



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, September 17, 2024**

- Members Present: Jarmanjit Singh Dehriwal (Chair)  
Baljit Mand (Vice-Chair)  
Jotvinder Sodhi (Vice-Chair)  
Ron Chatha  
Sarbjeeet Saini  
Manoharan Vaithianathan
- Members Absent: Paul Khaira  
James Reed  
Thisaliny Thirunavukkarasu
- 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  
Saghar Massah, Planner, Development Services  
Ellis Lewis, Assistant Development Planner, Development Services  
Rajvi Patel, Planner, Development Services  
Megan Fernandes, Planning Technician, Development Services  
Marcia Razao, Planning Technician, Development Services  
Emily Mailling, Planning Technician, Development Services  
Paul Brioux, Planner, Development Services  
Clara Vani, Secretary-Treasurer/Legislative Coordinator

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**1. Call to Order**

The meeting was called to order at 9:40 a.m. recessed at 11:31 a.m., reconvened at 12:03 p.m. and adjourned at 1:37 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), Sarbjeet Saini, Manocharan Vaithianathan and Ron Chatha.

Members absent during roll call: James Reed (personal), Thisaliny Thirunavukkarasu (personal), and Paul Khaira (personal).

**2. Adoption of Minutes**

2.1 Minutes - Committee of Adjustment - August 20, 2024

Moved by: S. Saini

Seconded by: B. Mand

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

Carried

**3. Region of Peel Comments**

3.1 Region of the Peel Comments dated September 9, 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-2024-0172

Efry Hope and Help for Women

30 Ellen Street

Plan BR2, Part Lot 135 and Plan BR24 Part Lot 23, Ward 1

Lisa Zanon, authorized agent, withdrawal letter dated September 4, 2024

That Application A-2024-0172 be withdrawn from consideration.

### 5.2 A-2024-0174

Ghulam Jowia

2611 Embleton Road

Con 6, WHS Part Lot 5, Ward 6

Deferred from June 18, 2024

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

1. To permit a temporary use home occupation to include a landscape business with outdoor storage, whereas the by-law does not permit the use;
2. To permit a combined gross floor area of 121 square metres for two accessory structures, whereas the by-law permits a maximum combined gross floor area of 40 square metres; and
3. To permit two accessory structures having a gross floor area of 60 square metres and 61 square metres in size, whereas the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure.

That Application A-2024-0174 be withdrawn from consideration.

5.3 A-2024-0298

Vivek Bhardwaj, Monika Bhardwaj

33 Owlridge Drive

Plan 43M1717, Part Lot 506, RP 43R31234, Part 58, Ward 5

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

1. To permit a maximum driveway width of 5.99 metres, whereas the by-law permits a maximum driveway width of 5.5 metres.

That Application A-2024-0298 be withdrawn from consideration.

5.4 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.

That Application A-2024-0263 be withdrawn from consideration.

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

Moved by: S. Saini

Seconded by: B. Mand

**Motion for Consent Approval – Committee of Adjustment, September 17, 2024**

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its September 17, 2024, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.2	A-2024-0222	SW Corner of Lagerfeld and All Nations Drive
9.4	A-2024-0290	77 Commodore Drive
9.10	A-2024-0300	157 Albright Road
9.11	A-2024-0301	28 Crannyfield Drive
9.16	A-2024-0307	9 Rae Avenue
9.17	A-2024-0308	16 Amberglow Court
9.18	A-2024-0309	8750 The Gore Road
9.24	A-2024-0317	26 Michelangelo Blvd.
9.27	A-2024-0320	263 Clockwork Drive
9.29	A-2024-0340	2000 Williams Parkway

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-2024-0314

Jeyachithra Manickam

11 Streamline Drive

Plan 43M1647, Lot 342, Ward 1

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 side yard;
2. To permit a 0.57 metres side yard setback to a proposed exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 1.22 metres, whereas the by-law requires a minimum side yard setback of 0.6 metres provided that the combined total for both side yards on an interior lot is 1.8 metres; and
3. To permit a maximum driveway width of 10.3 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0314 be deferred to no later than the last hearing of December 2024.

Carried

7.2 A-2024-0120

Tri-Cav Investments Ltd.

8-170 Bovaird Drive West

Con 1, WHS Part Lot 11, Ward 2

Deferred from May 21, 2024

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

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

Moved by: S. Saini

Seconded by: B. Mand

That the application be deferred to no later than the last hearing of November 2024.

Carried

7.3 A-2024-0313

Pardeep Singh, Pawanjot Dhanoa

40 Bellini Avenue

Plan M538, Lot 19, Ward 10

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

1. To permit an interior side yard setback of 7.2 metres to a proposed attached garage, whereas the by-law requires a minimum interior side yard setback of 7.5 metres; and
2. To permit an addition to an existing single detached dwelling having a building height of 10.9 metres, whereas the by-law permits a maximum building height of 10.6 metres.

Moved to: B. Mand

Seconded by: S. Saini

That the application be deferred to no later than the last hearing of November 2024.

Carried

7.4 A-2024-0306

Susan Roslyn George, Rudolph Elliot George

57 Creditstone Road

Plan M829, Lot 34, Ward 4

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

1. To permit a driveway width of 10.74 metres, whereas the by-law permits a maximum driveway width of 7 metres; and
2. To permit 0 metres of permeable landscaping abutting the side property line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Moved by: B. Mand

Seconded by: S. Saini

That the application A-2024-0306 be deferred to no later than the last hearing of December 2024.

Carried

**8. New Consent Applications**

8.1 B-2024-0014

Waheguru Investments Inc.

1304 and 1310 Steeles Avenue East

Plan 676, Part Block A, RP 43R577, Part 1 and 2, Ward 3

The purpose of the application is to request consent of the Committee of Adjustment to sever a parcel of land currently having a total area of



approximately 2.44 hectares and grant 4 access easements. The proposed severed lot has a frontage of approximately 84 metres; a depth of approximately 81 metres and an area of approximately 0.73 hectares. It is proposed that four reciprocal access easements be established in favor of the properties municipally known as 1300, 1310 and 1304 Steeles Avenue East. It is proposed that the lot line between the lands municipally known as 1304 and 1310 Steeles Avenue East, which previously existed as two separate properties be re-established as they have inadvertently merged on title.

Marc DeNardis, Gagnon Walker Domes Ltd., 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: S. Saini

That application B-2024-0014 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's certificate;
2. That the owner finalize site plan approval under City File SPA-2021-0147, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That when either 1304 Steeles Avenue East or 1310 Steeles Avenue East changes ownership, a mutual access easement between 1304 Steeles Avenue East and 1310 Steeles Avenue East is to be established and registered on title in perpetuity. The mutual access easement will be to the satisfaction of the City's Corporate Services and Public Works & Engineering Department. The Owner hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits, or other proceedings by anyone arising or which may arise as a result of such access arrangements;
4. That the Owner provide proof that the required access easements have been registered on title in perpetuity and that the access easements will be to the satisfaction of the City's Legal Services Division, Corporate Services Department and the Commissioner, Public Works & Engineering;

5. Prior to the issuance of the consent certificate, the Applicant shall submit a solicitor's undertaking, prepared by a solicitor licensed to practice in Ontario, to the satisfaction of the City Solicitor or its delegate, confirming that any required Transfer Easement(s) and agreements in favour of the Retained and Severed Lands or which the Retained and Severed Lands are subject to will be established, created and registered on title of the Retained and Severed Lands concurrently with the registration of the Transfer and upon the issuance of the Certificate(s) of Secretary-Treasurer;
6. Satisfactory arrangement shall be made through SP-21-147B between the owner and the Region regarding land dedication; and
7. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

Carried

**9. New Minor Variance Applications**

9.1 A-2024-0147

Khurram Syed, Kashif Syed

9 Lloyd Sanderson Drive

Plan 43M1898, Lot 120, Ward 4

Deferred from June 18, 2024

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

1. To permit a driveway width of 10.97 metres, whereas the by-law permits a maximum driveway width of 7.0 metres.

Valluddin Mohammed, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Amit Ohri, Brampton resident was present online and expressed his opinion that the application is not minor.

Suprena Boparai, Brampton resident was present online and expressed her opinion the application is not minor and does not suit the neighborhood. The drainage would be an issue.

Staff outlined the reasons for refusal.

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

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0147 be refused.

Carried

9.2 A-2024-0222

Daniels MPV 2 Corporation

S/W Corner of Lagerfeld Drive and All Nations Drive

Part of Block 8, Plan 43M1927, Ward 6

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

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.

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0222 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-2024-0097, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services.
3. That the balance of lands zoned R4A-3661, other than those identified on the sketch attached to the notice of decision, shall continue to be treated as one lot for zoning purposes.
4. That minor variance application(s) shall be submitted within 90 days of the date of the Committee's decision for all other lands zoned R4A-3661 to similarly exclude the lands that are subject to minor variance application A-2024-0222 from being treated as part of the same lot for zoning purposes.

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

Carried

9.3 A-2024-0272

Rahul Arora

7 Courtleigh Square

Plan M110, Part Lot 108, RP 43R6049, Parts 7 and 8, Ward 2

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

1. To permit a home occupation (barber shop) having a gross floor area of 19.98 square metres within a semi-detached dwelling, whereas the by-law permits only an office as a home occupation within a semi-detached dwelling.

Manpreet Kohli, 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.

Member R. Chatha inquired if there is any enforcement action on this property and if they can amend the recommendations to impose a time limit on the application, and advised he supports small businesses but is not in support if there will be a disturbance in the neighborhood.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there has been a by-law complaint and a licensing complaint.

The Committee Chair J. Dehriwal inquired if there was an option of including the time limit.

Member R. Chatha inquired with staff the percentage of the home that is permitted to be used for this purpose.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the by-law allows for 15 per cent and they have asked for an increase.

Member R. Chatha requested a limit to time and parking be part of the conditions implemented.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the house is a semi detached and does not permit this business.

Member R. Chatha inquired if the by-law does not permit the use entirely.

Ross Campbell, Manager, Zoning and Sign By-Law, advised that was correct.

Member R. Chatha inquired if the applicant was aware this use is not permitted.

The Committee Chair J. Dehriwal, inquired if the use is not permitted should the application be deferred or refused.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised committee the application was reviewed with the information provided. Staff is agreeable to imposing additional variances related to the parking and a period of time this use can operate.

Member R. Chatha suggested an additional condition, regarding the time the business can operate. For example, from 8:00 a.m. to 6:00 p.m.

Francois Hemon-Morneau, Principal Planner/Supervisor, inquired with the applicant on operating hours.

Member B. Mand inquired if the applicant can take clients as appointments so that the traffic can be controlled.

Manpreet Kohli, authorized agent, agreed to the implementation of these new conditions and advised the business is by appointment only.

Moved by: R. Chatha

Seconded by: J. Sodhi

That application A-2024-0272 is supportable subject to the following conditions being imposed:

That the home occupation (barber shop) remain as a home occupation use and accessory to the residential dwelling

That the home occupation be limited for a period of three years;

That parking associated with the home occupation be provided on the driveway of the subject property;

That the home occupation operational hours be limited from 9:00 a.m. to 7:00 p.m.

That the home occupation be limited to one customer at a time and be appointment based; and

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

Carried

9.4 A-2024-0290

Makarand Jahagirdar, Ashwini Jahagirdar

77 Commodore Drive

Plan 43M1751 Part Lot 165, RP 43R32469, Part 10, Ward 5

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 0.05 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres; and
3. To permit a driveway width of 5.28 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: S. Saini

Seconded by: B. Mand

That application A-2024-0290 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties should not be adversely affected;



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

Carried

9.5 A-2024-0291

Rizwan Ahmad, Saba Daud

50 Steven Court

Plan M567 Lot 25, Ward 2

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

1. 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.

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

Staff outlined the reasons for refusal.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0291 be refused.

Carried

9.6 A-2024-0292

Surjit Singh, Amarjit Kaur, Avtar Singh

29 New Forest Terrace

Plan 43M2121, Lot 3, 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 two-storey single detached dwelling, whereas the by-law requires a minimum rear

yard setback of 7.5 metres; and

2. To permit a proposed two-storey single detached dwelling having a building height of 12.1 metres, whereas the by-law permits a maximum building height of 10.6 metres.

Amritpal Bansal, authorized agent present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0292 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 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;
4. That the Owner is 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;
5. That the applicant/owner obtain a Toronto and Region Conservation Area (TRCA) permit pursuant to Ontario Regulation 41/24 for the proposed works and pays the applicable permit review fee of \$950.00. and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.7 A-2024-0293

Savera Virk, Gurpreet Singh, Kulwinder Singh, Balbir Kaur

31 New Forest Terrace

Plan 43M2121, Lot 4, Ward 10

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

1. To permit a rear yard setback of 4.84 metres to a proposed two-storey single detached dwelling, whereas the by-law requires a minimum rear yard setback of 7.5 metres; and
2. To permit a two-storey single detached dwelling having a building height of 12.1 metres, whereas the by-law permits a maximum building height of 10.6 metres.

Amritpal Bansal, authorized agent present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff read out recommendation report.

The authorized agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2024-0293 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 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;
4. That the Owner is 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;

5. That the applicant/owner obtain a Toronto and Region Conservation Area (TRCA) permit pursuant to Ontario Regulation 41/24 for the proposed works and pays the applicable permit review fee of \$950.00; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.8 A-2024-0294

Gurpreet Ubhi

8884 Creditview Road

Chinguacousy Con 4 WHS Part Lot 5 RP 43R40144 Part 2, Ward 4

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

1. To permit an interior side yard setback of 5.04 metres to a proposed deck extension, whereas the by-law requires a minimum interior side yard setback of 7.5 metres; and
2. To permit a driveway width of 13.42 metres (58.7% of the width of the lot), whereas the by-law requires the maximum driveway width not exceed 50% of the width of the lot.

Elen Abunahla, authorized agent was present online and presented an overview of the application.

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2024-0294 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 screen portions of the driveways in accordance with the sketch attached to the Notice of Decision;

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

Carried

9.9 A-2024-0298

**Brought forward and dealt with under item 5.3**

9.10 A-2024-0300

Rohith Ajay Samraj John, Sharmila Sherin Ravindra Kumar, Prinitha Joseph

157 Albright Road

Plan 43M1703, Part Lot 30, RP 43R31040, Part 13, Ward 5

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

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

Seconded by: B. Mand

That application A-2024-0300 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 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 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

9.11 A-2024-0301

Jaspreet Singh Jagdev, Bipinjit Kaur Duggal

28 Crannyfield Drive

Plan 43M1674, Part Lot 94, RP 43R30331, Part 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 side yard;  
and
2. To permit a proposed interior side yard setback of 0.91 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0301 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

9.12 A-2024-0302

Deepak Kumar, Kiranpreet Kaur

68 Prouse Drive

Plan 9701, Part Lot 49, RP 43R4316, Part 14, Ward 1

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

1. To permit a parking space depth of 5.31 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres.

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

Josephine Loprevite, Brampton resident was present and expressed her opposition to the application regarding the owners do not live in the property, there are eight men living there, the garbage is all over, the grass is unkept, the overall maintenance of the home is unacceptable, and noted the excessive parking on the street.

Member J. Sodhi inquired if there was enforcement action on the property.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there are a number of complaints, in regard to the lodging house, but no orders issued.

Staff outlined the reasons for refusal.

Member R. Chatha addressed the authorize agent regarding the comment of many other applications of the same nature in the area. Each property is different. I do not support anyone taking advantage of the by-laws.

The Committee Chair J. Dehriwal inquired how many can live in a house.

Ross Campbell, Manager, Zoning and Sign By-Law, advised they were living in communion and had access to the entire house.

The Committee Chair J. Dehriwal inquired how many units are in the home.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there is one unit. There may be eight, they are freely accessing the entire home, it is not a lodging home.

Moved by: R. Chatha

Seconded by: J. Sodhi

That application A-2024-0302 be refused.

Carried

9.13 A-2024-0303

Trio Global Inc.

10041 McLaughlin Road North

Plan M286, Part Block 1, RP 43R26003, Parts 16, 17, 18, Ward 2

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

1. To permit a temporary trailer to be located in the parking lot, whereas the by-law does not permit a temporary trailer.

Nadin Guirguis, authorized agent present online and presented an overview of the application.

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2024-0303 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 temporary trailer remain for a maximum duration of a year from the date of the Notice of Decision, and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.



9.14 A-2024-0305

Sudip Basu, Mamta Basu, Chandana Adhikary

18 Bachelor Street

Plan 43M2058, Lot 188, Ward 6

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

1. To permit a proposed Garden Suite having a gross floor area of 45 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite; and
2. To permit a driveway width of 7.54 metres, whereas the by-law permits a maximum driveway width of 7.00 metres.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Rangana Guruge, Brampton resident was present and presented his objection regarding the parking, snow removal clearing an issue, illegal driveway extension, a lot of people living in the house, and the drainage a problem.

Harjap Brar, Brampton resident present and presented his objection regarding a lot of parking issues, there are nine cars on the street, late night parties that make me feel unsafe, and the home has two units.

Member J. Sodhi inquired if the commercial vehicle is always parked.

Harjap Brar, Brampton resident advised the commercial vehicle is always there.

Charu Arora, Brampton resident was present online and expressed her opposition to the application with respect to safety, we feel unsafe in our neighborhood, the parking is a problem, there are more than 15 cars there, the driveway at this home is completely extended, and the owner does not live there.

Nirav Shah, Brampton resident was present online and presented his objection with respect to his safety, I live next to bachelors of the night, there are 13 members living in this house, there is a lot noise in the night, there should be some limit to the number of people accommodated, the cars are all over the road

on the side, my guests can never find parking if they come to visit. Quality of life for me is not maintained with this house.

Sudip Basu, applicant advised he was unaware of the issues at the property. The home has two legal units and there should be a total of seven people living there.

Member R. Chatha advised it seems as there are three commercial vehicles parked.

Member J, Sodhi inquired if the owner lives at the property.

Sudip Basu, applicant advised the home is rented.

Staff outlined the proposed conditions of the staff report.

Member S. Saini inquired if there is a permit for the driveway to that extent approved.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there are many complaints regarding the driveway.

Member J. Sodhi advised he believes there is a school coming into the area, and the children safety is a concern. I would like to put a motion on the floor to refuse the application.

Member B. Mand advised the application would increase the flow of tenants.

Member R. Chatha inquired if the stairs on the side of the home was approved by the committee.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the stairs don't require approval.

Member R. Chatha inquired if there should be a tree in front of the home.

Ross Campbell, Manager, Zoning and Sign By-Law, advised we would need our landscape staff to comment on this.

Member R. Chatha commented there is no curb cut at this property. This is a pie shaped lot, and it has been extended to the lot line.

The Committee Chair J. Dehriwal advised even if the application is refused, they can still build a smaller additional residential unit.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2024-0305 be refused.

Carried

9.15 A-2024-0306

**Brought forward and dealt with under item 7.4**

9.16 A-2024-0307

Paramjit Singh Nirwan, Paramjeet Kaur Nirwan

9 Rae Avenue

Plan M322, Lot 23, Ward 10

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

1. To permit a proposed private detached garage in the rear yard, whereas the by-law permits a private detached garage only if there is no attached private garage or carport already on the lot;
2. To permit a proposed private detached garage having a gross floor area of 222.96 square metres, whereas, the by-law permits a maximum gross floor area of 48 square metres for a private detached garage;
3. To permit a proposed private detached garage having a height of 6.74 square metres, whereas the by-law permits a maximum height of 4.5 metres in the case of a peaked roof for a detached garage; and
4. To permit a proposed private detached garage having 3 vehicle garage doors, all with a maximum height of 3.05 metres, whereas the by-law permits a maximum vehicle garage door height of 2.4 metres.

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0307 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 if the detached garage be converted to an additional dwelling unit, further approvals shall be required;
3. That drainage from the proposed detached garage shall be contained on the subject property and not impact abutting properties;
4. That no commercial or industrial uses shall operate from the detached garage; 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-2024-0308

Dennis Smith, Olufunlola Olubukola Smith

16 Amberglow Court

Plan 43M1881, Lot 176, Ward 4

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

1. To permit a rear yard setback of 2.36 metres to a proposed sunroom addition, whereas the by-law requires a minimum rear yard setback of 6.0 metres.

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0308 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 will be restricted based on the limiting distance, and is required to conform to Division B, 9. 10. 15. 4. Of the Ontario Building Code;

3. That the sunroom addition remain 1-storey in height; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.18 A-2024-0309

Manorbay Estates Inc.

8750 The Gore Road

Tor Gore Con 9, ND E Part Lots 4 and 5, RP 43R32211, Parts 8 to 61, Ward 8

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

1. To permit a Commercial School (Academy of Learning Career College) on the third floor, whereas the by-law does not permit the use.

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0309 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That a Change of Use permit and a building permit for any interior alterations be required;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.19 A-2024-0311

Satnam Kainth

12 Garrison Square

Plan 859, Part Block A, Plan M46, Part Block A, RP 43R3115, Parts 45 and 45A,  
Ward 8

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

1. To permit 2 parking spaces on a lot containing a 3 unit dwelling, whereas the by-law requires 3 parking spaces on a lot containing a 3 unit dwelling.

Bhaskar Joshi, authorized agent was present online and provided an overview of the application.

Staff outlined the reasons for the refusal.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0311 be refused.

Carried

9.20 A-2024-0313

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

9.21 A-2024-0314

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

9.22 A-2024-0315

Tarlochan Singh, Kulwinder Singh

8 Antler Road

Plan 43M-1613, Lot 125, Ward 1

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

1. To permit an accessory structure (existing shed) having a setback of 0.57 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) having a setback of 0.40 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 10.62 metres, whereas the by-law permits a maximum driveway width of 7.00 metres; and
4. To permit 0.21 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.

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

Staff read out the recommendations and the reasons for refusal of some conditions.

Francois Hemon-Morneau, Principal Planner/Supervisor, clarified the variance order with regards to the staff report.

Member R. Chatha inquired if there was any enforcement action at the property.

Ross Campbell, Manager, Zoning and Sign By-Law, advised that there is enforcement action at this time.

Member S. Saini, inquired on the age of the person that requires accommodation in a wheelchair.

Tarlochan Singh, applicant advised they are over 80 years old.

Member B, Mand, inquired on the number of vehicles the homeowners have.

Tarlochan Singh, applicant advised they have four cars.

The Committee Chair J. Dehriwal, recommends a deferral for staff to work together.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0315 be deferred no later than the last hearing of December 2024.

9.23 A-2024-0316

Aaron Pandher

215 Kingknoll Drive

Plan M1147, Lot 53, Ward 4

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

1. 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 is provided on the opposite side of the dwelling;
2. To permit an accessory structure existing shed having a setback of 0.41 metres to the rear lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line; and
3. To permit an accessory structure existing shed having a setback of 0.51 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line.

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

Staff outlined the proposed conditions of the staff report.

Member S. Saini inquired with staff if the stairs can be moved to the backyard.

Ross Campbell, Manager, Zoning and Sign By-Law, advised a below grade entrance is permitted in the rear yard and they do not require a variance.

Staff advised the position would remain the same if the application is deferred.

Member S. Saini inquired if the applicant has access to the backyard.

The authorized agent advised the shed would be blocking access.

Moved by: J. Sodhi

Seconded by: B. Mand



That application A-2024-0316 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 drainage on adjacent properties should not be adversely affected;
3. That Variance 1 to permit an interior side yard setback of 0.03 metres to a proposed exterior stairway leading to a below grade entrance be refused;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.24 A-2024-0317

Manjinder Kaler, Ranjodh Kaler

26 Michelangelo Blvd.

Plan M990, Lot 14, Part Lot 15, RP 43R24600 Part 1, Ward 10

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

1. To permit a single detached dwelling having a building height of 13.65 metres, whereas the by-law permits a maximum building height of 10.6 metres;
2. To permit a garage door height of 3.05 metres, whereas the by-law permits a maximum garage door height of 2.4 metres; and
3. To permit a landscaped open space in the front yard of 69.31%, whereas the by-law requires a minimum landscaped open space of 70% of the front yard.

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0317 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 owner finalize Custom Home approval under City File # CH-2024-0028 and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
4. That no commercial or industrial uses shall operate from the attached garage; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.25 A-2024-0318

Hardayal Singh

16 Baybrook Road

Plan M1367, Lot 8, Ward 2

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

1. To permit an interior side yard setback of 0.1 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres is provided on the opposite side of the dwelling.

Salman Ellahi, authorized agent advised they would like the application withdrawn.

That application A-2024-0318 be withdrawn from consideration.

9.26 A-2024-0319

Sunfield Dixie JV Inc.

9124 Dixie Road

Con 3, EHS, Ward 7

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

1. To permit 1.2 metre setback from a garage door opening to the flankage lot line, whereas the by-law requires a minimum setback of 6 metres from a garage door opening to the flankage lot line; and
2. To permit a minimum distance of 3 metres between the edge of a driveway and the actual or project point of intersection of two streets, whereas the by-law requires a minimum distance of 6 metres between the edge of a driveway and the projected point of intersection of two streets.

Peter Chee, 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-2024-0319 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That a clause be included within the Agreement of Purchase and Sale for each of the subject properties advising of the variance affecting the property. In the event the property has been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the property acknowledge and accept the variance;
3. That the owner finalize site plan approval under City File SP09-048.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. That the applicant pay the TRCA's Minor Variance Review fee for Subdivisions of \$1250;

5. That A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.27 A-2024-0320

Gagandeep Singh, Jaspreet Kaur

263 Clockwork Drive

Plan 43M2058, Lot 239, Ward 6

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

1. To permit an interior side yard setback of 0.1 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres is provided on the opposite side of the dwelling.

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

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0320 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.

9.28 A-2024-0321

1388688 Ontario Inc. (RioCan)

499 Main Street South

Chinguacousy Con 1 WHS Part Lot 1, RP 43R7534 Parts 2 to 10, Ward 3

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

1. To permit an above ground parking structure having a rear yard setback of 3.3 metres, whereas the by-law requires a minimum rear yard setback of 6 metres;
2. To permit an above ground parking structure having an interior side yard setback of 0.5 metres, whereas the by-law requires a minimum interior side yard setback of 3 metres;
3. To permit an above ground parking structure having a ground floor height of 2.9 metres, whereas the by-law requires a minimum ground floor height of 4 metres for an above ground parking structure that fronts onto a public street;
4. To permit apartment dwellings having a building height of 132 metres (Tower A) and 117 metres (Tower B), whereas the by-law permits a maximum building height of 97 metres for apartment dwellings;
5. To permit the mechanical penthouse to project beyond the permitted building height by 7.5 metres, whereas the by-law permits the mechanical penthouse to project beyond the permitted building height by a maximum 3 metres;
6. To permit visitor parking spaces to be provided on adjacent lands addressed 499 Main Street South within 100 metres of the subject site (Phase 1 development), whereas the by-law requires that required parking spaces be provided on the same lot or parcel as the use they are intended to serve;

7. To permit a building wall at grade level to occupy 78% of the available frontage facing Steeles Avenue East, whereas the by-law requires that a building wall occupy a minimum 95% of the available frontage facing Steeles Avenue East; and
8. To permit the tower portion of an apartment building located within 15 metres of Steeles Avenue West to be setback 0.0 metres and 1.2 metres from the edge of the podium, whereas the by-law requires that, for any building within 15 metres of Steeles Avenue West, the tower portion of the building must be setback a minimum 2 metres from the edge of the podium.

Kelly Graham, 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: S. Saini

Seconded by: B. Mand

That application A-2024-0321 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances 4, 5, 6, and 7 be limited to that generally shown on the sketch attached to the Notice of Decision;
2. The applicant shall submit a revised Sun Shadow Study, in accordance with the applicable Terms of Reference, as part of the Site Plan Application. The study must demonstrate a minimum sun access factor of 0.5 on September 21st, specifically addressing its impact on Kaneff Park;
3. That the applicant finalize site plan approval under City File SPA-2022-0120, execute a site plan agreement, and post the necessary financial securities and insurance to the satisfaction of the Director of Development Services;
4. That Regional requirements with respect to the development of these lands including servicing capacity requirements associated with the increased unit yield resulting from additional building heights be addressed through SPA-2022-0120; and

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

Carried

9.29 A-2024-0340

FCA Canada Inc.

2000 Williams Parkway

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

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

1. To permit a total of 1,533 parking spaces for the existing motor vehicle assembly plant, whereas the by-law requires a minimum 2,562 parking spaces for the existing motor vehicle assembly plant based on a ratio of 1 space for each 93 square meters of gross floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accessory office, retail or educational uses; and
2. To permit the landscaped buffer having a width of 7.9 metres along the lot line abutting Williams Parkway, whereas the by-law requires a landscaped buffer having a minimum width of 30 metres along Williams Parkway.

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

Moved by: S. Saini

Seconded by: B. Mand

That application **A-2024-0340** is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that generally shown on the sketch attached to the Notice of Decision;
2. That 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-2024-0120

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

11.2 A-2024-0174

**Brought forward and dealt with under item 5.2**

11.3 A-2024-0177

Tejpal Bedi, Manjit Bedi, Jasvinder Bedi

27 Moorcroft Place

Plan 43M2092, Lot 63, Ward 8

Deferred from June 18, 2024

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

1. To permit a proposed deck to encroach 3.1 metres into the rear yard setback, resulting in a setback of 2.9 metres from the deck to the rear property line, whereas the by-law permits a deck to encroach a maximum 2 metres into the rear yard setback, resulting in a required setback of 4 metres from the deck to the rear lot line.

Shivang Tarika, 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-2024-0177 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 shall obtain any required approvals or permits and pay all required fees to the satisfaction of the Toronto and Region Conservation Authority;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.4 A-2024-0188

Ronie Prabudial Mangra, Dalimchand Mangra

7 Richgrove Drive

Plan 43M1602, Lot 4, Ward 10

Deferred from July 16, 2024

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.

No authorized agent or applicant was present online or in person.

Staff outlined the proposed conditions of the staff report.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0188 be refused.

Carried

11.5 A-2024-0204

Stephane Lubin, Amanda Lubin

20 Coronation Circle

Plan M753, Lot 32, Ward 2

Deferred from July 16, 2024 and August 20, 2024

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

1. To permit a driveway width of 9.097 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.5 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.

No authorized agent or applicant was present online or in person.

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-2024-0204 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 9.1 metres (29.86 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 reinstate the driveway and landscape areas as depicted in the Site Plan and reduced driveway width to 9.1 metres (29.86 feet) shall be maintained, and shall not be removed, but may be repaired when necessary; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.6 A-2024-0205

Sudesh Sharma, Minakshi Sharma

2 Anatolia Street

Plan 43M2025, Lot 36, Ward 10

Deferred from July 16, 2024

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

1. To permit a driveway width of 8.00 metres, whereas the by-law permits a maximum width of 7.0 metres.

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: S. Saini

Seconded by: J. Sodhi

That application A-2024-0205 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 reinstate the permeable landscape 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 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; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.7 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

Deferred July 16, 2024

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;
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; and
5. To permit a minimum 2.5m metre wide portion of the rear yard, measured from the rear lot line, to be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, whereas the by-law required a 5.0 metre wide portion of the rear yard, measured from the rear lot line, to be used as an unoccupied private area of land which is used for the growth, maintenance, conservation of grass, flowers, trees shrubs or similar visual amenities and private recreational purposes, and no buildings or structures, including swimming pools, decks, patios, sheds and gazebos, paved areas, excavations or grading shall be permitted.

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: B. Mand

Seconded by: J. Sodhi

That application A-2024-0212 is supportable in part, subject to the following conditions being imposed:

1. That the extent of variance 3 be limited to that shown on the sketch attached to the Notice of Decision;
2. That Variance 1 requesting to reduce the interior side yard setback to a garden suite be refused;
3. That Variance 2 requesting to reduce the separation distance from the principal dwelling to a garden suite be refused;
4. That Variance 4 requesting to reduce the parking space depth on a residential property be refused;
5. That Variance 5 requesting to reduce the wide portion of the rear yard to permit the construction of building and structures be refused;
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.8 A-2024-0218

Varinder Rehal, Sukhvinder Kaur

32 Turtlecreek Blvd.

Plan M553, Lot 104, Ward 3

Deferred from July 16, 2024

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.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0218 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 8.94 metres (29.33 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 8.94 metres (29.33 feet) shall be maintained;
4. That the fence located in the front yard of the subject property be relocated outside of the City Right-of-Way or removed entirely; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.9 A-2024-0279

Gurpreet Samra, Rameeta Samra

20 Merlin Drive

Plan M1429, Lot 10, Ward 10

Deferred from August 20, 2024

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

1. To permit a driveway width of 12.3 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.22 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.

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

Member S. Saini inquired how the lady is related to the homeowners and how old she is.

Rameeta Samra, applicant advised she is the mother-in-law and 79 years old.

Member S. Saini inquired how the variance affects the wheelchair access.

Authorized agent advised there is no way to pull the wheelchair out in the location of drop off.

The Committee Chair J. Dehriwal highlighted correspondence received.

Gail Handfield, Brampton resident was present and presented her objection regarding the drainage impact on her property, video shows the impact of the drainage, creates a slippery condition.

Staff outlined the reasons for refusal of the application.

The Committee Chair J. Dehriwal inquired if the city can provide temporary relief for accessibility.

Francois Hemon-Morneau, Principal Planner/Supervisor advised this is a matter between the two properties. The drainage issues can cause unfavorable conditions, and the property is currently all concrete with no permeable landscaping.

The authorized agent advised the applicant will repair the downspout and rectify the drainage.

The Committee Chair J. Dehriwal inquired if a five-year temporary relief will be helpful.

Member R. Chatha advised the the drainage repair would have to be permanent and at their own expense.

The authorized agent advised they would move the drainage to the back instead of the front.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2024-0279 is supportable, subject to the following conditions being imposed:

1. That drainage to adjacent properties shall not be adversely affected and that the roof drainage flows onto applicants' property and is contained within the applicant's property; and
2. That the applicant/owner shall submit a site plan and photographic evidence depicting the proposed downspout configuration to the satisfaction of Planning and Engineering staff.

Carried

**12. Other Business**

Nil

**13. Adjournment**

Moved by: J. Sodhi

Seconded by: S. Saini

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on October 15, 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