

Date: June 1 2021
Time: 9:00 a.m.
Location: Council Chambers, 4th Floor - City Hall – Webex Electronic Meeting

Members: Ron Chatha (Chair)
Desiree Doerfler (Vice-Chair)
Ana Cristina Marques
Rod Power

Members Absent: David Colp (with regrets)

Staff: Francois Hemon-Morneau, Development Planner
Cynthia Owusu-Gyimah, Manager, Development Services
Elizabeth Corazzola, Manager, Zoning and Sign By-Law Services
Jeanie Myers, Secretary-Treasurer

1. **Call to Order**

The meeting was called to order at 9:00 a.m. and adjourned at 10:15 a.m.

2. **ADOPTION OF MINUTES:**

Moved by: R. Power

Seconded by: A. C. Marques

THAT the minutes of the Committee of Adjustment hearing held May 11, 2021 be approved, as printed and circulated.

CARRIED

3. **Region of Peel Comments**

Letter dated May 25, 2021.

4. **Declarations of Interest Under the Municipal Conflict of Interest Act:**

None

5. **WITHDRAWALS/DEFERRALS**

No written requests received.

6. **NEW CONSENT APPLICATIONS**

6.1 **B-2021-0004**

BHUPINDER TURNA AND AMANDEEP TURNA

8871 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 3 WHS, WARD 4

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 2375.03 square metres (0.24 hectares).

The severed property has a frontage of approximately 18.29 metres (60 feet) and an area of approximately 668.317 square metres (0.07 hectares). It is proposed that the new lot be used for future residential development of a single detached dwelling.

Mr. Ambrish Saini, Ambee Engineering, authorized agent for the applicant, addressed Committee on Consent Application B-2021-0004 and related Minor Variance Applications A-2021-0103 and A-2021-0104. Mr. Saini acknowledged staff's recommendation to defer the applications advising that they are seeking approval from Committee. He commented that the required documents can be submitted by the deadline.

Committee acknowledged receipt of e-mail correspondence with pictures attached, dated May 31, 2021 from Hali and Raj Harry-Paul, 142 Lloyd Sanderson Drive, indicating objection to the proposal.

Ms. Hali Harry-Paul addressed Committee advising that they had provided a list of items that they feel are sufficient evidence to not continue with the proposal, as requested.

Committee was informed that City of Brampton planning staff recommends deferral of Applications B-2021-0004, A-2021-0103 and A-2021-0104 no later than the last hearing of July, 2021. Staff advised that through the review of the applications, traffic services staff identified that an additional consent application would be required for a mutual shared access easement. Staff explained that a deferral would provide an opportunity for the applicant to amend the consent application by providing a revised drawing showing the mutual access easement in conjunction with an amendment letter. Staff also noted a discrepancy for variance 3 in application A-2021-0104 between the wording and what was depicted on the application sketch.

Mr. Saini informed Committee that they would be ready to provide the information, as requested, to return to the Committee as recommended.

Following discussion, Committee reached the following decision:

Moved by: A. C. Marques

Seconded by: D. Doerfler

Committee of Adjustment Minutes

THAT applications B-2021-0004, A-2021-0103 and A-2021-0104 be deferred no later than the last hearing of July, 2021.

CARRIED

6.2 **B-2021-0008**

DOLTON FRAISER AND LORNA FRAISER

176 SUSSEXVALE DRIVE

PART OF BLOCK 137, PLAN 43M-1891, PARTS 175 & 176, PLAN 43R-35058, WARD 9

The purpose of the application is to request consent to re-establish separate properties arising from a merger of adjacent lots and the subsequent expiry of the applicable part lot control exemption by-law.

The effect of the application is to re-establish separate properties, together with easements as they previously existed. The severed property has a frontage of approximately 8.1 metres (126.57 feet), a depth of approximately 31 metres (101.71 feet) and an area of approximately 251.1 square metres (0.62 acres). It is proposed that the properties municipally known as 176 Sussexvale Drive and 178 Sussexvale Drive, each occupied by a townhouse unit, be re-established as individual properties.

Ms. Hannah Balmanpour, Davis Webb LLP, authorized agent for the applicant, presented application B-2021-0008 advising that her clients have entered into an agreement of purchase and sale to sell 178 Sussexvale Drive. Ms. Balmanpour explained that a part lot control exemption by-law registered on title had expired in 2016 and they are requesting a consent to re-establish the separate properties and easements as they had previously existed.

Committee was informed that City of Brampton planning staff had no objection to the approval of application B-2021-0008 from a planning land use perspective subject to conditions.

The comments and recommendations of the commenting agencies were read out.

Ms. Balmanpour indicated that the proposed conditions were acceptable.

The Committee, having regard to those matters under subsection 51(24) of the *Planning Act* R.S.O. 1990, c P.13, as amended and having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: R. Power

Committee of Adjustment Minutes

THAT application B-2021-0008 to re-establish separate properties arising from a merger of adjacent lots and the subsequent expiry of the applicable part lot control exemption by-law be approved for the following reasons and subject to the following conditions:

1. A Secretary-Treasurer's Certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate.
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.

REASONS:

1. This decision reflects that regard has been had to those matters to be regarded under the Planning Act, in as much as the dimensions and shape of the lot are adequate for the uses proposed.
2. Subject to the imposed conditions, the consent to the conveyance will not adversely affect the existing or proposed development.

CARRIED

7. **DEFERRED CONSENT APPLICATIONS**

None

8. **NEW MINOR VARIANCE APPLICATIONS**

8.1 **A-2021-0100**

WAHEGURU INVESTMENTS INC.

1310 STEELES AVENUE EAST

PART OF BLOCK A, PLAN 676, APRTS 1, 2, PLAN 43R-577, WARD 3

The applicant is requesting the following variance(s):

1. To permit an office use whereas the by-law does not permit the proposed use;
2. To permit a front yard setback of 7.25m (23.79 ft.) whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.);
3. To permit 175 parking spaces whereas the by-law requires a minimum of 187 parking spaces;

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4. To permit a 2.25 metre wide landscaped open space strip along the lot line abutting Steeles Avenue East whereas the by-law requires a minimum 3.0 metre wide landscaped open space strip along any property line abutting a street.

Mr. Laxman Patel, authorized agent for the applicant, presented application A-2020-0100 briefly outlining the variances requested explaining that they will be demolishing the front office portion of the building and rebuilding it.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Patel indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: R. Power

THAT application A-2021-0100 to permit an office use, to permit a front yard setback of 7.25m (23.79 ft.); to permit 175 parking spaces and to permit a 2.25 metre wide landscaped open space strip along the lot line abutting Steeles Avenue East be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the public notice;
2. That the owner finalize site plan approval under City File SPA-2019-0067, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services
3. That the requirement for parking for any combination of uses permitted within the 'M2' zone shall not exceed 187 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

8.2 **A-2021-0101**

VIPAL GOYAL AND SHEENA GOYAL

62 WHITE TAIL CRESCENT

LOT 457, PLAN 43M-1192, WARD 4

The applicants are requesting the following variance(s):

1. To permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.05m (3.44 ft.) of the side lot line whereas the by-law requires a minimum unencumbered side yard width of 1.2m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

Mr. Sikandar Shaikh, Green Target Engineering, authorized agent for the applicant, presented application A-2020-0101 briefly outlining the variances requested. He advised that the door was constructed by the builder and they would like to use it as an entrance to a second unit in the basement. He made reference to the reduced landscaping as an existing condition.

Committee was informed that City of Brampton planning staff was in support of this application with conditions. In response to a question raised by Committee staff explained that the recessed side entrance is not the typical recessed side door found in newer builds today. Staff explained that the side door was built by the builder at a time when the City started to regulate the placement of side doors as part of the Zoning By-law review.

Staff confirmed that the door was built by the builder at a time when the door would have been permitted with a reduced setback. Staff explained that the door itself is not the issue but rather the use of the door as a principle entrance to a second unit.

Following discussion, Mr. Shaikh indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0101 to permit an existing door on the side wall of the dwelling (proposed to access a second unit) located within 1.05m (3.44 ft.) of the side lot line and to

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permit 0.15m (0.49m) of permeable landscaping along the side lot line be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the at grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties shall not be adversely affected;
4. That the existing municipal curb depression shall not be widened in the area of the extended driveway width;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

8.3 **A-2021-0103 (Item deferred as discussed during procedural matters)**

BHUPINDER TURNA AND AMANDEEP TURNA

8871 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 3 WHS, WARD 4

The applicants are requesting the following variances associated with the proposed severed lot under consent application B-2021-0004:

1. To permit a lot width of 18.29 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 668.31 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15m (49.21 ft.);

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4. To permit a front yard setback of 8.49m (27.85 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.);
5. To permit side yard setbacks of 0.61m (2.0 ft.) and 1.22m (4.0 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
6. To permit 50% of the required front yard to be landscaped open space whereas the by-law requires 70% of the required front yard to be landscaped open space.

8.4 **A-2021-0104 (Item deferred as discussed during procedural matters)**

BHUPINDER TURNA AND AMANDEEP TURNA

8871 CREDITVIEW ROAD

PART OF LOT 5, CONCESSION 3 WHS, WARD 4

The applicants are requesting the following variances associated with the proposed retained lot under consent application B-2021-0004:

1. To permit a lot width of 36.57 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum lot area of 1706.71 square metres whereas the by-law requires a minimum lot area of 0.4 hectares (4000 square metres);
3. To permit a side yard setback of 3.02m (9.91 ft.) whereas the by-law requires a minimum side yard setback of 7.5m (24.60 ft.);
4. To permit an existing accessory structure (shed) having a gross floor area of 16.27 sq. m (175.13 sq. ft.) whereas the by-law permits a maximum gross floor area of 15 sq. m (161. 46 sq. ft.) for an individual accessory structure.

8.5 **A-2021-0105**

MUNIR FAHAD

253 ROBERT PARKINSON DRIVE

PART OF LOT 5, PLAN 43M-1924, PART 6, PLAN 43R-35544, WARD 6

The applicant is requesting the following variance(s):

1. To permit an exterior stairway leading to a below grade entrance in the required interior side yard whereas the by-law does not permit exterior stairways constructed below established grade in the required interior side yard;

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2. To permit an interior side yard setback of 0.10m (0.33 ft.) to an exterior stairway leading to a below grade entrance whereas the by-law requires a minimum interior side yard setback of 1.2m (3.94 ft.);
3. To permit an existing accessory structure (shed) having a setback of 0.52m (1.70 ft.) to the side lot line whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot line.

Mr. Arshad Siddiqui, C- Architecture, authorized agent for the applicant, presented application A-2020-0105 briefly outlining the variances requested. He explained that the owner proposes to finish the basement for the owner's own use noting that the door on the landing is slightly lower. Mr. Siddiqui explained that the option of lowering the grade and providing 2 risers to go above grade level provides no obstruction when accessing the rear yard.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Committee acknowledged receipt of e-mail correspondence dated May 27, 2021 from Syed Ali Raza, 102 Kempenfelt Trail indicating opposition to the application.

Following discussion, Mr. Siddiqui indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: A. C Marques

THAT application A-2021-0105 to permit an exterior stairway leading to a below grade entrance in the required interior side yard; to permit an interior side yard setback of 0.10m (0.33 ft.) to an exterior stairway leading to a below grade entrance and to permit an existing accessory structure (shed) having a setback of 0.52m (1.70 ft.) to the side lot line be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the at grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties shall not be adversely affected;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

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Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

8.6 **A-2021-0107**

NICOLE JOLY

19 ENCLAVE TRAIL

PART OF BLOCK 315, PLAN 43M-2060, PART 11, 12, PLAN 43R-39487, WARD 9

The applicant is requesting the following variance(s):

1. To permit a proposed accessory structure in the exterior side yard whereas the by-law does not permit an accessory structure in the exterior side yard.

Mr. Matthew Fratarcangeli, TenHouse Building Workshop, authorized agent for the applicant, presented application A-2020-0107 briefly outlining the variance requested.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Fratarcangeli indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: A. C Marques

THAT application A-2021-0107 to permit a proposed accessory structure in the exterior side yard be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That roof drainage from the accessory structure shall be directed onto the subject property and drainage on adjacent properties not be adversely impacted;
3. That the proposed covered patio be of a primarily open style construction and shall not be fully enclosed;

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4. That the accessory building (covered patio) shall not be used as a separate dwelling unit and that the permission for habitable space in the accessory buildings shall be limited to the provision of one washroom and one bar sink; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

8.7 **A-2021-0109**

225600 INVESTMENTS INC.

NORTHEAST CORNER OF HEART LAKE ROAD AND COUNTRYSIDE DRIVE

PART OF LOT 16, CONCESSION 3 EHS, WARD 2

The applicant is requesting the following variance(s):

1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres.

Mr. Marc De Nardis, Gagnon Walker Domes Ltd., authorized agent for the applicant, presented application A-2020-0109 briefly outlining the variances requested advising that the owner has entered into an agreement of purchase and sale with Bershire for the subject lands. Mr. De Nardis explained that Bershire proposes to develop the industrial site with a total of 7 buildings.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

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Committee acknowledged receipt of a letter dated May 27, 2021 from Toronto and Region Conservation Authority indicating no objection to Application A-2021-0109 subject to a condition requiring the submission of their review fee.

Mr. De Nardis indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: D. Doerfler

Seconded by: A. C Marques

THAT application A-2021-0109 to permit a lot width of 23.0 metres; to permit a lot width of 18.0 metres; to permit a lot width of 13.0 metres and to permit a lot width of 17.0 metres be approved for the following reasons and subject to the following conditions:

1. That the reduced lot widths shall be approved generally in accordance with the sketch attached to the Notice of Decision and for the sole purpose of facilitating the approval of a future exemption from part lot control that will have the effect of realigning property boundaries for development purposes to the satisfaction of the Director of Development Services;
2. That the applicant submits \$1,100.00 review fee to TRCA as outline in their letter dated May 27, 2021;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

8.8 **A-2021-0110**

PRIYANKA CONCESSION

12 CALVALIER COURT

LOT 156, PLAN M-156, PART 7, PLAN 43R-1499, WARD 1

The applicant is requesting the following variance(s):

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1. To permit lot coverage of 32.3% whereas the by-law permits a maximum lot coverage of 30%.

Ms. Priyanka Concessio, applicant and owner of the property, presented application A-2020-0110 briefly outlining the variances requested for an increase in lot coverage resulting from a sunroom addition.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Ms. Concessio indicated that the proposed conditions were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0110 to permit lot coverage of 32.3% be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. The owner shall obtain a building permit within 60 days of the decision of approval or within an extended period of time as approved by the Chief Building Official;
3. That roof drainage from the sunroom shall flow onto the applicant's property and that drainage on adjacent properties shall not be adversely affected;
4. That the sunroom addition remains in its current one storey configuration;
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

8.9 **A-2021-0111**

SHAFFINA DOOKI AND NATHANIEL DOOKI

43 SPENCER DRIVE

LOT 176, PLAN M-1424, WARD 6

The applicants are requesting the following variance(s):

1. To permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit whereas the by-law requires a minimum unencumbered side yard width of 1.2 m (3.94 ft.) to be provided as a path of travel from the front yard to the entrance for a second unit;
2. To permit an existing driveway width of 7.42m (24.34 ft.) whereas the by-law permits a maximum driveway width of 5.2m (17 ft.);
3. To permit 0.15m (0.49m) of permeable landscaping along the side lot line whereas the by-law requires a minimum permeable landscape strip of 0.6m (1.97 ft.) between the driveway and the side lot line.

Mr. Hooman Riahi, authorized agent for the applicant, presented application A-2020-0111 briefly outlining the variances requested for a pathway leading to the door of a legal basement apartment. He made reference to pictures he had provided showing the access to the door, noting that there are gates that lead to the rear of the property as well as the adjacent property.

Committee acknowledged receipt of letters of support signed by 10 area residents.

Committee was informed that City of Brampton planning staff was not in support of this application. Staff explained that the primary reason is that the 0.66 metre proposed path of travel leading to the below grade entrance is not suitable for everyday use and emergency purposes. In addition, staff explained that comments received from staff within the building division notes that the Ontario Building Code requires that an exterior exit width be a minimum of 0.9 metres. Staff advised that should the Committee approve a variance for a reduction in the path of travel the side door will not be permitted as a primary entrance to a second dwelling unit.

Committee observed during site inspection that a downspout was impeding a path of travel noting also that an un-plated car was parked up against the garage.

Mr. Riahi commented that the door is recessed and that whatever happens will happen in the recessed area and not happen in the pathway. He inquired about an entrance through the garage and if it would be possible to use as an entrance to the second unit.

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Committee responded that they cannot comment on a proposal or drawings that are not in front of the Committee advising Mr. Riahi that he could return to the Committee with a new proposal explaining that he should consult with staff before making any submission.

The Committee, having considered the comments and recommendations of the commenting agencies, and the evidence heard at the meeting, reached the following decision:

Moved by: R. Power

Seconded by: A. C Marques

THAT application A-2021-0111 to permit a 0.66m (2.17 ft.) path of travel leading to a principle entrance for a second unit; to permit an existing driveway width of 7.42m (24.34 ft.) and to permit 0.15m (0.49m) of permeable landscaping along the side lot line be refused for the following reasons:

Reasons: The decision reflects that in the opinion of the Committee:

1. The variance is not desirable for the appropriate development or use of the land, building or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law is not maintained and the variance is not minor.

CARRIED

9. **DEFERRED MINOR VARIANCE APPLICATIONS**

9.1 **A-2020-0051**

BURSCO LIMITED

6 TRACEY BOULEVARD

PART OF LOT 17, PLAN M-879, WARD 8

The applicant is requesting the following variance(s):

1. To permit a proposed 4 storey self-storage facility (2 storey addition to the existing building) whereas the by-law permits a maximum 2 storey building;
2. To permit 51 parking spaces whereas the by-law requires a minimum of 82 parking spaces.

Mr. Vladiimir Rudenko, Strogan Inc., authorized agent for the applicant, presented application A-2020-0051 briefly outlining the variances requested. He explained that the building has been operating successfully since built in 2003 noting that demands have increased for self-storage and the owner desires to improve the service by adding additional self-storage area to the building.

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Mr. Rudenko informed Committee that a pre-consultation meeting was held with staff from the City, Region of Peel and TRCA where support for the proposal was indicated. He advised that variances were identified that need to be approved prior to proceeding to site plan. Mr. Rudenko advised that a parking study was provided for the site which concluded that the current 51 parking spaces on site are sufficient.

Committee was in receipt of e-mail correspondence dated May 25, 2021 from Sam Stabile, 9 Tracey Boulevard indicating opposition to Application A-2021-0051.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Mr. Rudenko requested consideration from the Committee to provide additional time beyond the proposed timeframe in condition 2 commenting that additional time is needed by the land surveyor to complete the site survey. Timelines were discussed and Committee and staff were supportive to extend the timelines from 60 days to 120 days.

Mr. Rudenko indicated that the proposed conditions, as amended, were acceptable.

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: A. C Marques

Seconded by: R. Power

THAT application A-2020-0051 to permit a proposed 4 storey self-storage facility (2 storey addition to the existing building) and to permit 51 parking spaces be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That a Basic Site Plan application shall be submitted within 120 days of the Committee's decision;
3. That the requirement for parking for any combination of uses permitted within the 'SC-1604' zone shall not exceed 82 parking spaces to ensure that the permissions granted by the variance do not create a further parking reduction should the uses on the site be altered, altering the ultimate parking requirement;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

9.2 **A-2021-0003**

HARINDER GAHIR AND SIMRANPREET GAHIR

9035 CREDITVIEW ROAD

PART OF LOT 6, CONCESSION 3 WHS, WARD 5

The applicants are proposing a 3 storey elementary school and are requesting the following variance(s):

1. To permit a lot width of 37 metres whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a lot area of 3201.2 square metres whereas the by-law requires a minimum lot area of 4000 square metres;
3. To permit a front yard setback of 3.0m (9.84 ft.) whereas the by-law requires a minimum front yard setback of 12.0m (39.37 ft.);
4. To permit a building height of 15.0m (49.21 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

Mr. Jun Gu, ATA Architects Inc., authorized agent for the applicant, presented application A-2020-0003 briefly outlining the variances requested for a proposal to develop a 3 storey private school. Mr. Gu explained that the lot width deficiency and reduced area is due to the future road construction while the variance for the front yard setback results from having to place the parking lot in the rear yard and to achieve a better urban design. Mr. Gu explained that the height variance results from a calculation to the sloped roof.

Committee was informed that City of Brampton planning staff was in support of this application with conditions.

Committee was in receipt of e-mail correspondence dated June 2, 2021 from Gina Ruocco-Osborne, 1490 Queen Street West indicating opposition to Application A-2021-0003.

Following discussion, Mr. Gu indicated that the proposed conditions were acceptable.

Committee of Adjustment Minutes

The Committee, having considered the comments and recommendations of the commenting agencies, the proposed draft conditions and the evidence heard at the meeting, reached the following decision:

Moved by: A. C Marques

Seconded by: R. Power

THAT application A-2021-0003 to permit a lot width of 37 metres; to permit a lot area of 3201.2 square metres; to permit a front yard setback of 3.0m (9.84 ft.) and to permit a building height of 15.0m (49.21 ft.) be approved for the following reasons and subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That the owner finalize site plan approval under City File SPA-2019-0023, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That a more intensified front landscape treatment be required at the Site Plan Approval stage to compensate for the reduced front yard setback to the satisfaction of the Director of Development Services;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Reasons: The decision reflects that in the opinion of the Committee:

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

CARRIED

10. **Adjournment**

Moved by: R. Power

Seconded by: A. C. Marques

That the Committee of Adjustment hearing be adjourned at 10:15 a.m. to meet again on Tuesday, June 22, 2021.