



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, February 25, 2025

Members Present: Jotvinder Sodhi (Vice-Chair)
Ron Chatha
Paul Khaira
James Reed
Sarbjeeet Saini
Thisaliny Thirunavukkarasu

Members Absent: Jarmanjit Singh Dehriwal (Chair)
Baljit Mand (Vice-Chair)
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
Marina Shafagh, Planner I, Development Services
Annie Thomson, Planning Technician, Development Services
Courtney Sutherland, Assistant Development Planner
Qian (Andrea) Zhang, Planner I, Development Services
Clara Vani, Secretary-Treasurer/Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:38 a.m. recessed at 12:15 p.m., reconvened at 12:48 p.m. and adjourned at 2:21 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: Jotvinder Sodhi (Vice-Chair), Sarbjeet Saini, James Reed, Thisaliny Thirunavukkarasu, Paul Khaira and Ron Chatha.

Members absent during roll call: Jarmanjit Singh Dehriwal (Chair)(personal), Baljit Mand (Vice-Chair)(personal), and Manocharan Vaithianathan (personal).

2. Adoption of Minutes

2.1 Committee of Adjustment Minutes - January 28, 2025

Moved by: S. Saini

Seconded by: P. Khaira

That the minutes of the Committee of Adjustment hearing held January 28, 2025 be approved, as printed and circulated.

Carried

3. Region of Peel Comments

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

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

Item 7.2 - 180 Bovaird Drive West - Member J. Reed declared a conflict of Interest, in that a family member leases units on the adjacent property.

5. Withdrawals Requests

Nil

6. Review of the Agenda for Immediate Approval

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That the following agenda items and minor variance applications, before the Committee of Adjustment at its February 25, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
8.1	B-2025-0001	10194 Heart Lake Road
9.5	A-2024-0457	5 Sutherland Avenue
9.7	A-2024-0459	32 Willick Place
9.11	A-2024-0463	1 Riva Ridge Drive
9.12	A-2024-0464	8 Dunegrass Way
9.14	A-2024-0466	6101-6261 Mayfield Road
9.16	A-2024-0471	24 Peak Drive
9.17	A-2024-0474	130 Fandango Drive
9.18	A-2024-0476	1 Tennant Drive
9.21	A-2024-0480	107 Eastbrook Way
9.22	A-2024-0481	52 Commodore Dr
9.23	A-2024-0482	6 Mirabell Court
9.25	A-2024-0484	116 Starhill Crescent
9.26	A-2024-0485	20 Bucksaw Street
9.27	A-2025-0001	171 Advance Blvd, Unit 22
9.28	A-2025-0002	115 East Drive, Units 1-5
9.30	A-2025-0004	21 Estateview Circle
9.31	A-2025-0005	42 Beckenham Road

9.32	A-2025-0006	3 Walker Drive
9.34	A-2025-0008	21 Banting Crescent
9.38	A-2025-0014	3 Knightsbridge Road

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 B-2024-0008

Mantella Corporation

21 Van Kirk Drive

Plan M286, Part Blocks J&L, RP 43R8869, Parts 3&4, Ward 2

The purpose of this application is to request the consent of the Committee of Adjustment to the grant of a servicing easement over 21 Van Kirk Drive in favour of 25 and 35 Van Kirk Drive.

Moved by: S. Saini

Seconded by: P. Khaira

That application B-2024-0008 be deferred no later than the last hearing of May 2025.

Carried

7.2 A-2025-0007

A&V Cavallo Investments Ltd. c/o Anthony Cipriani

180 Bovaird Drive West

Con 1, WHS Part Lot 11, Ward 2

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

1. To permit motor vehicles sales establishment with accessory Office, Motor vehicle repair shop and motor vehicle washing establishment (detailing), whereas the by-law does not permit the use;
2. To allow 165 parking spaces on site, whereas the by-law requires 171 parking spaces; and
3. To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing), whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing).

Having declared conflict of interest with respect to this application, Member James Reed did not participate in consideration of this matter.

Moved by: R. Chatha

Seconded by: T. Thirunavukkarasu

That application A-2025-0007 be deferred no later than the last hearing of April 2025.

Carried

7.3 A-2024-0420

Surjit Singh Boparai, Naranjan Boparai, Navneet Boparai, Harminder Boparai

22 Hedgerow Avenue

Plan M652, Lot 105, Ward 4

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

1. To permit a proposed garden suite having a gross floor area of 44.12 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite in all other residential zones.

Moved by: T. Thirunavukkarasu

Seconded by: P. Khaira

That application A-2024-0420 be deferred no later than the last hearing of May 2025.

Carried

7.4 A-2024-0215

Swaran Singh

4 Maple Avenue

Plan BR 2 Part Lots 17, 18, Ward 1

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

1. To permit an accessory structure (existing shed 1), located in the rear yard having a setback of 0.56 metres to the side lot line, whereas the by-law requires a minimum setback of 0.6 metres to nearest lot line;
2. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.31 metres to the side lot line, whereas the by-law requires a minimum setback of 0.6 metres to nearest lot line;
3. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.32 metres to the rear lot line, whereas the by-law requires a minimum setback of 0.6 metres to nearest lot line;
4. To permit a combined gross floor area of 20.44 square metres (220 square foot) for two (2) accessory structures (existing sheds), whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
5. To permit a driveway width of 10.37 metres (34 feet), whereas the by-law permits a maximum driveway width of 7.0 metres; and
6. To permit 0.30 metres of permeable landscaping abutting both side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2024-0215 be deferred no later than the last hearing of May 2025.

Carried

8. New Consent Applications

8.1 B-2025-0001

Vandyk Heart Lake Limited

10194 Heart Lake Road

Chinguacousy Con 2 EHS, Part Lot 11, RP 43R26015, Part 1, RP 43R31217, Part 5, Part Part 4, Ward 2

The purpose of this application is to request the consent of the committee to grant a servicing and access easement located at 10194 Heart Lake Road be established in favor of the adjacent landowner to the east.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application B-2025-0001 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. Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private and or municipal service easements.
4. As a condition of severance, the Owner shall provide confirmation of the registration of a mutual access easement between the subject lands municipally known as 10194 Heart Lake Road (PIN: 142271264), 0 Heart Lake Road (PIN: 142271266), and PIN: 142271262 and the neighboring property to the east municipally known as PIN: 142262150 (Senator Home

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. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:

1. A draft reference plan depicting separate parts where the mutual access easement is to be conveyed.
2. 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.
3. 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.
4. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division.

Carried

9. New Minor Variance Applications

9.1 A-2024-0304

Muhammad Muneeb Khan

29 Torrance Woods

Plan M426, Lot 163, Ward 4

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

1. To permit a lot coverage of 39.70%, whereas the by-law permits a maximum lot coverage of 30%;
2. To permit a driveway width of 7.96 metres, whereas the by-law permits a maximum driveway width of 7.0 metres;

3. To permit a separation distance of 2.31 metres from the garden suite to the principal dwelling, whereas the by-law requires a minimum separation distance of 3.0 metres from the garden suite to the principal dwelling;
4. To permit an interior side yard setback of 1.0 metre to a proposed garden suite, whereas the by-law requires a minimum interior side yard setback of 1.8 metres to a garden suite; and
5. To permit a rear yard setback of 1.0 metre to a proposed garden suite, whereas the by-law requires a minimum rear yard setback of 2.5 metres to a garden suite.

Muhammad Muneeb Khan, applicant was present in chambers and presented an overview of the application.

Staff outlined the reasons for refusal.

Member S. Saini mentioned the applicant was partly approved in 2018 and now is returning to get more.

Muhammad Muneeb Khan advised the only extra variance he was applying for is the driveway. He advised committee he is willing to delete the driveway variance. Staff advised me they were in support of the application until last Tuesday. The applicant declared willingness to work with the staff to come to a mutual agreement.

Member R. Chatha inquired if staff was in support of this application throughout the application process - a significant increase is being requested - do not see the staff approving it without coming through the committee, Is this an income property?

Muhammad Muneeb Khan replied it is his home, but his mailing address is that of his parents.

Member R. Chatha advised neighbors are saying the house has over fifteen tenants living there.

Muhammad Muneeb Khan advised that was in the past, it is not now.

Member R. Chatha inquired if there are complaints relating to the home.

Ross Campbell, Manager, Zoning and Sign By-Law advised there were in the past, but not currently.

The Committee Vice-Chair J. Sodhi noted the correspondence received.

Moved by: R. Chatha

Seconded by: S. Saini

That application A-2024-0304 be refused.

Carried

9.2 A-2024-0374

Henry Wilson

52 Donna Drive

Plan M763, Part Block 242, RP 43R15981, Parts 22, 23, Ward 2

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

1. To permit a 0.98 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 metres leading to the principal entrance of an additional residential unit;
2. To permit an above grade door in a side yard having a width of 0m from the front wall of the dwelling up to and including the door, whereas the by-law requires the side yard within which the door is located having a minimum width of 1.2 metres extending from the front wall of the dwelling up to and including the door;
3. To permit an interior side yard setback of 0.98 metres to existing and proposed below grade windows, whereas the by-law does not permit below grade windows where the interior side yard width is less than 1.2 metres;
4. To permit 0 metre setback to the landing for an above grade side entrance, whereas the by-law requires a minimum setback of 0.9 metre (2.95 feet) to any steps (or landings) in the interior side yard; and
5. To permit a total of 1 parking space, whereas the by-law requires a minimum 2 parking spaces for one additional residential unit.

Daniel Allan, authorized agent was present online and presented an overview of the application.

Staff outlined the reasons for refusal and advised they are agreeable to a deferral to work with the applicant.

Member R. Chatha inquired with staff he they are willing to revise the staff report.

Staff advised they are agreeable to work with the applicant to ensure the application is in compliance with the building code.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there is an order to comply.

Dawn Mclay, Brampton resident was present online to contest the application. Dawn Mclay advised the proposed application would I disrupt her life and that of her children. There is no parking on the street. There is only this entrance to get in the home and there is not enough clearance.

Member J. Reed commented if you don't get a staff report that you want doesn't mean you get to request a deferral. The variance requested doesn't even allow for proper access to the home.

Henry Wilson, applicant advised the committee Dawn Mclay is a tenant, and the property had a basement already constructed, and he wasn't aware that there was no legal basement.

Moved by: J. Reed

Seconded by: R. Chatha

That application A-2024-0374 be refused.

Carried

9.3 A-2024-0409

Mohammad Shahzad, Ayesha Zahid Hussain

22 Fruitvale Circle

Plan 43M2058, Lot 338, Ward 6

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

1. To permit a rear yard setback of 1.61 metres to an existing deck, whereas the by-law requires a minimum rear yard setback of 3.5 metres to a deck off the main floor.

Shams Syed, authorized agent was present online and presented an overview of the application.

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: S. Saini

That application A-2024-0409 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be to permit a rear yard setback of 1.44 metres to an existing deck and be limited to that shown on the revised sketch attached to the Notice of Decision;
2. The owner shall obtain a building permit, within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
3. That the existing roof structure included in the sketch over the below grade entrance be maintained as unenclosed;
4. That drainage on adjacent properties 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

9.4 A-2024-0420

Surjit Singh Boparai, Naranjan Boparai, Navneet Boparai, Harminder Boparai

22 Hedgerow Avenue

Plan M652, Lot 105, Ward 4

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

1. To permit a proposed garden suite having a gross floor area of 44.12 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite in all other residential zones.

Brought forward and dealt with under item 7.3

9.5 A-2024-0457

Agyei Peprah-Asiase, Irene Sarpong Peprah-Asiase

5 Sutherland Avenue

Plan 889, Lot 195, Ward 1

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

1. To permit a front yard setback of 5.29 metres to a proposed second storey addition, whereas the by-law requires a minimum front yard setback of 6.0 metres.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0457 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. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit;
3. That the second-story addition and the requested setback relief shall not impact any existing trees.
4. That all existing trees must be identified on the plan and protected with tree preservation fencing at the dripline.
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.6 A-2024-0458

Kuldip Singh, Jasvir Kaur Sekhon

46 Bromley Crescent

Plan 688, Lot 123, Ward 7

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

1. To permit a proposed garden suite having a gross floor area of 45 square metre, whereas the by-law permits a maximum gross floor area of 35 square metre for a garden suite.

Haroon Malik, authorized agent was present and provided an overview of the application.

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

The authorized agent agreed with the conditions.

The Committee Vice-Chair J. Sodhi highlighted correspondence received.

Member J. Reed inquired with the agent when the client acquired the land.

The authorized agent advised they do not remember, possibly seven years ago.

Ross Campbell, Manager, Zoning and Sign By-Law. advised the ownership changed in December 2018.

Valerie Van Riel, Brampton resident was present in chambers and expressed her opposition to the application advising if the ARU is granted on this property, it will bring down the neighborhood. She noted having purchased the property in 2016, loving the proximity to restaurants, highway, and the welcoming neighbors. In 2018 this home was sold, and it immediately became a rental property. It became like a hotel, many different transients to the home. They have called 311 numerous times. They had to take time off to come and speak to this application, and noting numerous complaints this property is a rooming house and not a ARU.

Edmund Smith, Brampton resident was present in chambers to express opposition to the application regarding the appearance of the home, noting concern that this was a very well-kept street. The excessive parking, noise, the police are being called and complaints to the city. The concern will be the deterioration of the neighborhood, his property value will decrease, and this is creating precedents for further homes becoming the same.

Janice Barber, Brampton resident was present online and expressed her opposition to the application regarding the home not being maintained or upkept. The City of Brampton had them cut the grass. We have racoons, rabbits, squirrels and this will destroy all the natural trees, and the sunshine will be blocked. At, 2:00 a.m. they are chopping wood and having a fire in the backyard. My property is behind them and there is a twenty-foot drop between

us; in July we had a flood and it flooded my basement. If this property is allowed my basement will be flooded every rain fall. The home is full of residents and the noise is constant. Adding a two-bedroom apartment will cause more people to fill this property.

Dave Doak, Brampton resident was present online and presented his oppositions to the application, regarding the unkept appearance of the home. The change over of tenants, this is a rooming house, and an over size one.

Blair Barber, Brampton resident was present online and presented his oppositions to the application as there is an increase in mice and rats in the backyard because of the unkept property. This is a rooming house; people come and go.

Amy Kwok, Brampton resident was present online and presented advised that 311 complaints should be screened before an application is being reviewed.

Member J. Reed inquired with staff if the application was for fifty-four square meters and last week you received a forty-five square meters application.

Staff advised there was ongoing work between the City and the applicant, and the applicant issued a revised application.

Member J. Reed inquired if staff received the revised application last Wednesday.

Staff advised that was correct.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha inquired if there was enforcement action on the property? This property has two dwellings existing, and this is the third dwelling they are seeking.

Ross Campbell, Manager, Zoning and Sign By-Law, advised that was correct, there is a registered second unit. There are many parking complaints.

Member R. Chatha inquired what is the point of calling it a garden suite if there are two or three bedrooms, noting he was not in agreement with this application.

Moved by: R. Chatha

Seconded by: P. Khaira

That application A-2024-0458 be refused.

Carried

9.7 A-2024-0459

Amarjeet Singh, Darshan Didar Kaur

32 Willick Place

Plan M1409, Lot 113, Ward 5

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

1. To permit an interior side yard setback of 0.56 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 on one side, and 0.6 metres on the other side; and
2. 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.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0459 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;
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

9.8 A-2024-0460

Razeika Khan, Abdool Rahman, Meena Rahman

10 Kentucky Drive

Plan M829, Lot 139, Ward 4

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

1. To permit a driveway width of 7.391 metres, whereas the by-law permits a maximum driveway width of 7.0 metres metres; and
2. To permit 0.532 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.

Razeika Khan, applicant was present and presented an overview of the application.

The Committee Vice-Chair J. Sodhi highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions.

Moved by: P. Khaira

Seconded by: S. Saini

That application A-2024-0460 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 drainage on adjacent properties shall not be impacted; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.9 A-2024-0461

Piratheepan Shanmuganathan

122 Eldomar Avenue

Plan 521, Lot 159, Ward 3

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

1. To permit an exterior side yard setback of 2.40 metres to a proposed two-storey single detached dwelling, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres;
2. To permit a rear yard setback of 9.16 metres to a proposed two-storey single detached dwelling, whereas the by-law requires a minimum rear yard setback of 9.63 metres; and
3. To permit a lot coverage of 34.83%, whereas the by-law permits a maximum lot coverage of 30%.

Raj Balasundaram, authorized agent was present online and presented an overview of the application.

The Committee Vice-Chair J. Sodhi highlighted correspondence received.

Steven Wallace, Brampton resident was present and expressed his opposition and concerns the applicant claims the property has grown and suggesting the property is smaller than suggested on the site map, and his belief the setback is eight metres and not nine metres. This is oversized for the property.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi inquired if the size of the lot was depicted properly on the site map.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the dimensions don't match. These variances are not accurate currently.

Member R. Chatha inquired who is relied on to supply the proper measurements.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the applicant must provide accurate documents.

Member R. Chatha advised the dimensions of the lot size according to the land registry are not consistent with the application provided. If a deferral is issued, they are to provide the deferral costs.

The authorized agent advised it was a drafting error.

Member J. Reed stated the application must be brought before us with proper information.

Member P. Khaira inquired if the measurements are changed will the outcome be the same.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the review of the application may require the variances to change. The planning recommendations would remain the same, but we require accurate figures.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2024-0461 be deferred to the last meeting of April 2025.

Carried

9.10 A-2024-0462

Tejinder Singh Vohra

2 Glengrove Court

Plan 860, Part Lot 148, RP 43R1697, Part 6, Ward 8

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

1. To permit a lot coverage of 38%, whereas the by-law permits a maximum lot coverage of 33.3% for a semi-detached dwelling;
2. To permit a proposed two-storey garden suite having a gross floor area of 49.12 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres in all other Residential zones;
3. To permit a proposed two-storey garden suite having a height of 6.7 metres, whereas the by-law permits a garden suite having a maximum height of 4.5 metres in all other Residential zones; and
4. To permit a proposed two-storey garden suite having a separation distance of 1.22 metres from the existing attached carport, whereas the by-law requires a minimum separation distance of 3.0 metres from the principal dwelling.

Tejinder Singh Vohra, applicant was present in chambers and presented an overview of the application.

The Committee Vice-Chair J. Sodhi highlighted correspondence received.

Denise Hale, Brampton resident present online and inquired with committee why this has become a normal thing in Brampton communities. If this goes through this will cause normal homes to be a thing of the past.

Dinora Roca, Brampton resident was present online and presented concerns regarding safety. I think a lot of people are living at that house, tenants moving in and out at 3:00 a.m. If this is approved the parking will be an issue and the construction will cause many safety concerns in this neighborhood.

Taryn Nurse, Brampton resident was present online and presented her oppositions to the application and advised her home was burnt down in the past years. The height of the home would disturb the privacy of her home, and additional concern with all the additional people living in the home. This should not be allowed. With the height and the perimeter, there is already issues with that home, the water pipe has burst two times already.

Uhagwant Singh, Brampton resident was present in chambers and advised committee he was involved in the potential growth of this house. The house is facing Green Briar Road, the shortest would be the frontage and the longest would be the back. The garden suite is in the side yard rather than the backyard. Initially they wanted the lot to be severed.

Member J. Sodhi inquired if the applicant is willing to work with the staff, and Committee can review the application further at a later date.

Member P. Khaira inquired if the applicant was looking to defer the application.

Staff read out the staff recommendations and the reasons for refusal.

Member J. Reed commented that landowners are trying to optimize every piece of dirt rather than the community around it, and he agrees with the surrounding community, and I will recommend the staff report.

Moved by: J. Reed

Seconded by: T. Thirunavukkarasu

That application A-2024-0462 be refused.

Carried

Chandrekanth Doulat (Ken), Surendra Doulat (Kalinie)

1 Riva Ridge Drive

Plan 43M1630, Lot 213, Ward 10

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

1. To permit a combined gross floor area of 50.52 square metre (543.79 square foot) for two (2) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metre (215.27 square foot) for two (2) accessory structures;
2. To permit an accessory structure (existing gazebo, relocated) having a gross floor area of 22.23 square metre (239.28 square foot), whereas the by-law permits a maximum gross floor area of 15 square metre (161.45 square foot) for an individual accessory structure;
3. To permit an accessory structure (proposed golf simulator) having a gross floor area of 28.29 square metre (304.51 square foot), whereas the by-law permits a maximum gross floor area of 15 square metre (161.45 square foot) for an individual accessory structure; and
4. To permit an accessory structure (proposed golf simulator) having a height of 4.5 metre (14'-9"), whereas the by-law permits an accessory structure having a maximum height of 3.0 metres in all other residential zones.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0463 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/Applicant obtain a building permit for the existing gazebo and proposed golf simulator 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

9.12 A-2024-0464

Sonia Takhar

8 Dunegrass Way

Plan 43M1713, Lot 137, Ward 8

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 1.59 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0464 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;

4. That the applicant shall extend the existing fence to screen the below grade entrance in a manner that no parts of the entrance will be visible from the public realm; 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-2024-0465

Lovepreet Singh, Gurpreet Kaur

34 Creekwood Drive

Plan M1202, Lot 52, Ward 2

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

1. To permit a driveway width of 7.57 metres, whereas the by-law permits a maximum driveway width of 7.00 metres.

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

Staff outlined the reasons for refusal.

Moved by: P. Khaira

Seconded by: T. Thirunavukkarasu

That application A-2024-0465 be refused.

Carried

9.14 A-2024-0466

Mayfield Commercial Centre Ltd.

6101-6261 Mayfield Road

Toronto Gore Con 7 North Division, Part Lot 17, Plan TG2, Part Lot 9, RP 43R31495, Part 2 Part, Part 1, RP 43R38518, Part 2, Ward 10

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

1. To permit a Commercial, Technical or Recreational School, whereas the by-law does not permit the use.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0466 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 to obtain a building permit for any alterations to the building prior to occupancy of the unit;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.15 A-2024-0469

Yogang Pandya, Charmy Kantawala

5 Dunn Place

Plan 742, Lot 179, Ward 7

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

1. To permit an interior side yard setback of 0.33 metres to the proposed steps & landing for an existing above grade side entrance, whereas the by-law requires a minimum setback of 0.9 metres to any steps (or landing) in the interior side yard.

Vidhi Patel, authorized agent was present and presented an overview of the application.

The Committee Vice-Chair J. Sodhi highlighted correspondence received.

Hilarion Mitchell, Brampton resident was present online and expressed her concerns with the parking issues. The excess parking will overflow on the street. With the snow fall the plow came and dumped the snow in the middle with the cars parking there. The neighborhood has changed in the past years. There is excessive garbage and dog feces in the greenbelt.

Staff read out the staff report and recommendations.

The authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: J. Reed

That application A-2024-0469 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 additional residential 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

9.16 A-2024-0471

Sumit Khurana, Kajal Kiran Khurana

24 Peak Drive

Plan 43M2087, Lot 189, 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 1.11 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: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0471 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;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.17 A-2024-0474

Narinder Singh, Rajwinder Kaur, Harpreet Kaur

130 Fandango Drive

Plan 43M1720, Part Lot 330, RP 43R31813, Part 147, Ward 5

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required side yard; and
2. To permit an proposed exterior side yard setback of 1.83 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0474 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;
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

9.18 A-2024-0476

Tarun Ahlawat, Manju Kumari

1 Tennant Drive

Plan 43M1691, Lot 103, 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 exterior side yard; and
2. To permit a proposed exterior side yard setback of 1.73 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3.0 metres.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0476 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;
4. That the applicant shall extend the existing fence to screen the below grade entrance in a manner that no parts of the entrance will be visible from the public realm; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.19 A-2024-0477

Sukhdeep Kaur

152 Clover Bloom Road

Plan M1114, Part Lot 72, RP 43R20430, Part 15, 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 quattroplex, whereas the by-law does not permit exterior stairways constructed below established grade in a quattroplex;
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 grade in the required interior side yard;
3. To permit an interior side yard setback of 1.48 metres to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 3.5 metres; and
4. To permit an additional residential unit in a quattroplex, whereas the by-law only permits an additional residential unit in a single detached, semi-detached or townhouse dwelling.

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

The Committee Vice-Chair J. Sodhi highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2024-0477 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 below 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

9.20 A-2024-0478

Syed Ali Badshah Naqvi, Zahira Naqvi

97 Antibes Drive

Plan 43M1950, Lot 18, 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 0.67 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 extending from the front wall of the dwelling up to and including the door;
2. To permit an accessory structure (existing shed) having a setback of 0.12 metres to the rear lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;

3. To permit an accessory structure (existing shed) having a setback of 0.15 metres to the side lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line;
4. To permit an accessory structure (existing shed) having a height of 3.1 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres in all other Residential zones; and
5. To permit an existing open, roofed structure in the interior side yard, whereas the by-law does not permit an open, roofed structure in the interior side yard.

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

Ricardo Serrano, Brampton resident was present and inquired why there is another side door being requested? There should be a width of 1.2 metres on the side and up to the side door. He does not have that clearance to the side door. I use the walkway to access the backyard. In the long run we will have a problem. He has already the front door, the garage, the side, why does he need access on this side as well.

Staff outlined the proposed conditions of the staff report and provided additional comments regarding the staff report.

Member S. Saini advised the committee already refused the entrance on their first request but variance seven is approving it.

The authorized agent inquired if we had additional time, we could have worked with staff to revise. If we can have a deferral to work with staff and revise the application and site plan.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised if the applicant would relocate the structure, then staff would be supportable. The combination of height and size are not acceptable, and the drainage is going on the adjacent property. Regarding the side entrance the staff recommendation remains the same.

Member J. Sodhi inquired if staff can re-word the motion regarding the side entrance to be relocated.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised we would require the timeline for relocation.

The authorized agent agreed with the revised condition.

Moved by: R, Chatha

Seconded by: T. Thirunavukkarasu

That application A-2024-0478 is supportable in part, subject to the following conditions being imposed:

1. That Variance 1 be refused;
2. That Variance 2 be refused;
3. That Variance 3 be refused;
4. That the extent of variance 4 be limited to that shown on a revised sketch and that the accessory structure (shed) be relocated to meet with the with minimum setbacks requirements no later than the end of May 2025;
5. That the extent of variance 5 be limited to that shown on the sketch attached to the Notice of Decision;
6. That drainage on adjacent properties shall not be adversely affected;
7. That the below grade entrance shall not be used to access an unregistered second unit;
8. That the applicant obtains a building permit for the existing below grade entrance and proposed open, roofed structure 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
9. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void

Carried

9.21 A-2024-0480

Ashiah Rathore, Raminder Pal Singh Rathore, Santosh Rathore

107 Eastbrook Way

Plan 43M-1712, Lot 56, 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;

2. To permit a 0.3 metre 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 0.91 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 not less than 1.8 metres;
3. To permit a proposed open, roofed structure in the interior side yard, whereas the by-law does not permit an open, roofed structure in the interior side yard; and
4. To permit a 0.30 metre side yard setback to a proposed open, roofed structure in the required interior side yard, resulting in a combined side yard width of 0.91 metre, whereas the by-law requires a minimum side yard setback of 0.6 metre provided that the combined total for both side yards on an interior lot is 1.8 metre.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0480 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 that drainage from the open, roofed structure be directed towards the subject property;
4. That the open, roofed structure shall remain unenclosed, with open sides on either side of the entrance stairs;

5. That the applicant provides the required \$660.00 planning review fee as noted in the TRCA's letter dated February 7, 2025; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.22 A-2024-0481

Nitin Balyan, Saloni Sharma

52 Commodore Drive

Plan 43M1751, Part Lot 234, RP 43R32309, Part 11, Ward 5

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 0.09 metres to an existing exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback 1.2 metres.

Ravinder Singh, authorized agent was present online 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: P. Khaira

That application A2024-0481 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. The owner shall obtain a building permit, 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

9.23 A-2024-0482

Sobha Dulai

6 Mirabell Court

Plan M776, Lot 5, 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 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 0.9 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 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: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0482 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;
4. That the homeowner provides a CCTV sewer inspection video and CCTV sewer report of the rear lot catch basin storm sewer pipe to City of Brampton right-of-way to the satisfaction of the director of Planning, Building and Growth Management prior to the closing of the building permit;
5. 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
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.24 A-2024-0483

Harjot Singh, Nitika Kalia

81 Drake Blvd.

Plan 809, Part Lot 167, Ward 7

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

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;
2. To permit an interior side yard setback of 2.06 metres to an proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 3 metres; and
3. To permit a 0.83 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 metres leading to the principal entrance of an additional residential unit.

Shivang Tarika, authorized agent was present online 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: P. Khaira

Seconded by: S. Saini

That application A-2024-0483 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variances 1 and 2 be limited to that shown on the sketch attached to the Notice of Decision;
2. That the Variance 3 be refused;
3. That the below grade entrance shall not be used to access an unregistered second unit;
4. That drainage on adjacent properties not be impacted; 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-2024-0484

Shaganpreet Singh

116 Starhill Crescent

Plan M1403, Part Lot 121, RP 43R25441, Part 6, 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 0.3 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: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2024-0484 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 below grade entrance shall not be used to access an unregistered second unit; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.26 A-2024-0485

Peter Esambi Sone

20 Bucksaw Street

Plan 43M1993, Lot 70, 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 an interior side yard setback of 0.064 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: T. Thirunavukkarasu

Seconded by: S. Saini

That application A2024-0485 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

9.27 A-2025-0001

1515820 Ontario Inc.

22-171 Advance Blvd.

Peel Condo Plan 299, Level 1, Unit 22, Ward 7

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

1. To allow 358 parking spaces to be provided on site, whereas the by-law requires 375 parking spaces to be provided on site.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0001 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 to obtain a building permit for any alterations to the building prior to occupancy of the unit;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.28 A-2025-0002

2538821 Ontario Inc.

115 East Drive, Unit 1, 2, 3 and 5

Plan 720, Block D, Ward 7

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

1. To permit a place of amusement (golf simulator) whereas the by-law does not permit the use;
2. To permit a restaurant whereas the by-law does not permit the use;
3. To permit a motor vehicle sales establishment whereas the by-law does not permit the use;
4. To permit outside storage of display vehicles associated with the motor vehicles sales establishment to be located in the front yard whereas the by-law does not permit outside storage in the front yard;
5. To permit fencing in the front yard, whereas the by-law does not permit fencing in the front yard; and
6. To allow a 1.5 metres wide landscape open space strip abutting a street, except at approved driveway locations, whereas the by-law requires a 3 metres wide landscape open space strip abutting a street, except at approved driveway locations.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0002 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 submit a Site Plan application within 90 days of the Committee's decision or within an extended period of time as approved by the director of development services for the City's review and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That the owner to obtain a building permit for any alterations to the building prior to occupancy of the unit; 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-2025-0003

Violet Okunmgbowa-Ikponmwosa

35 Brookview Road

Plan M416, Lot 127, Ward 1

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

1. To permit a driveway width of 11.10 metres, whereas the by-law permits a maximum driveway width of 7.32 metres.

The applicant was present online and presented an overview of the application.

Staff outlined the reasons for refusal.

Member S. Saini inquired if there is any enforcement action currently underway.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there is currently a zoning violation for the driveway.

Moved by: P. Khaira

Seconded by: T. Thirunavukkarasu

That application A-2025-0003 be refused.

9.30 A-2025-0004

Kulwinder Singh, Kamaljit Kang

21 Estateview Circle

Plan M440, Lot 19, Ward 10

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

1. To permit a detached garage having a gross floor area of 222.96 square metres, whereas the by-law permits a detached garage having a maximum gross floor area of 48 square metres;
2. To permit a vehicle garage door height of 3.05 metres for the proposed detached garage, whereas the by-law permits a maximum vehicle garage door height of 2.4 metres for a detached garage;
3. To permit a detached garage having a building height of 6.75 metres for a flat roof, whereas the by-law permits a detached garage having a height of 3.5 metres in the case of a flat roof;
4. To permit a detached garage on the lot with an existing attached garage on the lot, whereas the by-law does not permit an attached garage and detached garage on the lot; and
5. To permit oversized motor vehicles (tractors, including attachments), whereas the by-law does not permit oversized motor vehicles.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0004 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 if the detached garage be converted to an additional dwelling unit, further approvals shall be required;
3. That no oversized vehicles shall be stored outside of the garage;
4. That drainage from the proposed detached garage shall be contained on the subject property and not impacting abutting properties;
5. That no commercial or industrial uses shall operate from the detached garage;
6. That the owner submit a scoped Landscape Plan depicting proposed landscaping features (shrubs, vegetation, trees) surrounding the detached garage and property line to soften the massing and visual impacts of the structure to the satisfaction of the Director of Development Services;
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.31 A-2025-0005

Norma Jasodya Manohar

42 Beckenham Road

Plan 43M1678, Lot 318, Ward 8

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

1. To permit a rear yard setback of 5.62 metres to an existing sunroom addition, whereas the by-law requires a minimum rear yard setback of 7.5 metres;
2. To permit an existing open roof porch to encroach 3.63 metres into the rear yard setback, resulting in a setback of 3.87 metres from the open roof porch to the rear lot line, whereas the by-law permits an open roof porch to encroach a maximum 2.0 metres into the rear yard setback, resulting in a required setback of 5.5 metres from the open roof porch to the rear lot line;

3. To permit a driveway width of 7.51 metres, whereas the by-law permits a maximum driveway width of 7 metres; and
4. To permit 0.4 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: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0005 is supportable, subject to the following conditions being imposed:

1. That the extent of variances 1, 2, and 3 be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties shall not be adversely affected and that drainage from the proposed roof must flow onto the applicant's property;
3. That the amount of glazed openings for the rear and side walls of the addition be restricted based on the limiting distance, and shall conform to Division B, 9.10.15.4 of the Ontario building Code;
4. That the applicant obtain a building permit for the sunroom 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;
5. That the owner provide Staff with documentation of the final driveway condition inclusive of the width measuring 7.30 metres (23.9 feet) and reinstate landscaped areas as depicted in the submitted Site Plan within 90 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
6. That the owner reinstates the driveway and landscape areas in accordance with the sketch attached to the Notice of Decision and reduced driveway width to 7.30 metres (23.9 feet) shall be maintained; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.32 A-2025-0006

2599157 Ontario Inc.

3 Walker Drive

Plan 43M643, Part Block 6, RP 43R40702, Parts 2 to 10, 12 to 19, Ward 8

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

1. To permit 2 metre wide landscape open space strip along Walker Drive and Torbram Drive, except at approved driveway locations, whereas the by-law requires a minimum 3 metres wide landscape open space strip along any lot line abutting a street, except at approved driveway locations.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0006 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 pay the TRCA's Minor Variance Review fee as per the TRCA's comment letter dated February 7, 2025;
3. That the owner submit a site plan resubmission, finalize site plan approval under City File SP18-095.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.33 A-2025-0007

A&V Cavallo Investments Ltd. c/o Anthony Cipriani

180 Bovaird Drive West

Con 1, WHS Part Lot 11, Ward 2

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

1. To permit motor vehicles sales establishment with accessory Office, Motor vehicle repair shop and motor vehicle washing establishment (detailing), whereas the by-law does not permit the use;
2. To allow 165 parking spaces on site, whereas the by-law requires 171 parking spaces; and
3. To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing), whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing).

Brought forward and dealt with under item 7.2

9.34 A-2025-0008

Emmanuel Jude Agbonifo, Ugiomo Agbonifo

21 Banting Crescent

Plan M295, Part Lot 247, RP 43R8241, Part 5, Ward 4

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

1. To permit a 0.74 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 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: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0008 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 and appendix A;
2. That the path of travel remain unobstructed, and the Owner shall relocate any existing utilities within the reduced path of travel area;
3. That the below 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

9.35 A-2025-0010

Thangrasa Kirubakaran, Kirubakaran Dilani

24 Caboose Street

Plan 43M2054, Block 76, Plan 43M2058, Block 402, Ward 6

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

1. To permit a 0.62 metres setback to an existing building addition (open, roofed porch), whereas the by-law requires a minimum setback of 4.5 metres for open roofed porches and or uncovered terraces.

Rajeswaran Balasundaram, authorized agent was present online and presented an overview of the application.

Staff outlined the reasons for refusal.

The applicant inquired if he was to make it smaller, how much can he have on the backside.

The authorized agent requested a deferral to work with city staff.

Moved by: R. Chatha

Seconded by: P. Khaira

That application A-2025-0010 be deferred to the last hearing of May 2025.

Carried

9.36 A-2025-0012

Paramjit Singh Nirwan, Paramjeet Kaur Nirwan

9 Rae Avenue

Plan M322, Lot 23, Ward 10

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

1. To permit a proposed detached garage having a height of 6.76 metres, whereas the by-law permits a maximum height of 3.5 metres in the case of a flat roof.

Neither the authorized agent nor the applicant was present.

Staff read out the recommendation of the report.

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0012 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 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 Owner submit a scoped Landscape Plan depicting proposed landscaping features (shrubs, vegetation, trees) surrounding the detached garage and property line to soften the massing and visual impacts of the structure to the satisfaction of the Director of Development Services;
5. That no commercial or industrial uses shall operate from the detached garage;
6. That all oversized motor vehicles not be permitted on the property unless they are stored inside the detached garage;
7. That the applicant pay the TRCA's Minor Variance Review fee as per the TRCA's comment letter dated February 7, 2025;

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

Carried

9.37 A-2025-0013

2537079 Ontario Inc.

11499 The Gore Road

Toronto Gore Con 10, ND Part Lot 16, RP43R38334, Part 4, Ward 10

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

1. To allow a lot coverage of 28.5%, whereas the by-law permits a lot coverage of 25%; and
2. To allow 57 parking spaces to be provided on-site for a temporary period of 5 years, whereas the by-law requires 61 parking spaces to be provided on-site.

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

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: S. Saini

That application A-2025-0013 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 variances be approved for a temporary period of three (3) years or within an extended period of time at the discretion of the Director of Development Services;
3. That the owner finalize site plan approval under City File SPA-2025-0023;

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

Carried

9.38 A-2025-0014

CAPREIT Limited Partnership c/o Ben McCauley

3 Knightsbridge Road

Plan 962, Block D and 3-11 Knightsbridge Road, Ward 7

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

1. To vary Schedule 'C' - Section 149 of the by-law to permit 310 units in Building A, whereas the by-law permits Building A a maximum of 308 dwelling units in accordance to Schedule 'C' - Section 149 of the by-law.

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

Moved by: T. Thirunavukkarasu

Seconded by: S. Saini

That application A-2025-0014 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

10. Deferred Consent Applications

Nil

11. Deferred Minor Variance Applications

11.1 A-2018-0148

Christine Haye-Callaghan

70 Commodore Drive

Plan M1751, Lot 229L, Ward 5

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 0.29 metres to the exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 1.2 metres.

Anju Bhutani, authorized agent was present online and presented an overview of the application.

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: T. Thirunavukkarasu

That application A18-148 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. The owner shall obtain a building permit, 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.

11.2 A-2024-0215

Swaran Singh

4 Maple Avenue

Plan BR 2 Part Lots 17, 18, Ward 1

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

1. To permit an accessory structure (existing shed 1), located in the rear yard having a setback of 0.56 metres to the side lot line, whereas the by-law requires a minimum setback of 0.6 metres to nearest lot line;
2. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.31 metres to the side lot line, whereas the by-law requires a minimum setback of 0.6 metres to nearest lot line;
3. To permit an accessory structure (existing shed 2), located in the rear yard having a setback of 0.32 metres to the rear lot line, whereas the by-law requires a minimum setback of 0.6 metres to nearest lot line;
4. To permit a combined gross floor area of 20.44 square metres (220 square foot) for two (2) accessory structures (existing sheds), whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
5. To permit a driveway width of 10.37 metres (34 feet), whereas the by-law permits a maximum driveway width of 7.0 metres; and
6. To permit 0.30 metres of permeable landscaping abutting both side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines.

Brought forward and dealt with under item 7.4

11.3 A-2024-0306

Susanne Roslyn George, Rudolph Elliot George

57 Creditstone Road

Plan M829, Lot 34. Ward 4

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

1. To permit a driveway width of 8.7 metres, whereas the by-law permits a maximum driveway width of 7 metres.

Suzanne Roslyn George, applicant was present and presented an overview of the application.

Staff read out the recommendation of the report.

The applicant agreed with the conditions.

Moved by: P. Khaira

Seconded by: S. Saini

That application A-2024-0306 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 the owner reinstates permeable landscaping and driveway in accordance with the sketch within 90 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
4. That drainage on adjacent properties should not be adversely affected;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.4 A-2024-0401

Parminder Bath, Hartaran Kaur Bath

36 Love Court

Plan 1996, Lot 17, Ward 10

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

1. To permit a driveway width of 8.41 metres, whereas by-law permits a maximum driveway width of 7.0 metres; and
2. To permit 0.0 metres of permeable landscaping abutting the side lot line, whereas by-law requires a minimum 0.6m of permeable landscaping abutting the side lot line.

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

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: S. Saini

That application A-2024-0401 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. 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 the owner reinstates 0.3 metres of permeable landscaping in accordance with the sketch within 90 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
4. That drainage on adjacent properties should not be adversely affected;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.5 A-2024-0441

Sajjid Mohammed, Arshia Parveen

28 Clarence Street

Con 1 EHS, Part Lot 4, Ward 3

Deferred from January 28, 2025

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.

Sajjid Mohammed, authorized agent was present online and presented an overview of the application.

Staff read out the recommendation of the report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2024-0441 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances 1 and 3 be limited to that shown on the sketch attached to the Notice of Decision;
2. That Variance 2 be removed from the Notice of Decision;
3. The owner shall obtain a building permit within 60 days of the decision of approval or for an extended period of time at the discretion of the Chief Building Official;

4. That the applicant obtain a Garden Suites Architectural Control approval prior to the submission of a building permit application;
5. That the garden suite shall not be used as an unregistered Additional Residential Unit (ARU); and,
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

12. Adjournment

Moved by: J. Sodhi

Seconded by: S. Saini

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

Carried

J. Sodhi, Vice-Chair

C. Vani, Secretary-Treasurer