



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, April 29, 2025

Members Present: Jarmanjit Singh Dehriwal (Chair)
Baljit Mand (Vice-Chair)
Jotvinder Sodhi (Vice-Chair)
Ron Chatha
James Reed
Sarbjeeet Saini
Manoharan Vaithianathan

Members Absent: Paul Khaira
Thisaliny Thirunavukkarasu

Staff Present: Ross Campbell, Manager, Zoning and Sign By-law, Planning, Building and Growth Management
Francois Hemon-Morneau, Principal Planner/Supervisor, Planning, Building and Growth Management
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
Simran Sandhu, Planner, Planning, Building and Growth Management
Clara Vani, Secretary-Treasurer/Legislative Coordinator

1. Call to Order

The meeting was called to order at 9:34 a.m. and adjourned at 11:25 a.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, and Ron Chatha.

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

2. Adoption of Minutes

2.1 Committee of Adjustment Minutes - March 25, 2025

Moved by: S. Saini

Seconded by: B. Mand

That the minutes of the Committee of Adjustment hearing held March 25, 2025 be approved, as printed and circulated.

3. Region of Peel Comments

3.1 Dana Jenkins, Region of Peel Comments, dated April 22, 2025

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

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

Item 11.6 - 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

5.1 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.

That Application A-2024-450 be withdrawn from consideration.

6. Review of the Agenda for Immediate Approval

Moved by: S. Saini

Seconded by: M. Vaithianathan

Motion for Consent Approval – Committee of Adjustment, April 29, 2025

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its April 29, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

| Item # | Application # | Location |
|--------|---------------|--------------------------|
| 8.1 | B-2025-0003 | 7 Church Street East |
| 8.2 | B-2025-0004 | 8470 and 8480 Highway 50 |
| 9.2 | A-2025-0025 | 28 Rosegarden Drive |
| 9.3 | A-2025-0027 | 271 Remembrance Road |
| 9.4 | A-2025-0028 | 44 Centre Street North |

| | | |
|-----|-------------|----------------------|
| 9.7 | A-2025-0035 | 1925 Cottrelle Blvd. |
|-----|-------------|----------------------|

2. This decision reflects that in the opinion of the Committee, for each application:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan is maintained, and the variance is minor.

Carried

7. **Deferral Requests**

7.1 A-2024-0413

1000340771 Ontario Inc.

2084 Steeles Avenue East, Unit 3 & 4

PSCP 1124, LVL 1, UN 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 605 parking spaces to be provided on site.

Moved by: R. Chatha

Seconded by: B. Mand

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

Carried

7.2 A-2024-0200

Imam- E - Zamana Centre

4598 Countryside Drive

Con 10, EHS, Part Lot 16, Ward 10

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

1. To permit a community club, whereas the by-law does not permit the use;
2. To permit 28 parking spaces, whereas the by-law requires 32 parking spaces;
3. To permit 8 tandem parking spaces in conjunction with a community club, whereas the by-law does not permit tandem parking for this use and requires that each parking space be accessed by an aisle leading to a driveway or street;
4. To permit a driveway width for two-way traffic having a width of 2.81 metres, whereas the by-law requires a minimum driveway width of 6.0 metres for two-way traffic; and
5. To permit a parking aisle width of 5.98 metres and 6.4 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

Nicholas Dell, authorized agent was present in chambers and presented an overview of the application.

Staff read out the reasons for deferral of the application.

The Committee Chair J. Dehriwal commented that he would like to see the additional studies staff are requesting.

Francois Hemon-Morneau, Principal Planner/Supervisor, referred the Chair to the section of the staff report where he lists the requirements and technical aspects for the application.

The authorized agent advised his instructions are to move forward. If the application doesn't proceed then the recreation centre will not proceed. The studies will require at least eight months to obtain. If the temporary use approval is an option, it will be a start of the process.

The Committee Chair J. Dehriwal commented that we wish that all communities would assist the public. The studies are a requirement to operate such operations. We commend the community for helping the youth and community. The City doesn't feel comfortable to move forward without the studies.

Member J. Reed commented that the process must be followed. There was a similar application, same scenario, if the Committee was to bend to one organization then it opens the floodgates to all the different areas, so it is not possible to support a temporary use today.

Member J. Sodhi commented that he agrees with support of the youth and advised he was in support the temporary use.

Member S. Saini commented that he is happy that this is for the community and advised an application of this nature requires a lot of studies.

Member R. Chatha commented that he agrees with youth support. This is a rezoning application and should not be in front of this committee. The application is in good hands and will need the studies to proceed. This is a residential use and impacting the traffic. I will hesitate to speak to anything that would impede on safety. I agree with staff recommendations. I would defer to the Planning side of this and not in front of this committee. I support staff recommendations.

The authorized agent requested to put a motion forward.

Member R. Chatha advised the committee makes the motions not the authorized agent.

The Committee Chair J. Dehriwal commented that we need the studies to provide even a temporary relief.

Member J. Sodhi commented that he was happy with supporting the youth, but agrees with the staff report.

Member R. Chatha commented enough time has been spent on this application and moved a motion to defer the application until the full studies have been received.

The Committee Chair J. Dehriwal received all the correspondence and advised the public in attendance that they will be heard when the application is heard.

The authorized agent advised a deferral is effectively a no for the project.

Moved by: R. Chatha

Seconded by: B. Mand

That application A-2024-0200 be deferred until such time as the studies identified through PRE-2024-0154 are completed to the satisfaction of City staff.

Carried

8. New Consent Applications

8.1 B-2025-0003

Rose Garden Investment LP

7 Church Street East

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

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.82 hectares (2.04 acres). The proposed severed lot has a frontage of approximately 14.65 metres (48.06 feet), a depth of approximately 19.25 metres (63.15 feet), and an area of approximately 0.030 hectares (0.075 acres). The effect of the application is to create a new lot from the existing lot to facilitate future development on the retained lot for residential and mixed-uses.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application B-2025-0003 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. That the applicant shall provide confirmation that the existing building wall with a proposed 1.068 metre setback is in compliance with the minimum construction requirements of the Ontario Building Code for exposing building face, to the satisfaction of the Chief Building Official. Should upgrades be required, a building permit shall be obtained and the required alterations shall be completed prior to the completion of the severance application and issuance of the Certificate from the Committee of Adjustment Secretary Treasurer;

3. That the applicant provides the required \$1,590.00 Toronto and Region Conservation Area (TRCA) review fee as per the letter dated April 21, 2025; and
4. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

Carried

8.2 B-2025-0004

Pangreen Limited Partnership, 9404635 Canada Inc., Highway 50 and 7 Equities Inc., Greycan 7 Properties Limited Partnership, Greycan 7 Properties GP Inc.

8470 and 8480 Highway 50

Toronto Gore, Con 10, ND Part Lots 3 and 4, RP 43R4378, Pt Part 2, RP 43R14302, Pt Part 1, RP 43R18108, Part 3, Pt Part 1, RP 43R32325, Pt Part 1

The purpose of this application is to request the consent of the Committee of Adjustment to the grant of a servicing easement established over the lands known as 8470 and 8480 Highway 50 in favor of the abutting property to the south 8386 and 8412 Highway 50.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application B-2025-0004 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. That the applicant shall pay TRCA the required 1,590.00 Consent – Minor review fee;

4. Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels; and
5. Separate water, sanitary and storm services shall be provided for each lot in accordance with the Ontario Building Code and to the satisfaction of the Chief Building Official.

Carried

9. New Minor Variance Applications

9.1 A-2024-0446

Gary James Morris, Alexandra Morris

17 Chiltern Court

Plan 688, Lot 355, Ward 7

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

1. To permit a fence in the rear yard having a height of 2.59 metres, whereas the by-law permits a maximum fence of 2.0 metres in the rear yard.

Gary Morris, the applicant, was present in chambers and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

King Walling, Brampton resident present online, expressed that he has no objection to the higher fence.

Colleen Gray, Brampton resident present online, expressed her support for the higher fence and advised in the past the police have requested video surveillance for the issues that have happened in the past.

Staff outlined the proposed conditions of the staff report.

The applicant requested why the TRCA wants money for this application.

Member R. Chatha advised it's a conservation authority that completes a review and the applicant should contact them directly.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2024-0446 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 provides the required \$660.00 Toronto and Region Conservation Area (TRCA) review fee as per the letter dated April 23, 2025; 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-2025-0025

Harpreet Singh Chahal, Gagandeep Kaur Chahal

28 Rosegarden Drive

Plan M350, Lot 15, Ward 10

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

1. To permit a garage door height of 2.74 metres (9 feet), whereas the by-law permits a maximum garage door height of 2.4 metres (7.87 feet);
2. To permit a single detached dwelling having a building height of 14.49 metres (3 stories), whereas the by-law permits a maximum building height of 10.6 metres;
3. To permit an accessory structure (cabana) having a height of 7.26 metres (23 feet 9.5 inches), whereas the by-law permits an accessory structure having a maximum height of 3.5 metres;
4. To permit an accessory structure (cabana) having a gross floor area of 172.50 square metres (1,856.77 square feet), whereas the by-law permits a maximum gross floor area of 23 square metres for an individual accessory structure;

5. To permit an accessory structure (cabana) to be used for human habitation (washroom and kitchen facilities), whereas the by-law does not permit the use; and
6. To permit a door height of 2.74 metres (9 feet) to accessory buildings (cabana), whereas the by-law permits a maximum door height of 2.4 metres (7.87 feet) to accessory buildings.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2025-0025 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 should previously undocumented archeological resources be discovered, there may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/ person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff. In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent;
3. That any persons discovering human remains notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services, as required by the Funeral, Burial and Cremation Services Act;
4. That a Tree Inventory & Preservation plan and report will be required through the associated Custom Home Application for this property, CH-2025-0003. Open Space staff have a concern with any construction impacting the long-term health of any existing trees. The trees are to be

identified on the plan and protected with hoarding at the dripline. This also includes trees on public property. Any work within the dripline of the existing trees is strongly discouraged;

5. That the applicant shall contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval. A tree removal permit will be required. City Forestry staff will not issue a permit to remove a City street tree. Any tree removals will require compensation / new tree plantings on the subject site;
6. That 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
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.3 A-2025-0027

Walakulu Arachchi Ranga Dhammika, Ranaweera Manaraja Nalana

271 Remembrance Road

Plan 43M1968, Lot 130, Ward 6

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

1. To permit an existing exterior side yard setback of 1.70 metres to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3 metres; and
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior stairways constructed below established grade in the required exterior side yard.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2025-0027 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 shall obtain a building permit within 60 days of the decision of approval or within an extended period of time at the discretion of the Chief Building Official;
3. That the owner submit a revised drawing that demonstrates that the existing below grade entrance is adequately screened by the acoustic fence to minimize visual impact on the streetscape in a manner satisfactory to the Director of Development Services;
4. The homeowner will be responsible for any damage, or alteration to the existing acoustical fence. Any work on the acoustical fence will have to conform to approved acoustical fence standards;
5. That drainage on adjacent properties shall not be adversely affected;
6. That the below grade entrance shall not be used to access an unregistered second unit; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.4 A-2025-0028

Enoma Inc. c/o Chris Inneh

44 Centre Street North

Plan BR 13, Block A, Part Lots 1,2, Ward 1

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

1. To permit an increase in floor area associated with the existing legal non-conforming commercial use, whereas the by-law does not permit the enlargement of a legal non-conforming use.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2025-0028 is supportable, subject to the following conditions being imposed:

1. That the extent of the Special Permission be limited to that shown on the sketch attached to the Notice of Decision;
2. That the site improvements as per approved Site Plan SP17-111.000 be reinstated at the property within 90 days of the Committee of Adjustment's decision to the satisfaction of the Director of Development Services;
3. That the proposed expansion of the Legal Non-Conforming commercial use not be established until such time as all related site improvements are implemented to the satisfaction of the Director of Development Services;
4. That the owner obtain a permit for a change of use prior to occupancy of the space; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2025-0030

Jaswinder Singh, Amarjeet Kaur Multani

60 Enclave Trail

Plan 43M2060, Part Lot 11, RP 43R39013, Part 15, Ward 9

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

1. To permit an accessory structure having a gross floor area of 38.21 square metres, whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure; and
2. To permit an accessory structure having a maximum building height of 3.12 metres, whereas the by-law permits an accessory structure having a maximum building height of 3.0 metres.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2025-0030 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 no commercial or industrial uses shall operate from the accessory structure;
4. That the owner shall not construct or extend a driveway to provide access to the accessory structure for the purpose of storing motor vehicles; 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-2025-0033

JM 110 Orenda Inc., c/o Munish Kumar Sharma and Jagtar Raman

110 Orenda Road

Con 2, EHS, Part Lot 4, RP 43R12439, Part 2, Ward 3

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

1. To permit a motor vehicle sales establishment in conjunction with motor vehicle repair, whereas the by-law does not permit a motor vehicle sales establishment; and
2. To permit a motor vehicle storage area (20 parking spots) associated with a motor vehicle sales establishment, whereas the by-law does not permit a motor vehicle storage area.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Valeri Ponomarev, Brampton resident was present in chambers and expressed his objection to cars coming and not having respect and parking anywhere for any amount of time. There are parking shortages - respect the current bylaw to not allow the motor vehicle sales.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2025-0033 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;
3. That the Motor Vehicle Sales use shall only be permitted in conjunction with a permitted Motor Vehicle Repair use; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.7 A-2025-0035

Jindal Developments Ltd.

1925 Cottrelle Blvd.

Plan 43M-1678, Lot 45A, Ward 8

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

1. To permit an exterior side yard setback of 0 metres to the proposed sales office and associated washroom facility, whereas the by-law requires a minimum exterior side yard setback of 5 metres to the principal building;
2. To permit a rear yard setback of 3.08 metres to the proposed sales office and associated washroom facility, whereas the by-law requires a minimum rear yard setback of 38.16 metres;

3. To permit 0 parking spaces on-site, whereas the by-law requires 4 parking spaces to be provided on-site; and
4. To permit a 0.0 metres wide landscape open space strip along the exterior side lot line, whereas the by-law requires a 3.29 metre wide landscape open space strip along the exterior side lot line.

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

Moved by: S. Saini

Seconded by: M. Vaithianathan

That application A-2025-0035 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 proposed temporary sales office provides a rear yard setback of a minimum of 5.21 m;
3. That the sales office shall relate only to units associated with OZS-2023-0045 or SPA-2025-0001;
4. That the owner and builder shall enter into a temporary sales office agreement with the City for a period of three years from the date of the decision of approval or until such time as all units associated with OZS-2023-0045 or SPA-2025-0001 are sold, whichever comes first;
5. That the owner shall provide securities in the amount of \$40,000 to ensure the removal of the sales office;
6. That a building permit is required prior to the erection of the temporary sales office;
7. That all signage associated with the temporary sales office shall be in accordance with the sign by-law and shall not be installed or displayed until such time as appropriate permits have been issued;
8. That the structure must comply with the construction of exposed building face requirements based on the limiting distance as outlined in the Ontario Building Code;

9. That the temporary sales office and associated washroom facility be removed prior to occupancy of the units;
10. That any floodlighting associated with the temporary sales office and associated washroom facility not be angled toward the residential dwellings to the rear of the subject lands;
11. That 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
12. 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-2024-0068

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

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

1. To permit a front yard setback of 1.2 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
2. To permit an interior side yard setback of 2.587 metres to a proposed ground floor addition (Attached Garage); whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition; whereas the by-law requires a

minimum interior side yard setback of 2.8 metres;

4. To permit a setback of 0.439 metres for a garage door opening to a front yard line, whereas the by-law requires a minimum setback of 6.0 metres from a front or flankage line to a carport or garage door opening;
5. To permit a maximum lot coverage of 40%, whereas the by-law permits a maximum lot coverage of 25%;
6. To permit 2 accessory structures (Existing Pergola 'C' & Existing Shed 'B') to be constructed on an easement, whereas the by-law does not permit accessory structures to be constructed upon any easement;
7. To permit 3 accessory structure, whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot;
8. To permit an accessory structure (Existing Pergola 'A') having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
9. To permit an accessory structure (Existing Pergola 'A') having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
10. To permit an accessory structure (Existing Pergola 'C') to be used for human habitation, whereas the by-law does not permit an accessory structure to be used for human habitation;
11. To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.35 square metres (402 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;

12. To permit an accessory structure (Existing Pergola 'C') having a height of 3.1 metres; whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
13. To permit a combined gross floor area of 65.13 square metres for three (3) accessory structures; whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
14. To permit a semicircular Residential Driveway with a maximum surface area of 64.28% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway; and
15. To permit a garage door having a maximum height of 2.75 metres as an Attached Garage, whereas the by-law permits a maximum garage door height of 2.4 metres.

Moved by: R. Chatha

Seconded by: S. Saini

That application A-2024-0068 be deferred no later than the last hearing of June 2025.

Carried

11.2 A-2024-0200

Imam- E - Zamana Centre

4598 Countryside Drive

Con 10, EHS, Part Lot 16, Ward 10

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

1. To permit a community club, whereas the by-law does not permit the use;
2. To permit 28 parking spaces, whereas the by-law requires 32 parking spaces;

3. To permit 8 tandem parking spaces in conjunction with a community club, whereas the by-law does not permit tandem parking for this use and requires that each parking space be accessed by an aisle leading to a driveway or street;
4. To permit a driveway width for two-way traffic having a width of 2.81 metres, whereas the by-law requires a minimum driveway width of 6.0 metres for two-way traffic; and
5. To permit a parking aisle width of 5.98 metres and 6.4 metres, whereas the by-law requires a minimum parking aisle width of 6.6 metres.

Brought forward and dealt with under item 7.2

11.3 A-2024-0413

1000340771 Ontario Inc.

2084 Steeles Avenue East, Unit 3 & 4

PSCP 1124, LVL 1, UN 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 605 parking spaces to be provided on site.

Brought forward and dealt with under item 7.1

11.4 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.

Brought forward and dealt with under item 5.1

11.5 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 2.10 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 8.51 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 34.40%, whereas the by-law permits a maximum lot coverage of 30%.

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

The Committee Chair J. Dehriwal highlighted correspondence received.

Karen Fox, Brampton resident was present in chambers and expressed her opposition to the application, noting that the property backs onto her own, this home had a basement apartment already put in and they hold all the old appliances in their back yard and side yard. The size will encroach on her property and will cause drainage problems; and they already keep getting flooded out and this will cause us more problems.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: R. Chatha

Seconded by: S. Saini

That application A-2024-0461 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a Custom House Architectural Control approval prior to the submission of a building permit application;
3. That the applicant collaborate with Urban Design staff during the Custom Home application process to ensure the design of the dwelling is compatible with the Mature Neighbourhood and complies with the City's urban design guidelines;
4. That the applicant submits a tree inventory and preservation plan and report as part of the Custom Home application review to the satisfaction of Open Space Development staff;
5. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.6 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 156 parking spaces on site, whereas the by-law requires 165 parking spaces;
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); and
4. To permit outside storage for the display of motor vehicles, whereas the by-law does not permit the use.

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

Nicholas Moore, 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: J. Sodhi

That application A-2025-0007 is supportable, subject to the following conditions being imposed:

1. That the motor vehicles sales establishment with accessory Office, Motor vehicle repair shop and motor vehicle washing establishment (detailing), and outside display of motor vehicles shall not occur, or business license issued, until such time as the owner has received Site Plan Approval, to the satisfaction of the Director of Development Services;
2. That the motor vehicles sales establishment with accessory Office, Motor vehicle repair shop and motor vehicle washing establishment (detailing), only operate from Building 'A' as shown in the sketch attached to the Notice of Decision;
3. That the associated outdoor vehicle display area be dedicated to no more than twenty (20) vehicles and only be located in the area shown as "Motor Vehicle Display Area" on Appendix 1 attached to this Report or an approved Site Plan;

4. 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;
5. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

12. Correspondence Discussion Required

12.1 Tamara Whilby, Women and Children Precious Shelter, Request for Reduced Application Fee, dated April 24, 2025

The Committee Chair J. Dehriwal inquired with Tamara Whilby if the use will remain the same.

Tamara Whilby, the applicant advised the use will remain the same as the previous application.

Member R. Chatha inquired if this is a registered charity operating from this property.

Tamara Whilby advised that it is a registered charity, and this is the prime location.

Member R. Chatha advised he agrees this application should have the previous fee structure of 2024.

Moved by: R. Chatha

Seconded by: S. Saini

That the 2024 fee structure apply to the application located at 2573 Embleton Road.

Carried

13. Adjournment

Moved by: R. Chatha

Seconded by: S. Saini

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on May 27, 2025, at 9:30 a.m. or at the call of the Chair.

Carried

J. Singh Dehriwal, Chair

C. Vani, Secretary-Treasurer