



File: P-3551

April 15, 2026

Committee of Adjustment
 City of Brampton
 2 Wellington Street West
 Brampton, ON
 L6Y 4R2

**Attention: Clara Vani
 Secretary-Treasurer**

**Re: Minor Variance Application
 PRE-2024-0047
 Neamsby Investments Inc.
 Inspire Boulevard & Sleighbell Road – Block 266 (Plan 43M-2103) & Block 332 (Plan 43M-2174)
 City of Brampton, Region of Peel**

Dear Ms. Vani,

KLM Planning Partners Inc. is the land use planning firm retained on behalf of Neamsby Investments Inc. C/O The Remington Group (the “**Owner**”) with respect to the development of their lands located at the southwest corner of Inspire Boulevard and Sleighbell Road, and legally described as Block 266 on Registered Plan 43M-2103 owned by Neamsby Investments Inc. and Block 332 on Registered Plan 43M-2174, in the City of Brampton (the “**City**”), Region of Peel (the “**Region**”) (the “**Subject Lands**”) (PIN: 14225-2458 & 14225-3094). We are pleased to submit the enclosed Minor Variance Application in support of the development of 62 Townhouses within a Common Element Condominium on the Subject Lands, in line with Site Plan Application SPA-2025-0020.

This letter provides background on the development proposal, and planning rationale in support of the Minor Variance Application. It is our opinion that the requested variances satisfy the four tests set out in Section 45(1) of the Planning Act, namely that they:

- (1) maintain the general intent and purpose of the Official Plan;
- (2) maintain the general intent and purpose of the Zoning By-law;
- (3) are desirable for the appropriate development and use of the lands; and
- (4) are minor in nature.

The proposal and implementing Minor Variances have regard to matters of provincial interest set out in Section 2 of the Planning Act and are consistent with the Provincial Planning Statement.

1.0 Proposal Summary & Development Vision

The Proposed Development as discussed herein is related to City Site Plan Application SPA-2025-0020, which is nearing final approval, subsequent to a series of submissions including a Completeness Review Submission on December 18, 2024, the 1st formal Site Plan Application on January 31, 2025, the 2nd submission on September 18th, 2025 and, most recently, the 3rd submission on November 20th, 2025. One final submission is being made to the City to rectify the few outstanding comments concurrent with this Minor Variance Application.

The development proposes 62 Townhouse units, 17 of which are front-loaded townhouses, and 45 of which are rear-lane townhouses. Each townhouse unit is proposed to include a one (1) car garage, and space for one (1) car in the driveway. In addition to the parking spaces provided as part of the proposed townhouses, 13 visitor and two (2) barrier-free spaces are provided, for a total of 15 visitor parking spaces (the “**Proposed Development**”).

Vehicular access is proposed off Sleighbell Road. An outdoor amenity area is located near the centre of the site, to the rear of Block 8, with frontage onto two (2) of the condominium roads, for a total area of 455 square metres. The proposed townhouse units are over 2,000 ft² in size, providing a product with sufficient living space for families within a close proximity to both a parkette and a trail network along the channel. The Proposed Development envisions a Common Element Condominium, whereby Parcels of Tied Land (“**POTLs**”) will be created, which provides an opportunity to diversify the housing stock within the Countryside Villages community, while maintaining the overall community character, and promoting transit-supportive building typologies. Particular focus has been paid to creating attractive, pedestrian-scaled, and animated edges along Inspire Boulevard and Sleighbell Road, which will be achieved by bringing active building facades and front doors close to the street, providing landscaped edge treatments and locating garages and parking areas away from these roads.

The design vision for the Subject Lands is to create a compact, attractive, and transit-supportive enclave of common element condominium townhouses that will become an integral component of the Countryside Villages community. The vision for the Proposed Development will be aligned with the vision established in the City’s current policy framework and urban design principles in the Countryside Villages Secondary Plan and the Countryside Villages Community Design Guidelines. Built form will have a distinct contemporary architectural character. High quality landscape treatments will complement the built form to create a vibrant public realm. A thoughtful planning approach has been undertaken in the layout of private roads, parking areas, block and building configurations, and the common outdoor amenity areas to achieve a cohesive site plan that respects the character, form and connectivity of the surrounding community while responding to City policies, residential density targets and transit-supportive initiatives.

A key component of the development vision is the site’s open space setting adjacent to the existing channel / open space block to the south. This feature, in conjunction with the central outdoor amenity area, will provide attractive views and a range of passive and active recreational opportunities that support a healthy and safe community

2.0 Applicable Designations & Zone Categories

Per the Peel Region Official Plan (“**PROP**”), the Subject Lands are within the “Urban System” on Schedule E-1: Regional Structure and Schedule E-2: Strategic Growth Areas. The Subject Lands also fall under the “Designated Greenfield Area” of Schedule E3: The Growth Plan Areas in Peel.

Per the City of Brampton Official Plan 2006 (“**Former BOP**”), the Subject Lands are identified within the ‘Communities’ and ‘Designated Greenfield Area’ designation on Schedule 1 –City Concept and are ‘Residential’ within Schedule A – General Land Use Designations.

Per the City of Brampton Official Plan 2024 (“**Current BOP**”), the Subject Lands are identified within the ‘Community Areas’ designation on Schedule 1A – City Structure, and within the ‘Neighborhoods’ designation within Schedule 2 - Designations.

The Subject Lands are within the SPA48(b) Countryside Villages Secondary Plan boundary and are designated as ‘Medium Density Residential’ and are adjacent to a Public Junior Elementary School Site (K1) and ‘Valleyland’ designation. Per the Countryside Villages Block Plan 48-1, the Subject Lands are designated as ‘Medium Density Residential’

Per the Approved Site-Specific Zoning By-law (application C04E16.003 and C04E17.003), the Subject Lands are zoned 'Residential Townhouse A-2472 (R3A-2472)', however zone category 'Residential Townhouse E-2371 (R3E-4.4-2371)' applies for lots less than 6m in width accessed from a public lane.

3.0 Description of Variances Sought

The following variances are requested to implement the Proposed Development as described above:

- 1. To permit a Private Condominium Road to be treated as a "Street" for zoning purposes, whereas the by-law does not permit the erection of any building or structure on a lot that does not front upon a street.**

The Proposed Development envisions a Common Element Condominium, whereby POTLs will be created, and the road servicing the POTLs will be a private Condominium Road. The Subject Lands are zoned R3A-2472, which anticipates the construction of "Street Townhouses", which are defined as having frontage onto a public street. Accordingly, a variance is required to permit a Private Common Element Condominium Road to be treated as a "Street" for Zoning purposes, whereas the by-law prohibits the erection of any building on a lot that does not front onto a public street. The City of Brampton Zoning By-law defines 'Street' as follows:

STREET shall mean a road, avenue, highway, thoroughfare, parkway, bridge or place owned by The Corporation of the City of Brampton, by The Regional Municipality of Peel, or by the Crown in Right of Ontario, and designed and intended for, or used by, the general public for the passage of vehicles but shall not include a public lane.

Accordingly, the purpose of this variance is to permit the definition of a private street to note the following:

"A Private Street shall be treated as a street for zoning purposes within a Common Element Condominium regarding definitions of lot, and lot lines as well as provisions of Frontage on road or Street, but shall not include a Public Street", whereas a private street shall mean "a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane".

- 2. To permit a Minimum Lot Depth ranging from 22.5 m to 23 m on Blocks 4, 5, 6, 7, and 9, whereas the by-law requires a minimum lot depth of 25 m.**

The Residential Townhouse E-2371 (R3E-4.4-2371) establishes a minimum lot depth of 25 metres. The compact site design proposed to maximize liveable space within the units has created lot depth deficiencies for Blocks 4 through 7 along the southern boundary of the Subject Lands, adjacent to the existing channel and open space block, and Block 9 at the northern edge of the parcel, with frontage onto Sleighbell Road. The lot depths proposed are as follows:

- Block 4:** Between 23.17 and 24.68 metres
- Block 5:** Between 23.67 and 24.61 metres
- Block 6:** Between 24.00 and 24.08 metres
- Block 7:** Between 22.52 and 24.00 metres
- Block 9:** Between 24.93 and 26.00 metres

Based on the above lot depths across the site, we are requesting a reduced Lot Depth from 25 metres to 23 metres for Blocks 4, 5, 6 and 9, and a reduced Lot Depth from 25 metres to 22.5 metres for Block 7.

- 3. To permit a Rear-Yard Depth of 4.3m on Blocks 4, 5, 6, 7, 9 and 11, and to permit a Rear-Yard Depth of 3.05m on Block 8, whereas the By-law requires a minimum rear-yard depth of 6 metres.**

The Residential Townhouse E-2371 (R3E-4.4-2371) establishes a minimum rear-yard depth of 6 metres. Similar to the proposed reduction in lot depth and recognizing the minor deficiency in lot depth for some of the blocks, the compact site design proposed has created rear-yard depth deficiencies for Blocks 5 through 9, and Block 11. The rear-yard deficiencies are as follows:

- Block 4:** 5.93m
- Block 5:** 4.39m
- Block 6:** 5.88m
- Block 7:** 5.41m
- Block 8:** 3.05m
- Block 9:** 5.95m
- Block 11:** 5.97m

Based on the above, we are requesting a reduced Rear-Yard Depth from 6 metres to 4.3 metres for Blocks 5, 6, 7, 9 and 11 and a reduced Rear-Yard Depth from 6 metres to 3.05 metres for Block 8.

- 4. To permit an Exterior Side Yard width of 1.5m on Blocks 4 and 8, and an exterior side yard width of 0.6m on Block 1, whereas the by-law requires a minimum exterior side yard width of 3 m.**

The Residential Townhouse E-2371 (R3E-4.4-2371) establishes an exterior side yard width of 3 metres. The exterior side-yard deficiencies are as follows:

- Block 1:** 0.68m
- Block 4:** 1.72m
- Block 8:** 1.58m and 2.66m

Based on the above, we are requesting a reduced exterior side yard setback of 1.5 metres for Blocks 4 and 8, and a reduced exterior side-yard setback from 3 metres to 0.68 metres for Block 1.

- 5. To permit a setback of 5.9m to the garage door, whereas the by-law requires a minimum setback of 6 m to the garage door opening.**

Section 10.5 of the Zoning By-law establishes a 6.0m garage door setback to ensure that there is sufficient space in the driveway for a vehicle. The garage door openings on Blocks 4, 5, 7, 8, 9, and 11 are slightly deficient of the minimum 6 m setback requirement, as follows:

- Block 4:** 5.95m
- Block 5:** 5.95m
- Block 7:** 5.95m
- Block 8:** 5.98m
- Block 9:** 5.95m
- Block 11:** 5.97m

Based on the above, we are requesting a reduced garage door setback from 6 metres to 5.9 metres for Blocks 4, 5, 7, 8, 9 and 11.

- 6. To permit a separation distance of 2.05 m between the edge of the driveway and the street intersection on Blocks 1, 4, and 8 whereas the by-law requires a separation distance of 6 m between the edge of the driveway and the street intersection.**

Section 10.12 of the Zoning By-law establishes a minimum separation distance of 6 metres between the edge of the driveway and the street intersection. The compact site design proposed to maximize liveable

space within the units has created separation distance deficiencies at Blocks 1, 4 and 8, whereby the edge of the driveways is located less than 6 metres from the street intersection, as follows:

Block 1: 2.05 m

Block 4: 4.4 m (east unit)

Block 8: 2.54 m (north unit)

Accordingly, we are requesting a reduced minimum separation distance from 6 metres to 2.05 metres.

- 7. To permit visitor parking to be calculated at a rate of 0.23 spaces per townhouse dwelling unit resulting in 15 visitor spaces, whereas the by-law required visitor parking be provided at a rate of 0.3 spaces per townhouse dwelling unit, resulting in a requirement of 19 spaces.**

Section 20 of the Zoning By-law establishes a parking rate of 0.3 spaces per unit for visitor parking, which would require a total of 19 visitor parking spaces for the 62 townhouse units. Given the compact site design and provision of two (2) residential parking spaces per unit (1 in the garage, 1 in the driveway), we are requesting a reduced visitor parking space calculation of 0.23 spaces per townhouse dwelling unit, for a total of 15 visitor spaces.

- 8. To permit a porch, deck or balcony to encroach into the rear yard 3 metres, but no closer than 2.7 metres to the rear lot line on Block 5.**

Section 6.13 of the Zoning By-law establishes permitted yard encroachments for porches, decks and balconies, noting that they are permitted to encroach a maximum of 3 metres into the rear yard, but can be no closer than 3 metres to the rear lot line. All proposed porches, decks and balconies comply with the provisions of Section 6.13, with the exception of one pinch point within Block 5, whereby the balcony is closer than 3 metres to the rear lot line (2.77 metres). This is a result of the reduced rear yard depth sought herein (Variance #3), whereby a rear yard depth of 4.39m is being requested for Block 5. Accordingly, we are requesting a reduced minimum setback to the rear lot line for Block 5 to permit an encroachment that is no closer than 2.7 metres to the rear lot line.

- 9. To permit a firewall/privacy screen that coincides with the party wall between two townhouse units to encroach a maximum of 1.8 metres into the required rear yard setback, whereas the by-law does not permit a firewall or privacy screen over 1.8 metres in height to encroach into any required yard.**

The Zoning By-law establishes permitted yard encroachments, including porches, decks and balconies; however, it does not include firewalls. Firewalls are proposed between every second unit in each townhouse block, as required through the Ontario Building Code (“OBC”). The firewalls project beyond the main rear walls of the townhouse blocks to provide fire separation between the proposed covered porches, a requirement of the OBC. Accordingly, we are requesting that firewalls be a permitted encroachment into the required rear yard site-wide.

The nine (9) variances outlined above will be hereafter referred to as the “**Proposed Variances**”.

4.0 Analysis of the Four Tests of a Minor Variance

1. Maintain the general intent and purpose of the Official Plan

The Proposed Variances maintain the general intent and purpose of the Official Plan. The Subject Lands are designated 'Community Areas' on Schedule 1A – City Structure, and 'Neighbourhoods' on Schedule

2 – Designations, both of which permit the proposed residential use of the Subject Lands. The Proposed Variances will facilitate the development of 62 townhouse units with a functional site design and smaller lots, creating a more affordable and attainable housing typology in a predominantly single-detached neighbourhood, thereby maintaining the intent and purpose of both the Regional and City Official Plans.

In my opinion, for the reasons noted above, the Proposed Variances maintain and support the general intent and purpose of the City of Brampton Official Plan.

2. Maintain the general intent and purpose of the Zoning By-law

The general intent and purpose of a Zoning By-law is to restrict the type of use and associated built form that can be permitted on a site. The Subject Lands are zoned for residential townhouse uses (R3A and R3E), and the Proposed Variances seek to implement townhouse uses. Minor modifications to the Zoning By-law are required to implement the proposed townhouses uses on the Subject Lands, given site restrictions and constraints; however, the general intent and purpose of the Zoning By-law related to use and associated built form is maintained.

The City of Brampton's Zoning By-law separates definitions for Townhouse Units within different condominium or freehold tenures. A townhouse unit within a Standard Condominium tenure is defined as a Townhouse Unit, whereas a townhouse unit within a Common Element or freehold tenure is defined as a Street Townhouse, as follows:

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than ten (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit.

DWELLING, STREET TOWNHOUSE shall means a townhouse dwelling composed of dwelling units, where each dwelling unit is located on its own lot or has frontage on a street.

Street Townhouse units are a permitted use within the R3A-2472 zone, however, as per the definition of Street Townhouse, this unit typology must have frontage onto a 'Street'. Given that the Proposed Development proposes townhouse units within a Common Element Condominium tenure, a variance is required to permit the private laneway to be treated as a 'street' for Zoning purposes. In this regard, there is no change to the proposed use and the associated built form for a townhouse development on the Subject Lands. Rather, the variance relates to the condominium tenure of the Proposed Development, and the interpretation of what is considered a 'street' for the purposes of zoning conformity.

Variances 2 through 7 are related to the compact site design proposed to maximize liveable space within the units. This includes reduced lot depths, rear yard depths, exterior side yard widths, setback to garage door openings, and separation distance between the edge of the driveway and the street intersection as well as encroachment setbacks. All of these variances maintain the general intent and purpose of the Zoning By-law, in terms of regulating the use of the Subject Lands, and the Proposed Variances are necessary to implement housing in townhouse form on the Subject Lands.

The Proposed Variance related to visitor parking maintains the direction of the Official Plan, to make efficient use of land and infrastructure in a compact building form to accommodate permitted residential uses. Finally, the Proposed Variance related to the firewall encroachment are necessary for

the development to meet the OBC. Therefore, the variances maintain the general intent and purpose of the Zoning By-law.

As such, it is our opinion that the Proposed Variances described herein maintain the general intent and purpose of the Zoning By-law.

3. Are the Variance Desirable for the Appropriate Development and Use of the Land?

It is our opinion that the requested variances are appropriate and desirable as they will facilitate the development of a townhouse development with 62 townhouse dwellings, advancing provincial, regional and local policies which seek to direct growth to settlement areas, and make more efficient use of land and existing municipal infrastructure, including water and sewer infrastructure, roads, transit and public services.

The requested variances will facilitate the construction of a land use that is already permitted by the site-specific Zoning By-law. Given that the Proposed Development forms part of a previous Draft Plan of Subdivision Application, the Proposed Development contributes to the creation of a complete community that provides a range and type of housing opportunities comprising a range of unit types and sizes.

The purpose of these variances is to accommodate the proposed change in tenure from a Standard Condominium, as permitted under the R3A-2472 zone, to a Common Element Condominium. The Common Element Condominium will allow for the creation of freehold "POTLs" containing 3-storey, 3-bedroom townhouses with private rear yards with lower maintenance fees as compared to a Standard Condominium tenure. The variances related to setbacks, separation distances, encroachments and reduced parking are associated with the compact site design and layout, which maximizes the liveable space within the units, allowing for a more efficient, desirable and appropriate use of land.

It is our opinion that the requested variances will accommodate a permitted use and are desirable for the appropriate development and use of the Subject Lands.

4. Are Minor in Nature?

The R3A-2472 Zone permits a range of townhouse unit types. While this Zone does not specify the tenure of the development, the performance standards are drafted in a way that are suitable for a Standard Condominium tenure. The City of Brampton Zoning By-law provides separate definitions for townhouse units within different condominium tenures. A townhouse unit within a Standard Condominium tenure is defined as a Townhouse Unit, whereas a townhouse unit within a Common Element tenure is defined as a Street Townhouse Unit.

Given that the Proposed Development proposes townhouse units within a Common Element Condominium tenure, this variance is required to add a Street Townhouse use to the list of permitted uses. Given that this requested variance seeks permission to permit an alternative definition of a similar permitted use, the requested variance will not create any negative impacts and will allow for the orderly development of the lands. The remaining Proposed Variances related to setbacks, lot depths and encroachments will allow for a compact and efficient design of the Subject Lands, allowing for greater development potential to the maximum extent allowable, while still maintaining the general intent of the Official Plan and Zoning By-law. The Proposed Variances are slight deviations from what is permitted and required within the Town's Zoning By-law, with the additional Proposed Variance for the encroachment of firewalls to ensure the development meets the requirements of the OBC in terms of fire safety. It is our opinion that the requested variances are minor in nature.

5.0 Conclusion

In conclusion, based on the analysis set out above, the proposed variances meet the four tests outlined in Section 45(1) of the Planning Act, are consistent with the City of Brampton's planning objectives, maintain the general intent and purpose of both the Official Plan and the Zoning By-law, is desirable for the appropriate development and use of the land, and are minor in nature. In our opinion, the Proposed Variances constitute good land use planning.

In accordance with the requirements set out by the City of Vaughan Committee of Adjustment, please find enclosed the following materials:

1. A Cover Letter, including an analysis of the four tests, prepared by KLM Planning Partners Inc., dated April 15, 2026;
2. A completed and signed 2025 Minor Variance Application Form, prepared by KLM Planning Partners Inc., dated February 18, 2026;
3. Site Plan, prepared by RN Design, updated March 24, 2026;
4. Front Load Townhouses Elevations, prepared by RN Design, dated January 21, 2026;
5. Front Load Townhouses Floor Plans, prepared by RN Design, dated January 21, 2026;
6. Rear Lane Townhouses Elevations, prepared by RN Design, dated January 21, 2026;
7. Rear Lane Townhouses Floor Plans, prepared by RN Design, dated January 21, 2026; and,
8. Copy of Cheque (#433) made payable to the Treasurer, City of Brampton, in the amount of \$12,212.00, dated February 11, 2026.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Alyssa Woods MScPI
Senior Planner

cc. Keith MacKinnon, Partner, KLM Planning Partners Inc.
Justyn Giannou / Neamsby Investments Inc. C/O The Remington Group
Elizabeth Corrazzola, Senior Advisor, Zoning, Signs & Special Projects



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February 18, 2026

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Based on the above lot depths across the site, we are requesting a reduced Lot Depth from 25 metres to 23 metres for Blocks 4, 5, 6 and 9, and a reduced Lot Depth from 25 metres to 22.5 metres for Block 7.

- 3. To permit a Rear-Yard Depth of 4.4m on Blocks 5, 6, 7, 9 and 11, and to permit a Rear-Yard Depth of 3.05m on Block 8, whereas the By-law requires a minimum rear-yard depth of 6 metres.**

The Residential Townhouse E-2371 (R3E-4.4-2371) establishes a minimum rear-yard depth of 6 metres. Similar to the proposed reduction in lot depth and recognizing the minor deficiency in lot depth for some of the blocks, the compact site design proposed has created rear-yard depth deficiencies for Blocks 5 through 9, and Block 11. The rear-yard deficiencies are as follows:

- Block 5:** 4.49m
- Block 6:** 5.88m
- Block 7:** 5.49m
- Block 8:** 3.05
- Block 9:** 5.84m
- Block 11:** 5.97m

Based on the above, we are requesting a reduced Rear-Yard Depth from 6 metres to 4.4 metres for Blocks 5, 6, 7, 9 and 11 and a reduced Rear-Yard Depth from 6 metres to 3.05 metres for Block 8.

- 4. To permit an Exterior Side Yard width of 1.5m on Blocks 4 and 8, and an exterior side yard width of 0.6m on Block 1, whereas the by-law requires a minimum exterior side yard width of 3 m.**

The Residential Townhouse E-2371 (R3E-4.4-2371) establishes an exterior side yard width of 3 metres. The exterior side-yard deficiencies are as follows:

- Block 1:** 0.68m
- Block 4:** 1.72m
- Block 8:** 1.59m and 2.66m

Based on the above, we are requesting a reduced exterior side yard setback of 1.5 metres for Blocks 4 and 8, and a reduced exterior side-yard setback from 3 metres to 0.68 metres for Block 1.

- 5. To permit a setback of 5.4m to the garage door, whereas the by-law requires a minimum setback of 6 m to the garage door opening.**

Section 10.5 of the Zoning By-law establishes a 6.0m garage door setback to ensure that there is sufficient space in the driveway for a vehicle. The garage door openings on Blocks 4, 5, 7, 8, 9, and 11 are slightly deficient of the minimum 6 m setback requirement, as follows:

- Block 4:** 5.8m
- Block 5:** 5.85m
- Block 7:** 5.87m
- Block 8:** 5.48m
- Block 9:** 5.84m
- Block 11:** 5.97m

Based on the above, we are requesting a reduced garage door setback from 6 metres to 5.4 metres for Blocks 4, 5, 7, 8, 9 and 11.

- 6. To permit a separation distance of 2.05 m between the edge of the driveway and the street intersection on Blocks 1, 4, and 8 whereas the by-law requires a separation distance of 6 m between the edge of the driveway and the street intersection.**

Section 10.12 of the Zoning By-law establishes a minimum separation distance of 6 metres between the edge of the driveway and the street intersection. The compact site design proposed to maximize liveable

space within the units has created separation distance deficiencies at Blocks 1, 4 and 8, whereby the edge of the driveways is located less than 6 metres from the street intersection, as follows:

Block 1: 2.05 m

Block 4: 4.4 m (east unit)

Block 8: 2.54 m (north unit)

Accordingly, we are requesting a reduced minimum separation distance from 6 metres to 2.05 metres.

- 7. To permit visitor parking to be calculated at a rate of 0.23 spaces per townhouse dwelling unit resulting in 15 visitor spaces, whereas the by-law required visitor parking be provided at a rate of 0.3 spaces per townhouse dwelling unit, resulting in a requirement of 19 spaces.**

Section 20 of the Zoning By-law establishes a parking rate of 0.3 spaces per unit for visitor parking, which would require a total of 19 visitor parking spaces for the 62 townhouse units. Given the compact site design and provision of two (2) residential parking spaces per unit (1 in the garage, 1 in the driveway), we are requesting a reduced visitor parking space calculation of 0.23 spaces per townhouse dwelling unit, for a total of 15 visitor spaces.

- 8. To permit a porch, deck or balcony to encroach into the rear yard 3 metres, but no closer than 2.8 metres to the rear lot line on Block 5.**

Section 6.13 of the Zoning By-law establishes permitted yard encroachments for porches, decks and balconies, noting that they are permitted to encroach a maximum of 3 metres into the rear yard, but can be no closer than 3 metres to the rear lot line. All proposed porches, decks and balconies comply with the provisions of Section 6.13, with the exception of one pinch point within Block 5, whereby the balcony is closer than 3 metres to the rear lot line (2.87 metres). This is a result of the reduced rear yard depth sought herein (Variance #3), whereby a rear yard depth of 4.49m is being requested for Block 5. Accordingly, we are requesting a reduced minimum setback to the rear lot line for Block 5 to permit an encroachment that is no closer than 2.8 metres to the rear lot line.

- 9. To permit a firewall/privacy screen that coincides with the party wall between two townhouse units to encroach a maximum of 1.8 metres into the required rear yard setback, whereas the by-law does not permit a firewall or privacy screen over 1.8 metres in height to encroach into any required yard.**

The Zoning By-law establishes permitted yard encroachments, including porches, decks and balconies; however, it does not include firewalls. Firewalls are proposed between every second unit in each townhouse block, as required through the Ontario Building Code ("OBC"). The firewalls project beyond the main rear walls of the townhouse blocks to provide fire separation between the proposed covered porches, a requirement of the OBC. Accordingly, we are requesting that firewalls be a permitted encroachment into the required rear yard site-wide.

The nine (9) variances outlined above will be hereafter referred to as the "**Proposed Variances**".

4.0 Analysis of the Four Tests of a Minor Variance

1. Maintain the general intent and purpose of the Official Plan

The Proposed Variances maintain the general intent and purpose of the Official Plan. The Subject Lands are designated 'Community Areas' on Schedule 1A – City Structure, and 'Neighbourhoods' on Schedule

2 – Designations, both of which permit the proposed residential use of the Subject Lands. The Proposed Variances will facilitate the development of 62 townhouse units with a functional site design and smaller lots, creating a more affordable and attainable housing typology in a predominantly single-detached neighbourhood, thereby maintaining the intent and purpose of both the Regional and City Official Plans.

In my opinion, for the reasons noted above, the Proposed Variances maintain and support the general intent and purpose of the City of Brampton Official Plan.

2. Maintain the general intent and purpose of the Zoning By-law

The general intent and purpose of a Zoning By-law is to restrict the type of use and associated built form that can be permitted on a site. The Subject Lands are zoned for residential townhouse uses (R3A and R3E), and the Proposed Variances seek to implement townhouse uses. Minor modifications to the Zoning By-law are required to implement the proposed townhouses uses on the Subject Lands, given site restrictions and constraints; however, the general intent and purpose of the Zoning By-law related to use and associated built form is maintained.

The City of Brampton's Zoning By-law separates definitions for Townhouse Units within different condominium or freehold tenures. A townhouse unit within a Standard Condominium tenure is defined as a Townhouse Unit, whereas a townhouse unit within a Common Element or freehold tenure is defined as a Street Townhouse, as follows:

DWELLING, TOWNHOUSE shall mean a building that is divided vertically above established grade into three (3) or more dwelling units where each dwelling unit is attached with another dwelling unit by a common wall, which may be a garage wall, not less than ten (10) square metres in area from the ground level to the roofline of the wall; and where each dwelling unit has an independent entrance to the front and rear yard immediately abutting the front and rear wall of the unit.

DWELLING, STREET TOWNHOUSE shall mean a townhouse dwelling composed of dwelling units, where each dwelling unit is located on its own lot or has frontage on a street.

Street Townhouse units are a permitted use within the R3A-2472 zone, however, as per the definition of Street Townhouse, this unit typology must have frontage onto a 'Street'. Given that the Proposed Development proposes townhouse units within a Common Element Condominium tenure, a variance is required to permit the private laneway to be treated as a 'street' for Zoning purposes. In this regard, there is no change to the proposed use and the associated built form for a townhouse development on the Subject Lands. Rather, the variance relates to the condominium tenure of the Proposed Development, and the interpretation of what is considered a 'street' for the purposes of zoning conformity.

Variances 2 through 7 are related to the compact site design proposed to maximize liveable space within the units. This includes reduced lot depths, rear yard depths, exterior side yard widths, setback to garage door openings, and separation distance between the edge of the driveway and the street intersection as well as encroachment setbacks. All of these variances maintain the general intent and purpose of the Zoning By-law, in terms of regulating the use of the Subject Lands, and the Proposed Variances are necessary to implement housing in townhouse form on the Subject Lands.

The Proposed Variance related to visitor parking maintains the direction of the Official Plan, to make efficient use of land and infrastructure in a compact building form to accommodate permitted residential uses. Finally, the Proposed Variance related to the firewall encroachment are necessary for

the development to meet the OBC. Therefore, the variances maintain the general intent and purpose of the Zoning By-law.

As such, it is our opinion that the Proposed Variances described herein maintain the general intent and purpose of the Zoning By-law.

3. Are the Variance Desirable for the Appropriate Development and Use of the Land?

It is our opinion that the requested variances are appropriate and desirable as they will facilitate the development of a townhouse development with 62 townhouse dwellings, advancing provincial, regional and local policies which seek to direct growth to settlement areas, and make more efficient use of land and existing municipal infrastructure, including water and sewer infrastructure, roads, transit and public services.

The requested variances will facilitate the construction of a land use that is already permitted by the site-specific Zoning By-law. Given that the Proposed Development forms part of a previous Draft Plan of Subdivision Application, the Proposed Development contributes to the creation of a complete community that provides a range and type of housing opportunities comprising a range of unit types and sizes.

The purpose of these variances is to accommodate the proposed change in tenure from a Standard Condominium, as permitted under the R3A-2472 zone, to a Common Element Condominium. The Common Element Condominium will allow for the creation of freehold "POTLs" containing 3-storey, 3-bedroom townhouses with private rear yards with lower maintenance fees as compared to a Standard Condominium tenure. The variances related to setbacks, separation distances, encroachments and reduced parking are associated with the compact site design and layout, which maximizes the liveable space within the units, allowing for a more efficient, desirable and appropriate use of land.

It is our opinion that the requested variances will accommodate a permitted use and are desirable for the appropriate development and use of the Subject Lands.

4. Are Minor in Nature?

The R3A-2472 Zone permits a range of townhouse unit types. While this Zone does not specify the tenure of the development, the performance standards are drafted in a way that are suitable for a Standard Condominium tenure. The City of Brampton Zoning By-law provides separate definitions for townhouse units within different condominium tenures. A townhouse unit within a Standard Condominium tenure is defined as a Townhouse Unit, whereas a townhouse unit within a Common Element tenure is defined as a Street Townhouse Unit.

Given that the Proposed Development proposes townhouse units within a Common Element Condominium tenure, this variance is required to add a Street Townhouse use to the list of permitted uses. Given that this requested variance seeks permission to permit an alternative definition of a similar permitted use, the requested variance will not create any negative impacts and will allow for the orderly development of the lands. The remaining Proposed Variances related to setbacks, lot depths and encroachments will allow for a compact and efficient design of the Subject Lands, allowing for greater development potential to the maximum extent allowable, while still maintaining the general intent of the Official Plan and Zoning By-law. The Proposed Variances are slight deviations from what is permitted and required within the Town's Zoning By-law, with the additional Proposed Variance for the encroachment of firewalls to ensure the development meets the requirements of the OBC in terms of fire safety. It is our opinion that the requested variances are minor in nature.

5.0 Conclusion

In conclusion, based on the analysis set out above, the proposed variances meet the four tests outlined in Section 45(1) of the Planning Act, are consistent with the City of Brampton's planning objectives, maintain the general intent and purpose of both the Official Plan and the Zoning By-law, is desirable for the appropriate development and use of the land, and are minor in nature. In our opinion, the Proposed Variances constitute good land use planning.

In accordance with the requirements set out by the City of Vaughan Committee of Adjustment, please find enclosed the following materials:

1. A Cover Letter, including an analysis of the four tests, prepared by KLM Planning Partners Inc., dated February 18, 2026;
2. A completed and signed 2025 Minor Variance Application Form, prepared by KLM Planning Partners Inc., dated February 18, 2026;
3. Site Plan, prepared by RN Design, dated January 21, 2026;
4. Front Load Townhouses Elevations, prepared by RN Design, dated January 21, 2026;
5. Front Load Townhouses Floor Plans, prepared by RN Design, dated January 21, 2026;
6. Rear Lane Townhouses Elevations, prepared by RN Design, dated January 21, 2026;
7. Rear Lane Townhouses Floor Plans, prepared by RN Design, dated January 21, 2026; and,
8. Copy of Cheque (#433) made payable to the Treasurer, City of Brampton, in the amount of \$12,212.00, dated February 11, 2026.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Alyssa Woods MScPI
Senior Planner

cc. Keith MacKinnon, Partner, KLM Planning Partners Inc.
Justyn Giannou / Neamsby Investments Inc. C/O The Remington Group
Elizabeth Corrazzola, Senior Advisor, Zoning, Signs & Special Projects

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The development proposes 62 Townhouse units, 17 of which are front-loaded townhouses, and 45 of which are rear-lane townhouses. Each townhouse unit is proposed to include a one (1) car garage, and space for one (1) car in the driveway. Please refer to the site plan for more information.

- ~~9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)~~

EXISTING

Front yard setback _____
Rear yard setback _____
Side yard setback _____
Side yard setback _____

PROPOSED

Front yard setback _____
Rear yard setback _____
Side yard setback _____
Side yard setback _____

Please see Attached Site Plan

10. Date of Acquisition of subject land: Unknown
11. Existing uses of subject property: Vacant
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: Not Applicable. No buildings on site.
15. Length of time the existing uses of the subject property have been continued: Lands are vacant.
16. (a) What water supply is existing/proposed?
Municipal Other (specify) _____
Well
- (b) What sewage disposal is/will be provided?
Municipal Other (specify) _____
Septic
- (c) What storm drainage system is existing/proposed?
Sewers Other (specify) _____
Ditches
Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # 21T-11005B Status Approved

18. Has a pre-consultation application been filed?

Yes No Yes, related to the concurrent Site Plan Application PRE-2024-0047 -

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

~~File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____~~

Alyssa Woods
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Vaughan

THIS 22 DAY OF January, 2026

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Alyssa Woods, OF THE City OF Toronto

IN THE _____ OF _____ SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

city OF Vaughan

IN THE Region OF

York THIS 18th DAY OF

February, 2026

Alyssa Woods
Signature of Applicant or Authorized Agent

Ruby Lyn Salas del Mando
a Commissioner, etc., Province of Ontario
for KLM Planning Partners Inc.
A Commissioner etc. Expires September 9, 2027

FOR OFFICE USE ONLY	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	_____
Enforcement Action File Number:	_____
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Corazzola</u> Zoning Officer	<u>Feb. 19, 2026</u> Date

DATE RECEIVED _____
Date Application Deemed Complete by the Municipality February 27, 2026

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: Block 266 on Registered Plan 43M-2103 owned and Block 332 on Registered Plan 43M-2174

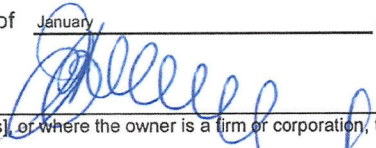
I/We, Christopher Bratty - Neamsby Investments Inc.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

KLM Planning Partners Inc. - Alyssa Woods
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 22 day of January, 2026.



(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Christopher Bratty
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

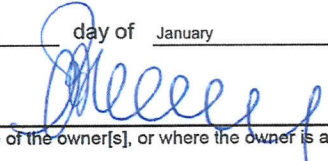
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: Block 266 on Registered Plan 43M-2103 owned and Block 332 on Registered Plan 43M-2174

I/We, Christopher Bratty - Neamsby Investments Inc.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 22 day of January, 2026.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Christopher Bratty

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

PROJECT CONSULTANTS

- LEGEND
- 1.00 - 15FT (4.65m) - 3 STOREY END RL TOWNS
 - 1.01 - 2050SFT
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ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
2	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
3	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
4	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
5	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
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8	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
9	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
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11	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
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13	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
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19	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	
20	ISSUED CONCEPT PLAN FOR PRE-CON	08-JUN-23	RP	



CLIENT
Neamsby Investment Inc.
(Remington Homes)

PROJECT LOCATION
Neamsby - Med. Density Block
Mayfield - Brampton

DRAWING
SITE PLAN

DATE
09-JUN-2023

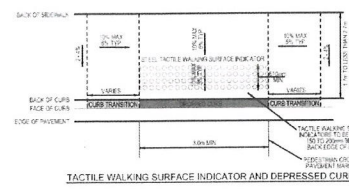
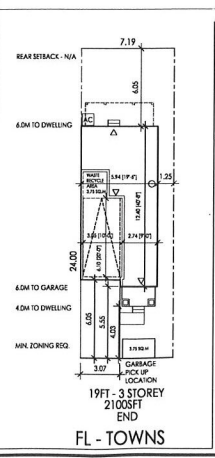
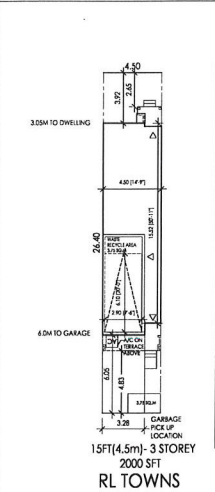
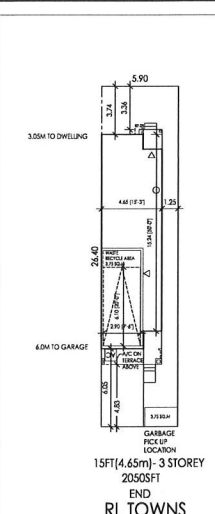
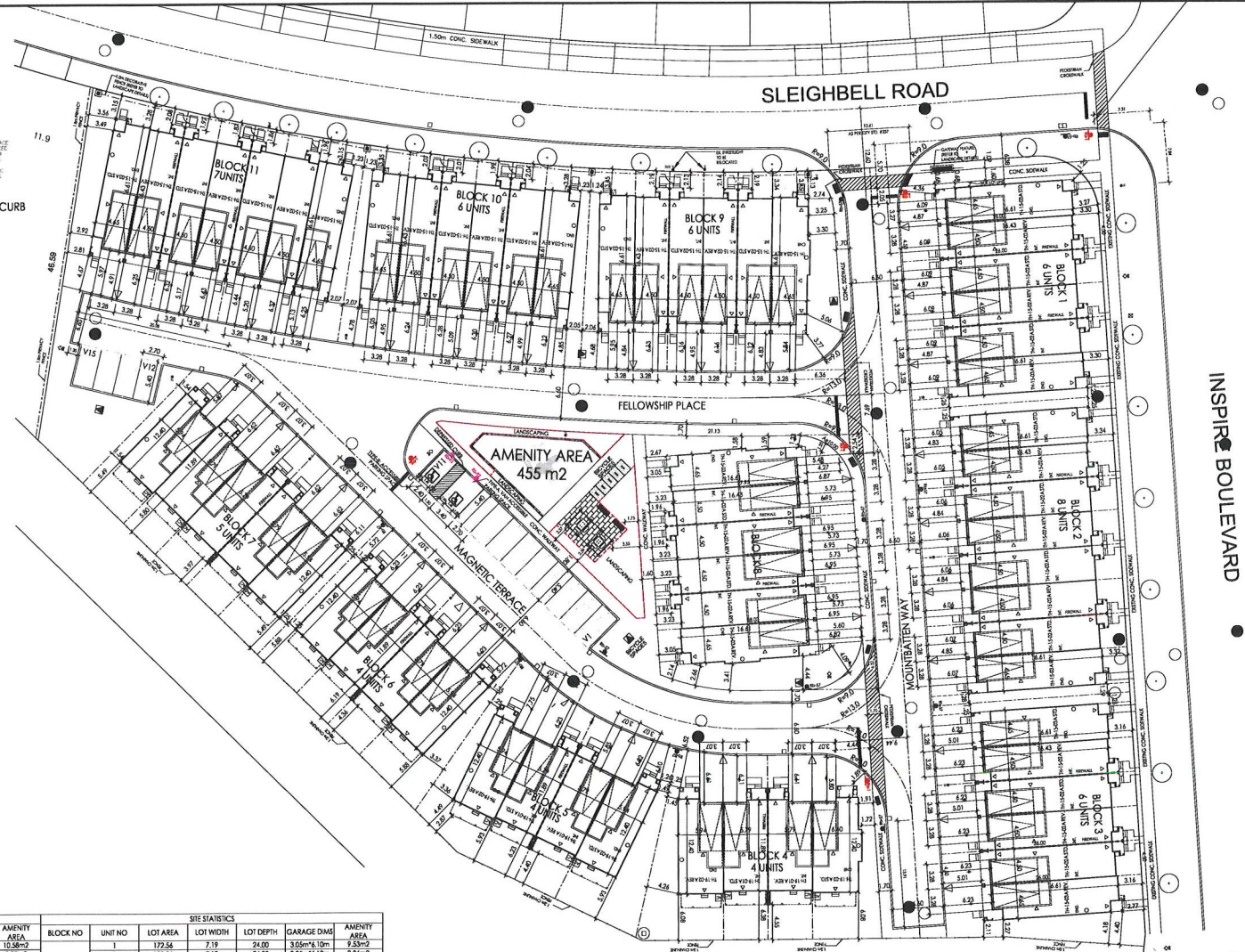
SCALE
1:300

DRAWN BY
RP

CHECKED BY
RN

PROJECT NUMBER
23037

DRAWING NUMBER
SP100



TYPICAL TACTILE WALKING SURFACE INDICATOR AND DEPRESSED CURB
DETAIL: STD280

SITE STATISTICS

LOT AREA	1.22 Ha	12206.85 m ²
3 ST. - FL TOWNS		17
3 ST. - RL TOWNS		45
TOTAL NO. OF UNITS		62
DENSITY		51 UPH

SITE STATISTICS

BUILDING AREA (sq m)	4780
LOT COVERAGE (%)	39.20%
PROPOSED HT. (m)	14
M GFA (sq m)	13099
FSI	1.0700

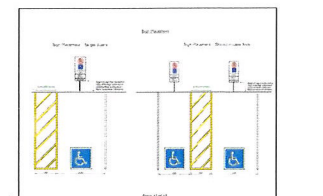
PARKING STATS

	REQUIRED	PROVIDED
STANDARD	0.30 PER UNIT= 19	15
TOTAL	19	15
BARRIER FREE	2	2

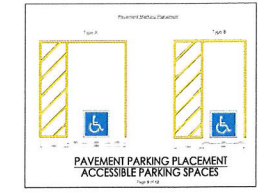
AS PER ZONING:
MINIMUM LOT AREA = 110 sq.m/ DWELLING UNIT
MINIMUM LOT DEPTH = 25 m

BLOCK NO	UNIT NO	LOT AREA	LOT WIDTH	LOT DEPTH	GARAGE DIMS	AMENITY AREA
BLOCK 1	1	192.88	8.03	23.01	2.90m x 1.0m	10.58m ²
	2	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	3	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	4	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	5	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
BLOCK 2	1	183.25	5.90	26.00	2.90m x 1.0m	10.58m ²
	2	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	3	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	4	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	5	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
BLOCK 3	1	183.11	5.90	26.00	2.90m x 1.0m	10.58m ²
	2	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	3	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	4	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	5	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
BLOCK 4	1	191.87	9.45	23.17	3.05m x 1.0m	9.53m ²
	2	139.41	5.79	24.08	3.05m x 1.0m	9.53m ²
	3	139.55	5.79	24.08	3.05m x 1.0m	9.53m ²
	4	218.01	7.87	24.46	3.05m x 1.0m	9.53m ²
BLOCK 5	1	215.64	7.74	24.29	3.05m x 1.0m	9.53m ²
	2	139.22	5.79	23.67	3.05m x 1.0m	9.53m ²
	3	139.55	5.79	24.07	3.05m x 1.0m	9.53m ²
	4	200.02	7.39	24.41	3.05m x 1.0m	9.53m ²
BLOCK 6	1	200.39	7.61	24.08	3.05m x 1.0m	9.53m ²
	2	138.94	5.79	24.00	3.05m x 1.0m	9.53m ²
	3	138.94	5.79	24.00	3.05m x 1.0m	9.53m ²
	4	172.36	7.19	24.00	3.05m x 1.0m	9.53m ²

BLOCK NO	UNIT NO	LOT AREA	LOT WIDTH	LOT DEPTH	GARAGE DIMS	AMENITY AREA
BLOCK 7	1	172.54	7.19	24.00	3.05m x 1.0m	9.53m ²
	2	138.94	5.79	24.00	3.05m x 1.0m	9.53m ²
	3	138.94	5.79	24.00	3.05m x 1.0m	9.53m ²
	4	138.94	5.79	24.00	3.05m x 1.0m	9.53m ²
	5	169.80	7.19	22.52	3.05m x 1.0m	9.53m ²
BLOCK 8	1	221.38	8.18	26.07	2.90m x 1.0m	10.58m ²
	2	126.03	4.50	26.03	2.90m x 1.0m	8.37m ²
	3	126.03	4.50	26.03	2.90m x 1.0m	8.37m ²
	4	126.03	4.50	26.03	2.90m x 1.0m	8.37m ²
	5	126.03	4.50	26.03	2.90m x 1.0m	8.37m ²
BLOCK 9	1	164.97	6.94	26.00	2.90m x 1.0m	10.58m ²
	2	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	3	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	4	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	5	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	6	213.54	5.96	24.93	2.90m x 1.0m	10.58m ²
BLOCK 10	1	164.65	5.95	26.00	2.90m x 1.0m	10.58m ²
	2	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	3	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	4	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	5	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	6	164.50	5.95	26.00	2.90m x 1.0m	10.58m ²
BLOCK 11	1	203.24	7.74	26.08	2.90m x 1.0m	10.58m ²
	2	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	3	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	4	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	5	117.00	4.50	26.00	2.90m x 1.0m	8.37m ²
	6	164.75	8.23	26.00	2.90m x 1.0m	10.58m ²



SIGN PLACEMENT ACCESSIBLE PARKING SPACES

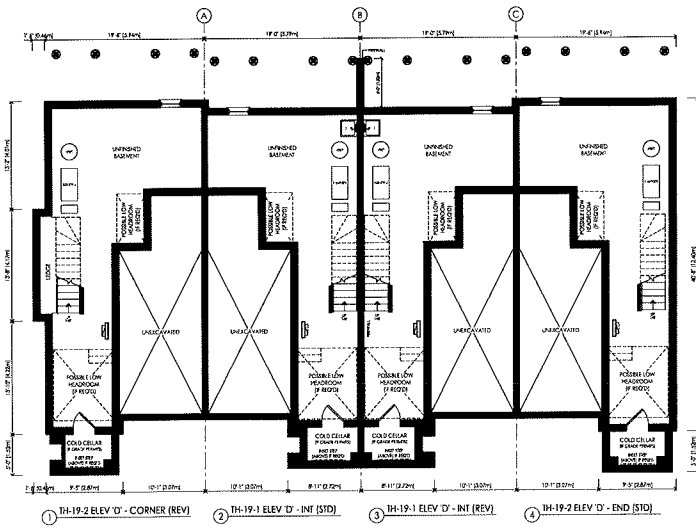


PAVEMENT PARKING PLACEMENT ACCESSIBLE PARKING SPACES

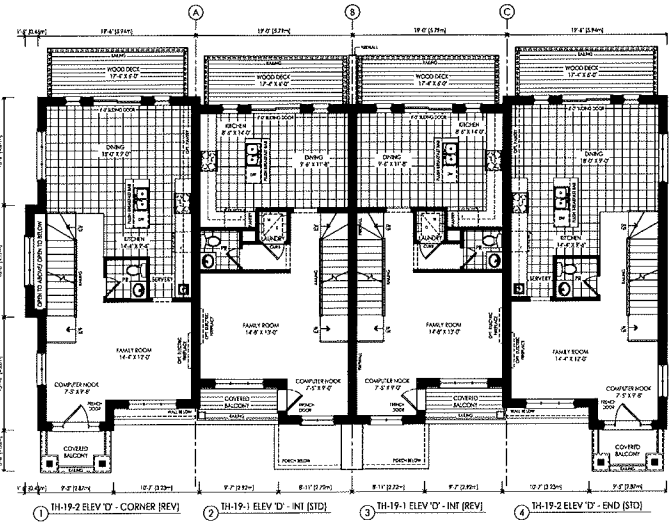


CURB CUT PLACEMENT ACCESSIBLE PARKING SPACES

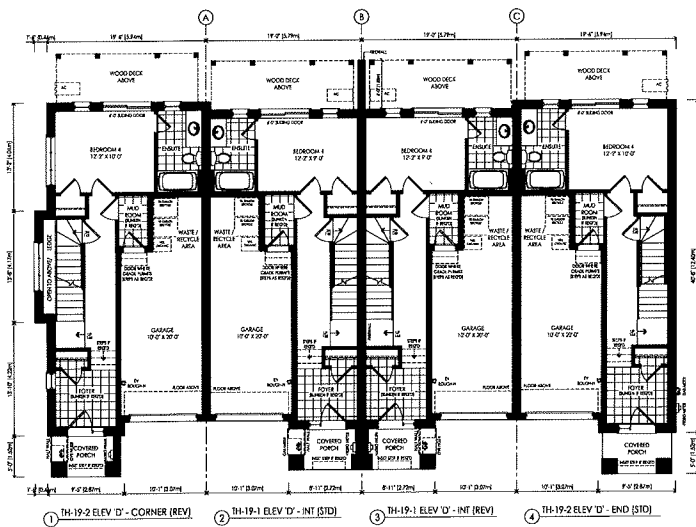
PART 9 RESIDENTIAL BUILDINGS TO ACHIEVE ENERGY STAR FOR NEW HOMES v.17.1 OR R-2000 REQUIREMENTS (OR EQUIVALENT)



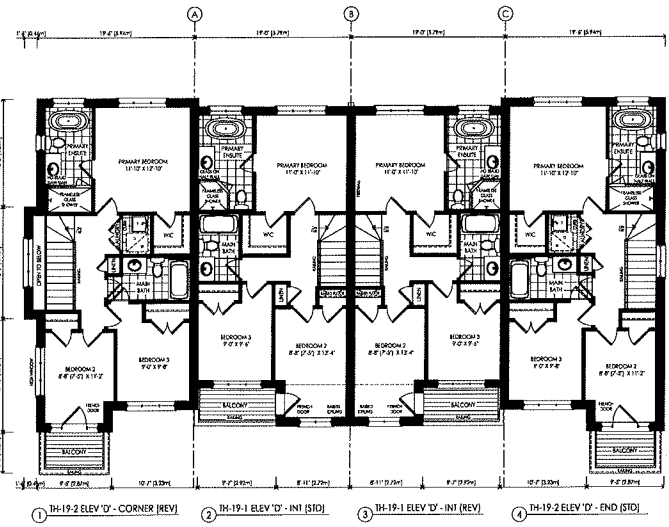
BASEMENT PLAN - BLOCK 4



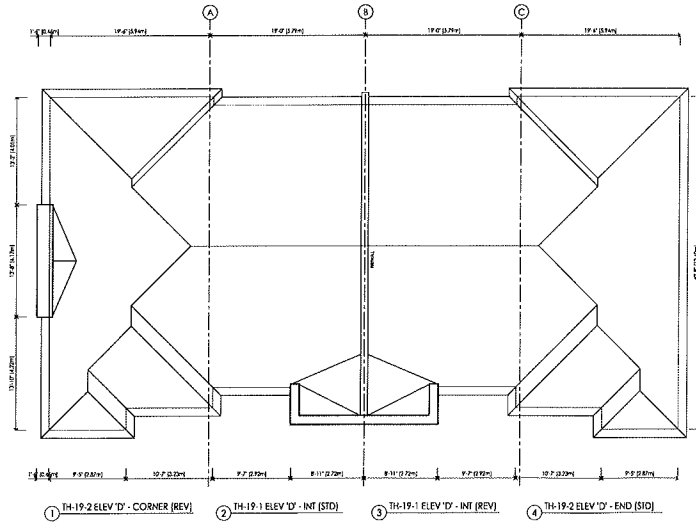
MAIN FLOOR PLAN - BLOCK 4



GROUND FLOOR PLAN - BLOCK 4



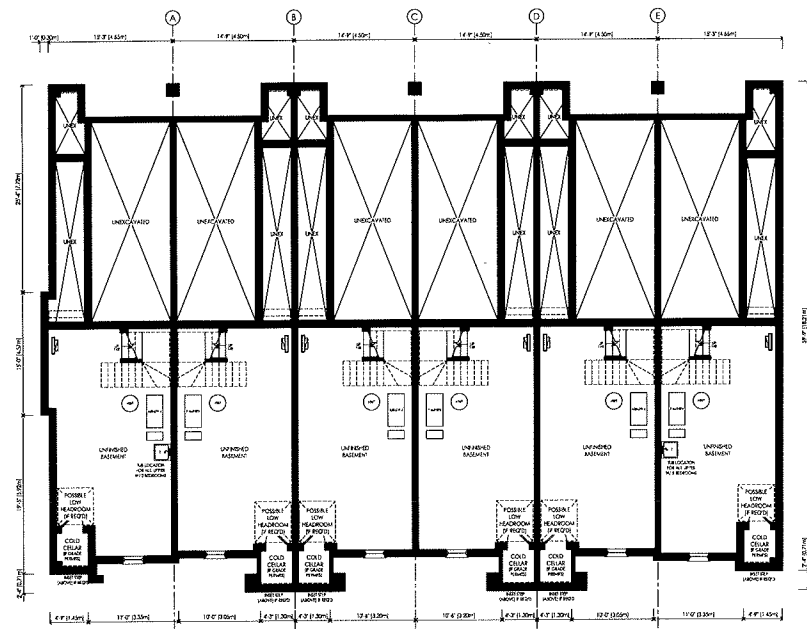
UPPER FLOOR PLAN - BLOCK 4



ROOF PLAN - BLOCK 4

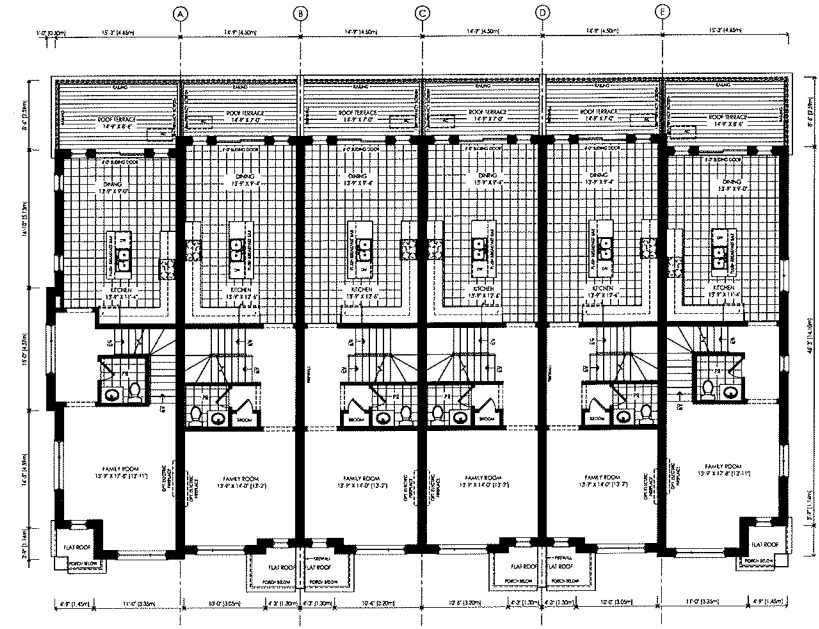
Neamsby
Investments Inc.
Neamsby - Med.
density Block
Brompton
Model
BLOCK 4
Sheet 1
23037
Scale
1/8" = 1'-0"
Date

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/1/2007
2	ISSUED FOR CONSTRUCTION	12/1/2007
3	ISSUED FOR OCCUPANCY	12/1/2007
4	ISSUED FOR AS-BUILT	12/1/2007



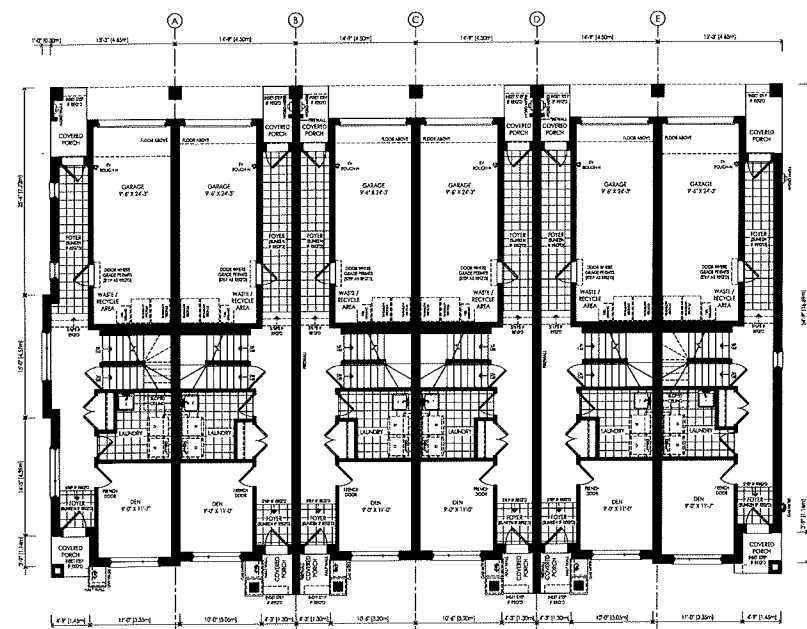
TH-15-3 ELEV 'C' CORNER (STD) ⑥
 TH-15-2 ELEV 'C2' INT (REV) ⑤
 TH-15-2 ELEV 'C1' INT (STD) ④
 TH-15-2 ELEV 'C1' INT (REV) ③
 TH-15-2 ELEV 'C2' INT (STD) ②
 TH-15-3 ELEV 'C' END (REV) ①

BASEMENT PLAN - BLOCK 9



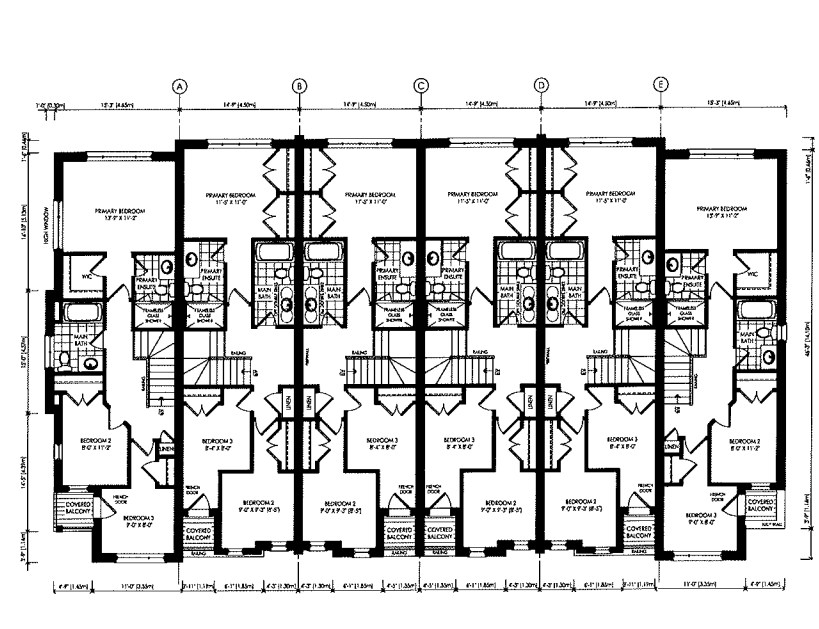
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 TH-15-2 ELEV 'C2' INT (REV) ⑤
 TH-15-2 ELEV 'C1' INT (STD) ④
 TH-15-2 ELEV 'C1' INT (REV) ③
 TH-15-2 ELEV 'C2' INT (STD) ②
 TH-15-3 ELEV 'C' END (REV) ①

MAIN FLOOR PLAN - BLOCK 9



TH-15-3 ELEV 'C' CORNER (STD) ⑥
 TH-15-2 ELEV 'C2' INT (REV) ⑤
 TH-15-2 ELEV 'C1' INT (STD) ④
 TH-15-2 ELEV 'C1' INT (REV) ③
 TH-15-2 ELEV 'C2' INT (STD) ②
 TH-15-3 ELEV 'C' END (REV) ①

GROUND FLOOR PLAN - BLOCK 9

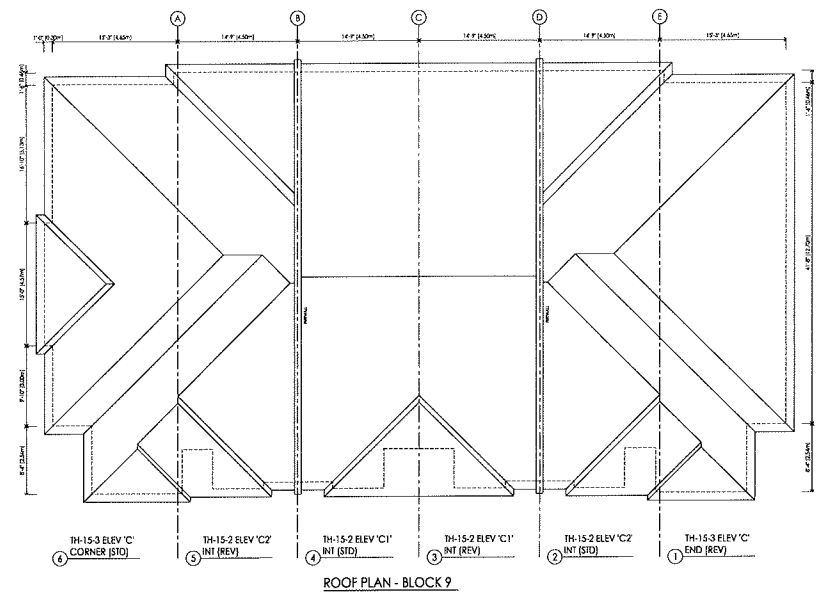


TH-15-3 ELEV 'C' CORNER (STD) ⑥
 TH-15-2 ELEV 'C2' INT (REV) ⑤
 TH-15-2 ELEV 'C1' INT (STD) ④
 TH-15-2 ELEV 'C1' INT (REV) ③
 TH-15-2 ELEV 'C2' INT (STD) ②
 TH-15-3 ELEV 'C' END (REV) ①

UPPER FLOOR PLAN - BLOCK 9

CLIENT: Neamsby Investments Inc.
 PROJECT: Neamsby - Med. density Block 9
 DRAWING: **BLOCK 9**
 SHEET #: 23037
 DATE: 1/8" = 1'
 SCALE:

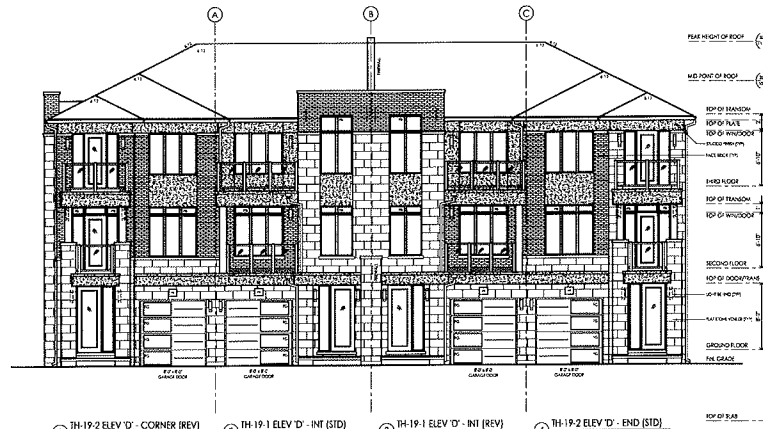
NO.	DATE	DESCRIPTION	BY	CHK
1	1/15/2024	ISSUED FOR PERMIT	...	...
2	1/15/2024	ISSUED FOR PERMIT	...	...
3	1/15/2024	ISSUED FOR PERMIT	...	...
4	1/15/2024	ISSUED FOR PERMIT	...	...
5	1/15/2024	ISSUED FOR PERMIT	...	...



OWNER	Neamsby Investments Inc.
PROJECT	Neamsby - Med. density Block
LOCATION	Beampton
MODEL	BLOCK 9
SHEET #	25037
SCALE	1/8" = 1'-0"
DATE	
DESIGNED BY	P. J. K. S.
CHECKED BY	
DATE	



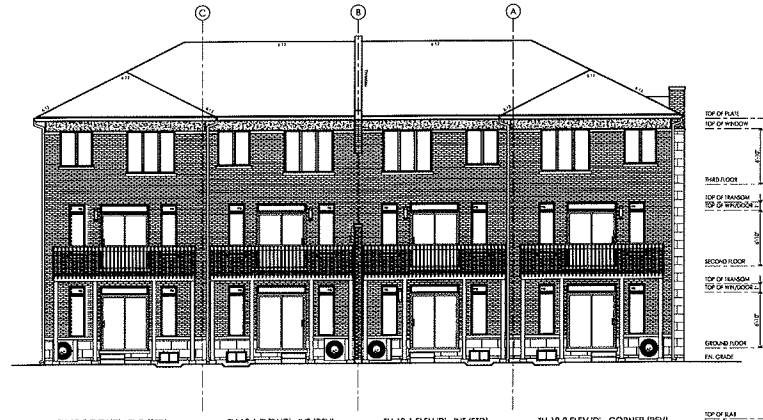
1 TH-19-2 ELEV 'D' - CORNER (REV)
FLANKAGE ELEVATION - BLOCK 4



1 TH-19-2 ELEV 'D' - CORNER (REV) 2 TH-19-1 ELEV 'D' - INT (STD) 3 TH-19-1 ELEV 'D' - INT (REV) 4 TH-19-2 ELEV 'D' - END (STD)
FRONT ELEVATION - BLOCK 4



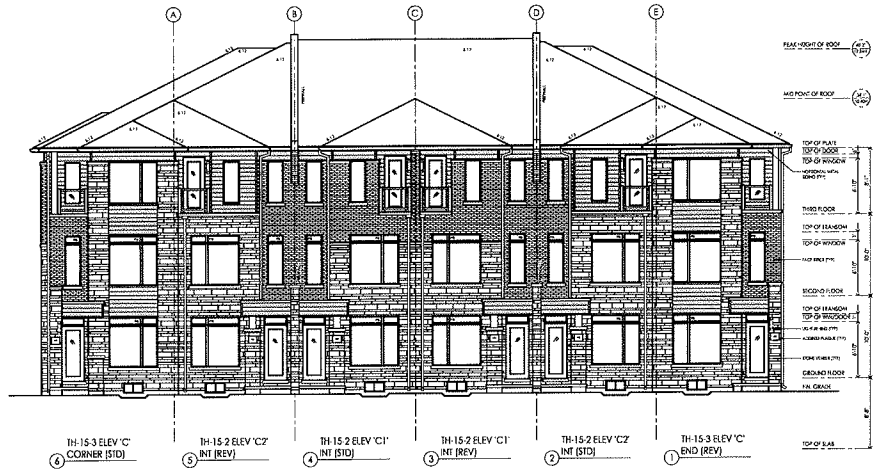
4 TH-19-2 ELEV 'D' - END (STD)
RIGHT SIDE ELEVATION - BLOCK 4



4 TH-19-2 ELEV 'D' - END (STD) 3 TH-19-1 ELEV 'D' - INT (REV) 2 TH-19-1 ELEV 'D' - INT (STD) 1 TH-19-2 ELEV 'D' - CORNER (REV)
REAR ELEVATION - BLOCK 4



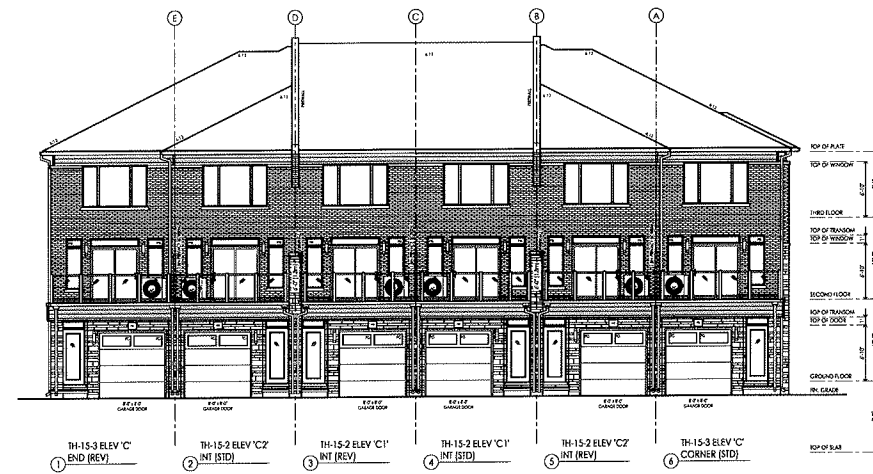
TH-15-3 ELEV 'C'
CORNER (STD)
FLANKAGE ELEVATION - BLOCK 9



TH-15-3 ELEV 'C' CORNER (STD)
TH-15-2 ELEV 'CZ' INT (REV)
TH-15-2 ELEV 'C1' INT (STD)
TH-15-2 ELEV 'C1' INT (REV)
TH-15-2 ELEV 'CZ' INT (STD)
TH-15-3 ELEV 'C' END (REV)
FRONT ELEVATION - BLOCK 9



TH-15-3 ELEV 'C' END (REV)
RIGHT SIDE ELEVATION - BLOCK 9



TH-15-3 ELEV 'C' END (REV)
TH-15-2 ELEV 'CZ' INT (STD)
TH-15-2 ELEV 'C1' INT (REV)
TH-15-2 ELEV 'C1' INT (STD)
TH-15-2 ELEV 'CZ' INT (REV)
TH-15-3 ELEV 'C' CORNER (STD)
REAR ELEVATION - BLOCK 9

Client: Neamsby Investments Inc.
 Project: Neamsby - Med. density block Brampton
 Model: BLOCK 9
 Project #: 23037
 Date: 1/8" = 1'0"
 Sheet:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/11/2023
2	ISSUED FOR PERMIT	1/11/2023
3	ISSUED FOR PERMIT	1/11/2023
4	ISSUED FOR PERMIT	1/11/2023
5	ISSUED FOR PERMIT	1/11/2023

Zoning Non-compliance Checklist

File No. A-2026-0013

Owner: Neamsby Investments Inc. C/A The Remington Group

Address: SW Corner of Inspire Blvd. & Sleighbell Rd

Zoning: R3A-2472 (R3E-4.4-2371 for townhouse lots less than 6m in width)

By-law: 270-2004, as amended

Related Site Plan Application: SPA-2025-0020

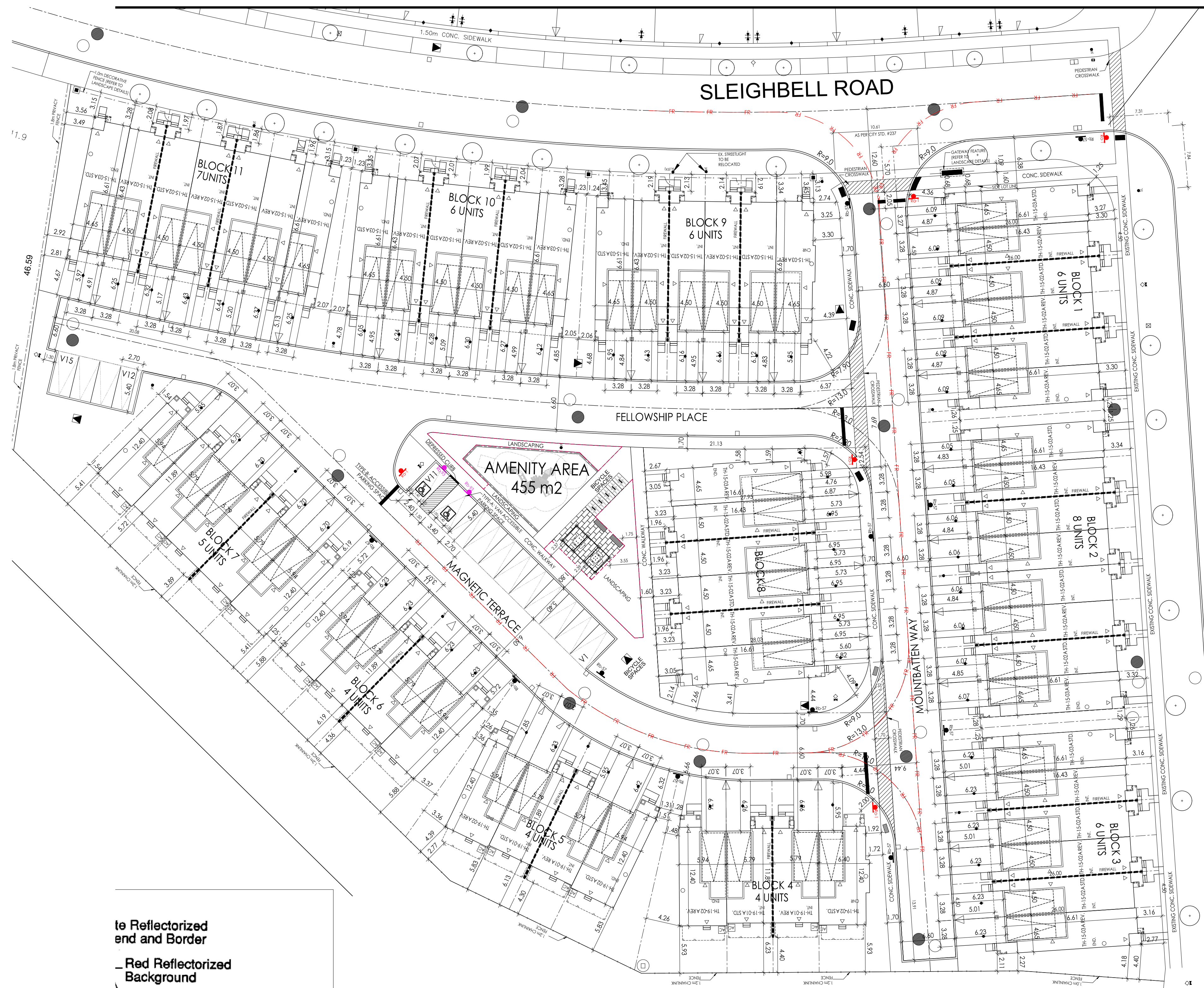
TRCA/CVC: Yes – TRCA Regulated Area

Category	Proposal	By-law Requirement	Section #
USE			
OTHER	To permit a private common element condominium road to be treated as a street for Zoning purposes to facilitate the construction of common element condominium townhouse dwellings	Whereas the by-law does not permit the erection of any building or structure on a lot that does not front upon a street	6.6
	To permit a separation distance of 2.05m between the edge of the driveway projected point of intersection of two streets on Blocks 1, 4, and 8	Whereas the by-law requires a minimum separation distance of 6m between a driveway and the projected point of intersection of two streets	10.12
LOT DIMENSIONS AREA / DEPTH / WIDTH	To permit a lot depth ranging from 22.5m to 23m on Blocks 4, 5, 6, 7 and 9	Whereas the by-law requires a minimum lot depth of 25 m	16.10.2(c)
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a rear yard depth of 4.4m on Blocks 5, 6, 7, 9 and 11 and a rear yard depth of 3.05m on Block 8	Whereas the by-law requires a minimum rear yard depth of 6m	2371.2(5)
	To permit an exterior side yard width of 1.5m on Blocks 4 and 8 and exterior side yard width of 0.6m on Block 1	Whereas the by-law requires a minimum exterior side yard width of 3m	16.10.2(f)
	To permit a setback of 5.4m to the garage door opening	Whereas the by-law requires a minimum setback of 6m to the garage door opening	10.5 (b)
ENCROACHMENTS	To permit a firewall/privacy screen exceeding a height of 1.8m that coincides with the party wall between two townhouse units to encroach a maximum of 1.8m into the required rear yard setback	Whereas the by-law does not permit a firewall or privacy screen exceeding a height of than 1.8m in height to encroach into any required yard	6.13 and 10.10(c)

	To permit a deck to encroach 3 m into the required rear yard setback, but no closer than 2.8m from the rear lot line	Whereas the by-law allows the a deck to encroach 3m into the required rear yard setback provided it is no closer than 3.0m to the rear lot line	6.13(d)
PARKING	To permit visitor parking to be calculated at a rate of 0.23 spaces per townhouse dwelling unit, resulting in 15 visitor parking spaces	Whereas the by-law requires visitor parking to be provided at a rate of 0.3 spaces per townhouse dwelling unit, resulting in a requirement of 19 spaces	10.9.4
SCHEDULE "C"			

Elizabeth Corazzola
Reviewed by Zoning

February 19, 2026
Date



THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

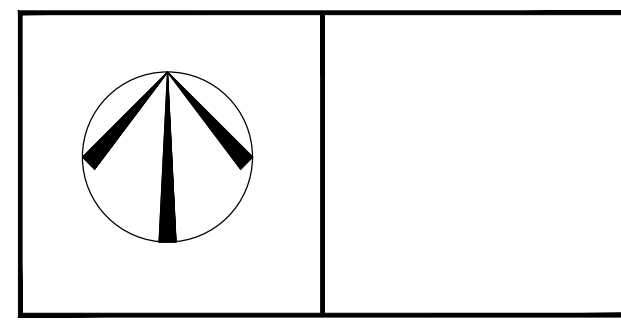
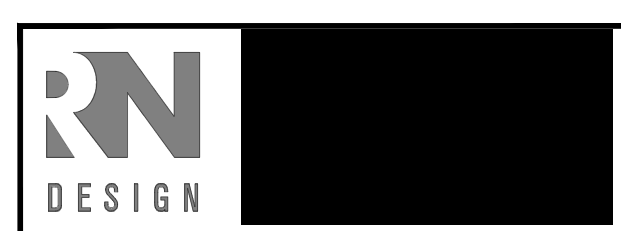
PROJECT CONSULTANTS:

LEGENDS

- R0-1 STOP SIGN
- R0-93 VAN ACCESSIBLE PARKING
- R0-57 FIRE ROUTE SIGN

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	BY	CHK.
1	ISSUED FOR SUBMISSION	18-MAR-26	AG	
2	ISSUED FOR SUBMISSION	12-JAN-26	PP	AG
3	ISSUED FOR SUBMISSION	20-FEB-26	PP	AG
4	REV PER CITY COMMENT	24-MAR-26	AG	

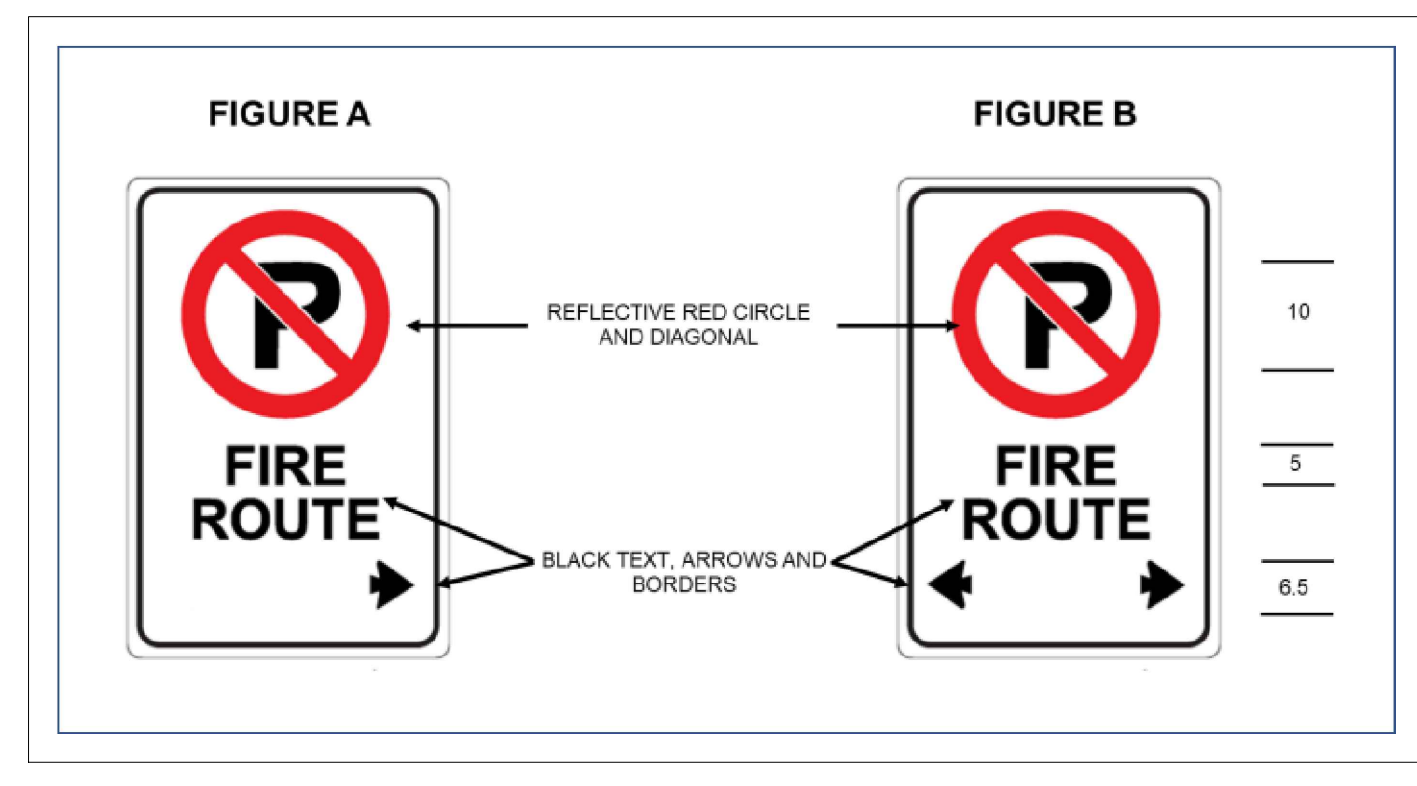
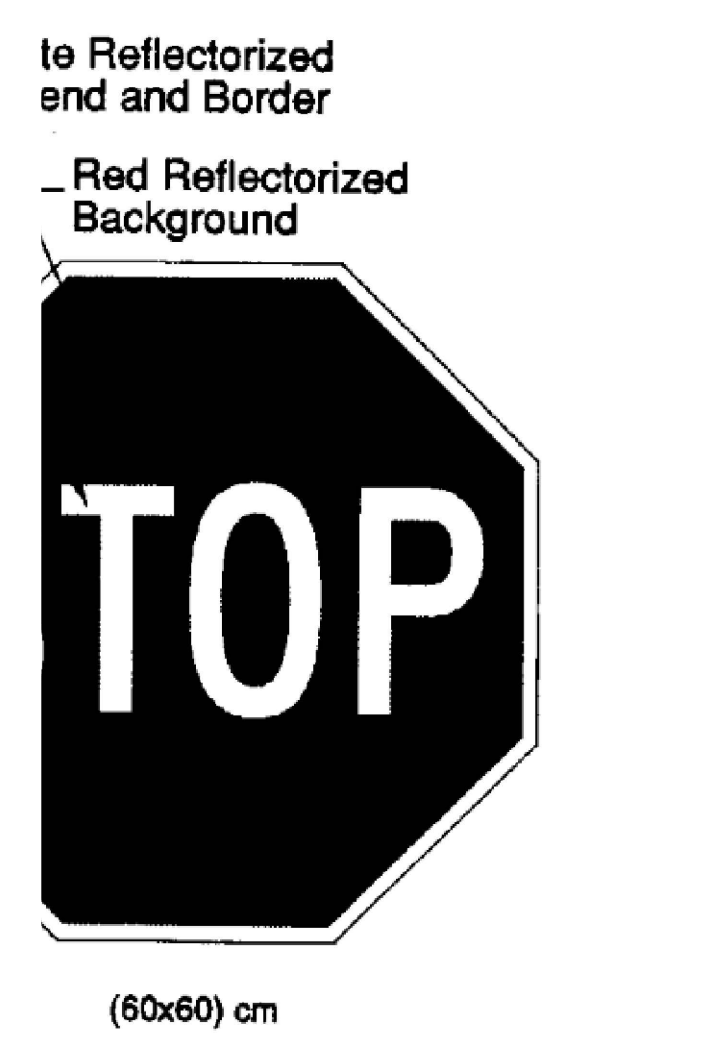


CLIENT
Neamsby Investment Inc.
(Remington Homes)

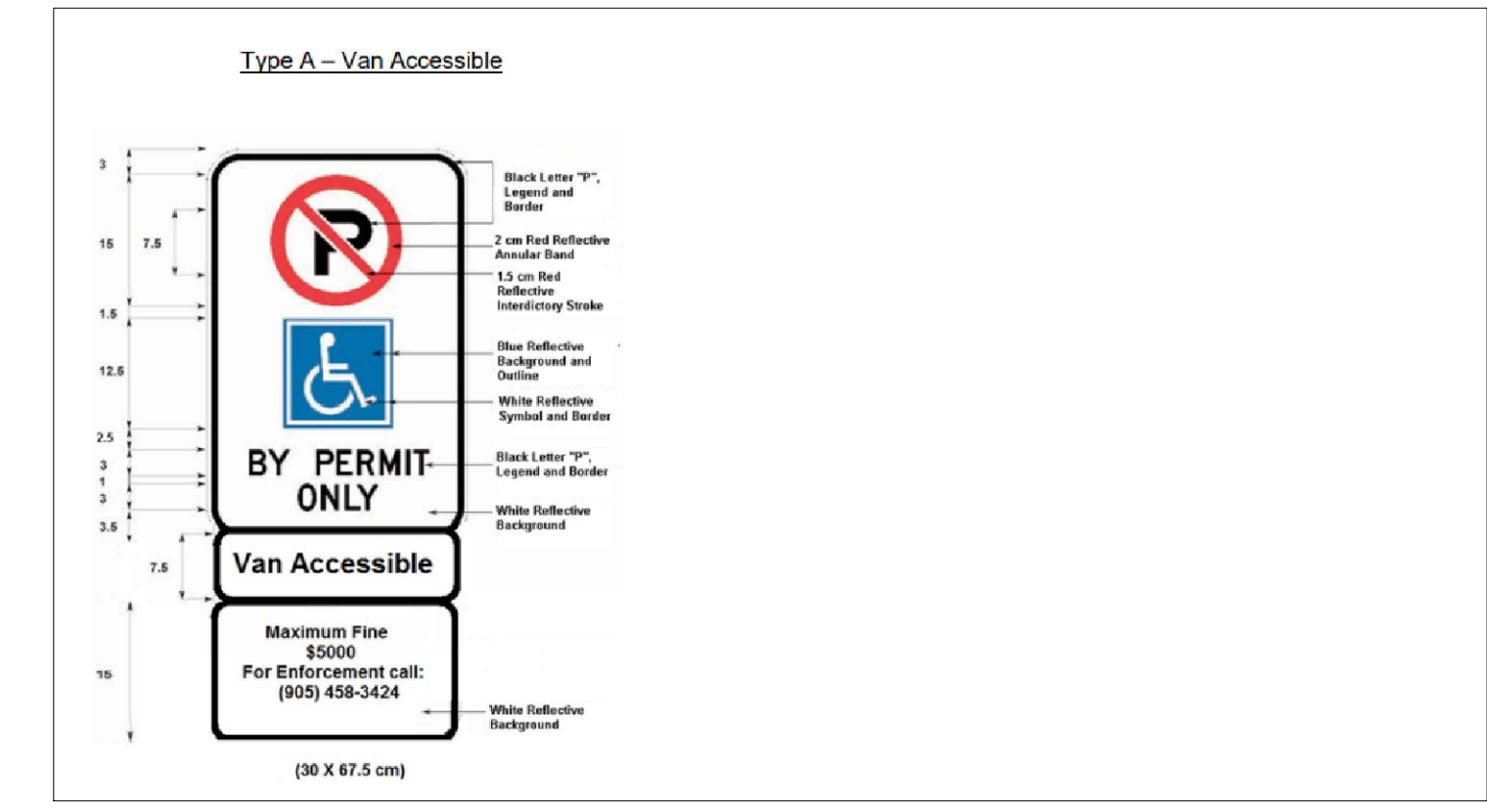
PROJECT/LOCATION
Neamsby - Med. Density Block
Mayfield - Brampton

DRAWING
FIRE ROUTE & SIGNAGE PLAN

DATE 09-JUN-2023	SCALE 1:300
DRAWN BY RP	CHECKED BY RN
PROJECT NUMBER 23037	DRAWING NUMBER SP101



FIRE ROUTE PARKING SIGN REQUIREMENTS



ACCESSIBLE PARKING SIGN REQUIREMENTS

EMENTS