



APPLICATION FOR MINOR VARIANCE

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

AND WHEREAS the property involved in this application is described as Block 223, 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 of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO
Application for Consent: _____ NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, April 20, 2021 at 9:00 A.M. by electronic meeting 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

BONSALLO LANE
BLOCK 271 (LANE)



MICHENER DRIVE



9	*	The undersigned has reviewed and takes responsibility for this design.	
8	*	This design complies with all applicable building codes and regulations set out in the Ontario Building Code to be a designer.	
7	*	Qualification Information	
6	*	Willingham Joe-Regina <i>J. Regina</i> 25591	
5	*	Registration Information	
4	*	VAS Design Inc. 42658	
3	*	Publicly available details of projects listed below have been reviewed and approved by other services. The undersigned does not intend to include them in this project.	
2	*	Other publicly available details of projects listed below have been reviewed and approved by other services. The undersigned does not intend to include them in this project.	
1	* ISSUED FOR PERMIT.		
no.	description	date	by

All drawings, specifications, related documents and designs are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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 cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca 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 cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. 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.



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

APPLICATION**Minor Variance or Special Permission**

(Please read Instructions)

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

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

1. **Name of Owner(s)** 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

attn: Keith MacKinnon, MCIP, RPP and Lauren Dynes

Phone # 905.669.4055 (ext. 234)

Fax # _____

Email kmackinnon@klmplanning.com / ldynes@klmplanning.com

3. **Nature and extent of relief applied for (variances requested):**

A variance is requested to allow an increase in permitted height for the proposed townhouse blocks on Block 223. The maximum permitted height in Section 16.1.2 of the City of Brampton's Zoning By-law 270-2004 is 10.6 metres. The Minor Variance is requesting a permitted height of 11.5 metres for the Subject Lands.

4. **Why is it not possible to comply with the provisions of the by-law?**

The Zoning By-law cannot be complied with as the proposed Townhouse Block exceeds the permitted height. The requested height variance is due to the grade differences for each block and the definition of how height is measured, making it difficult to comply with the standard. As such a variance is required to accommodate the proposed townhouse designs.

5. **Legal Description of the subject land:**

Lot Number Block 223, Plan 43M-2103

Plan Number/Concession Number _____

Concession 4

Municipal Address Grassbank Road

6. **Dimension of subject land (in metric units)**

Frontage 24 m

Depth 25 m

Area 610 m2

7. **Access to the subject land is by:**

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Vacant residential land

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Block of townhouses with 4 units proposed
- Building area of 451 m²
- Height 11.5 m
- 3 storeys - Ground, Main, Upper

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

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

PROPOSED

Front yard setback	3.88m
Rear yard setback	6.05m
Side yard setback	1.55m
Side yard setback	3.40m

10. Date of Acquisition of subject land: Unknown 1998
11. Existing uses of subject property: Vacant Residential
12. Proposed uses of subject property: Residential - Townhouse Block
13. Existing uses of abutting properties: Vacant Residential, Vacant Institutional
14. Date of construction of all buildings & structures on subject land: N/A - Vacant
15. Length of time the existing uses of the subject property have been continued: Unknown 7 years

16. (a) What water supply is existing/proposed?

Municipal ☒ Other (specify) _____
Well ☐

- (b) What sewage disposal is/will be provided?

Municipal ☒ Other (specify) _____
Septic ☐

- (c) What storm drainage system is existing/proposed?

Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # 21T-11006B

Status Approved

18. Has a pre-consultation application been filed?

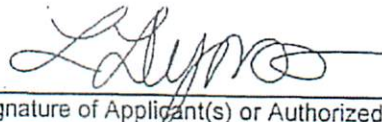
Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____



Signature of Applicant(s) or Authorized Agent

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, OF THE Town OF Aurora
IN THE Region OF York SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Vaughan
IN THE Region OF
York THIS 12 DAY OF
March, 2021



Signature of Applicant or Authorized Agent

Submit by Email

Keith Andrew Kenneth MacKinnon,
a Commissioner of the Planning Board of Ontario
for KLM Planning Partners Inc.
Expires January 22, 2023.

FOR OFFICE USE ONLY

Present Official 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.

L Barbuto

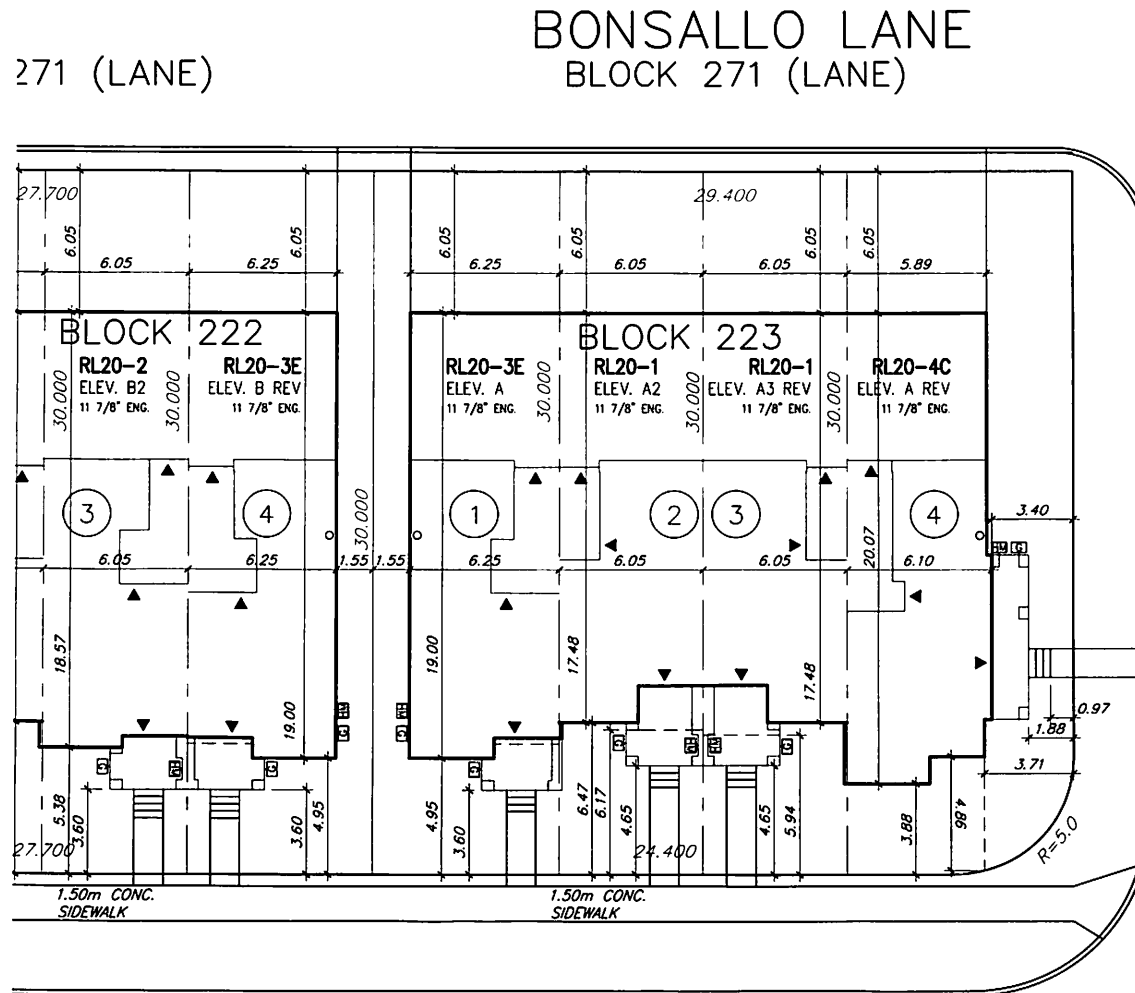
Zoning Officer

march 25, 2021

Date

DATE RECEIVED MARCH 23, 2021

Date Application Deemed Complete by the Municipality MARCH 25, 2021



271 (LANE)

BONSALLO LANE
BLOCK 271 (LANE)

MICHENER DRIVE

GRASSBANK ROAD

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

<p>project name REMYNTON HOMES</p>		<p>project no. BLOCK 223</p>	
<p>location COUNTRYSIDE</p>		<p>registered plan no. 16035</p>	
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<p>drawn by RC</p>		<p>drawn by RC</p>	
<p>checked by RC</p>		<p>checked by RC</p>	
<p>date OCT 2020</p>		<p>date 1:250</p>	
<p>scale 1:250</p>		<p>scale 1:250</p>	
<p>drawn by RC</p>		<p>drawn by RC</p>	
<p>checked by RC</p>		<p>checked by RC</p>	
<p>date OCT 2020</p>		<p>date 1:250</p>	
<p>scale 1:250</p>		<p>scale 1:250</p>	
<p>drawn by RC</p>		<p>drawn by RC</p>	
<p>checked by RC</p>		<p>checked by RC</p>	
<p>date OCT 2020</p>		<p>date 1:250</p>	
<p>scale 1:250</p>		<p>scale 1:250</p>	
<p>drawn by RC</p>		<p>drawn by RC</p>	
<p>checked by RC</p>		<p>checked by RC</p>	
<p>date OCT 2020</p>		<p>date 1:250</p>	

PRELIMINARY
NOT FOR CONSTRUCTION
For Discussion Purposes

BUILDING AREA:
4845 S.F. (450.12 m²)

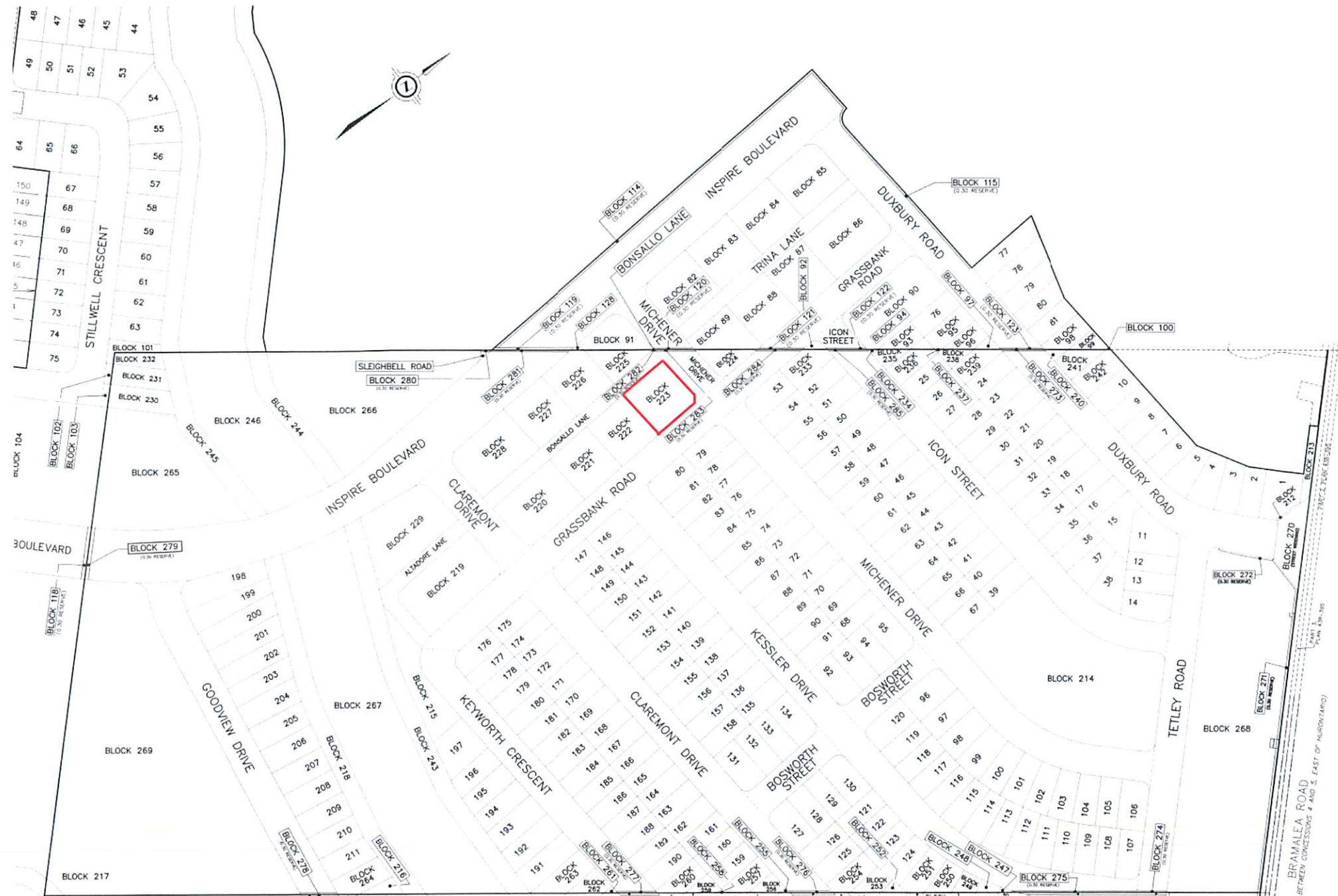


NO.	REVISION	DATE
1	ISSUED FOR CLIENT REVIEW	2024-12-31

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REMINGTON HOMES
COUNTRYSIDE TOWNS
BRAMPTON, ONTARIO
BLOCK 223
3/4

BLOCK 223



 Subject Lands

A-2021-0059
TO
A-2021-0068

