

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

**Application Number:** A-2024-0222  
**Property Address:** S/W Corner of Lagerfeld Drive and All Nations Drive  
**Legal Description:** Part of Block 8, Plan 43M1927,  
Designated as parts 5 and 6 on 43R-41072, Ward 6  
**Agent:**  
**Owner(s):** Daniels MPV 2 Corporation  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, September 17, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit Street Townhouse Dwellings (common element condominium tenure), whereas the by-law permits Townhouse Dwellings (standard condominium tenure);
2. To permit the requirements and restrictions of Section 3661.2(15) to also apply for a common element street townhouse dwelling, unless otherwise varied by a decision of the Committee of Adjustment, whereas the requirements and restrictions of Section 3661.2(15) apply for townhouse dwelling;
3. To permit each parcel of tied land within a Common Element Condominium townhouse development to be treated as an individual lot for Zoning purposes, whereas the By-law requires that all lands zoned R4A-3661 be deemed to be one lot for Zoning purposes;
4. To permit a private common element condominium road to be treated as a street for Zoning purposes, whereas the by-law prohibits the erection of any building on a lot that does not front onto a public street;
5. To permit the lot line abutting a private common element road to be treated as the front lot line for Zoning purposes, whereas the by-law required that Lagerfeld Drive deemed to be the front lot line for Zoning purposes;
6. To permit the front wall of a street townhouse dwelling to be setback a minimum 4.0 metres from a private road provided that a minimum setback of 6 metres is provided to the garage door opening, whereas Section 3661 of the by-law does not include a setback requirement from the front wall of a townhouse dwelling to a private road;
7. To permit the side wall of a street townhouse dwelling to be setback a minimum of 1.0 metres to an interior and exterior side lot line or common element, whereas Section 3661 of the by-law does not include a setback requirement from the side wall of a townhouse dwelling to an interior side lot line or common element;
8. To permit the rear wall of a townhouse dwelling to be setback a minimum 4.5 metres from a rear lot line or common element, except that a reduced setback of 3.5 metres shall be permitted to the rear wall of a townhouse dwelling in Block TH-2 and a reduced setback of 3.5 metres shall be permitted to the rear wall of a townhouse dwelling in Block TH-6 as shown on the sketch attached to the Public Notice, whereas Section 3661 of the by-law does not include a setback requirement from the rear wall of a townhouse dwelling to an rear lot line or common element;
9. To permit the townhouse or street townhouse dwellings in Blocks TH-2 and Block TH-6 to be setback a minimum 3.5 metres and 2.5 metres, respectively, from an Agricultural (A) zone or Floodplain (F) zone, whereas the By-law requires a minimum setback of 6.0m to an Agricultural (A) or Floodplain (F) zone;
10. To permit a hydro transformer having a setback of 0.5 metres from a lot line, whereas the by-law requires a minimum setback of 2.0m to a hydro transformer;
11. To permit up to 31% of the townhouse or street townhouse dwelling units to have a dwelling unit width of 5.6 metres and up to 10% of the townhouse or street townhouse dwellings to have a dwelling unit width of 5.8 metres, whereas the by-law requires a minimum dwelling unit width of 6 metres, except that up to 30% of the townhouse dwellings may have a width of 5.6 metres; and
12. To permit a porch, deck or balcony to encroach a maximum 3.0 metres into the rear yard but no closer than 1.0 metres to the rear lot line. Stairs from a porch, deck or balcony may encroach into the rear yard as needed to facilitate access, whereas the by-law permits a porch, deck or balcony to encroach 3.0 metres into the rear yard but no closer than 3 metres to the rear lot line.





### Participate in the Meeting:

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, September 12, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, September 12, 2024**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

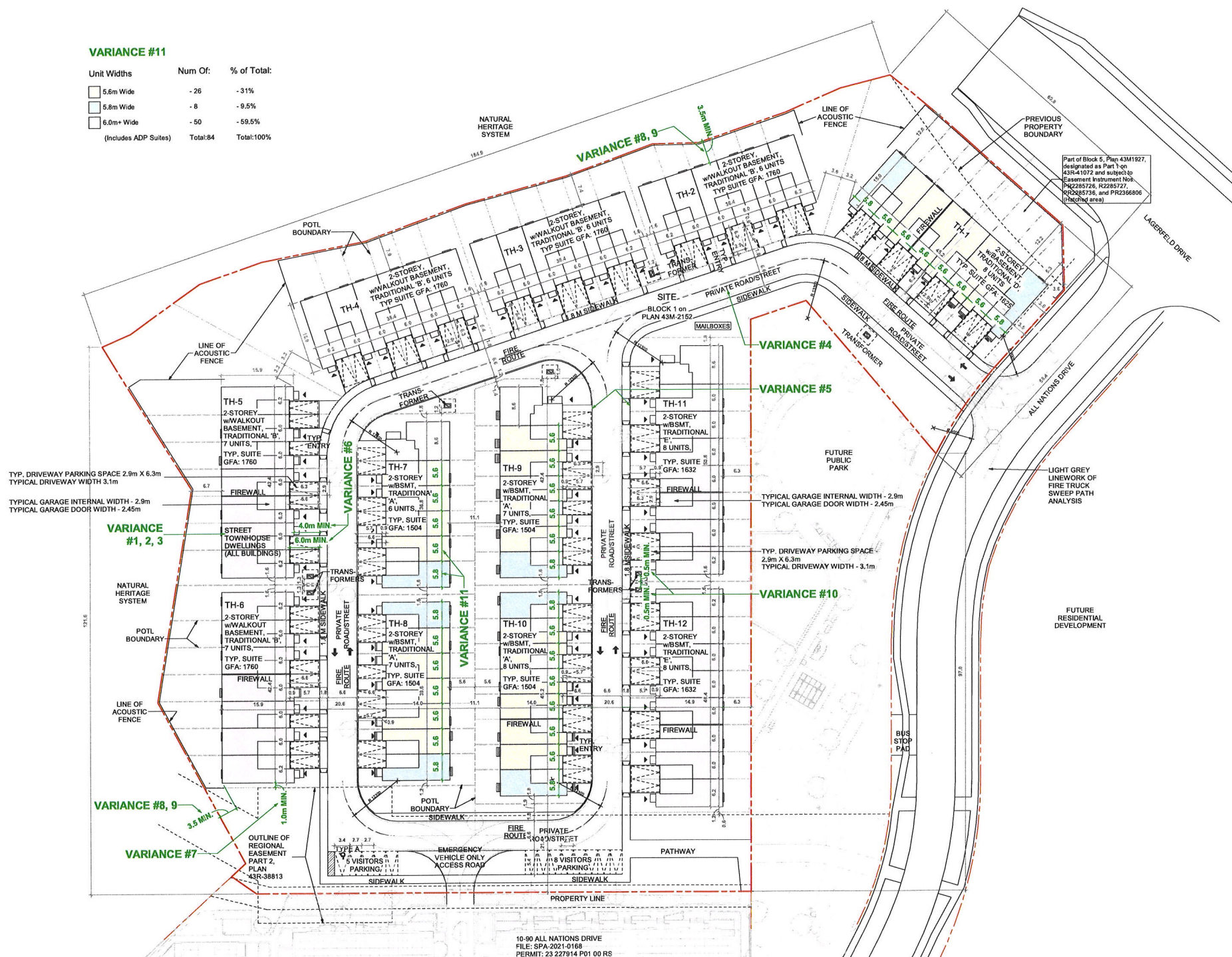
**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 5th day of September 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

Unit Widths	Num Of:	% of Total:
<input type="checkbox"/> 5.6m Wide	- 26	- 31%
<input type="checkbox"/> 5.8m Wide	- 8	- 9.5%
<input type="checkbox"/> 6.0m+ Wide	- 50	- 59.5%
(Includes ADP Suites)	Total:84	Total:100%



**BLOCK 1 ON  
PLAN 43M-2151**

### Committee of Adjustment

# MINOR VARIANCE APPLICATION MASTER SITE PLAN

Daniels 4C  
love where you live

**KIRKOR**  
ARCHITECTS AND PLANNERS