

**Date:** October 5, 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  
David Colp  
Rod Power

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

1. **Call to Order**

The meeting was called to order at 9:02 a.m. and adjourned at 10:54 a.m.

2. **ADOPTION OF MINUTES:**

Moved by: A. C. Marques

Seconded by: D. Colp

THAT the minutes of the Committee of Adjustment hearing held September 14, 2021 be approved, as printed and circulated.

CARRIED

3. **Region of Peel Comments**

Letter dated October 1, 2021.

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

None

5. **WITHDRAWALS/DEFERRALS**

2805939 ONTARIO INC.

## Committee of Adjustment Minutes

190 BOVAIRD DRIVE WEST

PART OF LOT 11, CONCESSION 1 W.H.S, PARTS 1 AND 2, PLAN 43R-33852, WARD 2

Mr. Erik Saulesleja, GSP Group, addressed Committee advising that his client is in a agreement with a deferral of Application A-2021-0215 in accordance with the staff recommendation. Mr. Saulesleja explained that they have been in discussions with the Region of Peel regarding landscaping expressing that he would like to return to the Committee in the near future.

Staff advised that the recommendation to defer the application to the last meeting of March, 2021 provides sufficient time for the applicant to resolve any issues noting that staff would support the application coming forward at an earlier hearing.

Following discussion Committee reached the following decision:

Moved by: D. Doerfler

Seconded by: R. Power

THAT application A-2021-0215 be deferred no later than the last meeting of March, 2022.

CARRIED

### 6. **NEW CONSENT APPLICATIONS**

#### 6.1 **B-2021-0021**

BRANTHAVEN QUEEN STREET WEST INC.

1817 AND 1831 QUEEN STREET WEST

PART OF LOT 5, CONCESSION 4 WHS, WARD 4

The purpose of the application is to request consent of the Committee of Adjustment to the grant of an easement having a width of approximately 8.2 metres (26.90 ft.), a depth of approximately 49.02 metres (160.82 feet) and an area of approximately 0.066 hectares (0.014 acres). The effect of the application is to create an easement for access purposes in favour of the adjacent property (Rotary Club of Brampton Glen Community Centre) municipally known as 1857 Queen Street West.

#### 6.2 **B-2021-0022**

ROTARY CLUB OF BRAMPTON GLEN COMMUNITY CENTRE

1857 QUEEN STREET WEST

PART OF LOT 5, CONCESSION 4 WHS, WARD 4



## Committee of Adjustment Minutes

The purpose of the application is to request consent of the Committee of Adjustment to the grant of an easement having a width of approximately 22.7 metres (74.47 feet), a depth of approximately 56.4 metres (185.04 feet) and an area of approximately 0.09 hectares (0.22 acres). The effect of the application is to create an easement for stormwater management outfall in favour of the adjacent property (Branthaven Queen Street West Inc.) municipally known as 1817 and 1831 Queen Street West.

Mr. Marck Condello, Glen Schnarr & Associates Inc., authorized agent for the applicant, presented applications B-2021-0021 and B-2021-0022. Mr. Condello made reference to a presentation while explaining the nature of the applications, firstly for the Rotary Lands. He advised that a laneway access was identified through a tertiary planning process and confirmed through the review of the Branthaven site plan application and conditions of approval for a subdivision application. Mr. Condello explained that the Branthaven site plan application is well advanced and a permit has been received from Credit Valley Conservation.

Mr. Condello noted that a planning application for redevelopment of the Rotary Lands has been submitted and is currently being reviewed. He explained that providing access to the Rotary Lands is independent of how City Council will consider an ongoing planning application.

Mr. Condello provided a brief overview of key milestone dates noting that in May, 2016 a first submission was made for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision coupled with submission of a tertiary plan which included the Branthaven Lands, Rotary Lands and other lands further west towards Mississauga Road. He added that a public meeting was held in August, 2016 and the tertiary plan was brought forward to City Council and endorsed in October, 2019. Mr. Condello advised that the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were approved by the Ontario Land Tribunal by way of a settlement hearing in March, 2020. He noted that a minor variance application was previously submitted and advanced for the Branthaven townhouses and approved by the Committee.

Mr. Condello referred to his presentation for the Rotary Lands which proposes an easement for stormwater outfall in favour of the Branthaven Lands advising that the stormwater outfall was required and the infrastructure would be located on the Rotary Lands. He advised that it has been demonstrated that the stormwater management criteria would be met and Credit Valley Conservation recently issued a permit for the servicing and stormwater management outfall while the City's Engineering Division has released a clearance to planning for a substantial completion memo which allows Branthaven to advance a building permit for site servicing and grading of the property. He added that the application serves as a mechanism to address servicing requirements identified by staff through the site plan approval process and conditions of approval for the subdivision application.



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Committee acknowledged receipt of a letter dated October 1, 2021 from Credit Valley Conservation indicating no objection to Applications B-2021-0021 and B-2021-0022.

Mr. Amrik Ahluwalia, resident of Lionhead Estates, addressed Committee in opposition to the applications. It is noted that technical difficulties prevented Mr. Ahluwalia from continuing.

Ms. Diana Jones, resident of Huttonville Estates, addressed Committee on behalf of the Executive Action Committee (EAC) making reference to a presentation that had been submitted. She advised that they are a group of concerned residents of Springbrook, Huttonville, Credit Ridge and surrounding communities in Wards 4, 5, and 6.

Ms. Jones advised that their objection is specific to the stormwater outfall and that as a group of residents they question why the notification of the applications was distributed to a minimum number of residents, why only one sign was visibly displayed and why the applications are being considered for plans that to the best of their knowledge have not yet been approved by city council. Ms. Jones also noted their concerns about the Area of Natural and Scientific Interest.

Mr. Anthony Mason, resident of Huttonville Estates, addressed Committee advising that the issue the residents have is that they are dealing with four different applications. He referenced an area that is comprised of executive homes adding that there are no townhouses within one kilometer nor townhouse condominium townhouses closer than a kilometer or high rise blocks within 4 or 5 kilometers.

Mr. Mason spoke to mailing notification to properties within 240 metres and the problem with only notifying a few residents. He requested that the Committee defer the applications until a public meeting is held on all four applications for areas of development and the residents have had time to look over the details. He expressed that the four applications interact with each other and do not form good planning. He stated that the Secondary Plan states that the land should be developed with executive homes equal to and similar to the surrounding subdivision. He commented that the residents should have their say in what is going on and expressed that this development needs to fit into the existing mature community.

Mr. Amrik Ahluwalia addressed Committee once again following technical difficulties thanking Committee for the opportunity while commenting that the Executive Action Committee is opposed to development in the hamlet of Springbrook.

Mr. John Brennon, Lionhead Estates, confirmed he was in attendance as an observer.

Mr. Thomas Kestelic, representative from Branthaven Homes, addressed Committee advising that he was available to answer any questions.

Mr. Marc De Nardis, Gagnon Walker Domes Ltd., addressed Committee advising that Gagnon Walker Domes Ltd. act as planning consultants to Rotary Glen and that they have been working closely with Mr. Condello as well as Thomas Kestelic from Branthaven on the applications before Committee. Mr. De Nardis advised that they have had an opportunity to



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review the staff reports and comments from the Region of Peel and Credit Valley Conservation and support the recommendations.

Mr. De Nardis explained that the density and environmental concerns being raised are separate and distinct from the applications before the Committee today. He confirmed that Rotary does have a development application that is in process noting that the application is not before Committee today but rather the applications before the Committee are for easements only noting that the proposed access and stormwater outfall easements are situated on private lands, not on City owned lands. He expressed that approval of the stormwater outfall has gone through a detailed engineering and environmental review process noting that the authorities are satisfied with both of those.

Mr. De Nardis explained that the 2019 Council endorsed tertiary plan contemplated private laneways and reciprocal easements between the Rotary and Branthaven Lands. He noted that the consent application delineates those limits commenting that with the Branthaven Lands application the appropriate time to legalize the access is now.

Committee acknowledged receipt of a letter dated September 30, 2021 from Loopstra Nixon LLP detailing concerns with Applications B-2021-0021 and B-2021-0022.

Committee advised that the planning process and public consultation meeting is separate from the process for the applications before the Committee of Adjustment for easements.

Mr. De Nardis explained that the Branthaven lands are designated for medium density residential use as approved by the Local Planning Appeal Tribunal in 2018. He expressed that the lands are designated and zoned for townhouse uses. Mr. De Nardis added that with respect to the application for the Rotary Lands a public meeting was held on September 13 noting that there will be additional consultation with the public in the near future. He commented that the applications before the Committee have no bearing on what is happening with that application.

Mr. Condello explained that the lands have gone through a land use planning process to re-zone the lands to facilitate development of townhouses. He stated that they have worked with staff and CVC and advanced a site plan application noting that the engineering solutions and recommendations meet the design criteria to facilitate that permit process.

Committee was informed that City of Brampton planning staff had no objection to the approval of applications B-2021-0021 and B-2021-0022 from a planning land use perspective with conditions. Staff explained that planning for the sites started in May, 2016 and went through a public meeting where the residents had the opportunity to attend and express themselves.

Staff explained that there was an appeal to the Ontario Municipal Board adding that in the meantime a process for preparing a tertiary plan for the whole area, including this property was completed and Council approved in October, 2019. Staff explained that while the

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review process at the tribunal continued a site plan application was submitted in March, 2020 and reviewed by the City, the Region of Peel and the Credit Valley Conservation with a number of studies addressing issues. Staff shared that a neighbour to the east sent an e-mail that he had some concerns similar to those expressed by the neighbours today with an emphasis on the impact on the tree cover caused by the stormwater management

Committee expressed that the proposed development started in 2016 and is going through the full process explaining that today the Committee is dealing with easements only. Committee reference the commenting letter from CVC and inquired if a condition should be included regarding fees for CVC.

Staff requested that an additional condition be included in both applications in accordance with the comments outlined in the letter dated October 1, 2021 from CVC.

Committee noted that all parties are trying to work together and sought confirmation on the stormwater management aspect. Staff responded that the applications for easements will not result in an approval for construction noting that the development approval process is going on simultaneously and will be concluded based on approval of various studies and technical matters. It was staff's submission that the applications for easements can be decided separately.

Committee posed a question inquiring if the easements for both developments are approved would there be changes coming that would incorporate the neighbouring properties.

Mr. De Nardis responded that the access in favour of the Rotary Lands over the Branthaven Lands is considered fixed and is not going to change. Mr. De Nardis explained that there is an expectation that there will be a similar easement over the Rotary Lands travelling east west over their lands to facilitate residents who live in the Branthaven Lands to go over their lands. He added that in terms of the stormwater easement to the south the CVC is the governing authority who are satisfied with the technical work that has been done to date. He summarized that the neighbouring properties to the east will not be negatively impacted.

Following discussion, Mr. Condello indicated that the proposed conditions, as amended, 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: R. Power

Seconded by: A. C. Marques

THAT application B-2021-0021 to create an easement for access purposes in favour of the adjacent property (Rotary Club of Brampton Glen Community Centre) municipally known as 1857 Queen Street West be approved for the following reasons and subject to the following conditions:



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1. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given:
  - a. 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; and
  - b. 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.
2. The Owner shall provide confirmation that the private easement has been created and registered on title in perpetuity.
3. The Owner shall provide the \$725 review fee to Credit Valley Conservation, as indicated in their letter dated October 1, 2021.

### 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

Moved by: R. Power

Seconded by: A. C. Marques

THAT application B-2021-0022 to create an easement for stormwater management outfall in favour of the adjacent property (Branthaven Queen Street West Inc.) municipally known as 1817 and 1831 Queen Street West be approved for the following reasons and subject to the following conditions:

1. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given:
  - a. 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; and
  - b. 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.

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2. The Owner shall provide confirmation that the private easement has been created and registered on title in perpetuity;
3. The Owner shall provide the \$725 review fee to Credit Valley Conservation, as indicated in their letter dated October 1, 2021.

### 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-2021-0190

ROBERT CIARDULLO AND SALVATORE CIARDULLO

216 RUTHERFORD ROAD SOUTH

PART OF LOT 3, CONCESSION 2 E.H.S., WARD 3

The applicant is requesting the following variance(s):

1. To permit motor vehicle sales, rentals and leasing as an accessory use to the exiting motor vehicle repair and body shop whereas the by-law does not permit the use;
2. To permit two parking spaces in the front yard to be used for outdoor storage display area of vehicles for sale whereas the by-law does not permit outdoor storage in the front yard;
3. To permit a drive aisle width of 4.09m (13.42 ft.) whereas the by-law requires a minimum drive aisle width of 5.75m (18.86 ft.).



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Mr. Kevin Nunn, Glen Schnarr & Associates Inc, authorized agent for the applicant, presented application A-2021-019 briefly outlining the variances requested while referring to a presentation he had provided. He advised that the site is occupied by a single storey industrial commercial building functioning as an auto body shop with a vacant tenant space with parking at the rear. Mr. Nunn explained that his client is proposing to use the vacant tenant space for an accessory motor vehicle sales establishment advising that the tenant would park and rent a variety of automobiles from the site.

Mr. Nunn advised that the proposed outdoor storage display areas in the front yard will not contain any hazardous materials. He noted that similar variances were granted by the Committee for properties in the surrounding area. Mr. Nunn explained that following discussions with staff a revised site plan was submitted for a drive aisle width which has been increased to 5.16 metres.

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

Staff recommended that the variances be approved, *in part*, since the original request was for a 4.09 metre reduced aisle width and now a revised version reflecting a 5.16 metre aisle width is being requested. Staff explained that the original request is not being supported by staff however the revised 5.16 metres is supported by staff which should be reflected in the notice of decision.

Following discussion, Mr. Nunn 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: D. Colp

THAT application A-2021-0190 to permit motor vehicle sales, rentals and leasing as an accessory use to the existing motor vehicle repair and body shop; to permit two parking spaces in the front yard to be used for outdoor storage display area of vehicles for sale and to permit a drive aisle width of 4.09m (13.42 ft.) be approved, *in part*, 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 parking aisle width reduction be a minimum of 5.16m (16.93 ft.) and that the reduced width only be permitted for the parking aisle located in the front yard;
3. That a revised site plan depicting a modified parking layout be submitted and approved to the satisfaction of the Director of Development Services and that a limited site plan application shall be submitted within 60 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services;

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4. That the outdoor storage display be limited to the parking of vehicles for sale in the areas on the property identified on the sketch attached to the Notice of Decision;
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

### 8.2 **A-2021-0202**

MADHU SHARMA AND SACHIN KUMAR

44 WATERWIDE CRESCENT

LOT 7, PLAN 43M-1963, WARD 5

The applicants are requesting the following variance(s):

1. To permit an existing driveway width of 7.34m (24.08 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);
2. To permit 0.16m (0.52 ft.) of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line;
3. To permit a portion of the path of travel leading to a principle entrance for a second unit having a width of 0.79m (2.59 ft.) 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 principal entrance for a second unit.

Mr. Dilpreet Singh, RDA Designs, authorized agent for the applicant, presented application A-2021-0202 briefly outlining the variances requested.

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

Mr. Singh indicated that the proposed conditions were acceptable.



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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-2021-0202 to permit an existing driveway width of 7.34m (24.08 ft.); to permit 0.16m (0.52 ft.) of permeable landscaping between the driveway and the side lot line; to permit 0.16m (0.52 ft.) of permeable landscaping between the driveway and the side lot line and to permit a portion of the path of travel leading to a principle entrance for a second unit having a width of 0.79m (2.59 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 Notice of Decision;
2. That the existing above grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties shall not be adversely impacted;
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-2021-0203**

MANJEET SINGH RANGI, RAMANDEEP SINGH AND MANJINDER LAIL

8 CANDY CRESCENT

LOT 132, PLAN M-815, WARD 5

The applicants are requesting the following variance(s):

1. To permit an existing driveway width of 8.69m (28.51 ft.) whereas the by-law permits a maximum driveway width of 6.71m (22 ft.);

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2. To permit the existing 0.51m (1.67 ft.) of permeable landscaping between the driveway and the side lot line whereas the by-law requires a minimum 0.6m (1.97 ft.) of permeable landscaping between the driveway and the side lot line.

Mr. Dilpreet Singh, RDA Designs, authorized agent for the applicant, presented application A-2021-0203 briefly outlining the variances requested.

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

Mr. Singh 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. Colp

Seconded by: R. Power

THAT application A-2021-0203 to permit an existing driveway width of 8.69m (28.51 ft.) and to permit the existing 0.51m (1.67 ft.) of permeable landscaping between the driveway and 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 drainage on adjacent properties not be adversely impacted;
3. That there shall be no additional widening of the driveway between the sidewalk and street curb;
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



8.4 **A-2021-0204**

TARANJIT BHANDOL AND HUNNY GAWRI

23 VALLEYSIDE TRAIL

LOT 112, PLAN 43M-1629, WARD 8

The applicants are requesting the following variance(s):

1. To permit four (4) accessory structures (pergola, gazebo/cabana, shed and day bed enclosure) whereas the by-law permits a maximum of two (2) accessory structures;
2. To permit four (4) accessory structures (pergola, gazebo/cabana, shed and day bed enclosure) with a combined gross floor area of 59.31 sq. m (638.41 sq. ft.) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.);
3. To permit an accessory structure (pergola) having a gross floor area of 22.76 sq. m (245 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;
4. To permit an accessory structure (gazebo/cabana) having a gross floor area of 20.81 sq. m (224. 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;
5. To permit an existing accessory structure (shed) having a rear yard setback of 0.19m (0.62 ft.) and a side yard setback of 0.30m (0.98 ft.) whereas the by-law requires a minimum setback of 0.6m (1.97 ft.) to the nearest lot lines.

Mr. Dilpreet Singh, RDA Designs, authorized agent for the applicant, presented application A-2021-0204 briefly outlining the variances requested.

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

Mr. Singh 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. Colp

THAT application A-2021-0204 to permit four (4) accessory structures (pergola, gazebo/cabana, shed and day bed enclosure); to permit four (4) accessory structures (pergola, gazebo/cabana, shed and day bed enclosure) with a combined gross floor area of 59.31 sq. m (638.41 sq. ft.); to permit an accessory structure (pergola) having a gross floor area of 22.76 sq. m (245 sq. ft.); to permit an accessory structure (gazebo/cabana)

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having a gross floor area of 20.81 sq. m (224. sq. ft.) and to permit an existing accessory structure (shed) having a rear yard setback of 0.19m (0.62 ft.) and a side yard setback of 0.30m (0.98 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 Notice of Decision;
2. That roof drainage from the accessory structures shall be directed onto the subject property and drainage on adjacent properties not be adversely impacted;
3. That the proposed pergola and gazebo/cabana and existing day bed enclosure remain of a primarily open style construction and shall not be fully enclosed; and
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

### 8.5 **A-2021-0205**

GURPREET CHHATWAL AND JASJEET CHHATWAL

25 LONGEVITY ROAD

LOT 187, PLAN 43M-2030, WARD 6

The applicants are requesting the following variance(s)

1. To permit an existing deck to encroach into the minimum required rear yard by 4.94m (16.21 ft.), resulting in a rear yard setback of 2.56m (8.39 ft.) to the landing whereas the by-law permits a maximum encroachment of 3.0m (9.84 ft.), resulting in a rear yard setback of 4.5m (14.76 ft.).

Mr. Laxman Patel, authorized agent for the applicant, presented application A-2021- 0205 briefly outlining the variances requested.

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



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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: R. Power

Seconded by: A. C. Marques

THAT application A-2021-0205 to permit an existing deck to encroach into the minimum required rear yard by 4.94m (16.21 ft.), resulting in a rear yard setback of 2.56m (8.39 ft.) to the landing be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. The owner shall obtain a building permit within 60 days of the decision of approval or as extended at the discretion of the Chief Building Official;
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

### 8.6 **A-2021-0206**

SYED IFTIKHAR HUSSAIN SHAH AND HINA SYED

27 LONGEVITY ROAD

LOT 188, PLAN 43M-2030, WARD 6

The applicants are requesting the following variance(s):

1. To permit an existing deck to encroach into the minimum required rear yard by 4.94m (16.21 ft.), resulting in a rear yard setback of 2.56m (8.39 ft.) to the landing whereas the by-law permits a maximum encroachment of 3.0m (9.84 ft.), resulting in a rear yard setback of 4.5m (14.76 ft.).

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Mr. Laxman Patel, authorized agent for the applicant, presented application A-2021-0206 briefly outlining the variances requested.

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. Colp

Seconded by: D. Doerfler

THAT application A-2021-0206 to permit to permit an existing deck to encroach into the minimum required rear yard by 4.94m (16.21 ft.), resulting in a rear yard setback of 2.56m (8.39 ft.) to the landing be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. The owner shall obtain a building permit within 60 days of the decision of approval or as extended at the discretion of the Chief Building Official;
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

### 8.7 **A-2021-0207**

RAVI SHAH AND ANU SHAH

2 TAMMY DRIVE

LOT 263, PLAN 43M-1886, WARD 4

The applicants are requesting the following variance(s):



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1. To permit a 0.05m (0.16 ft.) setback to a proposed below grade entrance whereas the by-law requires a minimum setback of 0.3m (0.98 ft.) to a below grade entrance in a required side yard where a continuous side yard width of not less than 1.2m (3.94 ft.) is provided on the opposite side of the dwelling.

Mr. Srichandra Kurisetti, authorized agent for the applicant, presented application A-2021-0207 briefly outlining the variances requested. Mr. Kurisetti commented that it is a big property with a lot of space to provide access to the rear and would like to maintain the privacy of the owner and the tenant.

Committee noted that there is a side entrance and inquired if it was provided by the builder. Mr. Kurisetti responded that the side door was provided by the builder directly to the garage which leads to a common landing on the main floor and to the basement. He advised that they would like to close this door on the garage for the proposed below grade entrance.

Committee was informed that City of Brampton planning staff was not in support of this application. Staff advised that the proposed stairwell and the below grade entrance is not anticipated to provide adequate space between the dwelling and the side property line to provide adequate access to the rear yard for maintenance or for drainage purposes. Staff explained that the stairwell is proposed to consist of 13 steps leading to an entrance located one storey below ground and the size is not considered to be minor or appropriate.

Committee informed Mr. Kurisetti that if an entrance is proposed at the rear he would not require a variance. Committee suggested a deferral to allow the applicant to revise his drawing and come back before the Committee.

Mr. Kurisetti suggested that he could prepare a grading plan to show proper drainage or introduce a roof over the below grade entrance advising he would defer the application.

Staff advised that the applicant would need a variance for any below grade entrance confirming that a variance is not required for an entrance from the rear yard. Staff explained that the suggestion for the roof in the side yard would also require a variance.

Mr. Kurisetti was receptive to a deferral. Following discussion, Committee reached the following decision:

Moved by: D. Doerfler

Seconded by: A. C. Marques

THAT application A-2021-0207 be deferred to a hearing no later than January 25, 2022.

CARRIED

**APPLICATIONS A-2021-0208 AND A-2021-0209 WERE RELATED AND HEARD CONCURRENTLY**

**8.8     A-2021-0208**

HEART LAKE MAYFIELD INDUSTRIAL GP INC.

20 NEWKIRK COURT

PART OF BLOCK 5, PLAN 43M-2107, PART 6, PLAN 43R-39991, WARD 2

The applicant is requesting the following variance(s):

1. To permit a minimum interior side yard setback of 1.5m (4.92 ft.) whereas the by-law requires a minimum interior side yard setback of 2.0m (6.56 ft.);
2. To permit a retaining wall to be located within the required minimum landscape open space area whereas the by-law does not permit a retaining wall to be located within the required minimum landscape open space area.

**8.9     A-2021-0209**

HEART LAKE MAYFIELD INDUSTRIAL GP INC.

25 NEWKIRK COURT

PART OF BLOCK 6, PLAN 43M-2107, PARTS 7, 16 AND 17, PLAN 43R-39991, WARD 2

The applicant is requesting the following variance(s):

1. To permit a maximum building setback of 45.0 metres from Countryside Drive whereas the by-law permits a maximum building setback of 20.0 metres from Countryside Drive for a lot abutting Heart Lake Road.

Mr. Marc De Nards, Gagnon Walker Domes Ltd., authorized agent for the applicant, presented applications A-2021-0208 and A-2021-0209 briefly outlining the variances requested. Mr. De Nardis informed Committee that a related site plan application is in review advising that recently they made their second site plan application re-submission which reflects the variances and is being processed concurrently with the neighbouring lands to the north.

Committee was informed that City of Brampton planning staff was in support of these applications with conditions. Staff requested an amendment to the conditions to include additional conditions outlined in a letter dated October 1, 2021 from Toronto and Region Conservation Authority.

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



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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. Colp

Seconded by: D. Doerfler

THAT application A-2021-0208 to permit a minimum interior side yard setback of 1.5m (4.92 ft.) and to permit a retaining wall to be located within the required minimum landscape open space area 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 owner finalize site plan approval under City File SPA-2021-0135 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. The owner shall acquire a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed works;
4. The owner shall submit a \$1,155 (*Variance-Minor*) review fee to TRCA (A-2021-0208 and A-2021-0209) as indicated in their letter dated October 1, 2021;
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

Moved by: D. Colp

Seconded by: D. Doerfler

THAT application A-2021-0209 to permit a maximum building setback of 45.0 metres from Countryside Drive be approved for the following reasons and subject to the following conditions:

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1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner finalize site plan approval under City File SPA-2021-0135 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. The owner shall acquire a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed works;
4. The owner shall submit a \$1,155 (*Variance-Minor*) review fee to TRCA (A-2021-0208 and A-2021-0209) as indicated in their letter dated October 1, 2021;
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

### APPLICATIONS A-2021-0210 TO A-2021-0214 WERE RELATED AND HEARD CONCURRENTLY

#### 8.10. A-2021-0210

HEART LAKE HOLDINGS INC, FIERA REAL ESTATE CORE FUND GP INC., FIERA REAL ESTATE CORE FUND LP

10 ECO PARK CLOSE

BLOCK 1, PLAN 43M-2107, PARTS 1, 12, 13, 14, PLAN 43R-39991, WARD 2

The applicant is requesting the following variance(s):

1. To permit a maximum building setback of 19.0 metres from Heart Lake Road and a daylight triangle whereas the by-law permits a maximum building setback 6.0 metres for a corner lot that abuts Heart Lake Road or daylight triangle;



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2. To permit a maximum building setback of 26.0 metres from Eco Park Close whereas the by-law permits a maximum building setback of 6.0 metres for a corner lot that abuts Eco Park Close;
3. To permit an outside storage location in the interior side yard to be visible from a street and lands zoned Open Space or Floodplain whereas the by-law only permits outside storage in the rear yard or interior side yard screened from view from a street and lands zoned Open Space and Floodplain.

8.11. **A-2021-0211**

HEART LAKE HOLDINGS INC, FIERA REAL ESTATE CORE FUND GP INC., FIERA REAL ESTATE CORE FUND LP

10 ECO PARK CLOSE

BLOCK 1, PLAN 43M-2107, PARTS 1, 12, 13, 14, PLAN 43R-39991, WARD 2

The applicant is requesting the following variance(s):

1. To permit an outside storage location in the rear yard to be visible from a street and lands zoned Open Space or Floodplain whereas the by-law only permits outside storage in the rear yard or interior side yard screened from view from a street and lands zoned Open Space and Floodplain.

8.12. **A-2021-0212**

HEART LAKE HOLDINGS INC, FIERA REAL ESTATE CORE FUND GP INC., FIERA REAL ESTATE CORE FUND LP

10 ECO PARK CLOSE

BLOCK 1, PLAN 43M-2107, PARTS 1, 12, 13, 14, PLAN 43R-39991, WARD 2

The applicant is requesting the following variance(s):

1. To permit a minimum landscape open space area of 0.6 metres along any lot line abutting a street, except at approved access and building locations, whereas the by-law requires a minimum 3.0 metre wide landscaped open space along any lot line abutting a street except at approved access and building locations;
2. To permit a retaining wall to be located within the required minimum landscape open space area whereas the by-law does not permit a retaining wall to be located within the required minimum landscape open space area;

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3. To permit an outside storage location in the interior side yard to be visible from a street and lands zoned Open Space or Floodplain whereas the by-law only permits outside storage in the rear yard or interior side yard screened from view from a street and lands zoned Open Space and Floodplain.

8.13. **A-2021-0213**

HEART LAKE HOLDINGS INC, FIERA REAL ESTATE CORE FUND GP INC., FIERA REAL ESTATE CORE FUND LP

10 ECO PARK CLOSE

BLOCK 1, PLAN 43M-2107, PARTS 1, 12, 13, 14, PLAN 43R-39991, WARD 2

The applicant is requesting the following variance(s):

1. To permit an outside storage location in the interior side yard to be visible from a street and lands zoned Open Space or Floodplain whereas the by-law only permits outside storage in the rear yard or interior side yard screened from view from a street and lands zoned Open Space and Floodplain;
2. To permit a minimum landscape open space area of 1.0 metres along any lot line abutting a street, except at approved access and building locations, whereas the by-law requires a minimum 3.0 metre wide landscaped open space along any lot line abutting a street except at approved access and building locations.

8.14. **A-2021-0214**

HEART LAKE HOLDINGS INC, FIERA REAL ESTATE CORE FUND GP INC., FIERA REAL ESTATE CORE FUND LP

10 ECO PARK CLOSE

BLOCK 1, PLAN 43M-2107, PARTS 1, 12, 13, 14, PLAN 43R-39991, WARD 2

The applicant is requesting the following variance(s):

1. To permit a maximum building setback of 16.0 metres from Heart Lake Road or a daylight triangle whereas the by-law permits a maximum building setback of 6.0 metres for a corner lot that abuts Heart Lake Road or daylight triangle;
2. To permit a maximum building setback of 21.0 metres from Eco Park Close whereas the by-law permits a maximum building setback of 6.0 metres for a corner lot that abuts Eco Park Close;
3. To permit a minimum landscape open space area of 1.0 metres along any lot line abutting a street, except at approved access and building locations, whereas the by-law



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requires a minimum 3.0 metre wide landscaped open space along any lot line abutting a street except at approved access and building locations;

4. To permit a retaining wall to be located within the required minimum landscape open space area whereas the by-law does not permit a retaining wall to be located within the required minimum landscape open space area;
5. To permit an outside storage location in the interior side yard to be visible from a street and lands zoned Open Space or Floodplain whereas the by-law only permits outside storage in the rear yard or interior side yard screened from view from a street and lands zoned Open Space and Floodplain.

Mr. Marc De Nardis, Gagnon Walker Domes Ltd., authorized agent for the applicant, presented application A-2021-0210 to A-2021-0214 briefly outlining the variances requested. Mr. De Nardis advised that these applications are being processed concurrently with a larger site plan application. He noted that more recently they made their second submission and is hopeful that both site plan applications will be approved before the end of the year.

Staff requested an amendment to the conditions to include additional conditions outlined in a letter dated October 1, 2021 from Toronto and Region Conservation Authority.

Mr. De Nardis 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: D. Colp

Seconded by: D. Doerfler

THAT application A-2021-0210 to permit a maximum building setback of 19.0 metres from Heart Lake Road and a daylight triangle; to permit a maximum building setback of 26.0 metres from Eco Park Close and to permit an outside storage location in the interior side yard to be visible from a street and lands zoned Open Space or Floodplain 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 outside storage be limited to the parking of trailers in the areas on the property identified on the sketch attached to the Notice of Decision;
3. The owner finalize site plan approval under City File SPA-2021-0134 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;

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4. The owner shall acquire a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed works;
5. The owner shall submit a \$1,155 (*Variance-Minor*) review fee to TRCA as indicated in their letter dated October 1, 2021 pertaining to applications A-2021-0210 to A-2021-0214;
6. 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

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0211 to permit an outside storage location in the rear yard to be visible from a street and lands zoned Open Space or Floodplain be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the outside storage be limited to the parking of trailers in the areas on the property identified on the sketch attached to the Notice of Decision;
3. That the owner finalize site plan approval under City File SPA-2021-0134 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. The owner shall acquire a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed works;
5. The owner shall submit a \$1,155 (*Variance-Minor*) review fee to TRCA as indicated in their letter dated October 1, 2021 pertaining to applications A-2021-0210 to A-2021-0214;
6. 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

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0212 to permit a minimum landscape open space area of 0.6 metres along any lot line abutting a street, except at approved access and building locations; to permit a retaining wall to be located within the required minimum landscape open space area and to permit an outside storage location in the interior side yard to be visible from a street and lands zoned Open Space or Floodplain be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the outside storage be limited to the parking of trailers in the areas on the property identified on the sketch attached to the Notice of Decision;
3. That the owner finalize site plan approval under City File SPA-2021-0134 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. The owner shall acquire a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed works;
5. The owner shall submit a \$1,155 (*Variance-Minor*) review fee to TRCA as indicated in their letter dated October 1, 2021 pertaining to applications A-2021-0210 to A-2021-0214;
6. 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

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Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0213 to permit permit an outside storage location in the interior side yard to be visible from a street and lands zoned Open Space or Floodplain and to permit a minimum landscape open space area of 1.0 metres along any lot line abutting a street, except at approved access and building locations be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the outside storage be limited to the parking of trailers in the areas on the property identified on the sketch attached to the Notice of Decision;
3. That the owner finalize site plan approval under City File SPA-2021-0134 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. The owner shall acquire a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed works;
5. The owner shall submit a \$1,155 (*Variance-Minor*) review fee to TRCA as indicated in their letter dated October 1, 2021 pertaining to applications A-2021-0210 to A-2021-0214;
6. 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

Moved by: R. Power

Seconded by: D. Doerfler

THAT application A-2021-0214 to permit permit a maximum building setback of 16.0 metres from Heart Lake Road or a daylight triangle; to permit a maximum building setback of 21.0 metres from Eco Park Close; to permit a minimum landscape open space area of 1.0 metres along any lot line abutting a street, except at approved access and building locations; to permit a retaining wall to be located within the required minimum landscape open space area and to permit an outside storage location in the interior side yard to be



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visible from a street and lands zoned Open Space or Floodplain be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the outside storage be limited to the parking of trailers in the areas on the property identified on the sketch attached to the Notice of Decision;
3. That the owner finalize site plan approval under City File SPA-2021-0134 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
4. The owner shall acquire a TRCA permit pursuant to Ontario Regulation 166/06 for the proposed works;
5. The owner shall submit a \$1,155 (*Variance-Minor*) review fee to TRCA as indicated in their letter dated October 1, 2021 pertaining to applications A-2021-0210 to A-2021-0214;
6. 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

### 8.15. **A-2021-0215** (*Item deferred as discussed during procedural matters*)

2805939 ONTARIO INC.

190 BOVAIRD DRIVE WEST

PART OF LOT 11, CONCESSION 1 W.H.S, PARTS 1 AND 2, PLAN 43R-33852, WARD 2

The applicant is requesting the following variance(s):

1. To permit a front yard setback of 13.65 metres to Ironside Drive whereas the by-law requires a minimum setback of 22.0 metres;

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2. To permit 339 parking spaces whereas the by-law requires a minimum of 408 parking spaces;
3. To permit two (2) transformers having setbacks of 17.43 metres and 12.0 metres to the front lot line whereas the by-law requires a minimum front yard setback of 22.0 metres.

### 8.16. **A-2021-0216**

WATOCAN HOLDINGS LIMITED

456 VODDEN STREET EAST, UNIT 10

BLOCK 213, PLAN M-820, WARD 7

The applicant is requesting the following variance(s):

1. To permit a commercial school (tutoring services) to operate from Unit 10 whereas the by-law does not permit a commercial school.

Mr. Roland Tracy, Trancon Services Inc., authorized agent for the applicant, presented application A-2021-0216 briefly outlining the variance requested.

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

Mr. Tracy 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-2021-0216 to permit a commercial school (tutoring services) to operate from Unit 10 be approved for the following reasons and subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the Commercial School (tutoring servicing) be restricted to operate from Unit 10;
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:



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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

### 8.17. A-2021-0217

HARJINDER KAINTH

30 SNOWDROP PLACE

LOT 34, PLAN 43M-1901, WARD 10

The applicant is requesting the following variance(s):

1. To permit an existing accessory structure (shed) with a gross floor area of 30.9 sq. m (322.60 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;
2. To permit an existing accessory structure (gazebo) with a gross floor area of 15.3 sq. m (164.69 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;
3. To permit 2 existing accessory structures having a combined gross floor area of 46.2 sq. m (497.29 sq. ft.) whereas the by-law permits a maximum combined gross floor area of 20 sq. m (215.28 sq. ft.) for 2 accessory structures.

Mr. Parampal Dhillon, authorized agent for the applicant, presented application A-2021-0217 briefly outlining the variances requested. He commented that he was unaware that the two as-built sheds were not permitted.

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

Mr. Dhillon 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. Colp

Seconded by: A. C. Marques

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THAT application A-2021-0217 to permit an existing accessory structure (shed) with a gross floor area of 30.9 sq. m (322.60 sq. ft.); to permit an existing accessory structure (gazebo) with a gross floor area of 15.3 sq. m (164.69 sq. ft.) and to permit 2 existing accessory structures having a combined gross floor area of 46.2 sq. m (497.29 sq. 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 Notice of Decision;
2. That roof drainage from the accessory structures shall be directed onto the subject property and drainage on adjacent properties not be adversely impacted;
3. The owner shall obtain a building permit for both accessory structures within 60 days of the decision of approval or as extended at the discretion of the Chief Building Official;
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

### 9. **DEFERRED MINOR VARIANCE APPLICATIONS**

None

### 10. **Adjournment**

Moved by: D. Colp

Seconded by: A. C. Marques

That the Committee of Adjustment hearing be adjourned at 10:54 a.m. to meet again on Tuesday, October 26, 2021.

CARRIED