

#### Public Notice

#### **Committee of Adjustment**

APPLICATION # A-2021-0062 WARD 9

#### **APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **NEAMSBY INVESTMENTS INC.** under Section 45 of the <u>Planning Act</u>, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHER EAS the property involved in this application is described as Block 222, Plan 43M-2103 located on a street municipally known as **GRASSBANK ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance associated with a proposed Townhouse Block:

1. To permit a building height of 11.5m (37.73 ft.) whereas the by-law permits a maximum building height of 10.6m (34.78 ft.).

#### OTHER PLANNING APPLICATIONS:

The land which is subject o	of this application is	the subject of an application under the Planning Act for:
Plan of Subdivision:	NO	File Number:
Application for Consent:	NO	File Number:

broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS. If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

#### PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 8th day of April, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer Committee of Adjustment, City Clerk's Office, Brampton City Hall 2 Wellington Street West, Brampton, Ontario L6Y 4R2 Phone: (905)874-2117

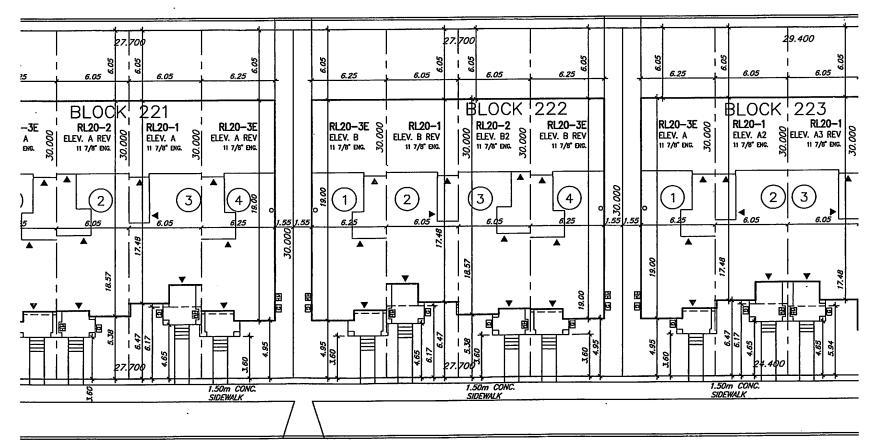
Fax: (905)874-2119 jeanie.myers@brampton.ca

Building Height Proposed – 11.5m
Building Height Permitted – 10.6m

BONSALLO LANE BLOCK 271 (LANE)

BLOCK 271 (LANE)

BLOCK 271 (LA



GRASSBANK ROAD

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Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

## Electronic Hearing Procedures How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

#### How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than 4:30 pm, Thursday, April 15, 2021.
- Advance registration for applicants, agents and other interested persons is required to
  participate in the electronic hearing using a computer, smartphone or tablet by emailing the
  Secretary—Treasurer at <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a> by
  4:30 pm, Friday, April 16, 2021.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by Friday, April 16, 2021. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx or http://video.isilive.ca/brampton/live.html.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

### Flower City



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

FILE NUMBER: A-

A-2021-0062

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

# APPLICATION Minor Variance or Special Permission

(Please read Instructions)

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

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

	lile Flamin	ng Act, 1990, for relief as describ	ed in this application	I IIOIII By-L	aw 270-2004.	
1.	Name of Owner(s) Neamsby Investments Inc. c/o Remington Group Inc.					
	Address	7501 Keele Street, Suite 100				
		Concord, ON L4K 1Y2				
		attn: Emma Barron				
	Phone #	905 761-8200 Ext 2258		Fax #	905 761-8201	
	Email	ebarron@remingtongroupinc.com				
2.	Name of	Agent KLM Planning Partners	Inc.			
	Address	64 Jardin Drive, Unit 1B				
		Concord, ON L4K 3P3				
	22	attn: Keith MacKinnon, MCIP, R	PP and Lauren Dyne			
	Phone #	905.669.4055 (ext. 234)	_	Fax #		
	Email	kmackinnnon@klmplanning.com / ldynes	@klmplanning.com	_		
_						
3.	Nature ar	d extent of relief applied for (va	riances requested	):		
	A varian	ce is requested to allow an	ncrease in permi	tted heia	ht for the propos	sed
		se blocks on Block 222. The				
		rampton's Zoning By-law 27				
		ng a permitted height of 11.				00 10
	requesti	ig a permitted neight of 11.	o metres for the e	oubject L	arius.	
4.	Why is it	not possible to comply with the	provisions of the l	nv-law?		
	losses const					
		ing By-law cannot be compl				
		nitted height. The requested				
	each blo	ck and the definition of how	height is measur	red, maki	ng it difficult to a	comply with
	the stan	dard. As such a variance is	required to acco	mmodate	the proposed t	ownhouse
	designs.		(4)		4x 340	
5.	Legal Des	scription of the subject land:				
		er Block 222, Plan 43M-2103				
		ber/Concession Number	Concession 4			
	Municipa	Address Grassbank Road				
				7		
6.	Dimensio	n of subject land ( <u>in metric unit</u>	rs)			
	Frontage					
	Depth	30 m				
	Area	831 m2				
7.	Access to	the subject land is by:				
		I Highway		Seasonal	Road	
		Road Maintained All Year	7	Other Pul	olic Road	
		ght-of-Way		Water	- 199 P.	

Particulars of all buildings and structures on or proposed for the subject

8.

		on the subject land: List all structures (dwelling, shed, gazebo, etc.)
Vacant res	idential land	
	BUILDINGS/STRUCTURES with 4 units p	•
	rea of 451.60 m2	noposeu
- Height 10	.82 m	
- 3 storeys	- Ground, Main, Upper	
Location	of all buildings and	structures on or proposed for the subject lan
(specify o	listance from side, re	ear and front lot lines in <u>metric units</u> )
EXISTING		
Front yard s	etback N/A	
Rear yard se		
Side yard se		
Side yard se	tback N/A	
PROPOSED Front yard s	ethack 4.95m	
Rear yard se		
Side yard se		10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Side yard se	tback 1.55m	
Date of Acqu	uisition of subject land:	<del>Unknown</del> - 1998
Date of Acqu	isition of subject land.	OUKLOWI. 1990
Existing use	s of subject property:	Vacant Residential
Proposed us	ses of subject property:	Residential - Townhouse Block
Existing use	s of abutting properties:	Vacant Residential, Vacant Institutional
Date of cons	truction of all buildings &	structures on subject land: N/A - Vacant
Length of tin	ne the existing uses of the	subject property have been continued: Unknown 7 year
	supply is existing/proposed	4 <b>?</b>
What water		
What water s Municipal Well		Other (specify)
Municipal Well	e disposal is/will be provid	
Municipal Well		
Municipal Well What sewag Municipal Septic What storm		led? Other (specify)
Municipal Well What sewag Municipal Septic	e disposal is/will be provid	led? Other (specify)

Yes   No	17.	Is the subject property the subject of subdivision or consent?	f an application under	the Planning Act, for approval of a plan of		
18. Has a pre-consultation application been filed?  Yes						
18. Has a pre-consultation application been filed?  Yes		If answer is yes, provide details:	File # 21T-11006B	Status Approved		
19. Has the subject property ever been the subject of an application for minor variance?  Yes	18.	Has a pre-consultation application be	en filed?			
Ves		Yes No 🗸				
Ves	19.	Has the subject property ever been th	e subject of an applic	ation for minor variance?		
File # Decision Relief File # Decision Relief File # Decision Relief File # Decision Relief Relief  Authorized Agent  DATED AT THE TOWN OF AUTOR  THIS 12th DAY OF MARCH , 2021  IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICATION IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.  I, Lauren Dynes OF THE TOWN OF AUTORS  IN THE FOWN OF AUTORS  AUTORS  AUTORS  AUTORS  AUTORS  AUTORS  AUTORS  SOLEMNLY DECLARE THAT:  AUTORS  SOLEMNLY DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.  DECLARED BEFORE ME AT THE  CITY OF VAUTHORS  AND AUTORS  FOR OFFICE USE ONLY  Present Official Plan Designation:  Present Formation Authorized Agent  Submit by Email  FOR OFFICE USE ONLY  Present Cofficial Plan Designation:  Present Zoning By-law Classification:  R3E-6-2372  This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.  BANKER  March 25, 2021  Date		—				
File # Decision Relief		If answer is yes, provide details:				
Signature of Applicant(s) or Authorized Agent  DATED AT THE TOWN OF AUTOR  THIS 12th DAY OF MAICH . 2021  IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICATION IS SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.  I, Lauren Dynes . OF THE TOWN OF AUTORA  IN THE TOWN OF AUTORA  SOLEMNLY DECLARE THAT:  ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.  DECLARED BEFORE ME AT THE  CITY OF VALUED OF SIGNATURE OF SIGNATUR		File # Decision		Relief		
DATED AT THE TOWN OF Aurora  THIS 12th DAY OF March , 2021  IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.  I. Lauren Dynes		Pile # Decision		Relief		
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THIS 12th DAY OF March	DATE	EDAT THE TOWN		e of Appligant(s) or Authorized Agent		
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Present Official Plan Designation:  Present Zoning By-law Classification:  This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.   L Barbuto  Zoning Officer  Present Zoning Designation:  R3E-6-2372  R3E-6-2372  March 25, 2021  Date	1	for KLM Planning Partners Inc. Expires January 22, 2023.				
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L Barbuto		Present Zoning By-law Classification:		R3E-6-2372		
Zoning Officer Date	This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.					
Zoning Officer Date		L Barbito		march 25, 2021		
DATE RECEIVED HARCH 23, 2021						
	DATE RECEIVED HARCH 23 2021					
Date Application Deemed Complete by the Municipality MARCH 25, 2021		Date Application Deemed		Revised 2020/01/07		



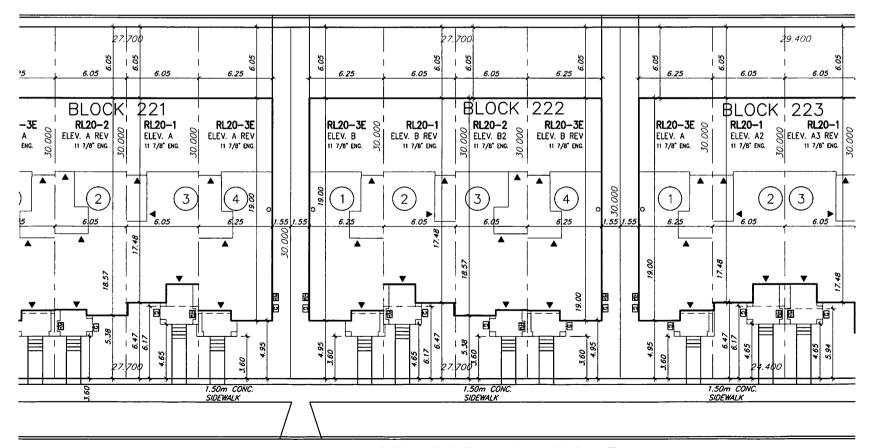
Building Height Proposed – 11.5m

Building Height Permitted – 10.6m

BONSALLO LANE BLOCK 271 (LANE)

BLOCK 271 (LANE)

BLOCK 271 (LA



GRASSBANK ROAD

REMINGTON HOMES





