

File: P-3195

February 11, 2026

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

**Attention: Alex Sepe MCIP RPP, Manager
Development Services**

**Re: Minor Variance Application
100 Palleschi Drive, Block 1 of 43M-2183
Reference Files: OZS-2021-0021, SPA-2022-0096**

Dear Mr. Sepe,

On behalf of our client and owner of the lands, Forestside Estates Inc., (the "**Owner**"), we are pleased to submit the enclosed Minor Variance Application for the lands municipally known as 100 Palleschi Drive and legally described as Block 1 of 43M-2183 (the "**Subject Lands**") in the City of Brampton (the "**City**").

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 minor 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.

1.0 Land Use and Background

The Subject Lands are approximately 1.63 hectares (4.03 acres) in size, having frontage on the west side of future Palleschi Drive, and on the south side of Attmar Drive. A variety of land uses exist or are planned in the immediate context with Attmar Drive and low/medium density residential uses to the north, employment lands to the west, future Palleschi Drive and low/medium density residential to the east, and future mixed-use high density to the south.

Applications for an Official Plan Amendment (By-law 21-2022) and Zoning By-law Amendment (By-law 42-2022) were adopted by the Council of the Corporation of the City of Brampton on March 2, 2022. A Minor Variance Application (A-2022-0405) was approved on January 24, 2023 to permit a maximum of 298 dwelling units on the site. At the time that the original applications were filed, it was intended that the site would accommodate three (3) apartment buildings of 6-storeys in height. While a range of permitted uses were captured in the finally approved site-specific zoning by-law, zoning provisions were tailored to the apartment building form.

As the site plan application currently in review has been revised to accommodate a permitted stacked townhouse use responding to the current market, this application has been submitted to resolve zoning provisions to accommodate the stacked townhouse form.

2.0 Proposed Development

The submitted Site Plan Application includes a residential, three (3) storey stacked townhouse development consisting of 88 dwelling units arranged within eight (8) separate building blocks. Each unit has two (2) parking spaces within an independent grade accessed driveway and garage, accessed via a private road network with connections from Attmar Drive and future Palleschi Drive. An internal walkway network is also proposed connecting the dwellings and shared amenity spaces within the development to existing and future public sidewalks. As all driveways and garages face inward to the site, the interface with existing and future roads will be pedestrianized, with porches, front doors, and landscaping for each unit facing Attmar Drive and future Palleschi Drive to contribute to an active public realm.

3.0 Required Variances

This Minor Variance Application seeks relief from existing zoning standards to facilitate the proposed stacked townhouse development, resolving zoning provisions that were structured considering the previously proposed apartment building form. The following variances are requested from Zoning By-law 270-2004 (together the "**Proposed Variances**"):

1. To permit a front yard setback of 1.5m to Attmar Drive, whereas a minimum front yard setback of 3m is required.
2. To permit an exterior side yard setback of 1.2m to Palleschi Drive, whereas a minimum exterior side yard setback of 3m is required.
3. To permit a building separation distance of 8.0 m where the building wall includes a balcony, door or window to a habitable room, whereas a minimum building separation distance of 13 m is required where the building wall includes a balcony, door or window to a habitable room.
4. To permit 0 resident bicycle parking spaces within a below grade parking garage, whereas the by-law requires a minimum 9 resident bicycle parking spaces located within a below grade parking garage.
5. To permit a minimum of 21 visitor bicycle parking spaces located at grade, whereas a minimum 30 visitor bicycle parking spaces are required at grade.

4.0 Analysis of the Four Tests of a Minor Variance

1. Maintains 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 "Cluster/High Density" and "Special Policy Area 19" as per approved Official Plan Amendment 208, which permits residential uses including apartment buildings up to seven (7) storeys in height and an overall density of 210 UPNH across blocks 1 and 2 of registered plan of subdivision 43M-2183. The stacked townhouse use and density proposed are permitted under the Special Policy Area 19 designation.

The Proposed Variances will facilitate the development of the site for the intended purposes outlined in the Official Plan and as such, the Proposed Variances are consistent with the general intent and purpose of the Official Plan.

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

The Proposed Variances maintain the general intent and purpose of the City of Brampton's Zoning By-law 270-2004. As the Zoning By-law was originally crafted considering a development involving multiple apartment buildings, relief is required to ensure that the proposed stacked townhouse development can be appropriately accommodated.

The variances dealing with site configuration, to decrease setbacks for building facades not having garages or driveways and to reduce the required building separation, recognize that the lower density building form is capable of closer siting without public realm or pedestrian level impacts. The variance proposing to reduce the number of

required long term resident bicycle parking spaces (below grade) recognizes that long term bicycle storage can take place within the proposed garages instead of within an underground garage, while the variance to reduce the number of required short term visitor parking at grade recognizes that a fewer number of bicycle parking spaces will be required to serve the lesser number of units.

The general intent of the Zoning By-law is maintained as the Proposed Development represents a functional and efficient use of land that is compatible with the context, and which is in conformity with the Official Plan.

3. Desirable for the Appropriate Development and Use of Land

It is our opinion that the Proposed Variances are appropriate and desirable for the use of land, as they will facilitate the Proposed Development as contemplated through the concurrent Site Plan Application with minor modifications to accommodate the proposed built form.

The proposed front and exterior yard setback reductions will continue to provide adequate space and separation for site functionality and incorporation of all necessary services, utilities, and soft landscaping. The proposed reductions also result in an urban and pedestrianized relationship to the public streets, encouraging active forms of transportation such as walking and reducing visibility of driveways and garages. The reductions are adjacent to public streets, this provides significant separation to other uses and as such does not result in overlook or shadowing.

The proposed reduction to the required building separation is desirable and appropriate for the Subject Lands considering that the variance relates to a limited area between the lower density stacked townhouse forms, and where blocks are not situated immediately facing one another but rather are oriented at angles from one another. The proposed reduction in building separation will continue to allow for suitable landscaped areas and walkways throughout site, and the reduced separation is not proposed between blocks containing any driveway or road. The reduction in building separation will allow for a well-organized and efficient site layout.

The proposed reduction in resident bicycle parking spaces within a below grade parking garage is desirable for the development and the use of land, as an underground parking garage is no longer proposed and each unit will have a dedicated garage where they can choose to store bicycles long term. The ability to store bicycles in this manner will be a convenient and secure option for the occupants of all 88 stacked townhouse units, resulting in an improved service level noting that nine (9) long term bicycle parking spaces were previously required to serve the originally contemplated 298 units.

The proposed reduction to the number of visitor bicycle parking spaces at grade is desirable for the development of the lands as it will ensure that a suitable supply of short term bicycle parking spaces are accommodated on site considering the reduced number of units served. A total of twenty one (21) short term bicycle parking spaces are proposed to serve the 88 stacked townhouse units (a rate/service level of 0.23/unit), while approved zoning requires thirty (30) short term bicycle parking spaces to serve the originally contemplated 298 apartment units resulting (a rate/service level of 0.10/unit)- although the total supply of short term bicycle parking spaces is proposed to be reduced, the service level per unit would represent an improvement.

The Proposed Variances allows for a more efficient and functional development by establishing standards that respond to the building type. Accordingly, the Proposed Variances are desirable for the appropriate development and use of land.

4. Minor in Nature

The Proposed Variances are minor in nature and do not result in adverse conditions or negative impacts for surrounding properties.

The proposed front and exterior yard setbacks represent an appropriate streetscape condition along Attmar and Paleschi Drive where a range of setbacks and uses exist or are proposed. As the reductions are adjacent to public streets, this provides significant separation to other uses and as such does not result in overlook or shadowing impacts. The reduced setbacks encourage pedestrian activity and spontaneous interaction among residents also, while subordinating the presence of vehicles away from the public realm internal to the site.

The requested reduction to building separation occurs in a limited area internal to the site and does not have a bearing on surrounding land uses. This reduction does not negatively impact pedestrian or vehicular circulation through the site, or ability to accommodate adequate landscaping, services, or utilities.

With respect to the proposed reductions in long term resident bicycle parking spaces below grade, and short term visitor bike parking spaces above grade - it should be noted that the number of potential long term bicycle parking spaces per unit has increased with the introduction of private garages and elimination of the underground garage, and that the limited reduction in short term spaces relative to the reduction in the number of units also results in an improved service level on a per unit basis. This will continue to result in discreet accommodation of these facilities either internal to the garage in the case of the long term spaces, or central to the site within the shared amenity area away from public view for the short term spaces.

The variances will not result in any adverse or negative impacts on surrounding lands, and in our opinion are considered to be 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 Zoning By-law, are 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 addition to this cover letter and planning justification, and in keeping with the City of Brampton's Committee of Adjustment's submission requirements for Minor Variance applications, the following materials are enclosed for your review:

1. Cover Letter, including an analysis of the four tests, prepared by KLM Planning Partners Inc., dated February 11, 2026;
2. Signed Minor Variance Application Form; and
3. Architectural Site Plan, prepared by SRN Architects, dated December 11, 2025.

We trust the above information is in order. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Marshall Smith BES, PMP, MCIP, RPP
Partner



Ian Franklin BPHIL, B.U.R.PI, RPP, MCIP
Senior Planner

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2026-0011

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Forestside Estates Inc.
Address [Redacted]
Phone # [Redacted] **Fax #** [Redacted]
Email [Redacted]

2. **Name of Agent** KLM Planning Partners Inc. - Marshal Smith
Address [Redacted]
Phone # [Redacted] **Fax #** [Redacted]
Email [Redacted]

3. **Nature and extent of relief applied for (variances requested):**
To permit reductions to the required front yard setback, exterior side yard setback, building separation distance, resident bicycle parking spaces within a below grade parking garage and visitor bicycle parking spaces located at grade. Please refer to the submitted Cover Letter.

4. **Why is it not possible to comply with the provisions of the by-law?**
Variances are required to facilitate the site plan. While the stacked townhouse typology is a permitted use, Zoning By-law performance standards were geared to the originally proposed mid-rise form. These variances are better suited to the stacked townhouse form.

5. **Legal Description of the subject land:**
Lot Number Part of Lots 4 and 5
Plan Number/Concession Number Concession 9, Northern Division
Municipal Address 100 Paleschi Drive

6. **Dimension of subject land (in metric units)**
Frontage 60m on the west side of future Paleschi Drive
Depth 170m on the south side of Attmar Drive
Area 1.63 hectares

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way Water

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.)

No existing buildings.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Residential development. Please see the submitted site plan prepared by SRN Architects.

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	1.5m
Rear yard setback	14.4m
Side yard setback	1.2m
Side yard setback	13.6m

10. Date of Acquisition of subject land: 2007
11. Existing uses of subject property: Residential Apartment A – Section 3617 (R4A-3617)
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Future Mixed use (south), Residential (North), Future Mid-rise residential (East) and Industrial (West)
14. Date of construction of all buildings & structures on subject land: N/A
15. Length of time the existing uses of the subject property have been continued: N/A

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 # 211-210075/OZS-2021-0021 Status Draft Approved

18. Has a pre-consultation application been filed?

Yes No

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 # <u>A-2022-0405</u>	Decision <u>Approved</u>	Relief <u>Maximum number of dwelling units</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE Municipality OF Central Elgin

THIS 11 DAY OF February, 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, Marshall Smith - KLM Planning Partners Inc. OF THE Municipality OF Central Elgin

IN THE County Elgin OF Elgin 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 11th DAY OF

February 2026

Signature of Applicant or Authorized Agent

Ruby Lyn Seles del Manco
Commissioner, etc., Province of Ontario
for KLM Planning Partners Inc.
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.

Zoning Officer

Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality Feb 26, 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: 100 Palleschi Drive

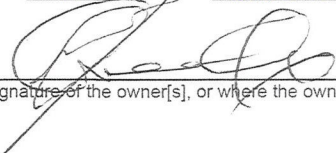
I/We, Frank Carogioiello _____
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize
KLM Planning Partners Inc. (Marshall Smith)

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 10 day of December, 2025.

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

(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

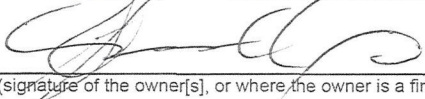
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 100 Palleschi Drive

I/We, Frank Carogioliello
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 10 day of December, 2025.


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

(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

Zoning Non-compliance Checklist

File No.

A-2026-0011

Owner: Forestside Estates Inc.

Address: 100 Palleschi Drive

Zoning: PENDING R4A-3616

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a front yard setback of 1.55 m to Attmar Drive To permit stacked townhouse dwellings with an exterior side yard setback of 1.29m	whereas the by-law requires a minimum front yard setback of 3 m. whereas the by-law requires a minimum exterior side yard setback of 3m	3616.2 (2) 3616.2 (3)
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
BUILDING SEPARATION DISTANCE	To permit a building separation distance of 8.16 m between Blocks 6 and 7	whereas a minimum building separation distance of 13 m is required where the building wall includes a balcony, door or window to a habitable room.	3616.2(10)
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To permit 0 resident bicycle parking spaces within a below grade parking garage To permit 21 visitor bicycle parking spaces located at grade	whereas a minimum of 9 resident bicycle parking spaces located within a below grade parking garage is required whereas a minimum of 30 visitor bicycle parking spaces located at grade is required	3616.2(16) 3616.2(17)
SCHEDULE "C"			

Melissa Melo

Reviewed by Zoning

February 23, 2026

Date