

Application for Minor Variance
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2026-0013
Property Address: Inspire Blvd. and Sleighbell Road
Legal Description: Plan 43M2103, Block 266, Ward 9
Agent: KLM Planning Inc.
Owner(s): Neamsby Investments Inc., c/o The Remington Group
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, April 28, 2026, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers, 4th Floor
Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. 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;
2. To permit a minimum separation distance of 2.05 metres 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 6 metres between a driveway and the projected point of intersection of two streets;
3. To permit a lot depth ranging from 22.5 metres to 23 metres on Blocks 4, 5, 6, 7 and 9, whereas the by-law requires a minimum lot depth of 25 metres;
4. To permit a rear yard depth of 4.3 metres on Blocks 5, 6, 7, 9 and 11 and a rear yard depth of 3.05 metres on Block 8, whereas the by-law requires a minimum rear yard depth of 6 metres;
5. To permit an exterior side yard width of 1.5 metres on Blocks 4 and 8 and exterior side yard width of 0.6 metres on Block 1, whereas the by-law requires a minimum exterior side yard width of 3 metres;
6. To permit a minimum setback of 5.95 metres to the garage door opening on Blocks 4, 5, 7, 8, 9, and 11, whereas the by-law requires a minimum setback of 6 metres to the garage door opening;
7. To permit a firewall/privacy screen exceeding a height of 1.8 metres that coincides with the party wall between two townhouse units to encroach a maximum of 1.8 metres into the required front and rear yard setback, whereas the by-law does not permit a firewall or privacy screen exceeding a height of 1.8 metres to encroach into any required yard;
8. To permit a deck to encroach 3 metres into the required rear yard setback, but no closer than 2.7 metres from the rear lot line, whereas the by-law allows a deck to encroach 3 metres into the required rear yard setback provided it is no closer than 3.0 metres to the rear lot line; and
9. 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.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday April 23, 2026**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via Teams, you must register in advance, no later than **12:00 pm on Thursday April 23, 2026**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

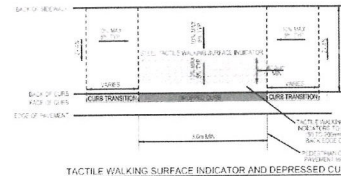
Viewing Application Materials: The application and related materials are available online at <https://www.brampton.ca/EN/City-Hall/Council-Committees/meetings-agendas/Pages/Welcome.aspx> and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 15th day of April 2026

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



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

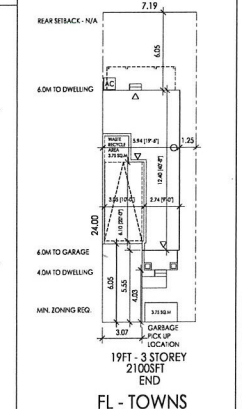
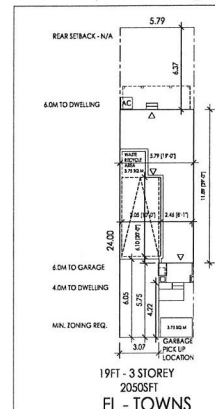
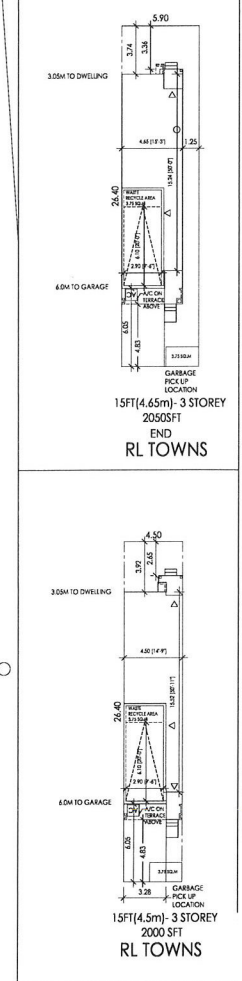
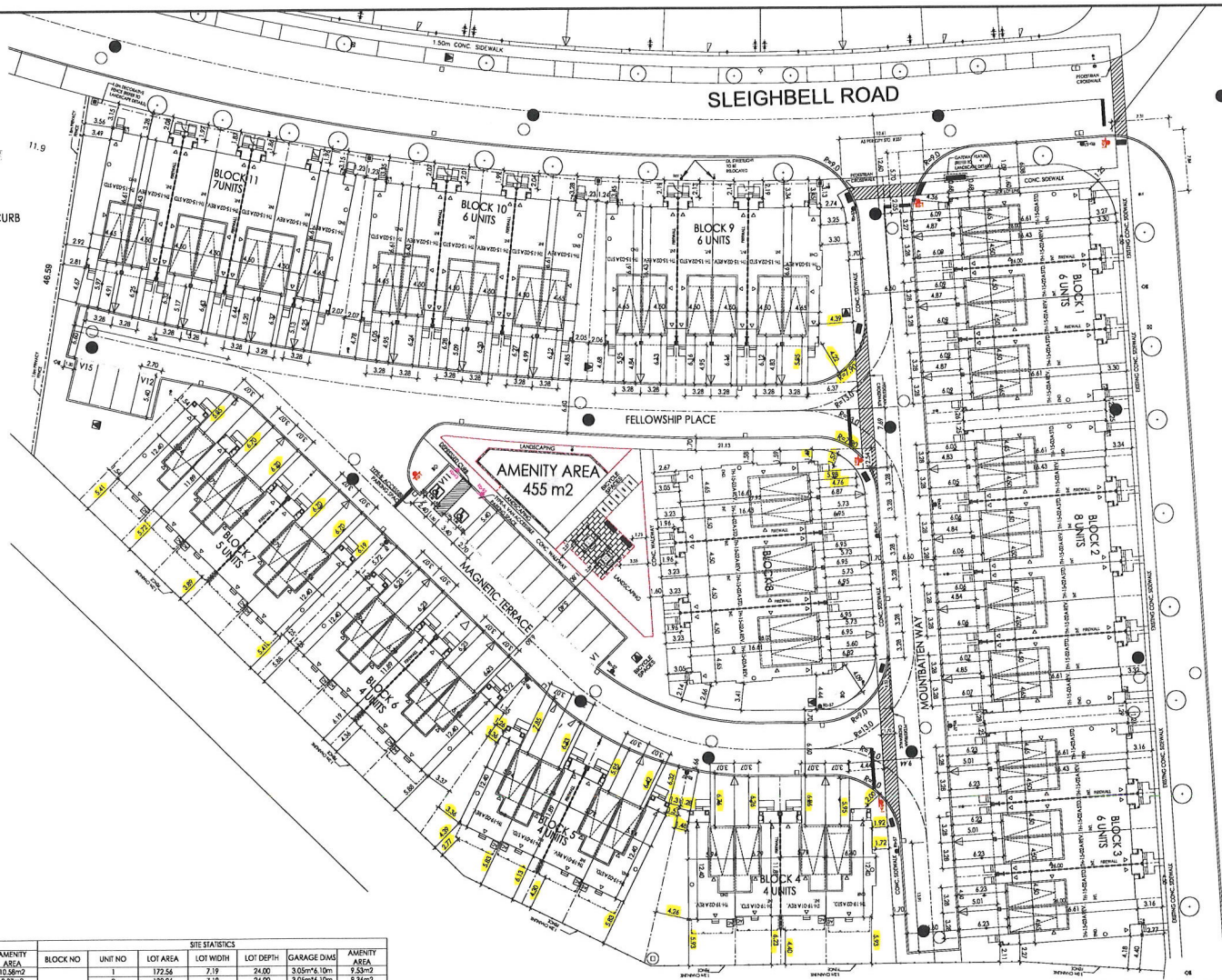
SITE STATISTICS	
BUILDING AREA (sq m)	4780
LOT COVERAGE (%)	39.20%
PROPOSED HT. (m)	14
M GFA (sq m)	13099
FSI	1.0700

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	SITE STATISTICS		GARAGE DIMS	AMENITY AREA
			LOT WIDTH	LOT DEPTH		
BLOCK 1	1	192.88	8.03	25.01	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
	6	153.34	5.90	26.00	2.90m x 1.0m	10.58m ²
BLOCK 2	1	153.35	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
	6	153.34	5.90	26.00	2.90m x 1.0m	10.58m ²
BLOCK 3	1	153.11	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
	6	201.15	7.27	26.03	2.90m x 1.0m	10.58m ²
BLOCK 4	1	191.87	9.45	24.03	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	24.07	3.05m x 1.0m	9.53m ²
	4	203.09	7.39	24.41	3.05m x 1.0m	9.53m ²
BLOCK 5	1	215.44	7.74	24.29	3.05m x 1.0m	9.53m ²
	2	137.22	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	203.09	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	172.54	7.19	24.00	3.05m x 1.0m	9.53m ²

BLOCK NO	UNIT NO	LOT AREA	SITE STATISTICS		GARAGE DIMS	AMENITY AREA
			LOT WIDTH	LOT DEPTH		
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
	6	173.99	6.94	24.01	2.90m x 1.0m	10.58m ²
BLOCK 9	1	164.37	6.41	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	5.94	24.93	2.90m x 1.0m	10.58m ²
BLOCK 10	1	164.65	5.93	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	5.93	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	6.23	26.00	2.90m x 1.0m	10.58m ²



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 SAN ARCHITECTS INC.

PROJECT CONSULTANTS

NAME	DATE	BY	CHK
1. REVISION CONCEPT PLAN FOR CLIENT REVIEW	12.04.23	PP	AD
2. REVISION CONCEPT PLAN FOR PRE-CON	08.01.23	PP	AD
3. REVISION CONCEPT PLAN FOR PRE-CON	09.04.23	PP	AD
4. REVISION CONCEPT PLAN FOR PRE-CON	09.08.23	PP	AD
5. REVISION FOR SPA SUBMISSION - 1	08.04.23	PP	AD
6. REVISION FOR COORDINATION	21.04.23	AD	
7. REVISION CONCEPT PLAN FOR PRE-CON	08.04.23	PP	AD
8. REVISION CONCEPT PLAN FOR PRE-CON	11.07.23	PP	AD
9. REV FOR UPDATED LANDSCAPE PLAN	16.07.23	AD	
10. REV FOR PRELIMINARY COMMENTS	09.04.23	AD	
11. REV FOR PRELIMINARY COMMENTS	10.04.23	AD	
12. REV FOR PRELIMINARY COMMENTS	08.01.23	AD	
13. REVISION FOR COORDINATION	28.02.23	AD	
14. REVISION FOR COORDINATION	28.02.23	AD	
15. REVISION FOR COORDINATION	08.07.23	AD	
16. REVISION FOR SUBMISSION	14.07.23	AD	
17. REVISION FOR SUBMISSION	14.07.23	AD	
18. REVISION FOR SUBMISSION	13.04.23	PP	AD
19. REVISION FOR PRELIMINARY COMMENTS	21.04.23	DA	LA
20. REVISION FOR PRELIMINARY COMMENTS	20.04.23	PP	AD
21. REVISION FOR PRELIMINARY COMMENTS	20.04.23	PP	AD
22. REVISION FOR PRELIMINARY COMMENTS	20.04.23	PP	AD

LEGEND

REVISION CONCEPT PLAN FOR CLIENT REVIEW	4	REVISION CONCEPT PLAN FOR CLIENT REVIEW
REVISION CONCEPT PLAN FOR PRE-CON	6	REVISION CONCEPT PLAN FOR PRE-CON
REVISION FOR SPA SUBMISSION - 1	5	REVISION FOR SPA SUBMISSION - 1
REVISION FOR COORDINATION	7	REVISION FOR COORDINATION
REVISION FOR SUBMISSION	16	REVISION FOR SUBMISSION
REVISION FOR SUBMISSION	17	REVISION FOR SUBMISSION
REVISION FOR SUBMISSION	18	REVISION FOR SUBMISSION
REVISION FOR SUBMISSION	19	REVISION FOR SUBMISSION
REVISION FOR SUBMISSION	20	REVISION FOR SUBMISSION
REVISION FOR SUBMISSION	21	REVISION FOR SUBMISSION
REVISION FOR SUBMISSION	22	REVISION FOR SUBMISSION

ISSUED OR REVISION COMMENTS

NO	DISCUSSION	DATE	BY	CHK
1	REVISION CONCEPT PLAN FOR CLIENT REVIEW	12.04.23	PP	AD
2	REVISION CONCEPT PLAN FOR PRE-CON	08.01.23	PP	AD
3	REVISION CONCEPT PLAN FOR PRE-CON	09.04.23	PP	AD
4	REVISION CONCEPT PLAN FOR PRE-CON	09.08.23	PP	AD
5	REVISION FOR SPA SUBMISSION - 1	08.04.23	PP	AD
6	REVISION FOR COORDINATION	21.04.23	AD	
7	REVISION CONCEPT PLAN FOR PRE-CON	08.04.23	PP	AD
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11	REV FOR PRELIMINARY COMMENTS	10.04.23	AD	
12	REV FOR PRELIMINARY COMMENTS	08.01.23	AD	
13	REVISION FOR COORDINATION	28.02.23	AD	
14	REVISION FOR COORDINATION	28.02.23	AD	
15	REVISION FOR COORDINATION	08.07.23	AD	
16	REVISION FOR SUBMISSION	14.07.23	AD	
17	REVISION FOR SUBMISSION	14.07.23	AD	
18	REVISION FOR SUBMISSION	13.04.23	PP	AD
19	REVISION FOR PRELIMINARY COMMENTS	21.04.23	DA	LA
20	REVISION FOR PRELIMINARY COMMENTS	20.04.23	PP	AD
21	REVISION FOR PRELIMINARY COMMENTS	20.04.23	PP	AD
22	REVISION FOR PRELIMINARY COMMENTS	20.04.23	PP	AD



CLIENT

Nearnsby Investment Inc.
(Remington Homes)

PROJECT/LOCATION

Nearnsby - Med. Density Block
Mayfield - Brompton

DRAWING

SITE PLAN

DATE

09 JUN 2023

SCALE

1:300

DRAWN BY

RP

CHECKED BY

EN

PROJECT NUMBER

23037

DRAWING NUMBER

SP100