



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, August 20, 2024**

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

Members Absent: 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  
Simran Sandhu, Planner, Development Services  
Rajvi Patel, Planner, Development Services  
Ellis Lewis, Assistant Development Planner, Development  
Services  
Megan Fernandes, Planning Technician, Development Services  
Paul Brioux, Planner, Development Services  
Marcia Razao, Planning Technician, Development Services  
Emily Mailling, Planning Technician, Development Services  
Aferdita Dzaferovska, Planning Technician, Development  
Services  
Clara Vani, Secretary-Treasurer/Legislative Coordinator

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**1. Call to Order**

The meeting was called to order at 9:33 a.m. recessed at 11:43 a.m., reconvened at 12:20 p.m. and adjourned at 3:41 p.m.

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

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

Members absent during roll call: Thisaliny Thirunavukkarasu (personal) and Manocharan Vaithianathan (personal)

**2. Adoption of Minutes**

**2.1 Minutes - Committee of Adjustment - July 16, 2024**

Moved by: B. Mand

Seconded by: S. Saini

That the minutes of the Committee of Adjustment hearing held July 16, 2024 be approved, as printed and circulated.

**3. Region of Peel Comments**

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

**3.1 Regional Comments - August 12, 2024**

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

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

Nil

**5. Withdrawals Requests**

5.1 A-2024-0091

David Muscillo

59 Cadillac Crescent

Plan M1550, Part Lot 328, RP 43R28101, Part 5, Ward 6

*Sukhjot Josan, authorized agent, withdrawal letter, dated April 23, 2024*

That Application A-2024-0091 be withdrawn from consideration.

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

Moved by: J. Reed

Seconded by: B. Mand

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

Item #	Application #	Location
9.1	A-2024-0153	11 Henna Street
9.3	A-2024-0239	129 Greene Drive
9.4	A-2024-0240	554 Conservation Drive
9.6	A-2024-0242	1 Boundbrook Drive
9.8	A-2024-0246	761 Peter Robertson Blvd.
9.10	A-2024-0248	15 Gleneaden Court
9.11	A-2024-0249	1 Larande Court
9.16	A-2024-0255	14 Sal Circle
9.17	A-2024-0256	29 Dovesong Drive

9.24	A-2024-0265	8645 Heritage Road
9.25	A-2024-0266	17 Heathwood Drive
9.29	A-2024-0273	160 Toba Crescent
9.33	A-2024-0277	55 Yarmouth Street
9.34	A-2024-0278	38 Palm Tree Road
9.36	A-2024-0280	12 Ranger Crescent
9.40	A-2024-0284	62 Newington 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-2024-0279

Gurpreet Samra, Rameeta Samra

20 Merlin Drive

Plan M1429, Lot 10, Ward 10

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

1. To permit 0.00 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.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0279 be deferred to no later than the last hearing of September 2024.

Carried

7.2 A-2024-0215

Swaran Singh

4 Maple Avenue

Plan BR2, Part Lots 17, 18

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).

Moved by: B. Mand

Seconded by: S. Saini

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

Carried

7.3 A-2024-0253

410@Steeles Inc.

110 Resolution Drive

Plan 43M1784, Block 3, Ward 3

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

1. To allow molok bins to be used for restaurant waste, whereas the by-law requires an interior climate-controlled garbage room in each building.

Moved by: J. Reed

Seconded by: R. Chatha

That application A-2024-0253 be deferred to no later than the last meeting of October 2024.

Carried

8. **New Consent Applications**

8.1 B-2024-0013

Harinder Bains, Rupinder Bains, Jaswinder Kaur Bains

20 Evergreen Avenue

Plan M322, Lot 41, Ward 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.85 hectares. The proposed severed lot has a frontage of approximately 59.22 metres; a depth of

approximately 67.54 metres and an area of approximately 0.42 hectares. It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on the proposed severed lot.

**A-2024-0282**

Harinder Bains, Rupinder Bains, Jaswinder Kaur Bains

20 Evergreen Avenue

Plan M322, Lot 41, Ward 10

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

1. To permit a lot area of 0.4281 hectares, whereas the by-law requires a minimum lot area of 0.8 hectares; and
2. To permit an accessory structure (a brick pool house) having a gross floor area of 52.97 square metres, whereas the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure.

**A-2024-0283**

Harinder Bains, Rupinder Bains, Jaswinder Kaur Bains

20 Evergreen Avenue

Plan M322, Lot 41, Ward 10

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

1. To permit a lot area of 0.4281 hectares, whereas the by-law requires a minimum lot area of 0.8 hectares.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Niki Gill, Brampton resident was present and expressed her support with the application.

Staff outlined the proposed conditions of the staff report.

Moved by: B. Mand

Seconded by: J. Reed

**Recommendations:**

That application **B-2024-0013** be refused;

That application **A-2024-0283** be refused; and

That application **A-2024-0282** is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variance 2 be limited to that shown on the sketch attached to the Notice of Decision;
2. That variance 1 for the reduced lot area be refused;
3. That the owner shall obtain a building permit for the existing brick pool house within 60 days of the decision of approval 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. New Minor Variance Applications**

**9.1 A-2024-0153**

Shaji Vallath, Priyanga Korambath Narayanan

11 Henna Street

Plan 43M1958, Lot 69, Ward 10

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

1. To permit a driveway width of 7.62 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.30 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.60 metres of permeable landscaping abutting the side lot line.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0153 is supportable, subject to the following conditions being imposed:



1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner provide Staff with documentation of the final driveway condition inclusive of the width measuring 7.62 metres (25.00 feet) and reinstate landscaped areas as depicted in the submitted Site Plan within 90 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 reinstates the driveway and landscape areas as depicted in the Site Plan and reduced driveway width to 7.62 metres (25.00 feet) shall be maintained; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2024-0204

Stephane Lubin, Amanda Lubin

20 Coronation Circle

Plan M753, Lot 32, Ward 2

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

1. To permit a driveway width of 9.347 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.24 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Amanda Lubin, applicant was present in person and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for their report recommendation of refusal.

Member J. Reed inquired if the applicant is willing to work with staff and the committee will provide a deferral.

The applicant agreed to the deferral and to work with staff.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2024-0204 be deferred no later than the last hearing of October 2024.

Carried

### 9.3 A-2024-0239

Natalie Mendez, Robert Mendez

129 Greene Drive

Plan M26, Part Block A, RP 43R2037, Parts 5, 6, Ward 1

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

1. To permit a driveway width of 5.41 metres, whereas the by-law permits a maximum driveway width of 4.9 metres.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0239 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 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;
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

9.4 A-2024-0240

Jaideep Singh Sidhu, Rupinder Kaur Sidhu

554 Conservation Drive

Plan 893, Lot 10, Ward 2

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

1. To permit a proposed, two storey single family dwelling with an interior side yard setback of 2.4 metres, whereas the by-law requires a minimum interior side yard setback of 3.0 metres;
2. To permit a proposed, two storey single family dwelling having a maximum building height of 13.768 metres, whereas the by-law permits a maximum building height of 7.6 metres;
3. To permit a proposed Attached Garage, having 3 vehicle garage doors, all with a maximum door height of 2.743 metres, whereas the by-law permits a maximum garage door height of 2.4 metres for an Attached Garage;
4. To permit one proposed Detached Garage, where there already is a proposed Attached Garage, whereas the by-law permits only one Detached Garage or carport on each lot, and only if there is no attached private garage or carport already on the lot;
5. To permit a proposed Detached Garage, having a maximum gross floor area of 76.90 square metres, whereas the by-law permits a maximum gross floor area of 48 square metres for a Detached Garage;
6. To permit a proposed, Detached Garage having a maximum building height of 7.564 metres, whereas the by-law permits a maximum height of 4.5 metres in the case of a peaked roof, and 3.5 metres in the case of a flat roof for a Detached Garage; and
7. To permit a proposed Detached Garage, having 3 vehicle garage doors, all with a maximum door height of 2.743 metres, whereas the by-law permits a maximum vehicle garage door height of 2.4 metres for a Detached Garage.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0240 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties shall not be adversely affected;
3. That the applicant 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 prior to the issuance of Building Permits and commencement of any construction, the applicant/owner shall provide, at a minimum, a Stage 1 & 2 Archaeological Assessment(s) for the entire subject property, 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
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2024-0241

Rovin Lemuel Esteban Suchite

11 Gatewood Drive

Plan 860, Lot 109, Ward 8

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

1. To permit a driveway width of 15.6 metres, whereas the by-law permits a maximum driveway width of 9.14 metres.

Rovin Lemuel Esteban Suchite, applicant was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for their report recommendation of refusal.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0241 be refused.

Carried

9.6 A-2024-0242

Kuljeet Singh Kamal, Maninder Kaur Kamal

1 Boundbrook Drive

Plan 43M1689, Lot 1, 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 the required exterior side yard, whereas the by-law does not permit a stairway constructed below established grade to be located in the required exterior side yard; and
2. To permit a proposed exterior side yard setback of 2.21 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: J. Reed

Seconded by: B. Mand

That application A-2024-0242 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

9.7 A-2024-0243

Rita Arora

79 Longevity Road

Plan 43M2030, Lot 79, Ward 6

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

1. To permit a driveway width of 11.42 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0 metres of permeable landscape abutting the side lot lines, whereas the by-law requires a minimum of 0.6 metres of permeable landscaping abutting the side lot lines.

Manpreet Kohli, authorized agent was present online and provided an overview of the application.

Staff outlined the reasons for the report recommendation of refusal.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2024-0243 is refused:

Carried

9.8 A-2024-0246

Baljit Murba, Harpinder Murba, Jagdeep Murba, Narinderjit Murba

761 Peter Robertson Blvd.

Plan M1130, Lot 89, Ward 9

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

1. To permit a driveway width of 7.98 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: J. Reed

Seconded by: B. Mand

That application A-2024-0246 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

9.9 A-2024-0247

Zacharia Jacob, Sophy Zacharia

16 Pali Drive

Plan M1465, Lot 25, Ward 10

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

1. To permit a rear yard setback of 6.10 metres to a proposed two storey single family dwelling, whereas the by-law requires a minimum rear yard setback of 10.0 metres.

Richard Mateljan, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Pritpal Bhatia, Brampton resident was present online and expressed his concerns with the application of privacy being impeded.

Staff outlined the proposed conditions of the staff report.

Member J. Reed inquired if other variances were granted.

Staff confirmed no other variances were received prior to the fire.

Member R. Chatha inquired if staff was satisfied with the lot coverage in the application.

Staff confirmed there was no issue with lot coverage.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there is no maximum lot coverage on this lot.

The authorized agent agreed with the conditions.

Moved by: R. Chatha

Seconded by: S. Saini

That application A-2024-0247 is supportable, subject to the following conditions being imposed:

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

Carried

#### 9.10 A-2024-0248

Devanand Bhagwan, Anupma Bhagwan

15 Gleneaden Court

Plan M95, Part Block A, RP 43R3631, Parts 15 and 15A, Ward 8

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

1. To vary Schedule C-Section 128(a) of the By-Law to permit a 176m<sup>2</sup> residential addition in the interior side yard, whereas the by-Law requires



that all buildings and structures be located in accordance with the building footprint outlined on Schedule C-Section 128(a).

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0248 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 be aware that the amount of glazed opening on the wall facing the property to the west will be restricted based on the limiting distance as defined in the Ontario Building Code, and is required to conform to Div. B 9. 10. 15.4 of the OBC; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.11 A-2024-0249

Anita Menon, Sureshkumar Menon

1 Larande Court

Plan 43M1721, Lot 15, Ward 4

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

1. To permit a rear yard setback of 4.44 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.50 metres.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0249 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties shall not be adversely affected and that drainage from the proposed roof must flow onto the applicant's property;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.12 A-2024-0250

Maninder Channe

124 Moffatt Avenue

Plan 43M2064, Lot 24, Ward 4

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

1. To permit a driveway width of 7.17 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.30 metres of permeable landscaping abutting one side lot line and 0.0m abutting another side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0250 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 Variance 2 to permit 0.30 metres of permeable landscaping abutting the eastern side lot line be approved and that the 0.0m abutting the western side lot line be refused;
3. That the owner provide Staff with documentation of the final driveway conditions inclusive of the width measuring 7.17 metres 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;
4. That the proposed reinstatement of the landscaped areas will be permanent, and that the landscaping shall not be removed, but may be repaired when necessary;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.13 A-2024-0251

Jagdeesh Singh Kang

1 Glacier Road

Plan 43M1983, Lot 17, Ward 5

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

1. To permit an accessory structure (gazebo) having a gross floor area of 26.01 square metres (280 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure.

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

Viship Khaira, Brampton resident was present online and expressed her opposition to the application indicating the proposed structure will be a visual distraction.

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-2024-0251 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

#### 9.14 A-2024-0252

Justin Watters, Monica Nayar

65 Torrance Woods

Plan M426, Lot 310, Ward 4

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

1. To permit a fence in the rear yard and interior side yards having a maximum height of 2.13 metres, whereas the by-law permits a maximum fence height of 2.0 metres in a required yard other than the front yard.

Justin Watters, applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Angeline Carara, Brampton resident was present online and expressed her support for the application.

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 A-2024-0252 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 height of the existing fence shall be limited to the perimeter of the rear and side yard amenity area and shall not exceed 2.13m; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.15 A-2024-0253

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

9.16 A-2024-0255

Jagtar Singh Sandhu, Onkar Singh Sandhu

14 Sal Circle

Plan M1030, Lot 84, Ward 10

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

1. To permit a driveway width of 7.7 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: J. Reed

Seconded by: B. Mand

That application A-2024-0255 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 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;
3. The owner provides Staff with documentation of the final reinstatement of the City tree as depicted in Appendix A within 60 days of Committee's decision or within an extended period of time at the discretion of the Director of Development Services and City Open Space Staff;
4. That the proposed reinstatement of the City tree will be permanent, and that the City tree shall not be removed; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.17 A-2024-0256

Sanjib Bharatia, Nitu Singhania

29 Dovesong Drive

Plan M1171, Part Lot 54, RP 43R21914, Parts 1, 2, 3, Ward 9

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

1. To permit a rear yard setback of 6.79 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.50 metres.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2022-0256 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 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

9.18 A-2024-0257

Patrick Kelly, Sharon Hume Kelly

2 Menoke Court

Plan M108, Lot 210, RP 43R5096, Part 1, Part 2, Ward 2

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

1. To permit 0.0 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.

Patrick Kelly, applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for the report recommendation of refusal.

Member R. Chatha advised he would like to see green space incorporated.

Member B. Mand advised these applications are usually not approved in this manner.

The Committee Chair J. Dehriwal inquired with staff if there was a possibility to make this application acceptable for the City of Brampton and the resident.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the committee there could be a condition added to approve for a two year period.

Member J. Sodhi inquired if the condition would be on the homeowner only and not the home.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the committee the conditions remain on the property.

Member R. Chatha advised the homeowner should work with staff to bring the application into compliance and include limestone or some other material.

Ross Campbell, Manager, Zoning and Sign By-Law, advised limestone is not considered permeable landscaping.

Member R. Chatha inquired what is considered permeable landscaping.

Ross Campbell, Manager, Zoning and Sign By-Law, advised grass, flower bed with wood chips are considered permeable landscaping. Any gravel or stones can be parked on.

The Committee Chair J. Dehriwal stated if the application is approved it would assist the homeowner with his current condition.

Francois Hemon-Morneau, Principal Planner/Supervisor, suggested conditions for approval.

Members R. Chatha and J. Reed indicated they are not in support of the approval.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0257 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 variance be permitted for a temporary period of 5 year;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

#### 9.19 A-2024-0258

Waheguru Management Inc. c/o Balbir Bharwalia

4-68 Eastern Avenue

Plan 518, Part Blocks B, H and R, RP 43R28803, Parts 3 and 4, RP 43R32668, Part 2, Ward 3

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

1. To permit a motor vehicle repair shop at Unit #4, having no outdoor storage, whereas the by-law only permits a building, structure, or use that was existing on the date of the passing of by-law 262-2019;
2. To permit a recreational use; 1 Badminton Court, 1 Volleyball Court, and accessory offices at unit #7, having no outdoor storage, whereas the by-



law only permits a building, structure, or use that was existing on the date of the passing of by-law 262-2019; and

3. To permit a total of 121 parking spaces (exclusive of 12 “Truck Parking Spaces”), whereas the by-law requires a total of 125 parking spaces.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Pam Cosby, Brampton resident was present online and presented her opposition to the application regarding concerns with the large trucks blocking access and parking on the road. The bylaws in this area are not being followed. The safety is a large concern, as oncoming traffic cannot be seen. Pam Cosby voice the view this is another way of implementing the driving school.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha inquired if there is outside storage.

Member B. Mand inquired if there is a container still being parked there.

Tanvir Rai, authorized agent advised there is no container in the area.

Member B. Mand advised the committee approved another application on Eastern Avenue for a five-year period.

Member R. Chatha advised he believes three years would be acceptable.

Francois Hemon-Morneau, Principal Planner/Supervisor, suggested new conditions.

Moved by: B. Mand

Seconded by: R. Chatha

That application A-2024-0258 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 Variance 3 regarding parking space is not required under this application;
3. That the owner shall obtain a building permit within 60 days of the decisions of approval to capture changes done to the base building or

within an extended period of time at the discretion of the Chief Building Official;

4. That the owner shall obtain a building permit within 60 days of the decision of approval to finish each proposed unit or within an extended period of time at the discretion of the Chief Building Official;
5. that the Motor vehicle repair use be allowed on a temporary basis for three (3) years;
6. that the owner obtain a change of use permit for the motor vehicle repair use and that the use be limited to unit #4; and,
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.20 A-2024-0261

Andrew Halladeen, Sharon Sharpe-Halladeen

35 Skegby Road

Plan 971, Part Lot 124, RP 43R2030, Part 5, Ward 1

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

1. To permit a driveway width of 7.83 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 the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Sharon Sharpe-Halladeen, applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for the report recommendation of refusal.

Moved by: S. Saini

Seconded by: J. Reed

That application A-2024-0261 be refused.

Carried

9.21 A-2024-0262

Nicholas Nuamah, Christiana Nuamah, Jeffrey Nuamah, Ian Nuamah

15 Olde Town Road

Plan M1527, Part Lot 36, RP 43R27729, Part 1, Ward 5

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

1. To permit a driveway width of 7.5 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

Christiana Nuamah, applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for the report recommendation of refusal.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2024-0262 be refused.

Carried

9.22 A-2024-0263

Kiet Anh Nguyen, Phuong Thi Kieu Do Nguyen

21 Lollard Way

Plan 43M2052, Part Lot 63, RP 43R39191, Part 26, Ward 6

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

1. To permit a driveway width of 6.65 metres, whereas the by-law permits a maximum driveway width of 4.90 metres; and
2. To permit 0.15 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.

Kiet Anh Nguyen, applicant was present and provided an overview of the application.

Staff outlined the reasons for the report recommendation of refusal.

The Committee Chair J. Dehriwal inquired if staff and the applicant can work together to come to an agreement for accessibility.

Staff agreed to the deferral.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2024-0263 be deferred to the last hearing of October 2024.

Carried

9.23 A-2024-0264

2413605 Ontario Inc.

36 Bevington Road

Plan 43M1812, Lot 18, Ward 6

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

1. To permit a 0.96-metre-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 metre leading to the principal entrance of an additional residential unit.

Abhay Vaid, 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: B. Mand

Seconded by: J. Sodhi

That application A-2024-0264 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 failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.24 A-2024-0265

2149014 Ontario Inc.

8645 Heritage Road

Con 5, WHS Part Lot 4

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

1. To permit parking in the front yard, whereas the by-law does not permit parking in the front yard.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0265 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 application # SPA-2023-0054 for the City's review 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

9.25 A-2024-0266

Sarvjeet Singh, Manmeet Kour, Simardeep Kour

17 Heathwood Drive

Plan M1436, Lot 84, Ward 6

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

1. To permit a proposed above grade entrance in a side yard having a minimum width of 1.17 metres extending from the front wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 metres (3.94 feet) extending from the front wall of the dwelling up to and including the door; and
2. To permit a 1.17 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 metre 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: J. Reed

Seconded by: B. Mand

That application A-2024-0266 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties shall not be adversely affected;
3. That the above grade entrance shall not be used to access an unregistered second unit; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.26 A-2024-0267

Samira Mann, Kalsoom Mann

13 Merlin Drive

Plan M1429, Lot 36, Ward 10

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

1. To permit a proposed above grade entrance in a side yard having a minimum width of 1.05 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.

Feras Eweidah, 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: J. Sodhi

Seconded by: P. Khaira

That application A-2024-0267 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 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

9.27 A-2024-0269

Devinder Mann, Narinder Mann

25 Provost Trail

Plan 43M2015, Lot 81, Ward 6

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

1. To permit 0 metres of permeable landscaping abutting the side lot lines, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines; and
2. To permit a driveway width of 11.4 metres whereas the by-law permits a maximum driveway width of 7 metres.

Harpreet Bhons, authorized agent was present online and provided an overview of the application.

Staff outlined the reasons for the report recommendation of refusal.

The Committee Chair J. Dehriwal inquired if a post would be acceptable.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the post would not be sufficient.

The Committee Chair J. Dehriwal inquired if they resubmit a revised plan to implement something to prevent the parking of a vehicle.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there can only be a path of travel to access the backyard.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2024-0269 be refused.

Carried

9.28 A-2024-0271

Surjit Singh Boparai

16 Cranberry Crescent

Plan M951, Lot 59, Ward 4

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



1. To permit a garden suite having a gross floor area of 51.83 square metres (558 square feet), whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite.

Tanvir Rai, authorized agent was present and provided an overview of the application and requested a deferral to come back with a revised application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for report recommendation of refusal.

The Committee Chair J. Dehriwal inquired if staff is agreeable to the deferral.

Staff advised they were agreeable.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0271 be deferred to the end of October 2024.

Carried

#### 9.29 A-2024-0273

Vishnu Krishnamoorthy, Neetu Jayapalan

160 Toba Crescent

Plan M1060, Part Block 5, Plan M1051, Part Block 80, RP 43R19675, Parts 24, 25, 26, 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 interior side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard; and
2. To permit an interior side yard setback of 0.94 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: J. Reed

Seconded by: B. Mand

That application A-2024-0273 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties should not be adversely affected; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.30 A-2024-0274

Glen Attridge

37 Saturn Drive

Plan M303, Lot 137, Part Lot 138, RP 43R10093, Part 6, Ward 1

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

1. To permit a driveway width of 8.35 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

Glen Attridge, applicant was present and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reasons for refusal.

The Committee Chair J. Dehriwal inquired if there was enforcement on the property.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there was enforcement on the property last August.

Staff advised they requested a title search about the easement.

The Committee Chair J. Dehriwal, requested the applicant to complete the title search and suggested a deferral of the application.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2024-0274 be deferred to the last hearing of October 2024.

Carried

9.31 A-2024-0275

Major Singh, Kuldeep Kaur Pooni

14 Keeleview Crescent

Plan 43M1691, Lot 604, Ward 9

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

1. To permit a driveway width of 8.80 metres, whereas the by-law permits a maximum driveway width of 7.0 metres;
2. To permit 0.00 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;
3. To permit an existing accessory building (pergola) in the rear yard having a maximum gross floor area of 47.4 square metres, whereas the by-law permits a maximum combined gross floor area of 20 square metres for accessory buildings, with any individual accessory building not exceeding 15 square metres on a lot in all other residential zones; and
4. To permit an existing accessory building (pergola) in the rear yard having a maximum height of 3.04 metres, whereas the by-law permits a maximum building height of any accessory building to be 3.0 metres in all other residential zones.

Ravinder Singh, authorized agent was present and provided an overview of the application and requested a deferral to work with staff.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report and agreed with the deferral.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2024-0275 is to be deferred to the last hearing of November 2024.

Carried

9.32 A-2024-0276

Jason Melo, Angela Melo

4 Menoke Court

Plan M108, Lot 211, RP 43R5096, Parts 3, 4, Ward 2

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

1. To permit 0.0 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.

Jason Melo, applicant was present and provided an overview of the application.

Staff outlined the reasons for the report recommendation of refusal.

Further deliberation on this application occurred in conjunction with related Application 9.18 above.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2024-0276 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 variance be permitted for a temporary period of 5 year;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

Members R. Chatha and J. Reed indicated they are not in support of the approval.

9.33 A-2024-0277

Ravinder Kumar, Sonika Sonika

55 Yarmouth Street

Plan 43M2038, Part Block 84, RP 43R38113, Parts 1 and 2, Ward 6

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit a proposed exterior side yard setback of 2.14 metres to a 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: J. Reed

Seconded by: B. Mand

That application A-2024-0277 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 shall extend the existing fence to screen the below grade entrance in a manner that no parts of the entrance will be visible from the public realm in accordance with the sketch attached to the Notice of Decision;
4. That drainage on adjacent properties should not be adversely affected; and

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

Carried

9.34 A-2024-0278

Hemant Thakar, Kalpana Thakar

38 Palm Tree Road

Plan 43M1613, Part Lot 226, RP 43R29518, Part 61, Ward 1

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

1. To permit a landing used to access an additional residential unit having a height of 0.96 metres above ground level, whereas the by-law permits a landing having a maximum height of 0.6 metres above ground level; and
2. To permit 0.31 metres setback to the steps and landing for an above grade side entrance, whereas the by-law requires a minimum setback of 0.9 metres (2.95 feet) to any steps (or landing) in the interior side yard.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2023-0278 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties shall not be adversely affected;
3. That the applicant obtain a building permit for the above grade entrance within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
4. That the above grade entrance shall not be used to access an unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.35 A-2024-0279

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

9.36 A-2024-0280

Parvinder Singh Lotay, Rupinder Kaur Lotay

12 Ranger Crescent

Plan 43M1652, Lot 73, Ward 10

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;
2. To permit an interior side yard setback of 0.17 metres to a existing exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres; and
3. To permit 0.17 metres of permeable landscaping abutting one interior side lot line, and 0.30 metres of permeable landscape abutting the other interior side lot line, whereas the by-law requires a minimum 0.6m of permeable landscaping abutting both side lot lines on interior lots of detached dwellings.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0280 is supportable, subject to the following conditions being imposed:

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

2. That the applicant obtain a building permit for the 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;
3. That the below grade entrance shall not be used to access an unregistered second unit;
4. That drainage on adjacent properties should not be adversely affected, and;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.37 A-2024-0281

Muhammad Ihsan, Fariha Iqbal

23 Provincial Place

Plan M1065, Part Block 30, RP 43R21845, Parts 53, 54, Ward 8

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

1. To permit a below grade entrance with an exterior side yard setback of 2.03 metres, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres;
2. To permit a driveway width of 5.82 metres, whereas the by-law permits a maximum driveway width of 5.5 metres; and
3. To permit a proposed exterior stairway leading to a below grade entrance in the required exterior side yard, whereas the by-law does not permit a stairway constructed below established grade to be located in the required exterior side yard.

Harjinder Singh, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Coleen Serti, Brampton resident was present online and expressed her opposition to the application regarding the parking not being the best, this will cause excessive garbage, the infrastructure cannot hold that many people.



Brian Wilson, Brampton resident, was present and expressed his opposition to the application regarding the increase in traffic, and noted the illustration of the implementation of a stairway is completely out of character.

Carolina Bonilla, Brampton resident was present online and presented her opposition regarding parking being an issue already, and that this variance will set precedent.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi inquired if staff had reviewed the one-in and one-out entrance.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised that it was taken into consideration.

Moved by: P. Khaira

Seconded by: B. Mand

That application A-2024-0281 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 hardscaping and softscaping that is located within the daylight triangle be removed to the satisfaction of the Traffic Services and Open Space Departments within 90 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 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;
4. That drainage on adjacent properties shall not be adversely affected;
5. That the below grade entrance shall not be used to access an unregistered second unit; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.38 A-2024-0282 - Retained Lot

**Brought forward and dealt with under item 8.1**

9.39 A-2024-0283 - Severed Lot

**Brought forward and dealt with under item 8.1**

9.40 A-2024-0284

Samir Patel, Nishabel Patel

62 Newington Crescent

Plan 43M1803, Part Block 82, Plan 43M1799, Part Block 351, RP 43R34066,  
Parts 5, 6, 8 and 9, Ward 10

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

1. To permit a rear yard setback of 4.05 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.50 metres; and
2. To permit a proposed deck to encroach 3.92 metres into the rear yard setback, resulting in a setback of 3.58 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 4.5 metres from the deck to the rear lot line.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0284 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

9.41 A-2024-0285

Kalpan Patel, Sandhyakumari Patel

66 Newington Crescent

Plan 43M1803, Part Block 83, Plan 43M1799, Block 352, RP 43R34066, Part 11 and 12, Ward 10

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

1. To permit a rear yard setback of 4.29 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.5 metres.

Ketul Shah, 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: J. Reed

That application A-2023-0285 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;
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

9.42 A-2024-0286

Muhammad Wasim, Tayiba Jabeen

1 Barr Crescent

Plan M537, Lot 86, Ward 2

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

1. To permit a driveway width of 8.36 metres, whereas the by-law permits a maximum driveway width of 7.32 metres.

Bella Fiorelli, 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: J. Reed

Seconded by: J. Sodhi

That application A-2023-0286 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision.
2. That the permission for a maximum driveway width of 8.36m be limited to the portion of the driveway located on the subject property and the driveway shall not be widened on municipal property; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

## **10. Deferred Consent Applications**

10.1 B-2024-0002

Bhupinder Turna, Gurmehak Turna

218 McMurchy Avenue South

Plan 872, Lot 15, Ward 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 848.40 square metres. The proposed severed lot has a frontage of approximately 15.59 metres; a depth of approximately 26.36 metres and an area of approximately 405.89 square metres. It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on the proposed severed lot.

**A-2024-0046 - Severed Lot**

Bhupinder Turna, Gurmehak Turna

218 McMurphy Avenue South

Plan 872, Lot 15, Ward 3

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

1. To permit a lot area of 405.89 square metres, whereas the by-law requires a minimum lot area of 450 square metres.;
2. To permit a lot depth of 26.36 metres, whereas the by-law requires a minimum lot depth of 30 metres;
3. To permit a rear yard setback of 6.12 metres to a proposed dwelling, whereas the by-law requires a minimum rear yard setback of 7.50 metres; and
4. To permit a lot coverage of 37.08%, whereas the by-law permits a maximum lot coverage of 30%.

**A2024-0047 - Retained Lot**

Bhupinder Turna, Gurmehak Turna

218 McMurphy Avenue South

Plan 872, Lot 15, Ward 3

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

1. To permit a lot area of 442.51 square metres, whereas the by-law requires a minimum lot area of 540 square metres for a corner lot;
2. To permit a lot width of 16.35 metres, whereas the by-law requires a minimum lot width of 18 metres for a corner lot;

3. To permit a lot depth of 27.04 metres, whereas the by-law requires a minimum lot depth of 30 metres;
4. To permit a front yard setback of 5.01 metres to an existing dwelling, whereas the by-law required a minimum front yard setback of 6.0 metres;
5. To permit a rear yard setback of 3.91 metres to an existing dwelling, whereas the by-law requires a minimum rear yard setback of 7.50 metres; and
6. To permit a driveway width of 7.31 metres, whereas the by-law permits a maximum driveway width of 6.71 metres.

Anbrish Saini, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Jan Poplawski, Brampton resident, was present and presented his objection to the application regarding the decreased property value, privacy issues, excessive garbage, mature neighborhoods should be protected, the approval of this application disregards the residents in the area. The impact on my property causes me serious concern. The hardscape is severe. There is not much room from the dwelling and the hydro line will run close to the side yard. The enforcement is increased to the location.

Eva Soares, Brampton resident, was present and presented her opposition to the application is regards to the safety of the school children during school year. Enforcement has been overwhelmed in the recent months at the location, and the excessive garbage all over the area.

Kathleen McDermott, Brampton resident expressed her opposition to the application regarding the setbacks being incorrect on both the application and the staff report. The setbacks are not minor, they are extreme. The diagram omits the current driveway, and it is not in the staff report. This is an incredible increase. The tree will be removed, and she advised committee the signage was not posted properly.

Gian Marcon, Brampton resident, was present and expressed his opposition to the application about the Brampton tree preservation by-law not being adhered to. The trees on the City property will be removed and removing all these trees will cause huge drainage problems. We are building a new home in a backyard

and with the implementation of the hardscape alone this application should be rejected.

Jim McKay, Brampton resident, was present in chambers and presented his objections to the application in regard to extreme traffic congestion during the school months. The traffic report is inaccurate and was completed when there was no school traffic. The mature trees will be damaged.

Hubert Brard, Brampton resident, was present in chambers and expressed his oppositions to the application regarding the variances requested are just not desirable. The zoning by-laws are to protect residents, and this goes against all the area residents. This property has many violations, the excessive garbage, vehicles parked on the grass, and vehicles blocking the fire hydrant. Our safety is being impeded.

Robert Smith, Brampton resident, was present and presented his opposition to the application about the safety of the children in the area, the area has four schools. The city buses are having difficulty to make the turn onto McMurchy Avenue due to the excessive vehicles parked on the road. The proposed second home will add to the congestion. There is very little green space, where will the water go, this will cause flooding in the area. The state of the home is already not appealing to the area.

Mike Agius, Brampton resident, was present in chambers and expressed his opposition to the application regarding the excessive flooding. The overflowing is causing the City of Brampton to incur additional costs for repairs and infrastructure. These super-sized driveways are causing Brampton residents to not have effective water drainage. The overflowing of the sewer systems. Increases the risk of residents' health and safety. We need to have a proactive approach to preserve these mature neighborhoods.

Mark Santarossa, Brampton resident, was present online and presented his opposition to the application regarding old Brampton should be preserved. We are here for family living. We just want to live here with our families and not for making money. Hoping that old Brampton can be protected.

Michelle Gauthier, Brampton resident was present online and expressed her opposition to the application about the area becoming a garbage dump.

Staff outlined the proposed conditions of the staff report.

Mehtad Turna, applicant, was present in chambers and presented an overview of the application. The house was remodeled in the basement, as well as the new

flooring was put in. All the enforcement action taken on the home has been recorded since the applications were submitted.

The Committee Chair J. Dehriwal, inquired if the traffic consultant is approved by the City.

Francois Hemon-Morneau, Principal Planner/Supervisor, we are unsure. Staff review the report, methodology and the findings, and they seem to be satisfactory.

Member P. Khaira agreed the traffic report was completed at the wrong time, and inquired if the City could have the traffic report completed at a proper time.

Francois Hemon-Morneau, Principal Planner/Supervisor, noted the traffic department found the review to be satisfactory.

Member J. Reed confirmed there was no signage when he attended the area for review. In research of the area there was no lot depth longer than 31 metres. The applications in the greenbelt are looked at with a different lens, this same lens should be used with mature neighborhoods. This application is a drastic alteration in a mature neighborhood. I don't believe this is desirable to this area and I disagree with the staff reports provided.

Member S. Saini suggested the traffic study should be completed during school hours when the traffic is there.

The Committee Chair J. Dehriwal, noted the City adopted the traffic study, so it would consider that sufficient.

Member B. Mand, inquired with staff regarding the setback.

Francois Hemon-Morneau, Principal Planner/Supervisor, noted mature neighborhoods have a setback of 1.8 metres. There is a need for an additional variance with these applications.

A motion was put forward to refuse the applications.

Moved by: J. Reed

Seconded by: S. Saini

That application **B-2024-0002** be refused.

That application **A-2024-0046** be refused.

That application **A-2024-0047** be refused.



**11. Deferred Minor Variance Applications**

11.1 A-2024-0046 - Severed Lot

**Brought forward and dealt with under item 10.1**

11.2 A-2024-0047 - Retained Lot

**Brought forward and dealt with until item 10.1**

11.3 A-2024-0067

Binu 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 and July 16, 2024.*

Saba Al Mathno, 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: J. Reed

Seconded by: S. Saini

That application A-2023-0067 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 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. That the applicant submit a Garden Suites Architectural Control Review Application prior to the submission of a Building Permit Application;
4. That the applicant submit a Custom Home Application for the residential building addition;
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

#### 11.4 A-2024-0068

Baligh Graieb, Nora Braieb

10 Hazelwood Drive

Plan 717, Lot 100m 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 1.6 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 39%, 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 and July 16, 2024*

Alana Kelly of Kelly Design Co. Ltd, authorized agent was present and provided an overview of the application.

Baligh and Nora Graieb, applicants were present and provided the committee a background of their special needs child requiring this accommodation.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report and the reasons for conditions being refused.

The authorized agent advised the front yard setback and the lot coverage are required to accommodate the requirement and requested a deferral to work with staff and come to a mutual agreement.

Staff was in support of the deferral.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2024-0068 be deferred to the last meeting of November 2024.

Carried

#### 11.5 A-2024-0142

Paramjit Kaur Baring

4 Leander Street

Plan M158, Lot 70, Ward 7

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

1. To permit a driveway width of 8.53 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

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

Member P. Khaira inquired if there was current enforcement action on this property.

Ross Campbell, Manager, Zoning and Sign By-Law, advised committee this is enforcement action on the property and inquired with the agent if the concrete is cut below the flower planters.

Tanvir Rai, authorized agent advised the concrete is cut below the planters.

Staff outlined the reasons for the report recommendation of refusal.

The Committee Chair J. Dehriwal, inquired if staff could work with applicant to come to an agreement.

Ross Campbell, Manager, Zoning and Sign By-Law, advised he would require additional time to review the site plan that implements the planters.

Tanvir Rai, authorized agent requested a deferral to work with staff.

Staff agreed to the deferral request.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2024-0142 be deferred to the last meeting of November 2024.

Carried

11.6 A-2024-0215

**Brought forward and dealt with under item 7.2**

**12. Other Business**

Nil

**13. Adjournment**

Moved by: S. Saini

Seconded by: J. Sodhi

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on September 17, 2024, at 9:30 a.m. or at the call of the Chair.

Carried

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J. Singh Dehriwal, Chair

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C. Vani, Secretary-Treasurer