



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, January 28, 2025**

- 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  
Ellis Lewis, Planner, Planning, Building and Growth Management  
Megan Fernandes, Assistant Development Planner, Planning, Building and Growth Management  
Emily Mailling, Planning Technician, Planning, Building and Growth Management  
Marcia Razao, Planning Technician, Planning, Building and Growth Management  
Paul Brioux, Assistant Development Planner, Planning, Building and Growth Management  
Annie Thomson, Planning Technician, Development Services  
Marina Shafagh, Planner I, Development Services  
Qian (Andrea) Zhang, Planner I, Development Services  
Courtney Sutherland, Assistant Development Planner, Development Services  
Clara Vani, Secretary-Treasurer/Legislative Coordinator

**1. Call to Order**

The meeting was called to order at 9:35 a.m. recessed at 11:49 a.m., reconvened at 12:22 p.m. and adjourned at 1:13 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 Committee of Adjustment Minutes - December 10, 2024**

Moved by: S. Saini

Seconded by: J. Reed

That the minutes of the Committee of Adjustment hearing held December 10, 2024 be approved, as printed and circulated.

Carried

**3. Region of Peel Comments**

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-2024-0260**

Rajinder Gill, Saranjit Bhamra

38 LaRose Court

Plan M630, Lot 18, Ward 2

Maninder Gill, Authorized agent withdrawal letter, dated January 10, 2025

That Application A-2024-0260 be withdrawn from consideration.

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

Moved by: B. Mand

Seconded by: S. Saini

That the following agenda items and minor variance applications, before the Committee of Adjustment at its January 28, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.1	A-2023-0417	24 Regan Road
9.2	A-2024-0348	12 Festoon Place
9.3	A-2024-0382	76 Barr Crescent
9.5	A-2024-0434	39 Peak Drive
9.7	A-2024-0436	530 Edenbrook Hill Drive
9.8	A-2024-0437	2 Forsyth Crescent
9.11	A-2024-0440	145 Lagerfeld Drive, S/E Corner of All Nations and Lagerfeld
9.13	A-2024-0442	44 Prue Court
9.14	A-2024-0443	15 Ringway Road

9.17	A-2024-0447	155 Richvale Drive South
9.22	A-2024-0453	10 Mirabell Court
9.23	A-2024-0454	33 Snow Leopard Court
9.24	A-2024-0456	93 Creditstone Road
9.25	A-2024-0473	0 All Nations, S/W corner of Lagerfeld and All Nations
9.26	A-2025-0009	10254 Hurontario Street

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-2024-0441

Sajjid Mohammed, Arshia Parveen

28 Clarence Street

Con 1 EHS, Part Lot 4, Ward 3

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

1. To allow an interior side yard setback to a Garden suite of 1.12 metres, whereas the by-law requires an interior side yard setback of 1.8 metres;

2. To permit 2 parking spaces to be provided on-site, whereas the by-law requires 3 parking spaces to be provided on-site; and
3. To permit a building separation distance from the garden suite to the principal dwelling of 2.13 metres, whereas the by-law requires a building separation distance from the garden suite to the principal dwelling of 3 metres.

*See item 9.12*

Moved by: R. Chatha

Seconded by: J. Sodhi

That application A-2024-0441 be deferred to no later than the last hearing of February 2025.

Carried

**8. New Consent Applications**

Nil

**9. New Minor Variance Applications**

9.1 A-2023-0417

Ontario Khalsa Drive Corporation

24 Regan Road

Plan M286, Part Block O, RP 43R23084, Parts 3, 4, Ward 2

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

1. To permit a truck loading facility within the front half of the building depth, whereas the by-law does not permit a truck loading facility within the front half of the building depth;
2. To permit a truck loading facility within a front yard, whereas the by-law does not permit a truck loading facility within a front yard; and
3. To permit a rear yard setback of 13.8 metres to a proposed addition, whereas the by-law requires a minimum rear yard setback of 20 metres.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0417 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 oversized motor vehicles do not encroach onto neighbouring property as means of egress; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2024-0348

Ambalavanar Pratheepan

12 Festoon Place

Plan M472, Lot 7, Ward 8

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

1. To permit a proposed above grade entrance in a side yard having a minimum width of 1.09 metres extending from the front wall of the dwelling up to the door, whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 metres (3.94 feet) extending from the front wall of the dwelling up to and including the door; and
2. To permit 0.71 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.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0348 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the above grade entrance shall not be used to access an unregistered second unit;
3. That 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-2024-0382

Michael J. Higgs, Estelita Albiento

76 Barr Crescent

Plan M537, Lot 26, Ward 2

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

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

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0382 is supportable, subject to the following conditions being imposed:

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

9.4 A-2024-0413

1000340771 Ontario Inc.

3 and 4 - 2084 Steeles Avenue East

PSCP 1124, Level 1, Unit 48, Ward 7

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 448 parking spaces to be provided on site, whereas the by-law requires 588 parking spaces to be provided on site.

Haroon Malik, authorized agent was present in chambers and presented an overview of the application.

Makhan Jawandha, adjacent unit owner, was present and would like to know how to implement a dealership in the area without the parking. How will my clients park in the area?

Suki Singh, adjacent unit owner, was present in chambers and advised committee the parking is insufficient, it is already crowded, how will a dealership operate there? They are claiming to park the cars inside the unit how many can they fit?

Ranjeet Viridi, adjacent unit owner, was present and advised the committee members this plaza has a large issue with the car rental business that is currently operating and a body shop, meaning three unit owners occupy sixty to seventy percent of the parking already in the plaza. How much will the dealership occupy? We cannot allow a dealership.

Anil Aggarwal, adjacent unit owner, was present and advised the committee the parking is already a large issue. My clients can never find parking.

Member R. Chatha inquired if each unit have their own parking.

Anil Aggarwal, adjacent unit owner, noted it is supposed to be, but people can park anywhere.

Member R. Chatha inquired if Anil Aggarwal has three units in the plaza and is there designated parking in the plaza.



The Committee Chair J. Dehriwal inquired if there not specific parking spots per unit.

Rajat Aggarwal, adjacent unit owner was present and advised the parking lot is packed already. To get trucks in the area is too tight. It does not seem reasonable. There are three plazas that all use the same parking. Each unit has designated parking in front of each unit. They are parking illegally and towing unauthorized parking.

Harpal Bhamra, adjacent unit owner, was present and presented his concerns in regard to parking being the main issue. If this business is allowed, then the parking will be a larger issue.

Raminder Pal Singh, the applicant, was present and advised the parking issue would not be an issue, all the units would have their own parking. Everyone knows there is certain parking allowed for each unit. All inventory will be stored inside, no inventory will be parked outside. The purpose of this application is to be approved to parking inside the unit.

Member S. Saini inquired if the applicant is the owner for the units.

Raminder Pal Singh, the applicant, inquired if he is the owner of the unit or is it the condo corp. As a unit owner I have the right to the common area, without affecting the other units.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha advised the applicant the neighbors are concerned and complaining about the use. I do not see the letter on behalf of the condo corporation. Normally the traffic report is not just for one day. There are multiple businesses there. I want further detail; I want a traffic impact report as well not only the traffic study. He mentioned that he will not run a business on the weekend. A business of this nature will not be on the weekend.

The applicant inquired if I am not going to comply there are other processes available.

Member R. Chatha advised staff does not monitor if you are open on the weekend. There are no conditions as such. You are saying you will close it on the weekend. Your business nature is specifically throughout the municipality there are similar businesses the primary days are weekend not weekdays.

The applicant advised the new car dealerships are closed on Sunday. We are not operating on the weekend. Open my website and review my operating hours.

Member B. Mand advised the applicant every unit needs their own parking.

Rajat Aggarwal, adjacent unit owner advised after some time the cars are going to start parking outside.

Haroon Malik, authorized agent was present and advised committee all the unit owners and visitors do not want to park in the back, there are hundreds of parking spots in the back.

The Committee Chair J. Dehriwal inquired if the City needs a letter from the condo corporation.

Member R. Chatha advised he is not comfortable with deciding today. Most of the banquet halls work in the evenings and weekends. They work better together. There are two issues, the parking and the study is not sufficient, and the other is the letter from the condo corporation. This is not city owned and my clear statement, I am pro business but the way I see it there is a problem in the future. I do not support this.

The Committee Chair J. Dehriwal inquired if we obtain a letter do we still need a traffic study? Do we need both or just one?

Member R. Chatha advised we need traffic impact study as well. Perhaps we can defer for two to three months to obtain the letter and the impact study.

Member J. Sodhi advised he would like to letter from the condo corporation and the additional studies suggested by Member R. Chatha.

Member J. Reed advised he will not make a decision without the condo corporation letter. They did not follow through with the weekend assessment. I am open for a deferral to receive the documents requested.

The applicant inquired if there can be a deferral condition imposed and I can operate the business.

Francois Hemon-Morneau, Principal Planner/Supervisor, requested clarity on the requested information, is the request for a parking or traffic study.

Member R. Chatha advised both and the condo corporation letter.

Moved by: R. Chatha

Seconded by: M. Vaithianathan

That application A-2024-0413 is be deferred no later than the last hearing of April 2025.

Carried

9.5 A-2024-0434

Jitender Singh, Jagminder Kaur

39 Peak Drive

Plan 43M2087, Lot 57, 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 exterior side yard; and
2. To permit a proposed exterior side yard setback of 3.26 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0434 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. The owner shall submit correspondence confirming the developer's support for the proposed work during the unassumed status of the subdivision, to the satisfaction of the Development Department, prior to the issuance of the building permit;
4. That the below grade entrance shall not be used to access an unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.6 A-2024-0435

Rajinderpal Singh, Sumandeep Kaur Singh

4 Palm Tree Road

Plan 43M1613, Part Lot 217, RP 43R29518, Part 44, Ward 1

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

1. To permit a total of 1 parking space, whereas the by-law requires a minimum of 2 parking spaces.

Tanvir Rai, Noble Prime Solutions, authorized agent was present online and provided an overview of the application and advised he did not agree with the staff report.

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

Member J. Reed inquired which part of the staff report the agent was not in agreement with.

The authorized agent advised they are requesting the reduction for garage parking, two car parking. Remove the space for the powder room. The outside parking will not be impacted.

Member J. Reed inquired is there garage access to the house.

The authorized agent advised there is now but it will be gone for the powder room.

Member J. Reed advised only a small vehicle will be able to park, a standard car would not fit in the garage.

Ross Campbell, Manager, Zoning and Sign By-Law, advised Committee cannot regulate the cars the owners own. The parking size doesn't meet the standard.

Member J. Reed advised the overflow parking is a problem in Brampton, and agreement with staff given the information provided.

Moved by: J. Reed

Seconded by: M. Vaithianathan

That application A-2024-0435 be refused.

Carried

9.7 A-2024-0436

Harjinderpal Phatra

530 Edenbrook Hill Drive

Plan 43M2022, Lot 281, 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 0.07 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 0.71 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.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0436 is supportable, subject to the following conditions being imposed:

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

Carried

9.8 A-2024-0437

Ali Hote, Shannon Hote

2 Forsyth Crescent

Plan 43M2009, Lot 101, 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 exterior side yard; and
2. To permit an exterior side yard setback of 3.61 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0437 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 Appendix "A";
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties are not impacted;
4. 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; 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-2024-0438

Kamaljeet Chana

67 Lauraglen Crescent

Plan M1160, Part Block 178, RP 43R22231, Parts 12, 13, Ward 4

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

1. To permit 1 (one) parking space for a single detached dwelling containing 1 (one) additional residential unit, whereas the by-law requires a minimum of 2 (two) parking spaces for a single detached dwelling containing 1 (one) additional residential unit.

Pavlo Palagut, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

Moved by: R. Chatha

Seconded by: S. Saini

That application A-2024-0438 be refused.

Carried

9.10 A-2024-0439

Novlette Sackey

179 Whitwell Drive

Plan M1506, Lot 1, Ward 10

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

1. To permit an interior side yard setback of 0.2 metres to an existing accessory structure, whereas the by-law requires an interior side yard setback of 0.6 metres on one side and 1.2 metres on the other side; and
2. To permit an accessory structure located closer to the front wall of the building, whereas the by-law permits an accessory structure in the side yard located no closer to the front wall of the main building than one-half the length of the main building wall facing the interior side lot line.

Novlette Sackey, applicant was present online and provided an overview of the application.

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

Moved by: S. Saini

Seconded by: J. Reed

That application A-2024-0439 be refused.

Carried

9.11 A-2024-0440

Daniels MPV 2 Corporation c/o Evan McGregor

145 Lagerfeld Drive, SE Corner of All Nations Drive and Lagerfeld

Plan 43M2153, Block 1, Ward 6

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

1. To exclude the lands legally known as Block 1 on Plan 43M-2152 from being treated as one lot for zoning purposes, despite any division of the lands, including a public street network, all lands zoned R4A-3661 shall be deemed to be one lot for zoning purposes.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0440 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 finalize site plan approval under City File SPA-2024-0097, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.12 A-2024-0441



Sajjid Mohammed, Arshia Parveen

28 Clarence Street

Con 1 EHS, Part Lot 4, Ward 3

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

1. To allow an interior side yard setback to a Garden suite of 1.12 metres, whereas the by-law requires an interior side yard setback of 1.8 metres;
2. To permit 2 parking spaces to be provided on-site, whereas the by-law requires 3 parking spaces to be provided on-site; and
3. To permit a building separation distance from the garden suite to the principal dwelling of 2.13 metres, whereas the by-law requires a building separation distance from the garden suite to the principal dwelling of 3 metres.

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

9.13 A-2024-0442

Avtar Dhaliwal, Surinderpal Dhaliwal

44 Prue Court

Plan M1546, Part Lot 42, RP 43R27843, Part 23, Ward 10

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.21 metres to a (proposed) exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0442 is supportable, subject to the following conditions being imposed:

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

Carried

9.14 A-2024-0443

Tajinder Kaur Phatra

15 Ringway Road

Plan 43M2022, Lot 25, 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;
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 0.89 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.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0443 is supportable, subject to the following conditions being imposed:

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

Carried

9.15 A-2024-0444

Jasmeet Singh Kathuria, Harpreet Kaur

42 Thatcher Court

Plan M101, Part Lots 43 and 44, RP 43R4869, Parts 7, 7A and 7B, Ward 2

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

1. To permit a driveway width of 5.49 metres, whereas the by-law permits a maximum driveway width of 4.9 metres.

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

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

Member R. Chatha inquired if the home is a zero lot line.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised it is a centre townhouse.

Member R. Chatha commented that they have expanded to the maximum lot line.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2024-0444 be refused.

Carried

9.16 A-2024-0445

Rupesh Patel, Kerolben Patel

12 Windmill Blvd.

Plan M652, Lot 223, Ward 4

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard; and
2. To permit an exterior side yard setback of 2.11 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 4.5 metres.

The agent was not present online or in-person to speak to the application.

Staff outlined the proposed conditions of the staff report.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2024-0445 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 are not impacted;
4. That the existing fence used to screen the below grade entrance remain as provided, and not be removed or lowered, but may be repaired or replaced when necessary;
5. That the Owner/Applicant remove the existing additional structures—the canopy over the stairway and the shed by the stairway—in accordance with the submitted sketch;

6. That the applicant obtains 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; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.17 A-2024-0447

Prabhdeep Singh Lubana, Avinash Kaur

155 Richvale Drive South

Plan M929, Lot 31, Ward 2

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

1. To permit an existing above grade entrance in a side yard having a minimum width of 0.94 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 0.94 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; and
3. To permit a below grade window in a side yard having a width of 0.94 metres, whereas the by-law does not permit a below grade window in a side yard having a width less than 1.2 metres.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0447 is supportable, subject to the following conditions being imposed:

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

Carried

9.18 A-2024-0449

Wave Homes

12039 Hurontario Street

Con 1 EHS, Part Lot 18, Ward 2

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

1. To permit a hydro transformer to be setback 1.5 metres from the north side lot line and 1.5 metres from the rear lot line, whereas the by-law requires a minimum setback of 3 metres from the north side lot line and 8.5 metres from the rear lot line;
2. To permit a north interior side yard setback of 3.9 metres to the proposed apartment building, whereas the by-law requires a minimum north interior side yard setback of 4.0 metres; and
3. To permit a Floor Space Index (FSI) of 4.3, whereas the by-law permits a maximum FSI of 3.8.

Arup Dhatta, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi inquired if environmental aspects have been reviewed.

The Committee Chair J. Dehriwal advised Metrolinx has added correspondence.

Staff advised if further information is required it will be addressed at the Site Plan Application stage.

Member R. Chatha inquired how far is the application in the Site Plan process.

Staff advised there were specific variances that were not captured in the Official Plan Amendment, Zoning By-law Amendment application, once this application is approved they can start the Site Plan Application process.

Member R. Chatha noted that the Metrolinx comments should be addressed.

Moved by: R. Chatha

Seconded by: J. Reed

That application A-2024-0449 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

9.19 A-2024-0450

Athar Mohammad

20 Loomis Road

Plan 43M2038, Lot 65, Ward 6

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

1. To permit a driveway width of 8.56 metres, whereas the by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.0 metres of permeable landscaping abutting the side lot lines, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines.

Athar Mohammad, applicant was present and presented an overview of the application

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

Member J, Reed advised past decisions on this exact issue would fall in line with the staff report. If the owner and the applicant take it back and amend the application I support the staff report.

Member J. Sodhi commented, your driveway is nice but we also need grass for the drainage.

Ross Campbell, Manager, Zoning and Sign By-Law advised they will need to reduce it even further.

Member J. Reed inquired with the applicant, are you willing to reduce it even further.

Athar Mohammad, applicant inquired how much reduction is needed.

Member R. Chatha advised you need to make adjustments are you ready to make the adjustments.

Athar Mohammad, applicant advised he can fix the boulevard and add some grass.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the amended application would have to come back for review prior to being placed on another meeting.

The Committee Chair J. Dehriwal inquired if March is acceptable.

Ross Campbell, Manager, Zoning and Sign By-Law, advised if changes are made earlier the application can be placed on an earlier committee meeting.

Member J. Reed dissented on the vote.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2024-0450 be deferred no later than the last hearing of April 2025.

Carried

9.20 A-2024-0451



Isha Isha

181 Fernforest Drive

Plan M1086, Part Blocks 29 and 31, RP 43R20425, Parts 17 and 44, Ward 9

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

1. To permit a driveway width of 5.54 metres, whereas the by-law permits a maximum driveway width of 4.9 metres.

Harry Sahi, Sahi Designs, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0451 be refused.

Carried

9.21 A-2024-0452

Jaskaran Preet Singh, Harman Preet Singh

24 National Crescent

Plan M1201, Lot 63, Ward 2

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

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

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

Maria Doria, Brampton resident was present in chambers and advised committee the back yard of the applicant backs onto her back yard. The concerns are regarding the basement apartment, the number of people living in these homes,

the property is not maintained, and the excessive cars. They are expanding the walkway so that there is sufficient parking. The neighbors all object to this but will not make their presence. They complained before and nothing was done. Have the new owners submitted a application to turn the basement into an additional unit.

Unsal Hilmi, Brampton resident was present and advised the committee he rejects this application and the requests made. The family homes are no more.

Staff read out the recommendation of the report.

Member J. Reed advised the government has mandated these Additional Residential Units because of the housing crisis. The request before us is so minor in nature. The owner/applicant will have a great case with the Ontario Land Tribunal if the application is refused.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there was no application to make this an additional second unit. This unit is outside the new rental licensing program that the City has implemented.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0452 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;
4. That the applicant obtain a building permit for the below grade entrance within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official; 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-2024-0453

Nidhi Ratna Ghimire, Nirmala Ghimire Parajuli

10 Mirabell Court

Plan M776, Lot 7, Ward 3

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

1. To permit an existing exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 0.0 metres to an existing exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres (3.94 feet) is provided on the opposite side of the dwelling; and
3. To permit a 0.90 metres wide pedestrian path of travel leading to the principal entrance of an additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metre leading to the principal entrance of an additional residential unit.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0453 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;
3. That the below grade entrance shall not be used to access an unregistered second unit;
4. That the applicant obtain a building permit for the below grade entrance within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official; and

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

Carried

9.23 A-2024-0454

Sukhvinder Pal Singh Rai, Surinder Kaur Rai

33 Snow Leopard Court

Plan M1303, Lot 153, Ward 10

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

1. To permit a driveway width of 8.94 metres, whereas the by-law permits a maximum driveway width of 7.00 metres; and
2. To permit 0.17 metres of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0454 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 Variance 1 to permit a driveway width of 8.0 metres be approved;
3. The applicant reinstates the permeable landscaping and driveway in accordance with the sketch;
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

9.24 A-2024-0456

Harinder Sidhu, Ramanjeet Sidhu

93 Creditstone Road

Plan M829, Lot 52, 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 side yard; and
2. To permit a 0.09 metres side yard setback to an existing exterior stairway leading to below grade entrance in the required interior side yard and 0.96 metres on the other side, whereas the by-law requires a minimum side yard setback of 1.2 metres on one side and 0.6m on the other side.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0456 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 not be impacted; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.25 A-2024-0473

Daniels MPV 2 Corporation c/o Evan McGregor  
0 All Nations Drive - SW corner of Lagerfeld and All Nations  
Block 1 Plan 43M2152, Ward 6

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

1. To permit an interior garage width of 4.5 metres, whereas the by-law permits a maximum interior garage width of 3.35 metres; and
2. To permit a garage door width of 3.6 metres, whereas the by-law permits a maximum garage door width of 2.75 metres.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0473 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

9.26 A-2025-0009

10254 Hurontario Street Holdings Inc., c/o Rubal Kundra, Gurpreet Brar  
10254 Hurontario Street  
Chinguacousy CON 1, WHS Part Lot 12, RP 43R38924 Parts 13 to 24

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

1. To permit a day nursery, whereas the by-law does not permit the use.

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

Moved by: B. Mand

Seconded by: S. Saini

That application A-2025-0009 is supportable, subject to the following conditions being imposed:

1. That the owner finalize site plan approval under City File SPA-2024-0102 and SPA-2024-0139, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
2. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

**10. Deferred Consent Applications**

Nil

**11. Deferred Minor Variance Applications**

11.1 A-2024-0268

A.D. Corporation c/o Sam Matharu

153 Rutherford Road South

Con 2, EHS Part Lot 3, RP 43R434, Part 1, Ward 3

*Deferred from October 15, 2024*

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

1. To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with an existing motor vehicle repair shop, whereas the by-law does not permit a motor vehicle washing establishment;
2. To permit a motor vehicle sales establishment in conjunction with an existing motor vehicle repair shop, whereas the by-law does not permit a motor vehicle sales establishment;

3. To permit 33 parking spaces, whereas the by-law requires a minimum 90 parking spaces for the proposed uses;
4. To permit 0 stacking spaces for a motor vehicle washing establishment, whereas the by-law requires a minimum 10 vehicle stacking spaces; and
5. To permit 5 tandem parking spaces associated with a vehicle sales establishment, whereas the by-law does not permit tandem parking associated with a vehicle sales establishment.

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

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2024-0268 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That a site plan application shall be submitted within 60 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services;
3. That the motor vehicle washing establishment use only be permitted in conjunction with the motor vehicle repair shop;
4. That the motor vehicle sales establishment only be permitted in conjunction with the motor vehicle repair use;
5. That there be no outside display of motor vehicles for sale within the front yard soft landscaping and within the parking area designated for employees and visitors at the front of the property; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried



11.2 A-2024-0275

Major Singh, Kuldip Kaur Pooni

14 Keeleview Crescent

Plan 43M1691, Lot 604, Ward 9

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

1. To permit 0.46 metres of permeable landscaping abutting the West side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot line;
2. To permit 0.46 metres of permeable landscaping abutting the East side lot line, whereas the by-law required s minimum 0.6 metres of permeable landscaping abutting the side lot line;
3. To permit a driveway width of 8.34 metres, whereas the by-law permits a maximum driveway width of 7.0 metres;
4. To permit an existing accessory building (pergola) in the rear yard having a maximum gross floor area of 47.4 square metres, whereas the by-law permits a maximum combined gross floor area of 20 square metres for accessory buildings, with any individual accessory building not exceeding 15 square metres on a lot in all other residential zones; and
5. To permit an existing accessory building (pergola) in the rear yard having a maximum height of 3.04 metres, whereas the by-law permits a maximum building height of any accessory building to be 3.0 metres in all other residential zones.

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

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

The Committee Chair J. Dehriwal inquired if there is no issue to park the car.

Ross Campbell, Manager, Zoning and Sign By-Law, we will still take the overall width. If they bring the driveway into compliance we do not need the application.

Authorized agent advised the west side of the lot does not add in the width of the driveway. The overall width of driveway is five to six feet of width, the City is saying that they can park the car there.

Member R. Chatha and Member J. Reed dissented.

Moved by: J. Sodhi

Seconded by: J. Dehriwal

That application A-2024-0275 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties should not be adversely affected;
3. That the Owner/Applicant pay the Minor Variance planning Review fee of \$660.00 to the Toronto and Region Conservation Authority;
4. That the Owner/Applicant obtain a Toronto and Region Conservation Authority permit pursuant to Ontario Regulation 41/24 for the proposed works;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.3 A-2024-0375

Pepsico ULC

12 Clipper Court

Plan 43M1008, Part Block 1, RP 43R36283, Parts 2, 3 and 6 to 12, Ward 3

*Deferred from November 12, 2024*

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

1. To provide a landscaped open space abutting Highway Number 410 a width of 7.55 metres, landscaped open space shall be provided and maintained abutting Highway Number 410 with a minimum width of 12 metres.

Maria Okulich, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2024-0375 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 pay any outstanding TRCA fees as noted in their letter dated January 17, 2025;
3. That the applicant provide confirmation that the landowner has entered into an agreement with MTO and that the associated permit fees have been paid; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

#### 11.4 A-2024-0379

Muhammed Afsar Ahmed, Roxana Sharmin

49 El Camino Way

Plan 43M1550, Lot 73, Ward 6

*Deferred from November 12, 2024*

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

1. To permit an accessory structure (existing shed) having a setback of 0.31 metres to the rear lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
2. To permit an accessory structure (existing shed) having a setback of 0.31 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;

3. To permit a driveway width of 8.66 metres, whereas the by-law permits a maximum driveway width of 7.00 metres;
4. To permit 0.00 metre 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; and
5. To permit a parking space depth of 5.10 metres (16.76 feet), whereas the by-law requires a minimum parking space depth of 5.4 metres (17.72 feet).

Mazhar Raja, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Moved by: S. Saini

Seconded by: J. Reed

That application A-2024-0379 is supportable in part, subject to the following conditions being imposed:

1. That variances 3, 4, and 5 be refused;
2. That the extent of the variances 1 and 2 be limited to that shown on the sketch attached to the Notice of Decision;
3. That drainage on adjacent properties shall not be adversely affected;
4. That the owner reinstate the curb that has been modified, reducing the curb cut to the permitted 7 m;
5. That the owner contact [Permits@brampton.ca](mailto:Permits@brampton.ca) prior to starting any works and obtain a road occupancy permit should it be required; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.5 A-2024-0381

Chaudhry Khurram Anwar, Rabia Shahid

15 Loafers Lake Lane

Plan 43M2080, Part Lot 2, RP 43R40151, Part 8 to 10, Ward 2

*Deferred from November 12, 2024*

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

1. To permit a driveway width of 5.5 metres, whereas the by-law permits a maximum driveway width of 4.9 metres; and
2. To permit 0.2 metres of permeable landscaping abutting both side lot lines, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines on both sides.

Chaudhry Khurram Anwar, the applicant was present online and provided an overview of the application.

Staff outlined the proposed conditions as well as reason of refusal of the staff report.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2024-0381 be refused.

Carried

## 12. **Adjournment**

Moved by: B. Mand

Seconded by: J. Sodhi

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on February 25, 2025 at 9:30 a.m. or at the call of the Chair.

---

J. Singh Dehriwal, Chair

---

C. Vani, Secretary-Treasurer