



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **NEAMSBY INVESTMENTS INC. AND PATILDA CONSTRUCTION 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 Part of Block 226, Plan 43M-2103 and Part of Block 91, Plan 43M-2104 located on a street municipally known as **INSPIRE BOULEVARD**, 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	File Number: _____
Application for Consent: _____	NO	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](mailto:jeanie.myers@brampton.ca)



no.	description	date	by
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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 [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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



brampton.ca

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

FILE NUMBER: A-2021-0065

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. and Patilda Construction Inc. c/o DG Group  
**Address** 7501 Keele Street, Suite 100 Concord, ON L4K 1Y2 attn: Emma Barron  
30 Floral Parkway, Concord ON L4K 4R1 attn: Darren Steedman

**Phone #** 905 761-8200 Ext 2258 / 905-669-5571 **Fax #** 905 761-8201 / 905-669-2134  
**Email** ebarron@remingtongroupinc.com / dsteedman@dggroup.ca

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 226. 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 226, Part of Lot 40 Block 226, Plan 43M-2013 and Block 91, Plan 43M-2104

**Plan Number/Concession Number** Concession 4

**Municipal Address** Inspire Boulevard

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

**Frontage** 27 m

**Depth** 30 m

**Area** 831 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 4.95m

Rear yard setback 6.05m

Side yard setback 1.55m

Side yard setback 1.55m

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?

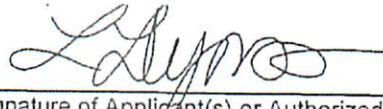
Yes ☐ No ☒

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 Province of Ontario  
for KCM 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

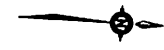
Zoning Officer

march 25, 2021

Date

DATE RECEIVED MARCH 23, 2021

Date Application Deemed Complete by the Municipality MARCH 25, 2021

[illegible]



PRELIMINARY  
NOT FOR CONSTRUCTION  
For Discussion Purposes

BUILDING AREA:  
4863 S.F. (451.79 m<sup>2</sup>)



DATE	1/12/21
BY	WJ
CHECKED FOR CLIENT REVIEW	1/12/21
DATE	1/12/21
BY	WJ

As shown, these drawings are for discussion purposes only. They are not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The drawings are not to be used for any other purpose without the written consent of the designer.

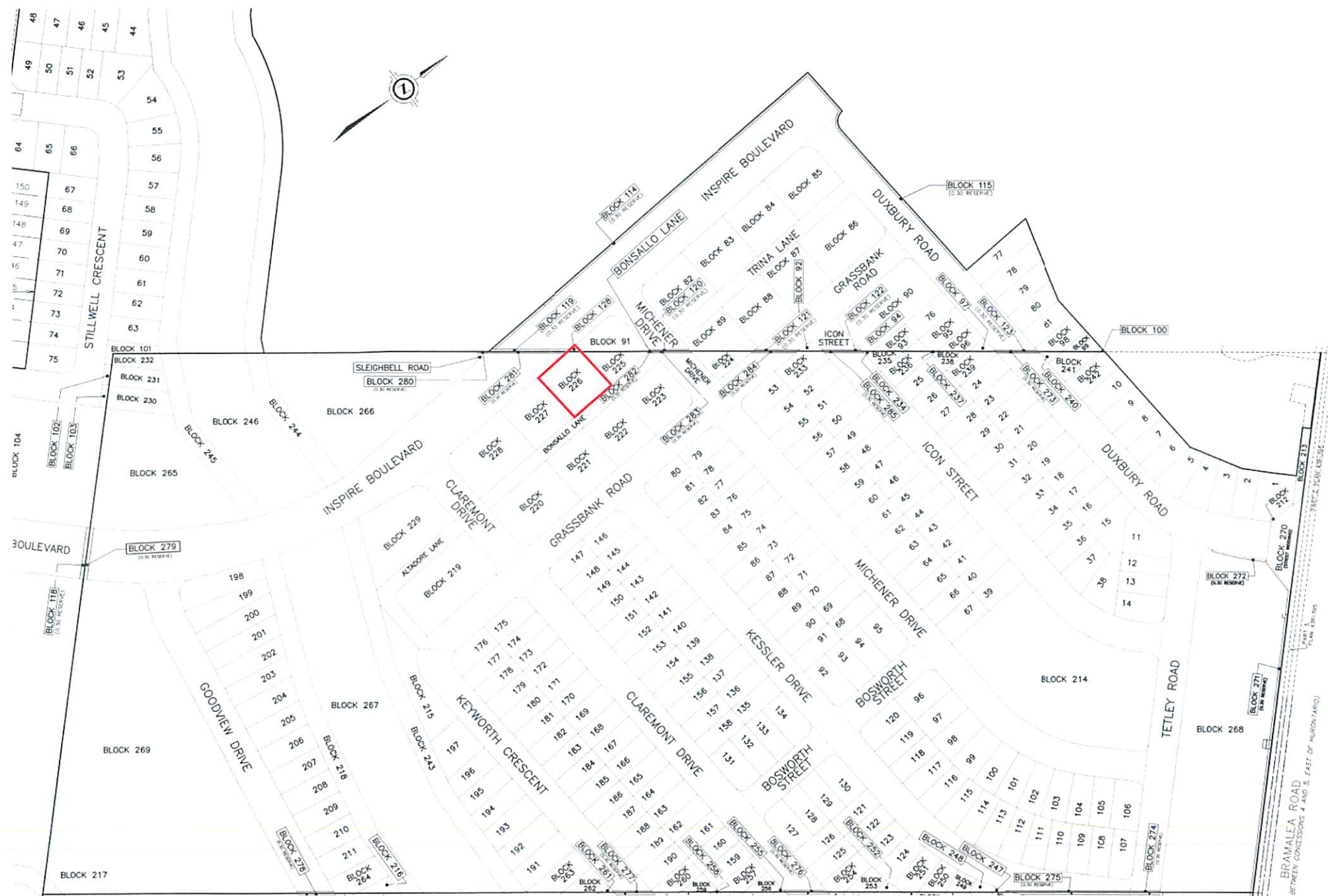
**VAD**  
DESIGN  
3004 Wilson Avenue  
Toronto, ON M5S 1S8  
1 416 630 2225  
1 416 630 4782  
vad@vaddesign.com

As shown, these drawings are for discussion purposes only. They are not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The drawings are not to be used for any other purpose without the written consent of the designer.

REMINGTON HOMES  
COUNTRYSIDE TOWNS  
BRAMPTON, ONTARIO  
BLOCK 226  
BLOCK ELEVATIONS  
3/4

BLOCK 226





  
Subject Lands

A-2021-0068

