



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, October 15, 2024

Members Present:

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

Staff Present:

Ross Campbell, Manager, Zoning and Sign By-law, Planning,
Building and Growth Management
Francois Hemon-Morneau, Principal Planner/Supervisor,
Planning, Building and Growth Management
Rajvi Patel, Planner, Development Services
Simran Sandhu, Planner, Development Services
Ellis Lewis, Assistant Development Planner, Development
Services
Megan Fernandes, Planning Technician, Development Services
Marcia Razao, Planning Technician, Development Services
Emily Mailling, Planning Technician, Development Services
Clara Vani, Secretary-Treasurer/Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:40 a.m. recessed at 11:24 a.m., reconvened at 11:56 a.m. and adjourned at 1:43 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 James Reed, Thisaliny Thirunavukkarasu, Paul Khaira and Ron Chatha.

Members absent during roll call: Nil

2. Adoption of Minutes

2.1 Minutes - Committee of Adjustment - September 17, 2024

Moved by: B. Mand

Seconded by: S. Saini

That the minutes of the Committee of Adjustment hearing held September 17, 2024, be approved, as printed and circulated.

Carried

3. Region of Peel Comments

3.1 Region of the Peel Comments dated October 15, 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-2024-0342

Maninderjit Singh, Sukhdeep Kaur

19 Feeder Street

Plan 43M2022, Lot 305, 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 0.06 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 0.72 metres, whereas the by-law requires a minimum side yard setback of 1.2m on one side and 0.6 metres on the other side, provided that the combined total for both side yards on an interior lot is 1.8 metres.

That Application A-2024-0342 be withdrawn from consideration.

5.2 A-2024-0359

Ishan Vasudeva, Babli Babli

12 Abell Drive

Plan M27, Part Lot 343, RP 43R2328, Part 9, Ward 1

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

1. To permit a 2-storey garden suite having a maximum gross floor area of 54.84 square metres whereas the by-law permits a maximum gross floor area of 35 square metres in all other zones; and
2. To permit a 2-storey garden suite having a maximum building height of 6m whereas the by-law permits a maximum building height of 4.5m or the height of the principal building, whichever is less, on a lot on all other residential zones.

(See item 9.35)

That Application A-2024-0359 be withdrawn from consideration.

6. Review of the Agenda for Immediate Approval

That the following agenda items and minor variance applications, before the Committee of Adjustment at its October 15, 2024, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
8.2	B-2024-0016	46 Nostalgia Court
9.2	A-2024-0244	10 Iris Crescent
9.3	A-2024-0259	336 Father Tobin Road
9.7	A-2024-0323	139 Albright Road
9.8	A-2024-0324	54 Savino Drive
9.12	A-2024-0329	7 Fallen Oak Court
9.13	A-2024-0330	22 Allegro Drive
9.14	A-2024-0331	50 Sunforest Drive
9.16	A-2024-0333	6 Fahey Drive
9.17	A-2024-0335	123 Vanhorne Close
9.20	A-2024-0339	19 Giraffe Avenue
9.21	A-2024-0341	13 Halldorson Trail
9.25	A-2024-0347	196 Lockwood Road
9.30	A-2024-0353	0 and 10201 MISSISSAUGA RD. & LAGERFELD DR.
9.31	A-2024-0354	525 Main Street North

9.32	A-2024-0355	10 Kenny Court
9.33	A-2024-0356	79 Longevity Road
9.34	A-2024-0358	763 Peter Robertson Blvd.
9.37	A-2024-0361	42 Duxbury Road
9.40	A-2024-0364	58 Puffin Crescent
9.43	A-2024-0367	54 Hocken Court

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.

Moved by: J. Reed

Seconded by: B. Mand

That the following agenda items and minor variance applications, before the Committee of Adjustment at its October 15, 2024, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

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8.2	B-2024-0016	46 Nostalgia Court
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9.43	A-2024-0367	54 Hocken Court

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-2024-0253

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: B. Mand

Seconded by: S. Saini

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

Carried

7.2 A-2024-0338

Sandeep Jindal, Simi Jindal

20 Stillman Drive

Plan 43M1751, Lot 116, Ward 5

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 0.64 metres extending from the front wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 metres (3.94 feet) extending from the front wall of the dwelling up to and including the door;
2. To permit a 0.64 metres wide pedestrian path of travel leading to the principal entrance of a additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metres leading to the principal entrance of an additional residential unit.

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0338 be deferred to no later than the last hearing of December 2024.

Carried

7.3 A-2024-0071

1212949 Ontario Inc.

9353 Winston Churchill Blvd.

Con 6, WHS Part Lot 7, Ward 6

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

1. To permit an Industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use; and
2. To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years, whereas the by-law does not permit outside storage.

(See item 11.2)

Moved by: B. Mand

Seconded by: T. Thirunavukkarasu

That application A-2024-0071 be deferred to no later than the last hearing of November 2024.

Carried

7.4 A-2024-0344

Jaswinder Singh Khosa, Jagdeep Kaur

19 Leo Austin Road

Plan 43M1958, Lot 81, Ward 10

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

1. To permit a driveway width of 8.688 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and

2. To permit 0.305 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.

(See item 9.22)

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2024-0344 be deferred to no later than the last hearing of December 2024.

Carried

7.5 A-2024-0366

Quadspring Inc.

9416 Highway 50

Toronto Gore Con 11, EHS, Part Lot 8 and RP 43R40081, Part 4, Ward 10

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

1. To permit 73 parking spaces, whereas the by-law requires a minimum of 137 parking spaces.

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application A-2024-0366 be deferred no later than the last hearing of December 2024.

Carried

7.6 A-2024-0268

A.D. Corporation (Sam Matharu)

153 Rutherford Road South

Con 2, EHS Part Lot 3, RP43R434, Part 1, Ward 3

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

1. To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with the existing motor vehicle repair shop,

whereas the by-law does not permit a motor vehicle washing establishment;

2. To permit 34 parking spaces, whereas the by-law requires 92 parking spaces;
3. To permit 0 stacking spaces for a motor vehicle washing establishment, whereas the by-law requires 10 car stacking spaces;
4. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and to permit tandem parking spaces in conjunction with a motor vehicle sales establishment, whereas the by-law only permits tandem parking spaces in conjunction with a motor vehicle repair shop.

Moved by: B. Mand

Seconded by: J. Reed

That application A-2024-0268 be deferred no later than the last hearing of January 2025.

Carried

7.7 A-2024-0362

Jaspreet Singh, Jasbeer Singh, Banvir Kaur

12 Loomis Road

Plan 43M2038, Lot 69, Ward 6

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

1. To permit a driveway width of 11.49 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.0 metres of permeable landscaping abutting both side lot lines, whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2024-0362 be deferred no later than the last hearing of December 2024.

8. New Consent Applications

8.1 B-2024-0015

Rose Garden Investment LP

122-130 Main Street North, 6 and 7 Nelson Street East, 7 and 11 Church Street East

Plan BR2, Lots 53 and 54 Part Lots 49 to 52, 55 to 59, 85, 86 E Hurontario St N, Queen St, and RP 43R6278, Parts 1 and 2, Ward 1

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.87 hectares. The proposed severed lot has a frontage of approximately 18.89 metres; a depth of approximately 84.63 metres and an area of approximately 0.36 hectares. It is proposed that 2 lots be established from the existing lot for future mixed-use development of a 22-storey building on the proposed severed lot, along with the creation of access easements and a blanket easement for stormwater management.

A-2024-0352

Rose Garden Investment LP

122-130 Main Street North, 6 and 7 Nelson Street East, 7 and 11 Church Street East

Plan BR2, Lots 53 and 54 Part Lots 49 to 52, 55 to 59, 85, 86 E Hurontario St N, Queen St, and RP 43R6278, Parts 1 and 2, Ward 1

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

1. To permit a maximum front yard setback (Main Street North) of 8.5 metres, whereas the by-law permits a maximum front yard setback of 3.0 metres;
2. To permit a minimum front yard setback of 8.5 metres to a tower and 0.0 metres to a podium, whereas the by-law requires a minimum front yard setback of 10.0 metres to a tower and 1.7 metres to a podium;
3. To permit an interior side yard setback of 0.0 metres to a podium abutting a commercial zone, whereas the by-law permits a minimum interior side yard setback of 0.5 metres podium abutting a commercial zone;

4. To permit an exterior side yard setback of 9.5 metres to a podium, whereas the by-law requires a minimum exterior side yard setback of 15.0 metres;
5. To permit a minimum rear yard setback of 1.2 metres to a zone boundary, whereas the by-law requires a minimum rear yard setback of 10.0 metres to the zone boundary;
6. To permit a maximum building height of 35 storeys, whereas a maximum building height of 29-storeys is currently permitted;
7. To permit a minimum non-residential gross floor area of 405 square metres, whereas a minimum non-residential gross floor area of 2000.0 metres is currently permitted; and
8. To permit a visitor parking rate of 0.05 spaces per unit, whereas the by-law requires a minimum visitor parking rate of 0.20 spaces per unit.

Matt Johnson, authorized agent was present online and presented an overview of the application and advised the TRCA agrees with the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Member J. Reed clarified the TRCA comments are opposed to the severance, and they are not in agreement.

Janos Kalo, Brampton resident was present and expressed his concerns with the shadow study, solar usage, his garden not receiving adequate sun and the residential outdoor amenities.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised TRCA comments were received the morning of the meeting. If the applicant can provide clarity and additional information.

Matt Johnson, authorized agent advised there was a meeting with Colleen Bonner prior to the meeting and updated information was sent this morning.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi inquired with staff if the concerns of the residents have been reviewed.

Staff advised the height of the building will not cause shadow on the site.

Member R. Chatha advised the TRCA comments to do support the application.

Staff advised there is an error in the report and the application is being approved.

Matt Johnson, authorized agent advised the zoning application was approved by Council in 2020. The purpose of the application is to increase the height.

Member J. Sodhi, proposed a deferral to receive the proper TRCA comments.

The Committee Chair J. Dehriwal inquired if the authorized agent agreed with the deferral for updated TRCA comments.

Matt Johnson, authorized agent advised he would accept a deferral to the last meeting of November.

Member J. Reed advised he is not in favor of this application.

Moved by: J. Sodhi

Seconded by: R. Chatha

That application **B-2024-0015** be deferred to no later than the last hearing of November 2024.

That application **A-2024-0352** be deferred to no later than the last hearing of November 2024.

Carried

8.2 B-2024-0016

The Toronto Dominion Bank

46 Nostalgia Court

Plan M1527, Part Lot 32, RP 43R28260, Part 3, Ward 5

The purpose of the application is to request the consent of the Committee of Adjustment to validate the title of lands legally described as Part of Lot 32, Plan 43M1527, and Part 3, Plan 43R-28260, having frontage on Nostalgia Court of approximately 7.89 metres, a depth of approximately 33 metres and an area of approximately 362 square metres.

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

Moved by: J. Reed

Seconded by: B. Mand

That application B-2024-0016 is supportable.

Carried

9. New Minor Variance Applications

9.1 A-2024-0237

Akbar Syed

137 Sky Harbour Drive

Plan 43M1886, Lot 1, Ward 4

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

1. To permit a driveway width of 13.25 metres, whereas the by-law permits a maximum driveway width of 9.14 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.

Akbar Syed, applicant was present and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

Moved by: R. Chatha

Seconded by: J. Reed

That application A-2024-0237 be refused.

Carried

9.2 A-2024-0244

Jagsir Singh Khattrra, Amandeep Kaur Khattrra

10 Iris Crescent

Plan M521, Lot 25, Ward 2

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

1. To permit a driveway width of 9.2 metres, whereas the by-law permits a maximum driveway width of 9.14 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-2024-0244 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 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

9.3 A-2024-0259

Yunusbhai Gafur Mansur, Rubinabahen Yunus Mansur, Aman Yunus Mansur

336 Father Tobin Road

Plan 43M1730, Lot 87, Ward 9

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

1. To permit 0.45 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0259 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 a portion of the permeable landscaping and driveway as depicted in the sketch attached to the Notice of Decision;
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

9.4 A-2024-0268

A.D. Corporation (Sam Matharu)

153 Rutherford Road South

Con 2, EHS Part Lot 3, RP43R434, Part 1, Ward 3

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

1. To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with the existing motor vehicle repair shop, whereas the by-law does not permit a motor vehicle washing establishment;
2. To permit 34 parking spaces, whereas the by-law requires 92 parking spaces;
3. To permit 0 stacking spaces for a motor vehicle washing establishment, whereas the by-law requires 10 car stacking spaces;
4. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
5. To permit tandem parking spaces in conjunction with a motor vehicle sales establishment, whereas the by-law only permits tandem parking spaces in conjunction with a motor vehicle repair shop.

Brought forward and dealt with under item 7.6

9.5 A-2024-0288

Ibrar Hussain, Salma Ibrar

22 Coronation Circle

Plan M753, Lot 33, Ward 2

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

1. To permit a minimum rear yard setback of 3.66 metres to an existing one storey building addition in the rear yard, whereas the by-law requires a minimum rear yard setback of 7.6 metres; and
2. To permit an existing accessory structure (shed) having a minimum setback of 0.30 metres to the nearest lot lines (rear yard and interior side yard), whereas the by-law requires an accessory structure to be no closer than 0.6 metres to the nearest lot line.

Prabhjot Kaur, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Chris Mann, Brampton resident was present and expressed his opposition regarding the electrical and drainage at the property. The construction was already completed, how can this be approved after the work is already complete. In the area there are many rooming houses, with excessive parking overnight. The addition that is already built has a shed touching it. If emergency services are required, they will not be able to access from that side of the house. If the house behind decides to build the exact same structure, there will be two houses 20 feet apart. This subdivision wasn't built for this.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha advised he is not in favor of this application.

The Committee Chair J. Dehriwal advised he is not in favor of the application.

Member R. Chatha placed a motion to refuse the application.

Moved by: R. Chatha

Seconded by: J. Sodhi

That application A-2024-0288 be refused.

Carried

9.6 A-2024-0312

Rashpal Kaur Johal

8406 Creditview Road

Con 3, WHS Part Lot 3, Ward 4

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

1. To permit a proposed fence in the required front yard having a maximum height of 2.4 metres, whereas the by-law permits a maximum fence height of 1 metres in the required front yard;
2. To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone having a gross floor area of 59.13 square metres (636.47 square feet), whereas, the by-law permits a maximum gross floor area of 23 square metres, for an individual accessory structure on a lot in an Agricultural Zone;
3. To permit an accessory structure (proposed cabana) in the rear yard of a lot in an Agricultural Zone, having a maximum height of 3.66 metres in the case of a flat roof, whereas, the by-law permits a maximum height of any accessory structure of 3.5 metres in the case of a flat roof on a lot in an Agricultural Zone; and
4. To permit an accessory structure (proposed cabana) door height of a maximum of 2.74 metres, whereas the by-law permits a maximum accessory structure door height of 2.4 metres.

Peter Vozikas, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Peter Vozikas, authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2024-0312 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 1 to permit a fence height of 2.4 metres be refused. Instead, the front yard fence shall not exceed a height of 1.2 metres and must be decorative in design;
3. That the trees on the property are to be protected with hoarding at the dripline. Any work within the dripline of the existing trees is strongly discouraged;
4. The Applicant is to contact the City's Forestry Department to review any existing trees affected by the proposed work as a condition of approval. A tree removal permit will be required;
5. That the Applicant obtain a CVC permit/clearance for the proposed works and provide payment of the review fee; 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-2024-0323

Taranjeet Singh Arora

139 Albright Road

Plan 43M1703, Part Lot 34, RP 43R31040, Part 22, Ward 5

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 1.10 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.20 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-2024-0323 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

9.8 A-2024-0324

Li Hong Sandy Sun, Sean Fu

54 Savino Drive

Plan 43M20870, Park Block 17, RP 43R40032, Parts 17 and 18, Ward 2

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

1. To permit an existing exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.99 metres to an existing exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0324 is supportable, subject to the following conditions being imposed:

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

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

Carried

9.9 A-2024-0326

Carlos Sierra

740 Balmoral Drive

Plan 809, Lot 221, Ward 7

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

1. To permit a lot coverage of 34.9%, whereas the by-law permits a maximum lot coverage of 30%.

Joseph Domb, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Gary Barker, Brampton resident was present and expressed his opposition to the application. This is a small dwelling area; this is too large for the area. The effect will be a lot of shadowing to the neighboring properties.

Shahid Sarwar, Brampton resident was present and presented his concerns regarding the size of the dwelling. This looks like a huge building and all the other houses are small.

Ron Roberts, Brampton resident was present and presented his opposition and concerns with the fact the owner has ignored all city bylaws, the shed can fit three cars, the music levels, and this big house does not suit the neighborhood.

Staff outlined the proposed conditions of the staff report.

Member J. Reed inquired about the drainage to the adjacent property.

Staff advised a condition can be implemented in regard to the drainage.

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

Ross Campbell, Manager, Zoning and Sign By-Law, advised there was an order to comply issued in 2022 regarding the accessory structure on the property.

Joseph Domb, authorized agent, agreed to the new condition.

Moved by: J. Reed

Seconded by: R. Chatha

That application A-2024-0326 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

9.10 A-2024-0327

Ronnie Abbott, Linda Abbott

24 Foxacre Row

Plan M176, Part Lot 90, RP 43R7594, Parts 8, 9, 10, Ward 1

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

1. To permit an accessory structure (proposed shed) having a gross floor area of 23.57 square metres (253.70 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure.

Vivek Gupta, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2024-0327 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 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

9.11 A-2024-0328

Leonlehcer Agcaoili, Jerry Mae Ann Agcaoili, Joshua Aeron Agcaoili

78 Deerpark Crescent

Plan M416, Part Lot 195, RP 43R10655, Part 2, Ward 1

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

1. To permit an interior side yard setback of 1.23 metres to a proposed second storey addition, whereas the by-law requires a minimum interior side yard setback of 1.2 metres of the first storey, or part thereof, plus 0.6 metres for each additional storey, or part thereof, where the lot width is less than or equal to 16 metres.

Muhammad Adnan Tahir, 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: P. Khaira

Seconded by: T. Thirunavukkarasu

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. Opening on the wall facing the side yard setback 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 Ontario Building Code;
3. That drainage shall not be adversely affected on adjacent properties; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.12 A-2024-0329

Balram Banerjee, Nandini Banerjee

7 Fallen Oak Court

Plan M740, Lot 50, Ward 4

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

1. To permit a existing exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit a 0.23 metre interior side yard setback to an existing exterior stairway leading to below grade entrance with a 1.38 metre distance between detached buildings, whereas the by-law requires a minimum side yard setback of 0.9 metres with the minimum distance between detached buildings of 2.1 metres; and
3. To permit a 1.03 metres wide pedestrian path of travel leading to the principal entrance of a additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metres leading to the principal entrance of an additional residential unit.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0329 is supportable, subject to the following conditions being imposed:

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

Carried

9.13 A-2024-0330

Ekaterina Delwar

22 Allegro Drive

Plan 43M1931, Lot 143, Ward 4

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

1. To permit an existing exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit a 0.67 metres side yard setback to an existing exterior stairway leading to below grade entrance in the required interior side yard, resulting in a combined side yard width of 1.33 metres, whereas the by-law requires a minimum side yard setback of 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for both side yards on an interior lot is 1.8 metres.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0330 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 drainage on adjacent properties should not be adversely affected;
4. The owner shall obtain a building permit within 60 days of the decision of approval, or within an extended period of time at the discretion of the Chief Building Official;
5. That the owner pay the review fee of \$478 as noted in the Credit Valley Conservation Authority letter dated September 18, 2024; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.14 A-2024-0331

Asikur Rahman, Kakoli Khatun

50 Sunforest Drive

Plan M608, Lot 24, Ward 2

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

1. To permit a driveway width of 7.67 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-2024-0331 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 reinstate a portion of the permeable landscaping as depicted in the sketch attached to the Notice of Decision;
3. The Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances;
4. That drainage on adjacent properties 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

9.15 A-2024-0332

Jaspreet Narwal, Harneet Narwal, Jaspreet Johal

14 Dawes Road

Plan 43M1751, Lot 50, Ward 5

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

1. To permit a parking space depth of 3.67 metres, whereas the by-law requires a minimum parking space depth of 5.4 metres; and
2. To permit a minimum rectangular area of 3.0 metres x 4.27 metres in an attached garage, whereas the by-law requires a minimum rectangular area of 3.1 metres x 6.1 metres where the dwelling is greater than 6 metres in width.

Shivang Tarika, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Moved by: P. Khaira

Seconded by: J. Reed

That application A-2024-0332 be refused.

9.16 A-2024-0333

Dalwara Singh, Surinder K. Singh

6 Fahey Drive

Plan 43M1769, Lot 3, Ward 4

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

1. To permit 0.46 metres setback to the step(s) (or 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; and
2. To permit a landing used to access an additional residential unit having a height of 0.762 metres above ground level, whereas the by-law permits a landing having a maximum height of 0.6 metres above ground level.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0333 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 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.

9.17 A-2024-0335

Tejasvi Singh Aneja, Supreet Kaur

123 Vanhorne Close

Plan 43M1956, Lot 19, Ward 6

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

1. To permit a 0.05 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 0.66 metres, whereas the by-law requires a minimum side yard setback of 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for both side yards on an interior lot is 1.8 metres; and
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0335 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

9.18 A-2024-0336

1000230870 Ontario Inc., 1000506010 Ontario Inc.

155 Salvation Road

Con 3, WHS Part Lot 11, Ward 6

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

1. To permit an office, whereas the by-law does not permit the use.

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

Staff outlined the proposed conditions of the staff report with a verbal amendment to condition 2.

The authorized agent agreed with the conditions and the amendment.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2024-0336 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 variance be approved for a temporary period of three (3) years from the date of Site Plan Approval;
3. That a site plan application shall be submitted within 90 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services;
4. That a Heritage Impact Assessment (HIA) shall be submitted in accordance with the City of Brampton HIA Terms of Reference and to the satisfaction of City of Brampton Heritage staff;
5. The owner shall obtain a building permit for any alterations to the building prior to occupancy of the unit; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.19 A-2024-0337

Shekhar Verma

249 Valleyway Drive

Plan 43M1751, Lot 130, Ward 5

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

1. To permit an interior side yard setback of 0.25 metres to a proposed exterior stairway leading to a below grade entrance, 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
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard.

Sukhdeep Bhangu, Linedezine Studio Limited, 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-2024-0337 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

9.20 A-2024-0339

Alvin Rodricks, Zenita Rodricks

19 Giraffe Avenue

Plan M1225, Part Lot 26, RP 43R22553, Part 14, Ward 9

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

1. To permit 0.34 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0339 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.21 A-2024-0341

Bikramjit Singh Rehal

13 Halldorson Trail

Plan M785, Lot 122, Ward 3

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

1. To permit a driveway width of 7.87 metres, whereas the by-law permits a maximum driveway width of 7.00 metres; and
2. To permit 0.30 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0341 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 completes the work associated with the planters as shown on the sketch attached to the Notice of Decision;
3. The Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances;
4. That drainage on adjacent properties 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

9.22 A-2024-0344

Jaswinder Singh Khosa, Jagdeep Kaur

19 Leo Austin Road

Plan 43M1958, Lot 81, Ward 10

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

1. To permit a driveway width of 8.688 metres, whereas the by-law permits a maximum driveway width of 7.32 metres; and
2. To permit 0.305 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.

Brought forward and dealt with under item 7.4

9.23 A-2024-0345

Gurpreet Singh, Jessica Bastos

54 Inder Heights Drive

Plan M653, Lot 37, Ward 2

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

1. To permit an accessory structure (proposed cabana) having a gross floor area of 30.85 square metre, whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
2. To permit an accessory structure (proposed cabana) having a height of 3.43 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres; and
3. To permit an accessory structure (proposed cabana) to be used for human habitation (washroom and kitchen facilities), whereas the by-law does not permit the use.

Peter Vozikas, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0345 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 accessory structure (proposed cabana) shall not be used as a separate dwelling unit and that the permission for habitable space in the accessory building shall be limited to the provision of one washroom and kitchen;

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

9.24 A-2024-0346

Ramaninder Bharj

80 Kanashiro Street

Plan M1445, Lot 7, Ward 10

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

1. To permit a rear yard setback of 2.11 metres to a proposed garden suite, whereas the by-law requires a minimum rear yard setback of 2.5 metres;
2. To permit a proposed garden suite having a building height of 5.34 metres, whereas the by-law permits a maximum building height of 4.5 metres; and
3. To permit a garden suit having a gross floor area of 69.78 square metres (751.11 square feet), whereas the by-law permits a garden suit having a maximum gross floor area of 35 square metres (376.73 square feet) – Section 10.16.2 (c) ii.

Mohammed Abdul Wasey, Mechways, 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 J. Reed inquired if the revised submission was reviewed by staff.

Staff advised the revisions were referred to in Appendix B - the revision variance 2 is not needed.

Member J. Reed inquired with the authorized agent if the conditions were acceptable or if a deferral is being requested.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: T. Thirunavukkarasu

That application A-2024-0346 is supportable, in part, subject to the following conditions being imposed:

1. That the extent of the variances 1 and 3 be limited to that shown on the revised sketch attached to the Notice of Decision;
2. That Variance 2 to permit a proposed garden suite having a building height of 5.34 metres, be refused;
3. That drainage on adjacent properties shall not be adversely affected;
4. 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
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.25 A-2024-0347

Do Thi Hoang Yen

196 Lockwood Road

Plan M1141, Lot 160, Ward 4

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

1. To permit a maximum lot coverage of 38.72%, whereas the by-law permits a maximum lot coverage of 30%;
2. To permit an addition (existing enclosed greenhouse) in the rear yard with a minimum rear yard setback of 4.15 metres, whereas the by-law requires a minimum rear yard setback of 7.91 metres (25% of the lot depth); and
3. To permit an existing roof structure to encroach 3.9 metres into the rear yard setback, resulting in a setback of 4.01 metres from the roof structure to the rear lot line, whereas the by-law permits a roof structure to encroach a maximum 2.0 metres into the rear yard setback, resulting in a required setback of 5.91 metres from the roof structure to the rear lot line.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0347 is supportable, subject to the following conditions being imposed:

2. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
3. 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;
4. The owner shall obtain a building permit within 60 days of the decision of approval, or within an extended period of time at the discretion of the Chief Building Official;
5. That the addition remain 1-storey in height;
6. That drainage on adjacent properties shall not be adversely affected; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.26 A-2024-0349

Harman Singh Sekhon, Jasbir Kaur Grewal

11 Linderwood Drive

Plan M1416, Part Lot 20, RP 43R25417, Part 27, 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 an exterior side yard setback of 1.81 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.00 metres.

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

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: T. Thirunavukkarasu

Seconded by: B. Mand

That application A-2024-0349 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 the owner must apply for a tree removal permit if the existing tree in front of the new side entrance is affected and requires removal;
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

9.27 A-2024-0350

Avtar Singh Malhans, Gurpreet Kaur Malhans

81 Victoriaville Road

Plan 43M1950, Lot 26, Ward 5

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

1. To permit a driveway width of 10.36 metres, whereas the by-law permits a maximum driveway width of 7.32 metres.

Tanvir Rai, Noble Prime Solutions, 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-2024-0350 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 reinstates permeable landscaping for the portion of the driveway surrounding the underground utility box in accordance with the sketch attached to the Notice of Decision;
3. The Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.28 A-2024-0351

Glenn Mark Lobo, May Joan Lobo

17 Hudson Drive

Plan M295, Part Lot 146, RP 43R8725, Part 2, Ward 4

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

1. To permit a parking space depth of 5.23 metres for the 2 required parking spaces, whereas the by-law requires that each required parking space have a minimum depth of 5.4 metres.

Tanvir Rai, Noble Prime Solutions, 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: J. Reed

Seconded by: P. Khaira

That application A-2024-0351 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the revised sketch attached to the Notice of Decision;
2. That the City street tree is not to be impacted by any existing or proposed driveway adjustment and/ or widening;
3. A minimum 1m offset if required from the driveway edge to the existing City street tree. Any driveway adjustment and/ or widening is to taper around the existing street tree. City Forestry staff will not issue a permit to remove a City street tree; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.29 A-2024-0352

Rose Garden Investment LP

122-130 Main Street North, 6 and 7 Nelson Street East, 7 and 11 Church Street East

Plan BR2, Lots 53 and 54 Part Lots 49 to 52, 55 to 59, 85, 86 E Hurontario St N, Queen St, and RP 43R6278, Parts 1 and 2, Ward 1

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

1. To permit a maximum front yard setback (Main Street North) of 8.5 metres, whereas the by-law permits a maximum front yard setback of 3.0 metres;
2. To permit a minimum front yard setback of 8.5 metres to a tower and 0.0 metres to a podium, whereas the by-law requires a minimum front yard setback of 10.0 metres to a tower and 1.7 metres to a podium;
3. To permit an interior side yard setback of 0.0 metres to a podium abutting a commercial zone, whereas the by-law permits a minimum interior side yard setback of 0.5 metres podium abutting a commercial zone;
4. To permit an exterior side yard setback of 9.5 metres to a podium, whereas the by-law requires a minimum exterior side yard setback of 15.0 metres;

5. To permit a minimum rear yard setback of 1.2 metres to a zone boundary, whereas the by-law requires a minimum rear yard setback of 10.0 metres to the zone boundary;
6. To permit a maximum building height of 35 storeys, whereas a maximum building height of 29-storeys is currently permitted;
7. To permit a minimum non-residential gross floor area of 405 square metres, whereas a minimum non-residential gross floor area of 2000.0 metres is currently permitted; and
8. To permit a visitor parking rate of 0.05 spaces per unit, whereas the by-law requires a minimum visitor parking rate of 0.20 spaces per unit.

Brought forward and dealt with under item 8.1

9.30 A-2024-0353

Mattamy (Credit River) Ltd. c/o Kaylen Leung

0 and 10201 Mississauga Road and Lagerfeld Drive

Chinguacousy Con 4, WHS Part Lot 12, RP 43R34636 Pt Part 1, Ward 6

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

1. To permit lands zoned R3A-3629 to be used for the purposes set out in, and subject to the requirements and restrictions of, the R3C-3794 zone to facilitate the development of a common element condominium (parcels of tied land), whereas the by-law the by-law requires that the uses, requirements and restrictions of the R3A-3629 zone, intended for a standard plan of condominium, be applied to the subject lands.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0353 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.31 A-2024-0354

The Regional Municipality of Peel (c/o Margarita Perez)

525 Main Street North

Chinguacousy Con 1, WHS Part Lot 9, Ward 5

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

1. To permit an apartment dwelling have a building height of 9 storeys, whereas the by-law permits a maximum building height of 3 storeys;
2. To permit a lot coverage of 20.23%, whereas the by-law permits a maximum lot coverage of 18%;
3. To permit an apartment dwelling located 45.91 metres from the lot line abutting Main St. North, whereas the by-law only permits an apartment dwelling within 40 metres of the lot line abutting Main St. North;
4. To permit a separation distance of 20.15 metres between buildings, whereas the by-law requires a minimum separation distance of 25 metres between buildings;
5. To permit 229 apartment dwelling units, including units with one and two bedrooms, whereas the by-law permits a maximum 55 bachelor dwelling units; and
6. To permit apartment dwelling units having a floor area of up to 85 square metres, whereas the by-law permits apartment dwelling units having a maximum unit size of 36 square 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-2024-0354 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 Variance 2 be approved to permit a maximum lot coverage of 20.39%;
3. That Variance 3 be approved to permit an apartment dwelling located 45.94 metres from the lot line abutting Main St. North;
4. That the owner finalize site plan approval under City File SPA-2024-0062 to the satisfaction of the Director of Development Services;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.32 A-2024-0355

Subhash Chander, Darshana Rani, Amardeep Singh, Khushmeet Punia

10 Kenny Court

Plan 1002, Lot 24, Ward 10

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

1. To permit a detached garage with a maximum door height of 2.44 metres (8 feet), whereas the by-law permits a maximum garage door height of 2.4 metres (7.87 feet);
2. To permit a proposed detached garage having a setback of 9.7 metres from a street, whereas the by-law permits a detached garage to be no closer to a street than the required front yard depth (12 metres) for a main building;
3. To permit a detached garage having a gross floor area of 101.29 square metres (1,090.27 square feet), whereas the by-law permits a detached garage having a maximum gross floor area of 48 square metres; and
4. To permit a detached garage having a height of 6.80 metres (22.31 feet), whereas the by-law permits a detached garage with a maximum height of 4.50 metres to the midpoint of the sloped roof.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0355 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 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

9.33 A-2024-0356

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 8.51 metres, whereas the by-law permits a maximum driveway width of 7.00 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-2024-0356 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the notice of decision;
2. That the proposed driveway and landscaping be reinstated in accordance with the sketch attached to the Notice of Decision;

3. The Owner obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section, if required, for any construction of works within the City's road allowances; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.34 A-2024-0358

Tejinder Cheema

763 Peter Robertson Blvd.

Plan M1130, Lot 90, Ward 9

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

1. To permit a driveway width of 7.44 metres, whereas the by-law permits a maximum driveway width of 7.00 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-2024-0358 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 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

9.35 A-2024-0359

Ishan Vasudeva, Babli Babli

12 Abell Drive

Plan M27, Part Lot 343, RP 43R2328, Part 9, Ward 1

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

1. To permit a 2-storey garden suite having a maximum gross floor area of 54.84 square metres whereas the by-law permits a maximum gross floor area of 35 square metres in all other zones; and
2. To permit a 2-storey garden suite having a maximum building height of 6m whereas the by-law permits a maximum building height of 4.5m or the height of the principal building, whichever is less, on a lot on all other residential zones.

Brought forward and dealt with under item 5.2

9.36 A-2024-0360

Sneha Sunki, Shivaprasad Allakatla

133 Moffatt Avenue

Plan 43M2064, Lot 19, Ward 4

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

1. To permit a maximum driveway width of 7.7 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit a minimum 0.30 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, Noble Prime Solutions, 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: P. Khaira

Seconded by: T. Thirunavukkarasu

That application A-2024-0360 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 provides Staff with documentation of the final driveway conditions inclusive of the width measuring 7.70 metres as depicted in the sketch attached to the Notice of Decision within 60 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
3. That the proposed reinstatement of the landscaped areas will be permanent, and that the landscaping 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

9.37 A-2024-0361

Parminder Singh Rai, Harpreet Parmar, Jaskaran Singh Deol

42 Duxbury Road

Plan 43M2103, Block 239, Ward 9

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.02 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 0.6 metres provided the combined total of the interior side yard on an interior lot is not less than 1.8 metres where the minimum interior lot width is less than 12.5 metres.

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

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0361 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 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

9.38 A-2024-0362

Jaspreet Singh, Jasbeer Singh, Banvir Kaur

12 Loomis Road

Plan 43M2038, Lot 69, Ward 6

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

1. To permit a driveway width of 11.49 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.0 metres of permeable landscaping abutting both side lot lines, whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.

Brought forward and dealt with under item 7.7

9.39 A-2024-0363

Saleha Nahdi

14 Pebblestone Circle

Plan M1074, Lot 14, Ward 5

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

1. To permit an interior side yard setback of 0.6 metres to a proposed roof structure, whereas the by-law requires a minimum interior side yard setback of 1.2 metres; and
2. To permit a proposed roof structure to encroach 4.9 metres into the rear yard setback, resulting in a setback of 2.6 metres from the roof structure to the rear lot line, whereas the by-law permits a roof structure to encroach a maximum 2.0 metres into the rear yard setback, resulting in a required setback of 5.5 metres from the deck to the rear lot line.

Harjinder Singh, MEM Engineering Inc., authorized agent was present online and presented an overview of the application.

Mrs. Ferron, Brampton resident was present online and expressed her opposition to the application regarding drainage issues. The drainage issue exists in the rear of the property, the water is coming directly on my property. In the future, what will the impact be?

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired if the second variance will address the drainage concern raised by the neighbour.

Staff advised the variance will address the concern of the neighbor.

Member J. Sodhi suggested a friendly amendment to move the downspout.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the conditions address the drainage concern. The drainage should be directed on the subject property. Perhaps the applicant or agent can advise the Committee.

Member J. Sodhi suggested an amendment to address the neighbor's concern.

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

The authorized agent agreed to the conditions and the amendment.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2024-0363 is supportable, subject to the following conditions being imposed:

1. That application A-2024-0363 is supportable, subject to the following conditions being imposed:
2. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
3. That drainage from the open roof porch shall be directed onto the subject property and that drainage on adjacent properties shall not be negatively impacted;
4. That downspouts from the structure be oriented onto the subject property in a manner that does not negatively impact adjacent properties
5. That the proposed open roof porch remain open and not enclosed; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.40 A-2024-0364

Gurvinder Singh Athwal

58 Puffin Crescent

Plan 43M2102, Lot 55, Ward 9

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

1. To permit a proposed deck to encroach 4.54 metres into the rear yard setback, resulting in a setback of 2.96 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-2023-0364 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.41 A-2024-0365

Harprit Singh Bedwal, Jasleen Kaur

32 Stedford Crescent

Plan 43M1989, Lot 77, 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 0.62 metres extending from the front wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 metres (3.94 feet) extending from the front wall of the dwelling up to and including the door;
2. To permit a driveway width of 8.94 metres, whereas the by-law permits a maximum driveway width of 7.00 metres; and
3. To permit 0.05 metres of permeable landscaping abutting the side lot line on one side and 0.15m of permeable landscaping abutting the side lot line on the other side, whereas the by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.

Harjinder Singh, MEM Engineering Inc., authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Moved by: B. Mand

Seconded by: J. Reed

That application A-2024-0365 be refused.

9.42 A-2024-0366

Quadspring Inc.

9416 Highway 50

Toronto Gore Con 11, EHS, Part Lot 8 and RP 43R40081, Part 4, Ward 10

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

1. To permit 73 parking spaces, whereas the by-law requires a minimum of 137 parking spaces.

Brought forward and dealt with under item 7.5

9.43 A-2024-0367

Nirmela Senanan, Gewan Jaikissoon Senanan

54 Hocken Court

Plan M1414, Lot 10, Ward 9

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

1. To permit an existing unenclosed deck to encroach 3.981 metres into the required rear yard, resulting in a rear yard setback of 3.519 metres, whereas the by-law permits a deck to encroach a maximum of 3 metres into the required rear yard, but no closer than 3 metres to the rear lot line; To permit an existing open-sided roof structure (canopy), attached to a main wall of a building, to encroach 4.124 metres into the required rear yard, resulting in a rear yard setback of 3.376 metres, whereas the by-law permits a maximum encroachment of 2.0 metres into the required yard; and
2. To permit an interior side yard setback of 0.671 metres to an existing open-sided roof structure (canopy), attached to a main wall of a building, whereas the by-law requires a minimum interior side yard setback of 1.2 metres on one side and 0.9 metres of the other side, with the minimum distance between detached dwellings not to be less than 2.1 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-2023-0367 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 existing open-sided roof structure (Canopy) remain open and not enclosed;
3. That the applicant obtain a building permit for the deck within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.44 A-2024-0368

Jagdeep Kullar

17 Duxbury Road

Plan 43M2103, Lot 9, Ward 9

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 0.00 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 0.67 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.

Tanvir Rai, Noble Prime Solutions, authorized agent was present online and provided 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: T. Thirunavukkarasu

Seconded by: J. Sodhi

That application A-2024-0368 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 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

10. Deferred Consent Applications

10.1 B-2024-0012

2514682 Ontario Inc.

3455 Queen Street East

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

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

A-2024-0233

2514682 Ontario Inc.

3455 Queen Street East

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

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

1. To permit 89 parking spaces, whereas the by-law requires 136 parking spaces (reduced to 119 under previous variance A18-055);
2. To permit 29 required parking spaces on the severed lands to be used in conjunction with the hotel/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required; and
3. To permit a parking aisle width of 1.6 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

A-2024-0234

2514682 Ontario Inc.

3455 Queen Street East

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

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

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

Nicholas Dell, Harper Dell and Associates, authorized agent was present and provided an overview of the application and requested a friendly amendment to condition four.

Staff read out the recommendation of the report.

Member J. Reed agreed with the authorized agent on the timing.

Nicholas Dell, Harper Dell and Associates, authorized agent, provided the sample wording to condition four. We have submitted all the updated

documents. With the word “construct” they can be confused, condition five speaks to the same.

Member J. Reed advised he believed the comments were reasonable.

Member R. Chatha inquired if Committee could proceed with the suggested wording provided by the authorized agent. As long we know the intent of this application, there are many other conditions that have control over this application.

Staff advised the intent of conditions four and five is to ensure that each lot has separate servicing and grading.

Member R. Chatha inquired if the wording was satisfactory.

Staff advised they maintain their position on wording provided in the staff report.

Member B. Mand inquired if the authorized agent would like to defer the application to work with staff on the wording of the conditions.

Authorized agent advised of his preference to proceed today. If staff does not want to amend the wording, then the rest of the conditions cover the application.

The Committee Chair J. Dehriwal advised staff is uncomfortable removing condition five.

Member J. Reed advised this application was before Committee three times previously, and inquired if condition four wording could be amended would the authorized agent agree with the rest of the conditions as is.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application **B-2024-0012** is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer’s certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer’s Certificate;
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
3. 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;

4. Subject to the Engineering Departments review and approval of a satisfactory Site Servicing and Grading Plan and stormwater management report confirming Separate Site Services, and associated reciprocal easements thereof;
5. Separate water, sanitary and storm services shall be provided for each lot in accordance with the Ontario Building Code and to the satisfaction of the Chief Building Official. Should services serving one lot cross the other, the appropriate easements shall be registered prior to the completion of the severance application and issuance of the Certificate from the COA Secretary Treasurer. A building permit is required for alteration to the existing services.
6. As a condition of severance, the Owner shall provide a draft mutual parking easement and if applicable easement agreement between the retained and severed lands. The parking easement is to be provided for parking on the severed lands in favour of the retained lands. 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 arising, or which may arise as a result of such parking arrangements.
7. As a condition of severance, the Owner shall provide a draft mutual access easement and if applicable easement agreement between the retained and severed lands. The mutual access easement will be in perpetuity and to the satisfaction of the City Solicitor and the City's Commissioner of Public Works & Engineering. 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 arising, or which may arise as a result of such arrangements.
8. As a condition of severance, the Owner shall provide a draft mutual access easement and if applicable easement agreement over the retained lands in favour of the severed lands for access to Queen Street East. The mutual access easement will be in perpetuity and to the satisfaction of the

City Solicitor and the City's Commissioner of Public Works & Engineering. 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 arising, or which may arise as a result of such arrangements.

9. As a condition of severance, the Owner shall provide a draft mutual access easement and if applicable easement agreement over the severed lands in favour of the retained lands for access to Auction Lane. The mutual access easement will be in perpetuity and to the satisfaction of the City Solicitor and the City's Commissioner of Public Works & Engineering. 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 arising or which may arise as a result of such arrangements.
10. To satisfy to conditions # 6, 7, 8, 9, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
 1. A draft reference plan.
 2. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the land is to be conveyed.
 3. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division.
 4. Upon approval of the Draft Reference Plan by the City's Traffic Planning group, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel.
 5. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division
 6. A draft Transfer.
 7. Draft Transfer Easements and if applicable the easement agreements, which shall set out that the owner of the Servient Tenement and the owner of the Dominant Tenement waive and release the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such parking arrangements and that if the

owner of the Servient Tenement and the owner of the Dominant Tenement fail to comply with such waiver and release provisions the granted easements shall be null and void.

That application **A-2024-0233** 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

That application **A-2024-0234** 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; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11. Deferred Minor Variance Applications

11.1 A-2024-0068

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

Deferred April 23, 2024, July 16, 2024 and August 20, 2024

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

1. To permit an accessory structure (existing pergola) having a gross floor area of 37.34 square metres (402 square feet), 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 3.625 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 36.6%, 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;
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; and
10. To permit a semicircular Residential Driveway with a maximum surface area of 53% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway.

Alana, Alana and Kelly Design Co. Ltd., authorized agent was present online and provided an overview of the application and requested a deferral of the application to work with staff on revised material submitted.

Member J. Reed advised he agreed with the deferral request.

Member R. Chatha inquired what the revisions to the application will be.

Alana, Alana and Kelly Design Co. Ltd., authorized agent advised they were looking to extend a foot or two regarding lot coverage.

Member R. Chatha advised the agent there will be recirculation fees.

The authorized agent agreed.

Moved by: J. Reed

Seconded by: B. Mand

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

Carried

11.2 A-2024-0071

1212949 Ontario Inc.

9353 Winston Churchill Blvd.

Con 6, WHS Part Lot 7, Ward 6

Deferred from April 23, 2024

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

1. To permit an Industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use; and
2. To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years, whereas the by-law does not permit outside storage.

Brought forward and dealt with under item 7.3

11.3 A-2024-0149

2121256 Ontario Inc.

210 Rutherford Road South

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

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

1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and

2. To permit 15 parking spaces, whereas the by-law requires a minimum of 29 parking spaces.

Inderpal Gaidhu, applicant was present and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The Applicant agreed with the conditions.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2024-0149 is supportable, subject to the following conditions being imposed:

1. That the owner secures site plan approval within 120 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Director of Development Services;
2. That the vehicle leasing and sales shall only be permitted in conjunction with a motor vehicle repair use;
3. That the area of the existing building dedicated to the vehicle leasing and sales use be limited to 30% of the Gross Floor Area (GFA) of the building being, approximately 1,921.19 square feet (178.48 square metres) as provided on Appendix B – Floor Plan;
4. That there be no motor vehicles for sale outside of the designated display area as indicated in the sketch attached to the Notice of Decision or as altered by the approved Site Plan; and
5. That failure to comply with and maintain the conditions of the Committee will render the variance approval null and void.

Carried

11.4 A-2024-0233

2514682 Ontario Inc.

3455 Queen Street East

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

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

1. To permit 89 parking spaces, whereas the by-law requires 136 parking spaces (reduced to 119 under previous variance A18-055).
2. To permit 29 required parking spaces on the severed lands to be used in conjunction with the hotel/office uses on the retained parcel, whereas the by-law requires that all parking be provided on the same lot as the building or use for which it is required; and
3. To permit a parking aisle width of 1.6 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

Brought forward and dealt with under item 10.1

11.5 A-2024-0234

2514682 Ontario Inc.

3455 Queen Street East

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

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

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

Brought forward and dealt with under item 10.1

11.6 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 42 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite.

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

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: T. Thirunavukkarasu

Seconded by: J. Sodhi

That application A-2024-0271 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a Garden Suites Architectural Control approval prior to the submission of a building permit application; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.7 A-2024-0274

Glen Attridge

37 Saturn Drive

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

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

1. To permit a driveway width of 8.0 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 applicant advised he had provided the requested documentation to the planner.

Staff outlined the reasons for a refusal.

Member J. Reed inquired if the documentation on the easement on the property was to determine what was there, as there is some confusion.

Glen Attridge the applicant advised staff wanted the drainage easement document.

Staff advised access needs to be accessible if there should be a need to the drainage easement. Opinion of staffs was that the driveway is too large, and we will not support the extension over the drainage easement.

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

Ross Campbell, Manager, Zoning and Sign By-Law, advised a zoning notice was sent last with a compliance deadline of 2023.

Staff advised the driveway covers 50 per cent of the easement.

Member J. Reed agrees with the staff report.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2024-0274 be refused.

Carried

12. Other Business

Nil

13. **Adjournment**

Moved by: J. Sodhi

Seconded by: T. Thirunavukkarasu

That the Committee does now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on November 12, 2024, at 9:30 a.m. or at the call of the Chair.

Carried

J. Singh Dehriwal, Chair

C. Vani, Secretary-Treasurer