustment - June 18, 2024

Moved by: B. Mand

Seconded by: S. Saini

That the minutes of the Committee of Adjustment hearing held June 18, 2024 be approved, as printed and circulated.

Carried

3. Region of Peel Comments

3.1 Regional Comments dated July 8, 2024

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

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

Nil

5. Withdrawals Requests

5.1 A-2024-0009

Pragnesh Vyas, Falguni Vyas

37 Riverstone Drive

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

Ravinder Singh, authorized agent, withdrawal letter dated July 2, 2024

That Application A-2024-0009 be withdrawn from consideration.

5.2 A-2024-0020

1000683094 Ontario Inc.

42 Regan Road, Unit 11-14

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

Tanvir Rai, Authorized agent withdrawal letter, dated June 25, 2024

That Application A-2024-0020 be withdrawn from consideration.

5.3 A-2024-0066

Jaydeep Banerjee, Nandini Chatterjee

56 Mirabell Court

Plan M776, Lot 30

Jaydeep Banerjee, applicant withdrawal letter, dated June 20, 2024

That Application A-2024-0066 be withdrawn from consideration.

6. Review of the Agenda for Immediate Approval

Moved by: B. Mand

Seconded by: P. Khaira

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its July 16, 2024, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.1	A-2024-0111	37 Cranberry Crescent
9.3	A-2024-0189	255 Biscayne Crescent
9.5	A-2024-0192	11 Redwillow Road
9.8	A-2024-0196	34 Olympia Crescent
9.9	A-2024-0197	529 Edenbrook Hill Drive
9.10	A-2024-0198	101 Clockwork Drive
9.11	A-2024-0199	355 Sunny Meadow Blvd
9.12	A-2024-0201	56 Balloon Crescent
9.13	A-2024-0202	21 Hodgson Street
9.14	A-2024-0203	74 Southlake Blvd.
9.19	A-2024-0209	22 Vanwood Crescent
9.20	A-2024-0210	63 Hanbury Crescent
9.23	A-2024-0213	201 Bufford Drive
9.27	A-2024-0217	69 Truro Circle
9.30	A-2024-0220	24 Tortoise Court

9.35	A-2024-0226	8827 Mississauga Road
9.36	A-2024-0227	44 Gladstone Square
9.38	A-2024-0229	2 Trewartha Crescent
9.39	A-2024-0230	174 Bufford Drive
9.40	A-2024-0231	28 New Pines Trail
9.45	A-2024-0236	209 Steeles Avenue West
9.46	A-2024-0238	55 Hereford Street

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-2024-0215

Swaran Singh

4 Maple Avenue

Plan BR2, Part Lots 17, 18, Ward 1

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

1. To permit an accessory structure (existing shed 1), located in the rear yard having a setback of 0.56 metres to the side lot line, whereas, the by-law requires a minimum setback of 0.6 metres to the nearest lot line;

2. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.31 metres to the side lot line, whereas, the by-law requires a minimum setback of 0.6 metres to the nearest lot line;
3. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.32 metres to the rear lot line; whereas, the by-law requires a minimum setback of 0.6m to the nearest lot line;
4. To permit a combined gross floor area of 20.44 square metres (220 square feet) for two (2) accessory structures (existing sheds), whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
5. To permit a driveway width of 10.37 metres (34feet), whereas the by-law permits a maximum driveway width of 7.0 metres;
6. To permit 0.30 metres of permeable landscaping abutting both side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines; and
7. To permit the rear yard to be paved for the purpose of parking whereas the by-law does not permit the rear yard to be paved for the purpose of parking (except on a driveway that lead to a garage).

(See item 9.25)

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2024-0215 be deferred to no later than the last hearing of August 2024.

Carried

7.2 A-2024-0212

Sunil Kumar Bungay, Meenu Meenakshi Bungay

12 Bernard Avenue

Plan 43M1644, Part Block 25, RP 43R29768 Parts 361 and 362, Ward 4

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

1. To permit an interior side yard setback of 1.42 metres to a proposed garden suite, whereas the by-law requires a minimum interior side yard setback of 1.8 metres to a garden suite;
2. To permit a separation distance from the principal dwelling of 2.79 metres to a proposed garden suite, whereas the by-law requires a minimum separation distance of 3.0 metres from the principal dwelling to a garden suite;
3. To permit a driveway width of 5.63 metres, whereas the by-law permits a maximum driveway width of 5.5 metres; and
4. To permit a parking space depth of 4.9 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres.

(See item 9.22)

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0212 be deferred to no later than the last hearing of September 2024.

Carried

7.3 B-2024-0012, A-2024-0233 and A-2024-0234

B-2024-0012 (See item 8.1)

2514682 Ontario Inc., c/o Surinder Sharma

3455 Queen Street East

Brampton Con 7 ND, Part Lots 5, RP 43R34613, Parts 7, 11 to 16, 18, 24 to 26, 33, 34 and 36, Ward 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.413 hectares (3.49 acres), together with reciprocal easements for access, parking, and servicing. The proposed severed lot has a frontage of approximately 9.08m (29.79 ft.), a depth of approximately 60.72m (199.21 ft.), and an area of approximately 7,716 sq. m (1.91 acres). The retained lands will continued to be occupied by a 6 storey motel building and a 2 storey retail/office building. No development is currently proposed for the severed lands.

A-2024-0233 (See item 9.42)

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

1. To permit 88 parking spaces, whereas the by-law requires 140 parking spaces;
2. To permit 30 required parking spaces on the severed lands to be used in conjunction with the hotel/retail/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required; and
3. To permit a parking aisle width of 1.6 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

A-2024-0234 (See item 9.43)

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

1. To permit a lot width of 9.08 metres, whereas the by-law requires a minimum lot width of 50 metres;
2. To permit a parking aisle width of 5.18 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres; and
3. To permit a parking lot associated with the hotel/retail/office uses on the retained lands, whereas the by-law does not permit a parking lot for uses located on an adjacent lot.

Moved by: B. Mand

Seconded by: T. Thirunavukkarasu

That application B-2024-0012, A-2024-0234, and A-2024-0233 be deferred to no later than the last hearing of December 2024.

Carried

7.4 A-2024-0188

Dalimchand Mangra, Roni Prabudial Mangra

7 Richgrove Drive

Plan 43M1602, Lot 4, Ward 10

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

1. To permit a driveway width of 16.86 metres, whereas the by-law permits a maximum driveway width of 9.14 metres.

(See item 9.2)

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2024-0188 be deferred to no later than the last hearing of September 2024.

Carried

7.5 A-2024-0067

Bunu Mathew Abraham, Mercy Mathew

14 River Road

Con 5 WHS Part Lot 6, Plan 311, Part Lot 7, RP 43R18560, Part 1, Ward 6

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

1. To permit a front yard setback of 2.6 metres to a proposed two-storey addition to an existing single detached dwelling, whereas the by-law requires a minimum front yard setback of 12 metres;
2. To permit an addition to an existing Legal Non-Conforming Garden Suite having a setback of 0.0 metres to the interior property line, whereas the by-law requires a minimum interior side yard width of 1.2 metres;

3. To permit an increase of GFA of 65.33 square metres to an existing legal non-conforming garden suite, with an existing gross floor area of 63.95 square metres resulting in a total GFA of 129.28 square metres, whereas the by-law permits a maximum of Garden Suite Gross Floor Area of 80 square metres on a lot in a Residential Hamlet zone; and
4. To permit a minimum landscaped open space of 68.71% of the front yard, whereas the by-law a minimum landscaped open space of 70% of the front yard.

Deferred from May 21, 2024

(See item 11.1)

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2023-0067 be deferred to no later than the last hearing of August 2024.

Carried

7.6 A-2024-0068

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

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

1. To permit an accessory structure (existing pergola) having a gross floor area of 37.53 square metres (404 sq ft), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
2. To permit a front yard setback of 0.855 metres to a proposed ground floor addition, whereas the by-law requires a minimum front yard setback of 9.0 metres;
3. To permit an interior side yard setback of 1.995 metres to a proposed second floor addition, whereas the by-law requires a minimum interior side

yard setback of 2.8 metres;

4. To permit a lot coverage of 42%, whereas the by-law permits a maximum lot coverage of 25%;
5. To permit an accessory structure (existing shed) having a setback of 0.49 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
6. To permit an accessory structure (existing pergola) having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
7. To permit an accessory structure (existing pergola) having a height of 3.1 metre, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
8. To permit an accessory structure (existing pergola) having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres; and
9. To permit a combined gross floor area of 71.34 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures.

Deferred from April 23, 2024

(See item 11.2)

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application A-2024-0068 be deferred to no later than the last hearing of October 2024.

Carried

7.7 A-2024-0149

2121256 Ontario Inc. c/o Graham M. Tobe

210 Rutherford Road South

Con 2, EHS Pat Lot 3, RP RD80, Part 6, PCL A45, RP 43R1460, Parts 2, 3,
Ward 3

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

1. To permit motor vehicle sales, whereas the by-law does not permit the use; and
2. To permit 15 parking spaces, whereas the by-law requires a minimum of 29 parking spaces.

(See item 11.4)

Moved by: S. Saini

Seconded by: T. Thirunavukkarasu

That application A-2024-0149 be deferred to no later than the last hearing of October 2024.

Carried

7.8 A-2024-0205

Sudesh Kumar Sharma, Minakshi Sharma

2 Anatolia Street

Plan 43M2025, Lot 36, Ward 10

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

1. To permit a driveway width of 8.89 metres, whereas the by-law permits a maximum width of 7.0 metres.

(See item 9.15)

Moved by: B. Mand

Seconded by: T. Thirunavukkarasu

That application A-2024-0205 be deferred to no later than the last hearing of September 2024 with the recirculation fees to be paid by the applicant.

8. New Consent Applications

8.1 B-2024-0012

2514682 Ontario Inc., c/o Surinder Sharma

3455 Queen Street East

Brampton Con 7 ND, Part Lots 5, RP 43R34613, Parts 7, 11 to 16, 18, 24 to 26, 33, 34 and 36, Ward 8

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 1.413 hectares (3.49 acres), together with reciprocal easements for access, parking, and servicing. The proposed severed lot has a frontage of approximately 9.08m (29.79 ft.), a depth of approximately 60.72m (199.21 ft.), and an area of approximately 7,716 sq. m (1.91 acres). The retained lands will continued to be occupied by a 6 storey motel building and a 2 storey retail/office building. No development is currently proposed for the severed lands.

Associated Files A-2024-0233 (Item 9.42) and A-2024-0234 (Item 9.43)

Brought forward and dealt with under item 7.3

9. New Minor Variance Applications

9.1 A-2024-0111

Harvinder Kaur Singh

37 Cranberry Crescent

Plan M951, Lot 38, Ward 4

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

1. To permit an interior side yard setback of 0.83 metres to a below grade window, whereas the by-law requires a minimum interior side yard setback of 1.2 metres to a below grade window.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0111 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 not be adversely affected;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2024-0188

Dalimchand Mangra, Roni Prabudial Mangra

7 Richgrove Drive

Plan 43M1602, Lot 4, Ward 10

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

1. To permit a driveway width of 16.86 metres, whereas the by-law permits a maximum driveway width of 9.14 metres.

Brought forward and dealt with under item 7.4

9.3 A-2024-0189

6380 Vipond Inc.

255 Biscayne Crescent

Plan M947, Part Block 6, RP 43R23118, Part 1, Ward 3

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

1. To permit motor vehicle sales (smart armored vehicles for commercial and government entities) only in conjunction with the existing manufacturing use of smart armored vehicles for commercial and government entities, whereas the by-law does not permit motor vehicle sales.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0189 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 motor vehicles sales use only be permitted in conjunction with and accessory to the principal manufacturing and assembly use;
3. That no outside storage or any aspect of the sales use shall occur outside on the property at any time; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.4 A-2024-0190

Taranjit Singh Randhawa, Balwinder Randhawa

6 Egerton Street

Plan 43M1890, Lot 176, Ward 9

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

1. To permit a rear yard setback of 2.94 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.50 metres.

Dilraj Randhawa, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0190 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 amount of glazed openings for the front, rear and side walls of the accessory structure be restricted based on the limiting distance, and shall conform to Division B, 9.10.15.4 of the Ontario Building Code; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2024-0192

Hartehal Singh Gill, Baljinder Kaur Gill

11 Redwillow Road

Plan 43M1633, Lot 270, Ward 8

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

1. To permit an existing roof structure to encroach 3.76 metres into the rear yard setback, resulting in a setback of 2.24 metres from the roof to the rear lot line, whereas the by-law permits a roof structure, including eaves and cornices, to encroach a maximum 2.0 metres into the rear yard setback, resulting in a required setback of 4.0 metres from the deck to the rear lot line.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0192 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;

2. That the owner shall obtain a building permit for the rear yard roof structure within sixty (60) days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
3. That the existing roof structure remain open and not enclosed;
4. That drainage on the adjacent properties shall not be adversely affected. Drainage from the roof structure must flow onto the owner's property;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.6 A-2024-0193

Anudeep Kambhampati, Praveena Kallem

3369 Mayfield Road

Con 1, EHS Part Lot 17, RP 43R36273, Part 3, Ward 2

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

1. To permit an existing driveway width of 14.51 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.0 metres of permeable landscaping abutting both side lot lines, 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 provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: T. Thirunavukkarasu

That application A-2024-0193 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 and in accordance with the conditions 2 and 3;
2. That Variance 1 to permit a driveway width of 14.51 metres be refused and that a maximum driveway width of 8.84m be approved;
3. That Variance 2 to permit 0.0 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping abutting the side lot line be refused;
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

9.7 A-2024-0194

Surjit Singh Boparai, Navneet Kaur, Naranjan Singh, Harminder Kaur Boparai

24 Preakness Court

Plan M829, Lot 82, Ward 4

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

1. To permit a proposed garden suite with a gross floor area of 61.31 square metres, whereas the by-law permits a garden suite to have a maximum gross floor area of 35 square metres.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0194 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 the proposed Garden Suite not be used as an unregistered Additional Residential Unit;
4. That the detached storage shed be demolished as depicted on the sketch attached to the Notice of Decision; and,
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.8 A-2024-0196

Radhika Sharma, Raj Kumar Ratti

34 Olympia Crescent

Plan M1360, Lot 55, Ward 5

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

1. To permit an existing driveway width of 7.54 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0196 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. 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;
3. 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;
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

9.9 A-2024-0197

Smitha Kavungal Sudarshanan, Mahendra Ramachandran

529 Edenbrook Hill Drive

Plan 43M2022, Lot 181, 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 0.04 metres to an existing exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum side yard setback of 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for both side yards on an interior lot is 1.8 metres.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0197 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

9.10 A-2024-0198

Arvind Shankar Pandey, Bindeshwari Pandey

101 Clockwork Drive

Plan 43M2099, Lot 158, 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 0.03 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres (3.94 feet) is provided on the opposite side of the dwelling.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0198 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

9.11 A-2024-0199

Harjinder Dhillon, Kuldip Dhillon

355 Sunny Meadow Blvd.

Plan 43M1691, Block 662, Plan 43M1731, Block 352, Ward 9

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

1. To permit a proposed exterior side yard setback of 1.94 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres; and
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0199 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 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;
5. That drainage on adjacent properties should not be adversely affected;
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.12 A-2024-0201

Banarsi Arora, Sunil Arora

56 Balloon Crescent

Plan 43M1959, Lot 119, Ward 10

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

1. To permit a proposed roof structure to encroach 3.66 metres into the rear yard setback, resulting in a setback of 3.84 metres from the roof structure to the rear lot line, whereas the by-law permits a roof structure, including eaves and cornices, to encroach a maximum 2.0 metres into the rear yard setback, resulting in a required setback of 5.5 metres from the roof structure to the rear lot line.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0201 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 area underneath the proposed roof structure remains open and not enclosed; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.13 A-2024-0202

Albana Limani, Vilaznim Limani

21 Hodgson Street

Plan M518, Lot 179

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 exterior side yard; and
2. To permit a proposed exterior side yard setback of 2.65 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3 metres.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0202 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

9.14 A-2024-0203

Sivagamasundari Balenthiran

74 Southlake Blvd

Plan 43M1613, Lot 183, Ward 1

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

1. To permit a proposed balcony to encroach 3.50 metres into an existing legal non-complying rear yard setback of 7.0 metres, resulting in a minimum setback of 3.5 metres from the balcony to the rear lot line, whereas the by-law permits a balcony to encroach a maximum of 1.8 metres into the rear yard. (Ref. SS 1160.2(13)).

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0203 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a building permit for the constructed deck within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;

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

Carried

9.15 A-2024-0205

Sudesh Kumar Sharma, Minakshi Sharma

2 Anatolia Street

Plan 43M2025, Lot 36, Ward 10

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

1. To permit a driveway width of 8.89 metres, whereas the by-law permits a maximum width of 7.0 metres.

Brought forward and dealt with under item 7.8

9.16 A-2024-0206

Gurbhej Singh Turna, Amandeep Kaur Turna

124 Botavia Downs Drive

Plan 43M1614 Part Lot 30, RP 43R29754, Part 13, Ward 6

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

1. To permit a personal service shop (salon) as a home occupation in a semi-detached dwelling, whereas the bylaw only permits an office as a home occupation in a semi-detached dwelling; and
2. To permit 2 parking spaces on the lot, whereas the bylaw requires a total of 3 parking spaces for the residential dwelling and proposed home occupation (salon).

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

Staff outlined the reasons for refusal.

Member B. Mand inquired if the applicant amends the application to accommodate parking can the application be approved.

Staff advised the home is a semi-detached structure and the reasons would be the same for refusal.

Moved by: P. Khaira

Seconded by: T. Thirunavukkarasu

That application A-2024-0216 be refused.

Carried

9.17 A-2024-0207

Harpal Behan, Sukhwinder Behan

117 Kingknoll Drive

Plan M779, Lot 21, Ward 4

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

1. To permit an existing above grade entrance in an interior side yard having a minimum width of 0.61 metres extending from the front wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the interior 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 0.61 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
3. To permit an existing driveway width of 7.67 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report and advised the Committee there was enforcement action related to this property.

Chair J. Dehriwal inquired if the second unit is legal.

Staff advised it is illegal.

Moved by: P. Khaira

Seconded by: J. Sodhi

That application A-2024-0207 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 and in accordance with the condition 2;
2. That Variance 1 and 2 be refused;
3. 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;
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

9.18 A-2024-0208

Sandeep Nahal, Pargat Nahal

16 Lauraglen Crescent

Plan M1160, Lot 128, 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;

2. To permit a 0.90 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;
3. To permit a driveway width of 7.32 metres, whereas the by-law permits a maximum driveway width of 5.5 metres; and
4. To permit 0.30 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.

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

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0208 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 and in accordance with conditions 5 and 6;
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;
5. That Variance 3 request to permit a driveway width of 7.32 metres (24.01 feet), whereas the by-law permits a maximum driveway width of 5.5 metres (18.04 feet) be refused;

6. That Variance 4 request to permit 0.3 metres (0.98 feet) of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres (1.96 feet) of permeable landscaping abutting the side lot line be refused; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.19 A-2024-0209

Baltej Gill, Kiranjit Gill

22 Vanwood Crescent

Plan 43M1918, Lot 57, Ward 10

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.00 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres (3.94 feet) is provided on the opposite side of the dwelling.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0209 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

9.20 A-2024-0210

Paramjit Padda, Tajinder Singh Padda

63 Hanbury Crescent

Plan 43M2011, Lot 49, Ward 5

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

1. To permit an existing driveway width of 8.59 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.40 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.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0210 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties shall not be adversely affected; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.21 A-2024-0211

Pardeep Singh, Sandeep Singh

28 Dolly Varden Drive

Plan 43M1667, Lot 216, Ward 10

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

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

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

Staff outlined the reasons for refusal.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2024-0211 be refused.

Carried

9.22 A-2024-0212

Sunil Kumar Bungay, Meenu Meenakshi Bungay

12 Bernard Avenue

Plan 43M1644, Part Block 25, RP 43R29768 Parts 361 and 362, Ward 4

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

1. To permit an interior side yard setback of 1.42 metres to a proposed garden suite, whereas the by-law requires a minimum interior side yard setback of 1.8 metres to a garden suite;

2. To permit a separation distance from the principal dwelling of 2.79 metres to a proposed garden suite, whereas the by-law requires a minimum separation distance of 3.0 metres from the principal dwelling to a garden suite;
3. To permit a driveway width of 5.63 metres, whereas the by-law permits a maximum driveway width of 5.5 metres; and
4. To permit a parking space depth of 4.9 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres.

Brought forward and dealt with under item 7.2

9.23 A-2024-0213

Soni Rose Mathew, Rony Kandathimakal Baby

201 Bufford Drive

Plan M688, Lot 12, Ward 3

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

1. To permit a 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.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0213 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;

2. That the proposed above grade entrance not be used as a principal entrance for an Additional Residential Unit;
3. That the applicant obtains a building permit for the existing above-grade entrance in the side yard 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

9.24 A-2024-0214

Gurpreet Chauhan, Beant Chauhan

12 Cottongrass Lane

Plan 43M1559, Lot 167, Ward 9

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

1. To permit a rear yard setback of 4.35 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.5 metres;
2. To permit a driveway width of 8.34 metres (27.33 feet), whereas the by-law permits a maximum driveway width of 7.0 metres; and
3. To permit 0.30 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.

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

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: B. Mand

That application A-2024-0214 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 the height of the peaked roof of the structure be limited to 4.5m (15 ft) as shown in the sketch attached to the Notice of Decision;
3. That the proposed deck attached to the proposed sunroom remain of an unenclosed configuration;
4. That a building permit be obtained prior to the construction of the proposed sunroom;
5. That drainage on adjacent properties not be adversely affected;
6. That Variance 2 requested to permit a driveway width of 8.34 metres (27.33 feet), whereas the by-law permits a maximum driveway width of 7.0 metres be refused;
7. That Variance 3 requested to permit 0.30 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line be refused;
8. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.25 A-2024-0215

Swaran Singh

4 Maple Avenue

Plan BR2, Part Lots 17, 18, Ward 1

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

1. To permit an accessory structure (existing shed 1), located in the rear yard having a setback of 0.56 metres to the side lot line, whereas, the by-law requires a minimum setback of 0.6 metres to the nearest lot line;

2. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.31 metres to the side lot line, whereas, the by-law requires a minimum setback of 0.6 metres to the nearest lot line;
3. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.32 metres to the rear lot line; whereas, the by-law requires a minimum setback of 0.6m to the nearest lot line;
4. To permit a combined gross floor area of 20.44 square metres (220 square feet) for two (2) accessory structures (existing sheds), whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
5. To permit a driveway width of 10.37 metres (34feet), whereas the by-law permits a maximum driveway width of 7.0 metres;
6. To permit 0.30 metres of permeable landscaping abutting both side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines; and
7. To permit the rear yard to be paved for the purpose of parking whereas the by-law does not permit the rear yard to be paved for the purpose of parking (except on a driveway that lead to a garage).

Brought forward and dealt with under item 7.1

9.26 A-2024-0216

Amal Rajvanshi, Vanisree Rajvanshi

53 Harper Road

Plan 625, Lot 339, Ward 3

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

1. To permit a fence in the required front yard of 6.0 metres having a height of 1.6 metres, whereas the by-law permits a maximum fence height of 1 metre in the required front yard of 6.0 metres.

Amal Rajvanshi, applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Member S. Saini inquired if the fence would affect visibility.

The applicant advised the fence is five metres from the property line and three metres from the sidewalk. There would be no visibility issues.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: P. Khaira

Seconded by: S. Saini

That application A-2024-0216 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 design and construction of the proposed fence in the required front yard shall not obstruct visibility within the visibility triangle; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.27 A-2024-0217

Gopalakrishnan Durairajan, Kavitha Manikumar

69 Truro Circle

Plan 43M1949, Lot 195, 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 exterior side yard; and

2. To permit a proposed exterior side yard setback of 2.04 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:

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0217 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner implement planting to adequately screen the below grade entrance and minimize visual impact on the streetscape in a manner satisfactory to the Director of Development Services;
3. That drainage on adjacent properties shall not be adversely affected;
4. That the below grade entrance shall not be used to access an unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.28 A-2024-0218

Varinder Rehal, Sukhvinder Kaur

32 Turtlecreek Blvd

Plan M553, Lot 104, Ward 3

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

1. To permit a driveway width of 8.94 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and

2. To permit 0.3 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 provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Member S. Saini inquired if the applicant could reduce the landscape and make the parking conditional.

Staff advised they have spoken with the agent and they can revisit the application.

Ross Campbell, Manager, Zoning and Sign By-Law, advised that staff would have to constantly patrol the area and there is not enough staff to enforce the parking.

Member J. Sodhi inquired if the application can be deferred and the application can be revised to incorporate additional landscaping.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there is enforcement action on this property.

The authorized agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2024-0218 be deferred no later than the last hearing of September 2024 with the recirculation fees to be paid by the applicant.

Carried

9.29 A-2024-0219

Raman Murugappan, Kannaathal Murugappan

20 Epsom Downs Drive

Plan 765, Lot 302, Ward 7

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

1. To permit a lot coverage of 37.42%, whereas the by-law permits a maximum lot coverage of 30%; and
2. To permit 2 parking spaces on a lot that contains two Additional Residential Units (a second unit and a garden suite), whereas the by-law requires 3 parking spaces when a residential lot contains two Additional Residential Units.

Kishor Bhattarai, 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.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0219 be refused.

Carried

9.30 A-2024-0220

Pardeep Kang, Navtej Kang

24 Tortoise Court

Plan M90, Lot 3, Ward 10

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

1. To permit an existing accessory structure (gazebo) located on a landscape deck having a gross floor area of 48.40 square metres (521 sq feet), whereas the by-law permits a gazebo on a landscaped deck having a maximum gross floor area of 10 square metres;
2. To permit an existing accessory structure (Shade structure) having a gross floor area of 23.69 square metres (255 square feet), whereas, the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure;

3. To permit a combined gross floor area of 72.09 square metres for two (2) existing accessory structures (Gazebo & shade structure), whereas the by-law permits a maximum combined gross floor area of 40 square metres for two (2) accessory structures; and
4. To permit an existing accessory structure (gazebo) located on a landscape deck having height of 4.57 metres, whereas the by-law permits a gazebo on a landscaped deck having a maximum height of not more than 3 metres measured from the walking surface of the landscape deck.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0220 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner shall obtain a building permit for the existing accessory structures (gazebo and shade structure) within 60 days of the decision of approval, or within an extended period of time to be granted at the discretion of the Chief Building Official; and,
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.31 A-2024-0221

10254 Hurontario Property Inc.

10200 Hurontario Street

Chinguacousy Con 1 WHS Part Lot 12, RP 43R38924, Parts 13 to 24, Ward 2

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

1. To provide 760 parking spaces, whereas the by-law required 766.

James Samuel, authorized agent was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: B. Mand

Seconded by: T. Thirunavukkarasu

That application A-2024-0221 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.32 A-2024-0223

Virender Rathi, Deepshikha Rathi

49 Possession Crescent

Plan 43M2014, Lot 61, Ward 10

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

1. To permit a driveway width of 9.14 metres, whereas the by-law permits a maximum driveway width of 7.32 metres.

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: S. Saini

Seconded by: P. Khaira

That application A-2024-0223 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 maximum permitted driveway width be limited to 8.84m;
3. 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;
4. That the owner provide Staff with documentation of the final driveway conditions inclusive of the width measuring 8.84m as depicted in the sketch attached to the Notice of Decision within 60 days of Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
5. That the proposed reinstatement of the landscaped areas will be permanent, and that the fixtures shall not be removed, but may be repaired when necessary; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.33 A-2024-0224

Aslim Hussain, Nabila Aslim

19 Mayfair Crescent

Plan M261, Lot 59, Ward 7

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

1. To permit an interior side yard setback of 0.601 metres to a proposed addition, whereas the by-law requires a minimum interior side yard setback of 1.2 metres to a one storey addition;
2. To permit a rear yard setback of 2.714 metres to a proposed addition, whereas the by-law requires a minimum rear yard setback of 6.3 metres; and
3. To permit a lot coverage of 49.5%, whereas the by-law permits a maximum lot coverage of 30%.

Ketul Shah, 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: T. Thirunavukkarasu

That application A-2024-0224 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. The owner shall obtain a building permit within 60 days of the decision of approval or as extended at the discretion of the Chief Building Official;
3. That drainage shall not be adversely affected on adjacent properties; and,
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.34 A-2024-0225

Trustees of the Canadian Reformed Church of Brampton

10301 Creditview Road

Chinguacousy Con 4, WHS Part lot 12, Plan 43M1424, Part Blocks 249 and 251, Part Fairhill Avenue and Part road allow, Plan 43M1846, Block 26 and RP 43R34334 Part Parts

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

1. To permit a proposed private elementary school, whereas the by-law does not permit the use.

Charles Groen, authorized agent was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0225 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 implement the works depicted on the approved site plan, prior to starting the operation of the faith-based school 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

9.35 A-2024-0226

VRAJ Canada Community Centre

8827 Mississauga Road

Con 4 WHS Part Lot 5 and RP 43R31828 Part 2 Unreg, Ward 4

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

1. To allow 27.5 percent front yard landscaping, whereas 70 percent front yard landscaping is permitted.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0226 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 complete Site Plan # SPA-2024-0035, 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

9.36 A-2024-0227

Harmeet Singh, Tanveer Kaur

44 Gladstone Square

Plan 859, Part Block A, Plan M46, Part Block A RP 43R3115, Parts 68, 68A and 68B, Ward 8

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

1. To permit a 1.04 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.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0227 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.37 A-2024-0228

Shahid Iqbal

20 McCleave Crescent

Plan M1140, Part Block 238, RP 43R20888, Part 19, 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 exterior 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 existing exterior side yard setback of 2.97 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.

Harjinder 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 authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: S. Saini

That application A-2024-0228 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 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;

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

Carried

9.38 A-2024-0229

Kirandeep Kaur, Har Karanvir Singh

2 Trewartha Crescent

Plan M106, Part Lot 37, RP 43R8499, Parts 1, 11, Ward 2

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard; and
2. To permit an exterior side yard setback of 2.68 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.00 metres.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0229 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 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

9.39 A-2024-0230

Amarjit Banipal, Dalbir Banipal, Manroop Banipal

174 Bufford Drive

Plan 43M1627, Lot 23, Ward 3

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 exterior 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 1.86 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 metres.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0230 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 shall be extended to screen the entire below grade entrance with the construction of the extension to match the existing fence;

4. That the fence, with the extension noted in Condition 3, be maintained as currently constructed, and shall not be removed or lowered, but may be repaired or replaced when necessary;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.40 A-2024-0231

Birender Marwah

28 New Pines Trail

Plan 43M1909, Part Block 1, RP 43R35763 Parts 20 and 73, Ward 2

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

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

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0231 is supportable, subject to the following conditions being imposed:

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

Carried

9.41 A-2024-0232

Gagndeeep Singh Batth, Gurveer Kaur Batth

11 Bookton Street

Plan 43M2092, Lot 29, Ward 8

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

1. To permit a driveway width of 8.84 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.3 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.

Kulwinder Baath, authorized agent was present and provided an overview of the application.

Staff outlined the reasons for refusal.

Moved by: T. Thirunavukkarasu

Seconded by: P. Khaira

That application A-2024-0232 be refused.

Carried

9.42 A-2024-0233

2514682 Ontario Inc., c/o Surinder Sharma

3455 Queen Street East

Brampton Con 7 ND, Part Lots 5, RP 43R34613, Parts 7, 11 to 16, 18, 24 to 26, 33, 34 and 36, Ward 8

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

1. To permit 88 parking spaces, whereas the by-law requires 140 parking spaces;
2. To permit 30 required parking spaces on the severed lands to be used in conjunction with the hotel/retail/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot

as the building or use for which it is required; and

3. To permit a parking aisle width of 1.6 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

Associated Files B-2024-0012 (Item 8.1) and A-2024-0234 (Item 9.43)

Brought forward and dealt with under item 7.3

9.43 A-2024-0234

2514682 Ontario Inc., c/o Surinder Sharma

3455 Queen Street East

Brampton Con 7 ND, Part Lots 5, RP 43R34613, Parts 7, 11 to 16, 18, 24 to 26, 33, 34 and 36, Ward 8

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

1. To permit a lot width of 9.08 metres, whereas the by-law requires a minimum lot width of 50 metres;
2. To permit a parking aisle width of 5.18 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres; and
3. To permit a parking lot associated with the hotel/retail/office uses on the retained lands, whereas the by-law does not permit a parking lot for uses located on an adjacent lot.

Associated Files B-2024-0012 (Item 8.1) and A-2024-0233 (Item 9.42)

Brought forward and dealt with under item 7.3

9.44 A-2024-0235

Sharanjeet Thind, Aman Deep Singh

13 Henna Street

Plan 43M1958, Lot 70, Ward 10

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

1. To permit an accessory structure (existing shed) located in the rear yard having a setback of 0.51 metres to the rear lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
2. To permit an accessory structure (existing shed) located in the rear yard having a setback of 0.3 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
3. To permit a driveway width of 10.36 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
4. To permit 0.28 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.

Neetu Singh, 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: P. Khaira

That application A-2024-0235 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 drainage on adjacent properties not be adversely affected;
3. That variance 3 to permit a maximum driveway width of 10.36 metres whereas the by-law permits a maximum driveway width of 7.32 metres be refused, and that a maximum driveway width of 10.04 metres be approved;
4. That Variance 4 to permit 0.28m of permeable landscaping abutting the side long line whereas the by-law requires a minimum of 0.6m of permeable landscaping abutting the side lot line be refused;

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

Carried

9.45 A-2024-0236

I2 Developments (Brampton) Inc.

209 Steeles Avenue West

Plan 43M1644, Part Block 35, Plan 43M2062, Block 3, Part Block 2, RP 43R2062, Block 3, Part Block 2, RP 43R40118, Parts 5 to 7, 11, 12, Ward 4

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

1. To permit 466 residential units, whereas the by-law permits a maximum number of 462 residential units; and
2. To permit 51 visitor parking spaces, whereas the by-law requires 70 parking spaces.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0236 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner finalize site plan approval under City File SPA-2021-0230, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.46 A-2024-0238

55 Hereford Investments ULC

55 Hereford Street

Plan 43M1673, Part Block 6, RP 43R40901, Parts 12 to 15, Ward 6

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

1. To permit the construction or a building addition in the rear yard having an existing non-conforming setback of 0.0 metres to the zone boundary between lands zoned OC-2801 and M4-2808, whereas the by-law requires that all lands zoned OC-2801 zone be treated as a single lot for Zoning purposes and requires a setback of 6 metres between a building and the zone boundary between lands zoned OC-2801 and M4-2808. Note: A building setback of 6m will be provided between the building (which straddles the zone boundary) and the rear lot line of the subject property; and
2. To permit a fence in the front yard, whereas a fence is not permitted in the front yard of any lot in an industrial zone.

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

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0238 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That a site plan application for the proposed building addition shall be submitted;
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-2024-0067

Bunu Mathew Abraham, Mercy Mathew

14 River Road

Con 5 WHS Part Lot 6, Plan 311, Part Lot 7, RP 43R18560, Part 1, Ward 6

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

1. To permit a front yard setback of 2.6 metres to a proposed two-storey addition to an existing single detached dwelling, whereas the by-law requires a minimum front yard setback of 12 metres;
2. To permit an addition to an existing Legal Non-Conforming Garden Suite having a setback of 0.0 metres to the interior property line, whereas the by-law requires a minimum interior side yard width of 1.2 metres;
3. To permit an increase of GFA of 65.33 square metres to an existing legal non-conforming garden suite, with an existing gross floor area of 63.95 square metres resulting in a total GFA of 129.28 square metres, whereas the by-law permits a maximum of Garden Suite Gross Floor Area of 80 square metres on a lot in a Residential Hamlet zone; and
4. To permit a minimum landscaped open space of 68.71% of the front yard, whereas the by-law a minimum landscaped open space of 70% of the front yard.

Deferred from May 21, 2024

Brought forward and dealt with under item 7.5

11.2 A-2024-0068

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

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

1. To permit an accessory structure (existing pergola) having a gross floor area of 37.53 square metres (404 sq ft), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
2. To permit a front yard setback of 0.855 metres to a proposed ground floor addition, whereas the by-law requires a minimum front yard setback of 9.0 metres;
3. To permit an interior side yard setback of 1.995 metres to a proposed second floor addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
4. To permit a lot coverage of 42%, whereas the by-law permits a maximum lot coverage of 25%;
5. To permit an accessory structure (existing shed) having a setback of 0.49 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
6. To permit an accessory structure (existing pergola) having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
7. To permit an accessory structure (existing pergola) having a height of 3.1 metre, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
8. To permit an accessory structure (existing pergola) having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres; and
9. To permit a combined gross floor area of 71.34 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures.

Deferred from April 23, 2024

Brought forward and dealt with under item 7.6

11.3 A-2024-0109

Main Street Developments Inc.

227 and 229 Main Street South

Con 1, Part Lot 2, Plan 43M518, Part Block 213, Ward 3

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

1. To permit a back-to-back townhouse dwelling, whereas the By-law does not permit the use;
2. To provide no commercial uses within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd, whereas the By-law requires any portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd shall be used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies;
3. To permit a rear yard depth of 6.0 metres to a proposed back-to-back townhouse dwelling, Whereas the By-law requires a minimum rear yard depth of 25 metres for any portion of the building less than or equal to a height of 7.5 metres, and 35 metres to any portion of the building taller than 7.5 metres;
4. To permit a front yard setback of 60 metres to a proposed back-to-back townhouse dwelling, Whereas the by-law does not permit a back-to-back townhouse dwelling;
5. To permit an interior side yard setback of 1.8 metres to a proposed back-to-back townhouse dwelling, whereas the by-law does not permit a back-to-back townhouse dwelling;

6. To permit an exterior side yard setback of 1.8 metres to a proposed back-to-back townhouse dwelling, whereas the by-law does not permit a back-to-back townhouse dwelling;
7. To permit a 0.0m tower stepback from the edge of the podium at front yard, whereas the by-law requires a minimum tower stepback of 3.0 metres from the edge of podium at the front yard;
8. To permit a 0.0m tower stepback from the edge of the podium at side yard, whereas the by-law requires a minimum tower stepback of 2.5 metres from the edge of podium at the side yard;
9. To permit all portions of the building with the exception of the elevator shaft and mechanical rooftop equipment to be located within the height limits set by a line that extends upward at a 45-degree angle from the rear property line, to a maximum height of 80 metres, whereas the by-law requires all portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres;
10. To permit a maximum height of 11.8 metres for the back-to-back townhouse dwelling, whereas the by-law does not permit a back-to-back townhouse dwelling;
11. To permit a maximum podium Height of 41.0 metres, whereas the by-law permit a maximum podium height of 27.0 metres;
12. To permit a maximum Gross Floor Area of 48,500 square metres, whereas the by-law permits a maximum gross floor area of 39,000 square metres;
13. To permit a tower separation of 20 metres, whereas the by-law requires a tower separation of 25 metres;
14. To permit a maximum FSI of 7.62, whereas the by-law permits a maximum FSI of 3.0;

15. To permit a minimum landscaped open space of 24.9% of the lot area, including landscaped hard surfaces, whereas the by-law requires a minimum landscaped open space of 35% of the lot area, including landscaped hard surfaces;
16. To permit parking to be calculated at a rate of 0.2 spaces per unit for residents and 0.15 spaces per unit for visitors, whereas the by-law requires that parking be calculated at a rate of 0.38 spaces per unit for residents and 0.20 spaces per unit for visitors;
17. To permit the first storey of any back-to-back townhouse wall adjacent to a street, to have a minimum 10% of the gross area of the portion of the wall above grade shall have windows and/or doors, whereas the by-law requires the first storey of any wall adjacent to a street, a minimum 70% of the gross area of the portion of the wall above grade shall have windows and/or doors; and
18. To permit a continuous street wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, privately-owned publicly accessible spaces, required rear yard setback to the back-to-back townhomes and the length of frontage occupied by the back to back townhomes along Charolais Blvd, whereas the by-law requires that a continuous street wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

Gerard Borean, authorized agent was present online and provided an overview of the application and outlined the issues with the conditions listed in the staff report.

The Committee Chair J. Dehriwal highlighted correspondence received.

Tony Linardi, Brampton resident was present and expressed his objections to the application with regards to the green space being removed when the applicant agreed to maintaining the green space. The angular plane is required and the applicant agreed to maintain the angular plane and now is eliminating the angular plane from the plans. Mr. Linardi would like the Committee of Adjustment to reject this application given it has already been rejected by the councillors. In respect to the safety of the resident, from all the documents it clearly shows anywhere around the building is unsafe. There is only one place to sit that can be comfortable and safe. The purple dots are dangerous. The applicant/agent advises there will be no parking because everyone will be taking the bus. This application is not minor, and not suitable for the area. This has a major impact on the area residents.

Warren Leung, Brampton resident was present and directed staff to play the video submission from Vaibhav Sharma, Brampton resident. The video was an overview of the application site. In the video Mr. Sharma advises the video shows misuse of power. The greenspace area will be back-to-back townhomes, 28 additional townhomes where the parkette is supposed to be.

Tanya Sidhu, Brampton resident submitted a video delegation link outlining her opposition to the application.

Sandra Linardi, Brampton resident was present and outlined her objections to the application in regards to the landscaping being removed, lack of the tower separation creating unsafe conditions, and significant impact to the community. This application should be rejected as it is not minor in nature. The trees will be cut, no play area for children, where should they play, in the parking lot or the loading dock, and how is 28 houses a minor variance.

Uzma Must, Brampton resident was present online to express her objections to the additional structures in the area. This is a high collision area adding more residents causing more traffic. This will cause an increase in crime, how will the safety of everyone be supported. The application shouldn't be approved.

David Vanderberg, Manager, Development Services, outlined the application and the proposed conditions of the staff report.

Gerard Borean, authorized agent was present online and commented in regard to the angular plane meeting the zoning plane. The density or the GFA proposed raised no concerns from staff. The trees will be protected. Wind study concerns are not accurate, there are no dangerous conditions. There is one area of concern which will be addressed in the development application.

Member S. Saini inquired when the application will commence, will it be in line with the LRT implementation.

Gerard Borean, authorized agent advised the application will commence as planned and not in alignment with the LRT.

Member P. Khaira expressed that the area is already overpopulated.

Member S. Saini advised he would support the application if there was an amendment to the conditions to commence the development at the same time as the LRT.

Member R. Chatha commented on the number of variances being requested, and that there is not enough visitor parking.

Moved by: J. Dehriwal

Seconded by: B. Mand

That application A-2024-0109 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 a Pre-Consultation application shall be submitted within 90 days of the Committee of Adjustment's decision;
3. That a Site Plan Application shall be submitted and deemed complete within 120 days from the date of the Pre-Consultation meeting;
4. That a Site Plan Application shall be approved within 360 days from the date of deeming the Site Plan complete, or extended at the discretion of the Director of Development Services;
5. That the applicant shall submit a Functional Servicing Report, meeting the applicable Terms of Reference, to the Region of Peel as part of a Site Plan application to model proposed water and wastewater demands/flows and to determine the adequacy of the existing infrastructure for the proposed development;
6. That architectural strategies be implemented during the Site Plan Approval stage, to the satisfaction of the Director of Development Services, that ensure effective mitigation of the impacts of the reduced setbacks and increased podium height (variances 7, 8 and 11) to meet the intended goals of providing sufficient light, air, privacy, building design and streetscape quality;

7. That the applicant shall submit a Shadow Study and Wind Study, meeting the applicable Terms of Reference, as part of a Site Plan Application;
8. That Variance 13 to permit a tower separation of 20 metres be refused;
9. That Variance 16 be approved to permit a rate of 0.20 spaces per unit for residents and that the rate of 0.15 spaces per unit for visitor be refused;
10. That Variance 18 be limited to only apply to the Charolais Boulevard frontage;
11. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.4 A-2024-0149

2121256 Ontario Inc. c/o Graham M. Tobe

210 Rutherford Road South

Con 2, EHS Pat Lot 3, RP RD80, Part 6, PCLA45, RP 43R1460, Parts 2, 3, Ward 3

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

1. To permit motor vehicle sales, whereas the by-law does not permit the use; and
2. To permit 15 parking spaces, whereas the by-law requires a minimum of 29 parking spaces.

Brought forward and dealt with under item 7.7

11.5 A-2024-0184

Mann Singh Kaler, Dharmveer Kaler

20 Bridgend Crescent

Plan M1467, Lot 35, Ward 10

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

1. To permit a parking space depth of 4.79 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres.

Mann Kaler, applicant was present and presented an overview of the application.

Ross Campbell, Manager, Zoning and Sign By-Law, advised a homeowner can pave the entire area but cannot cut the curb.

Chair J. Dehriwal inquired if the curb cut is allowed can they pave a smaller area.

Ross Campbell, Manager, Zoning and Sign By-Law, advised zoning allows the paving but the curb cut has to approved by Public Works.

Mann Kaler, applicant advised he requires the additional parking spot for the rental unit.

Member S. Saini inquired how many vehicles he has.

Mann Kaler advised he has a work vehicle and if he cannot cut the curb he would have to move the vehicles to get in and out of the driveway.

Chair J. Dehriwal inquired how much of the curb the applicant wanted to cut.

Mann Kaler advised he needed to cut 10 feet.

Member J. Sodhi inquired if the applicant would be permitted to cut 10 feet.

Ross Campbell, Manager, Zoning and Sign By-Law, advised that is the reason for the applicant to apply for the minor variance.

Chair J. Dehriwal inquired with staff how many parking spaces would be reduced if the curb cut is approved.

Ross Campbell, Manager, Zoning and Sign By-Law, advised that one spot. The applicant currently has five spots.

Chair J. Dehriwal noted that a 10 feet curb cut is excessive.

Mann Kaler advised he needs the curb cut.

Staff outlined the reasons for refusal.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2024-0184 be refused.

Carried

12. **Other Business**

Nil

13. **Adjournment**

Moved by: B. Mand

Seconded by: P. Khaira

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

J. Singh Dehriwal, Chair

C. Vani, Secretary-Treasurer