

A-2026-0012



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  
125 Palleschi Drive, Block 2 of 43M-2183  
Reference Files: OZS-2021-0021, SPA-2022-0097**

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 125 Palleschi Drive and legally described as Block 2 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 1.32 hectares (3.28 acres) in size, with approximately 170 metres (558 feet) of frontage along the west side of Palleschi Drive and approximately 82 metres (269 feet) along 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, commercial/employment lands to the east, future Palleschi Drive and low/medium density residential to the west, 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. At the time that the original applications were filed, it was intended that the site would accommodate four (4) apartment buildings of 6 to 7-storeys in height containing 483 apartment dwelling units. 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 seventy (70) dwelling units arranged within six (6) 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 1.5m to Palleschi Drive, whereas a minimum exterior side yard setback of 3m is required.
3. To permit a building separation distance of 9.0 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 7 resident bicycle parking spaces located within a below grade parking garage.
5. To permit a minimum of 12 visitor bicycle parking spaces located at grade, whereas a minimum 40 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 70 stacked townhouse units, resulting in an improved service level noting that seven (7) long term bicycle parking spaces were previously required to serve the originally contemplated 483 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 twelve (12) short term bicycle parking spaces are proposed to serve the 70 stacked townhouse units (a rate/service level of 0.17/unit), while approved zoning requires forty (40) short term bicycle parking spaces to serve the originally contemplated 483 apartment units (a rate/service level of 0.08/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-2026-0012

*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 under the Zoning By-law, the Zoning By-law performance standards were geared towards the originally proposed mid-rise form. These variances are better suited to the stacked townhouse typology.

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** 125 Palleschi Drive

6. **Dimension of subject land (in metric units)**  
**Frontage** 82m along the south side of Attmar Drive  
**Depth** 170m along the west side of Palleschi  
**Area** 1.32 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 refer to 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 14.9m  
Side yard setback 1.6  
Side yard setback 14.3

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 # 21T-210678/02S-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 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 11<sup>th</sup> DAY OF

February 2026

Signature of Applicant or Authorized Agent

Ruby Lyn Selas 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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 125 Palleschi Drive

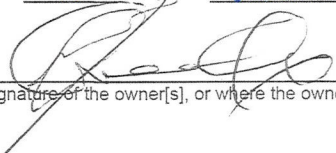
I/We, Frank Carogiello  
please print/type the full name of the owner(s)

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**

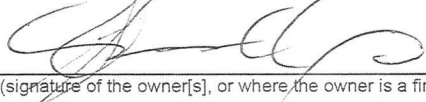
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 125 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 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.

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

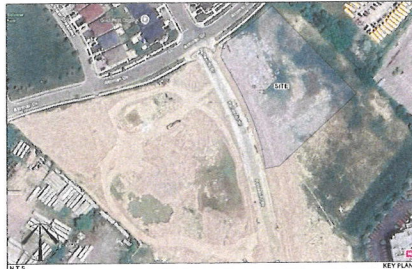
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

*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**



Received / Revised  
 MAR 10 2026  
 Committee of Adjustment



**PROJECT STATISTICS**

1. Project Name	Parsippany Townhomes	
2. Development Type	Residential - Multi-Family	
3. Address	BLOCK 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16	
4. Owner	Royal Pine Homes - 200-350 Langstaff Road, Naperville, IL 60563	
5. Zoning	R-10	
6. Project Statistics	Area (sq. ft.)	Units
1. Total Area	11,613.92	168
2. GFA	2,222.21	
3. Block 1 (16' frontset)	2,222.21	
4. Block 2 (16' frontset)	2,222.21	
5. Block 3	1,813.13	
6. Block 4	1,427.84	
7. Block 5 (16' frontset)	1,715.33	
8. Block 6	1,521.34	
9. Total	5,079.63	
10. Total Units	168	
11. Coverage	4,096.34	30.5%
12. Parking	4,071.58	1:1.07C
13. Total Project (200 units)	13,730.31	95.99%
<b>CONTINUED</b>		
14. Site Area	1.32 Acs (33,257.42 sq. ft.)	
15. Max. Building Height	35.00 ft.	
16. Max. Floor Area Ratio	0.70 (0.65 to 0.75)	

BLOCK	TOTAL FLOOR AREA (sq. ft.)			TOTAL
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	
BLOCK 1 (16' frontset)	398.06	675.78	674.65	1,748.49
BLOCK 2 (16' frontset)	525.60	875.74	873.65	2,274.99
BLOCK 3	332.74	597.42	547.38	1,477.54
BLOCK 4	332.33	588.72	546.33	1,467.38
BLOCK 5 (16' frontset)	498.06	637.91	614.65	1,750.62
BLOCK 6	332.33	548.77	516.33	1,397.43
TOTAL	2,821.12	5,488.77	5,487.99	13,797.88

BLOCK	# OF MODULES	MODULE TYPE	GFA (sq. ft.)		TOTAL
			7' x 11'	11' x 9'	
BLOCK 1 (16' frontset)	4	INTERIOR	145.44	130.18	1,126.49
	-	END	150.08	136.90	286.98
	-	CORNER	150.5	142.28	292.78
BLOCK 2 (16' frontset)	8	INTERIOR	145.44	130.18	1,607.72
	-	END	150.08	136.90	309.98
	-	CORNER	150.5	142.28	292.78
BLOCK 3	3	INTERIOR	145.44	130.18	844.85
	3	CORNER	150.5	142.28	585.56
	-	END	150.08	136.90	286.98
BLOCK 4	3	INTERIOR	145.44	130.18	844.85
	3	CORNER	150.5	142.28	292.78
	-	END	150.08	136.90	286.98
BLOCK 5 (16' frontset)	4	INTERIOR	145.44	130.18	1,126.49
	-	END	150.08	136.90	286.98
	-	CORNER	150.5	142.28	292.78
BLOCK 6	3	INTERIOR	145.44	130.18	844.85
	3	CORNER	150.5	142.28	292.78
	-	END	150.08	136.90	286.98

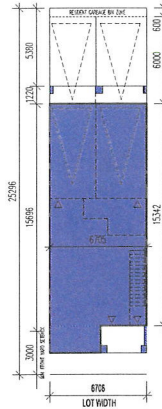
BLOCK	Required	Provided	Required	Provided	Required	Provided
70	70	70	14	19	1	2
80	80	80				

BLOCK	Required	Provided	Notes
1	3.0m and 1.5m to porch	1.5m @ Block 3	variance required
2	3.0m and 1.5m to porch	1.5m @ Block 1, 2	variance required
3	3.0m and 1.5m to porch	14.9m @ Block 3	
4	4.0m and 1.5m to balcony	14.9m @ Block 6	

BLOCK	Required	Provided	Notes
1	13.0m	19.5m @ Blocks 1, 2	variance required

Minimum separation between buildings: 18.0m which may be required to a minimum of 3.0m provided that there are no balconies, doors, or windows to habitable rooms between lots or walls.

3	PROJECT STATISTICS
A100	SCALE: NTE



22FT STACKED TOWNS UNIT 1 - 1566 Sq.ft  
 UNIT 2 - 1466 Sq.ft

2 TYPICAL INTERIOR MODULE SCALE: 1:100



1 ARCHITECTURAL SITE PLAN SCALE: 1:200



NO.	DATE	DESCRIPTION
1	10/20/20	PRELIMINARY SITE PLAN
2	11/10/20	REVISED SITE PLAN
3	12/15/20	REVISED SITE PLAN
4	01/20/21	REVISED SITE PLAN
5	02/10/21	REVISED SITE PLAN
6	03/05/21	REVISED SITE PLAN
7	04/01/21	REVISED SITE PLAN
8	05/01/21	REVISED SITE PLAN
9	06/01/21	REVISED SITE PLAN
10	07/01/21	REVISED SITE PLAN
11	08/01/21	REVISED SITE PLAN
12	09/01/21	REVISED SITE PLAN
13	10/01/21	REVISED SITE PLAN
14	11/01/21	REVISED SITE PLAN
15	12/01/21	REVISED SITE PLAN
16	01/01/22	REVISED SITE PLAN
17	02/01/22	REVISED SITE PLAN
18	03/01/22	REVISED SITE PLAN
19	04/01/22	REVISED SITE PLAN
20	05/01/22	REVISED SITE PLAN
21	06/01/22	REVISED SITE PLAN
22	07/01/22	REVISED SITE PLAN
23	08/01/22	REVISED SITE PLAN
24	09/01/22	REVISED SITE PLAN
25	10/01/22	REVISED SITE PLAN
26	11/01/22	REVISED SITE PLAN
27	12/01/22	REVISED SITE PLAN
28	01/01/23	REVISED SITE PLAN
29	02/01/23	REVISED SITE PLAN
30	03/01/23	REVISED SITE PLAN
31	04/01/23	REVISED SITE PLAN
32	05/01/23	REVISED SITE PLAN
33	06/01/23	REVISED SITE PLAN
34	07/01/23	REVISED SITE PLAN
35	08/01/23	REVISED SITE PLAN
36	09/01/23	REVISED SITE PLAN
37	10/01/23	REVISED SITE PLAN
38	11/01/23	REVISED SITE PLAN
39	12/01/23	REVISED SITE PLAN
40	01/01/24	REVISED SITE PLAN
41	02/01/24	REVISED SITE PLAN
42	03/01/24	REVISED SITE PLAN
43	04/01/24	REVISED SITE PLAN
44	05/01/24	REVISED SITE PLAN
45	06/01/24	REVISED SITE PLAN
46	07/01/24	REVISED SITE PLAN
47	08/01/24	REVISED SITE PLAN
48	09/01/24	REVISED SITE PLAN
49	10/01/24	REVISED SITE PLAN
50	11/01/24	REVISED SITE PLAN
51	12/01/24	REVISED SITE PLAN
52	01/01/25	REVISED SITE PLAN
53	02/01/25	REVISED SITE PLAN
54	03/01/25	REVISED SITE PLAN
55	04/01/25	REVISED SITE PLAN
56	05/01/25	REVISED SITE PLAN
57	06/01/25	REVISED SITE PLAN
58	07/01/25	REVISED SITE PLAN
59	08/01/25	REVISED SITE PLAN
60	09/01/25	REVISED SITE PLAN
61	10/01/25	REVISED SITE PLAN
62	11/01/25	REVISED SITE PLAN
63	12/01/25	REVISED SITE PLAN
64	01/01/26	REVISED SITE PLAN
65	02/01/26	REVISED SITE PLAN
66	03/01/26	REVISED SITE PLAN
67	04/01/26	REVISED SITE PLAN
68	05/01/26	REVISED SITE PLAN
69	06/01/26	REVISED SITE PLAN
70	07/01/26	REVISED SITE PLAN
71	08/01/26	REVISED SITE PLAN
72	09/01/26	REVISED SITE PLAN
73	10/01/26	REVISED SITE PLAN
74	11/01/26	REVISED SITE PLAN
75	12/01/26	REVISED SITE PLAN
76	01/01/27	REVISED SITE PLAN
77	02/01/27	REVISED SITE PLAN
78	03/01/27	REVISED SITE PLAN
79	04/01/27	REVISED SITE PLAN
80	05/01/27	REVISED SITE PLAN
81	06/01/27	REVISED SITE PLAN
82	07/01/27	REVISED SITE PLAN
83	08/01/27	REVISED SITE PLAN
84	09/01/27	REVISED SITE PLAN
85	10/01/27	REVISED SITE PLAN
86	11/01/27	REVISED SITE PLAN
87	12/01/27	REVISED SITE PLAN
88	01/01/28	REVISED SITE PLAN
89	02/01/28	REVISED SITE PLAN
90	03/01/28	REVISED SITE PLAN
91	04/01/28	REVISED SITE PLAN
92	05/01/28	REVISED SITE PLAN
93	06/01/28	REVISED SITE PLAN
94	07/01/28	REVISED SITE PLAN
95	08/01/28	REVISED SITE PLAN
96	09/01/28	REVISED SITE PLAN
97	10/01/28	REVISED SITE PLAN
98	11/01/28	REVISED SITE PLAN
99	12/01/28	REVISED SITE PLAN
100	01/01/29	REVISED SITE PLAN
101	02/01/29	REVISED SITE PLAN
102	03/01/29	REVISED SITE PLAN
103	04/01/29	REVISED SITE PLAN
104	05/01/29	REVISED SITE PLAN
105	06/01/29	REVISED SITE PLAN
106	07/01/29	REVISED SITE PLAN
107	08/01/29	REVISED SITE PLAN
108	09/01/29	REVISED SITE PLAN
109	10/01/29	REVISED SITE PLAN
110	11/01/29	REVISED SITE PLAN
111	12/01/29	REVISED SITE PLAN
112	01/01/30	REVISED SITE PLAN
113	02/01/30	REVISED SITE PLAN
114	03/01/30	REVISED SITE PLAN
115	04/01/30	REVISED SITE PLAN
116	05/01/30	REVISED SITE PLAN
117	06/01/30	REVISED SITE PLAN
118	07/01/30	REVISED SITE PLAN
119	08/01/30	REVISED SITE PLAN
120	09/01/30	REVISED SITE PLAN
121	10/01/30	REVISED SITE PLAN
122	11/01/30	REVISED SITE PLAN
123	12/01/30	REVISED SITE PLAN
124	01/01/31	REVISED SITE PLAN
125	02/01/31	REVISED SITE PLAN
126	03/01/31	REVISED SITE PLAN
127	04/01/31	REVISED SITE PLAN
128	05/01/31	REVISED SITE PLAN
129	06/01/31	REVISED SITE PLAN
130	07/01/31	REVISED SITE PLAN
131	08/01/31	REVISED SITE PLAN
132	09/01/31	REVISED SITE PLAN
133	10/01/31	REVISED SITE PLAN
134	11/01/31	REVISED SITE PLAN
135	12/01/31	REVISED SITE PLAN
136	01/01/32	REVISED SITE PLAN
137	02/01/32	REVISED SITE PLAN
138	03/01/32	REVISED SITE PLAN
139	04/01/32	REVISED SITE PLAN
140	05/01/32	REVISED SITE PLAN
141	06/01/32	REVISED SITE PLAN
142	07/01/32	REVISED SITE PLAN
143	08/01/32	REVISED SITE PLAN
144	09/01/32	REVISED SITE PLAN
145	10/01/32	REVISED SITE PLAN
146	11/01/32	REVISED SITE PLAN
147	12/01/32	REVISED SITE PLAN
148	01/01/33	REVISED SITE PLAN
149	02/01/33	REVISED SITE PLAN
150	03/01/33	REVISED SITE PLAN
151	04/01/33	REVISED SITE PLAN
152	05/01/33	REVISED SITE PLAN
153	06/01/33	REVISED SITE PLAN
154	07/01/33	REVISED SITE PLAN
155	08/01/33	REVISED SITE PLAN
156	09/01/33	REVISED SITE PLAN
157	10/01/33	REVISED SITE PLAN
158	11/01/33	REVISED SITE PLAN
159	12/01/33	REVISED SITE PLAN
160	01/01/34	REVISED SITE PLAN
161	02/01/34	REVISED SITE PLAN
162	03/01/34	REVISED SITE PLAN
163	04/01/34	REVISED SITE PLAN
164	05/01/34	REVISED SITE PLAN
165	06/01/34	REVISED SITE PLAN
166	07/01/34	REVISED SITE PLAN
167	08/01/34	REVISED SITE PLAN
168	09/01/34	REVISED SITE PLAN
169	10/01/34	REVISED SITE PLAN
170	11/01/34	REVISED SITE PLAN
171	12/01/34	REVISED SITE PLAN
172	01/01/35	REVISED SITE PLAN
173	02/01/35	REVISED SITE PLAN
174	03/01/35	REVISED SITE PLAN
175	04/01/35	REVISED SITE PLAN
176	05/01/35	REVISED SITE PLAN
177	06/01/35	REVISED SITE PLAN
178	07/01/35	REVISED SITE PLAN
179	08/01/35	REVISED SITE PLAN
180	09/01/35	REVISED SITE PLAN
181	10/01/35	REVISED SITE PLAN
182	11/01/35	REVISED SITE PLAN
183	12/01/35	REVISED SITE PLAN
184	01/01/36	REVISED SITE PLAN
185	02/01/36	REVISED SITE PLAN
186	03/01/36	REVISED SITE PLAN
187	04/01/36	REVISED SITE PLAN
188	05/01/36	REVISED SITE PLAN
189	06/01/36	REVISED SITE PLAN
190	07/01/36	REVISED SITE PLAN
191	08/01/36	REVISED SITE PLAN
192	09/01/36	REVISED SITE PLAN
193	10/01/36	REVISED SITE PLAN
194	11/01/36	REVISED SITE PLAN
195	12/01/36	REVISED SITE PLAN
196	01/01/37	REVISED SITE PLAN
197	02/01/37	REVISED SITE PLAN
198	03/01/37	REVISED SITE PLAN
199	04/01/37	REVISED SITE PLAN
200	05/01/37	REVISED SITE PLAN
201	06/01/37	



**SIN** SITE SERVICES INC.  
 1515 EAST 15TH AVE.  
 SUITE 200  
 WILGHEE, ONTARIO L9L 1K9

**PROJECT STATISTICS**

1. Project Name	Forest Lake Estates	
2. Development Type	Residential Stack Townhouses	
3. Subarea	Block 2, Unit 11	
4. Legal Description	Block 2, Unit 11 Plan 499, 400/913, 180/1, 2/87	
5. Owner	Royal Bank Homes 200-200 Langstaff Road Vaughan, Ontario, M5G 1S1	
6. Zoning	M16-2013	
7. Overall Area	12.82 Ha	32,200.42 m <sup>2</sup>
8. Site Area	11,250.82	
9. Block 1 (w/ Firewall)	2,742.31	
10. Block 2 (w/ Firewall)	2,278.00	
11. Block 3	1,431.13	
12. Block 4	1,437.64	
13. Block 5 (w/ Firewall)	1,742.31	
14. Block 6	1,437.64	
15. Total	9,979.63	
16. FSI	0.75	
17. Total Units	77	
18. Coverage		
19. Building	4,099.31	30.62%
20. Pavement	4,071.00	31.42%
21. Landscaping (270mm)	4,206	31.96%
22. Total	12,376.31	99.99%
23. Max. By-Law - 2.0	0.975 (63'11.39") @ 0.75	

BLOCK	FIRST FLOOR	TOTAL FLOOR AREA (m <sup>2</sup> )	SECOND FLOOR	THIRD FLOOR	TOTAL
BLOCK 1 (w/ Firewall)	388.06	657.59	614.45		1,272.04
BLOCK 2 (w/ Firewall)	526.40	875.74	807.65		1,683.39
BLOCK 3	312.74	550.41	547.89		1,410.04
BLOCK 4	312.33	546.77	546.33		1,405.43
BLOCK 5 (w/ Firewall)	389.06	657.59	614.45		1,272.04
BLOCK 6	312.33	546.77	546.33		1,405.43
<b>Total</b>	<b>2,422.12</b>	<b>4,080.87</b>	<b>4,812.59</b>		<b>8,893.46</b>

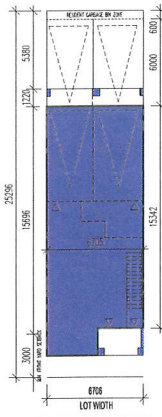
BLOCK	# OF MODULES	MODULE TYPE	GFA (m <sup>2</sup> )	TOTAL
BLOCK 1 (w/ Firewall)	4	INTERIOR	135.84	547.16
	1	END	153.09	188.95
	1	CORNER	150.5	342.28
BLOCK 2 (w/ Firewall)	6	INTERIOR	155.44	918.18
	1	END	150.06	186.16
	1	CORNER	150.5	342.28
BLOCK 3	3	INTERIOR	145.44	436.18
	1	END	150.06	186.16
	1	CORNER	150.5	342.28
BLOCK 4	3	INTERIOR	145.44	436.18
	1	END	150.06	186.16
	1	CORNER	150.5	342.28
BLOCK 5 (w/ Firewall)	4	INTERIOR	135.84	547.16
	1	END	153.09	188.95
	1	CORNER	150.5	342.28
BLOCK 6	3	INTERIOR	145.44	436.18
	1	END	150.06	186.16
	1	CORNER	150.5	342.28

Item	Required	Provided	Variance	Barrier Free
70	70	70	0	1
80	80	80	0	1

Item	Required	Provided	Variance	Notes
Front (Loading Area)	3.0m and 1.5m to porch	1.5m @ Block 4	variance required	
Interior	3.0m and 1.5m to porch	1.5m @ Block 1/2	variance required	
Rear	4.0m and 1.5m to balcony	3.0m @ Block 4	variance required	

Minimum separation between buildings: 12.0m which may be reduced to a minimum of 5.0m provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls.

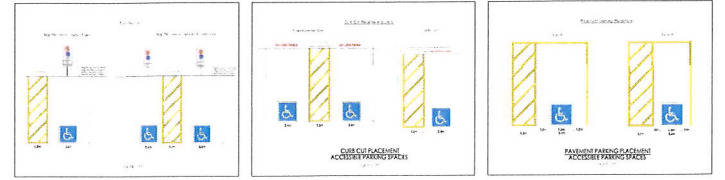
**3 PROJECT STATISTICS**  
 SCALE: NTS



**2 TYPICAL INTERIOR MODULE**  
 SCALE: 1:100



**1 ARCHITECTURAL SITE PLAN**  
 SCALE: 1:200



THESE DRAWINGS ARE NOT TO BE SCALE

1	PLAN	ARCHITECTURAL SITE PLAN
2	PLAN	ACCESSIBLE PARKING SPACES
3	PLAN	ACCESSIBLE PARKING SPACES
4	PLAN	ACCESSIBLE PARKING SPACES
5	PLAN	ACCESSIBLE PARKING SPACES
6	PLAN	ACCESSIBLE PARKING SPACES
7	PLAN	ACCESSIBLE PARKING SPACES
8	PLAN	ACCESSIBLE PARKING SPACES
9	PLAN	ACCESSIBLE PARKING SPACES
10	PLAN	ACCESSIBLE PARKING SPACES

ATTMAR DRIVE  
 EXIST. 250mm x PVC SAN AT 0.42%  
 EXIST. 14.6m 250mm x PVC SAN AT 0.37%

**LEGEND**

1	PROPOSED	CONCRETE SIDEWALK
2	PROPOSED	ASPHALT DRIVE
3	PROPOSED	ASPHALT DRIVE
4	PROPOSED	ASPHALT DRIVE
5	PROPOSED	ASPHALT DRIVE
6	PROPOSED	ASPHALT DRIVE
7	PROPOSED	ASPHALT DRIVE
8	PROPOSED	ASPHALT DRIVE
9	PROPOSED	ASPHALT DRIVE
10	PROPOSED	ASPHALT DRIVE

**NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

# Zoning Non-compliance Checklist

File No.

A-2026-0012

Owner: Forestside Estates Inc.

Address: 125 Palleschi Drive

Zoning: PENDING R4A-3617

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 1.58 m to Attmar Drive  To permit stacked townhouse dwellings with an exterior side yard setback of 1.63m	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	3617.2 (2)  3617.2 (3)
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
BUILDING SEPARATION DISTANCE	To permit a building separation distance of 9.51 m between Blocks 5 and 6	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.	3617.2(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 12 visitor bicycle parking spaces within a below grade parking garage	whereas a minimum of 7 resident bicycle parking spaces located within a below grade parking garage is required  whereas a minimum of 40 visitor bicycle parking spaces located at grade is required	3617.2(16)  3617.2(1)
SCHEDULE "C"			

\_\_\_\_\_  
Melissa Melo  
Reviewed by Zoning

\_\_\_\_\_  
February 23, 2026  
Date