



**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 219, Plan 43M-2103 located on a street municipally known as **KEYWORTH CRESCENT**, 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.**

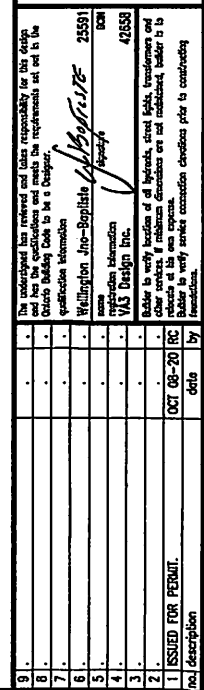
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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](mailto:jeanie.myers@brampton.ca)

CLAREMONT DRIVE



**V3**  
**DESIGN**  
1255 Consumers Rd Suite 101  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4163  
va3design.com

<b>BLOCK 219</b>	<b>REMINGTON HOMES</b>	<b>COUNTRYSIDE</b>	<b>BRAMPTON</b>	<b>project no.</b> 160335	<b>lot/block no.</b> registered plan no.
<b>BLOCK SITING &amp; GRADING</b>			<b>manipulation</b>	<b>project no.</b> 160335	<b>drawing no.</b> <b>1</b>
<b>date</b> OCT 2020	<b>drawn by</b> RC	<b>scale</b> 1:250	<b>for notes</b> SP-PUBLIC MEETING		
<b>revision</b> RC	<b>checked by</b> RC	<b>notes</b> VALUATION DATA 16033-SP - PUBLIC MEETING.dwg - Mon - Mar 22 2021 - 7:50 PM	<b>for notes</b> SP-PUBLIC MEETING		

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.



KLM File: P-2033

March 23<sup>rd</sup>, 2021

A-2021-0059 to A-2021-0068

City of Brampton Committee of Adjustment  
2 Wellington Street West  
City Hall, 3<sup>rd</sup> Floor  
Brampton, ON L6Y 4R2

**Attention:** Jeanie Myers, Secretary-Treasurer, Committee of Adjustment

**Re:** Minor Variance Application Submissions

**Registered Owner of Property:** Neamsby Investments Inc. c/o Remington Group Inc. and Patilda Construction Inc.

**Legal Description:** Blocks 219, 220, 221, 222, 223, 227, 228, and 229, Plan 43-2103; Block 225, Plan 43M-2103 / Block 91, Plan 43M-2104; and Block 226, Plan 43M-2103 / Block 128, Plan 43M-2104, City of Brampton Regional Municipality of Peel

**Related Applications:** 21T-11006B and C04E16.003

Dear Ms. Myers,

KLM Planning Partners Inc. is pleased to submit the following ten (10) Minor Variance Applications on behalf of our client, Neamsby Investments Inc. The Subject Lands are Blocks 219, 220, 221, 222, 223, 225, 226, 227, 228, and 229, Plan 43M-2103. Block 225 will be combined with Block 91 on the adjacent plan of subdivision (43M-2104) and Block 226 will be combined with Block 128, Plan 43M-2104. These lands are located on the west side of Bramalea Road, between Countryside Drive and Mayfield Road and on the south side of the future construction of Inspire Boulevard.

Applications for Draft Plan of Subdivision and an amendment to the Zoning By-law 270-2004, as amended, were submitted and have been subsequently approved by the City of Brampton and the Ontario Municipal Board to implement the proposed development on the Blocks subject to these Minor Variance Applications. For reference, the City's Draft Plan of Subdivision File Number is 21T-11006B and the Zoning By-law Amendment File Number is C04E16.003, the approved Zoning By-law is 63-2014.

A variance is requested for the above noted blocks to allow an increase in the maximum permitted height for the proposed townhouse blocks. The current permitted height for Townhouse Dwellings 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 an increase in permitted height for the Blocks to 11.5 metres. In the City of Brampton Zoning By-law, building height is defined as the vertical distance between the established grade, and (a) in the case of a flat roof, the highest point of the roof surface, (b) in the case of a mansard roof, the deck line, or (c) in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

Based on the grading information provided by the owner, each block will have different grades and with the proposed home designs, it will be difficult to comply with the standard. As such a variance is requested to accommodate the proposed townhouse designs.

In regard to Section 45(1) of the Planning Act, the variance meets all four tests of a Minor Variance as explained below.

**1. Is the Application Minor in Nature?**

The Minor Variance Application is a request to increase the permitted height for the proposed townhouse blocks from 10.6 metres to 11.5 metres. The requested increase in height is minor in nature, being only 0.90 metres higher than what the By-law currently permits for the height of a townhouse block. The increase in height is minimal and will not have a negative visual impact on the public realm.

**2. Is the Application an appropriate and desirable use of the land?**

The proposed townhouse dwellings are an appropriate use of the Subject Lands as the use conforms to the Zoning By-law, Official Plan, and Secondary Plan, all expanded upon below. The Draft Plan of Subdivision for the Subject Lands has been approved and includes townhouses in this location.

**3. Is the Application in keeping with the general intent and purpose of the Zoning By-law?**

The City of Brampton Zoning By-law regulates what land uses and building types are permitted on properties within the City. The Minor Variance Application does not require any modification to other zoning variances as the current zoning on site allows for townhouse dwellings as a permitted use.

**4. Is the Application in keeping with the general intent and purpose of the Official Plan?**

The Official Plan is used to manage how the City grows and develops. The Official Plan guides housing, industry, offices and shops, as well as the infrastructure required to support a growing City. The Subject Lands are designated Residential on the City of Brampton Official Plan and Medium Density on the Countryside Villages Secondary Plan, which permits and allows for residential uses on the lands. The City of Brampton is experiencing continued growth in population leading to a need for additional housing. For this reason, the townhouse dwellings on the Subject Lands are keeping with the intent and purpose of the Official Plan by supplying housing to a growing City.

For the above reasons, we can conclude that the requested Minor Variance Applications to increase the permitted height from 10.6 metres to 11.5 metres are appropriate and represent good planning.

In support of these Minor Variance Applications, please find enclosed:

1. A digital copy the Minor Variance Application form for each of the ten (10) Blocks: 219, 220, 221, 222, 223, 227, 228, and 229, Plan 43-2103; Block 225, Plan 43M-2103 / Block 91, Plan 43M-2104; and Block 226, Plan 43M-2103 / Block 128, Plan 43M-2104;
2. A Subject Lands figure for each of the ten (10) Blocks: 219, 220, 221, 222, 223, 227, 228, and 229, Plan 43-2103; Block 225, Plan 43M-2103 / Block 91, Plan 43M-2104; and Block 226, Plan 43M-2103 / Block 128, Plan 43M-2104;
3. Block Elevations for each of the ten (10) Blocks: 219, 220, 221, 222, 223, 227, 228, and 229, Plan 43-2103; Block 225, Plan 43M-2103 / Block 91, Plan 43M-2104; and Block 226, Plan 43M-2103 / Block 128, Plan 43M-2104;
4. Block Sitings for each of the ten (10) Blocks: 219, 220, 221, 222, 223, 227, 228, and 229, Plan 43-2103; Block 225, Plan 43M-2103 / Block 91, Plan 43M-2104; and Block 226, Plan 43M-2103 / Block 128, Plan 43M-2104; and,
5. A cheque made payable to the City of Brampton to cover the applicable 2021 Minor Variance Application fee.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. We look forward to working with the City of Brampton and all other applicable Agencies with regard to this Application.

Yours truly,

**KLM Planning Partners Inc.**



Keith MacKinnon, BA, MCIP, RPP  
Partner



Lauren Dynes  
Junior Planner

Copy: Emma Barron, The Remington Group Inc.  
Juli Laudadio, Patilda Construction Inc.





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 219. 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 219, Plan 43M-2103  
**Plan Number/Concession Number** Concession 4  
**Municipal Address** Keyworth Crescent

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

**Frontage** 49 m  
**Depth** 25 m  
**Area** 1,240 m<sup>2</sup>

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

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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 8 units proposed
- Building area of 891 m<sup>2</sup>
- 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	3.8 m
Rear yard setback	6.05m
Side yard setback	3.05m
Side yard setback	3.05m

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?

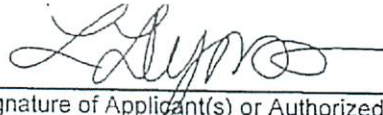
Yes ☐ No ☒

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 Review 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

[illegible]

PRELIMINARY  
NOT FOR CONSTRUCTION  
For Discussion Purposes



NO.	REVISION	DATE
1	ISSUED FOR CLIENT REVIEW	2024-10-10
2		
3		
4		
5		
6		
7		
8		
9		
10		



303A Wilson Avenue  
Toronto, ON M5R 1S8  
T 416 630 2255  
F 416 630 4162  
va3design.com

REMINGTON HOMES

COUNTRYSIDE TOWNS

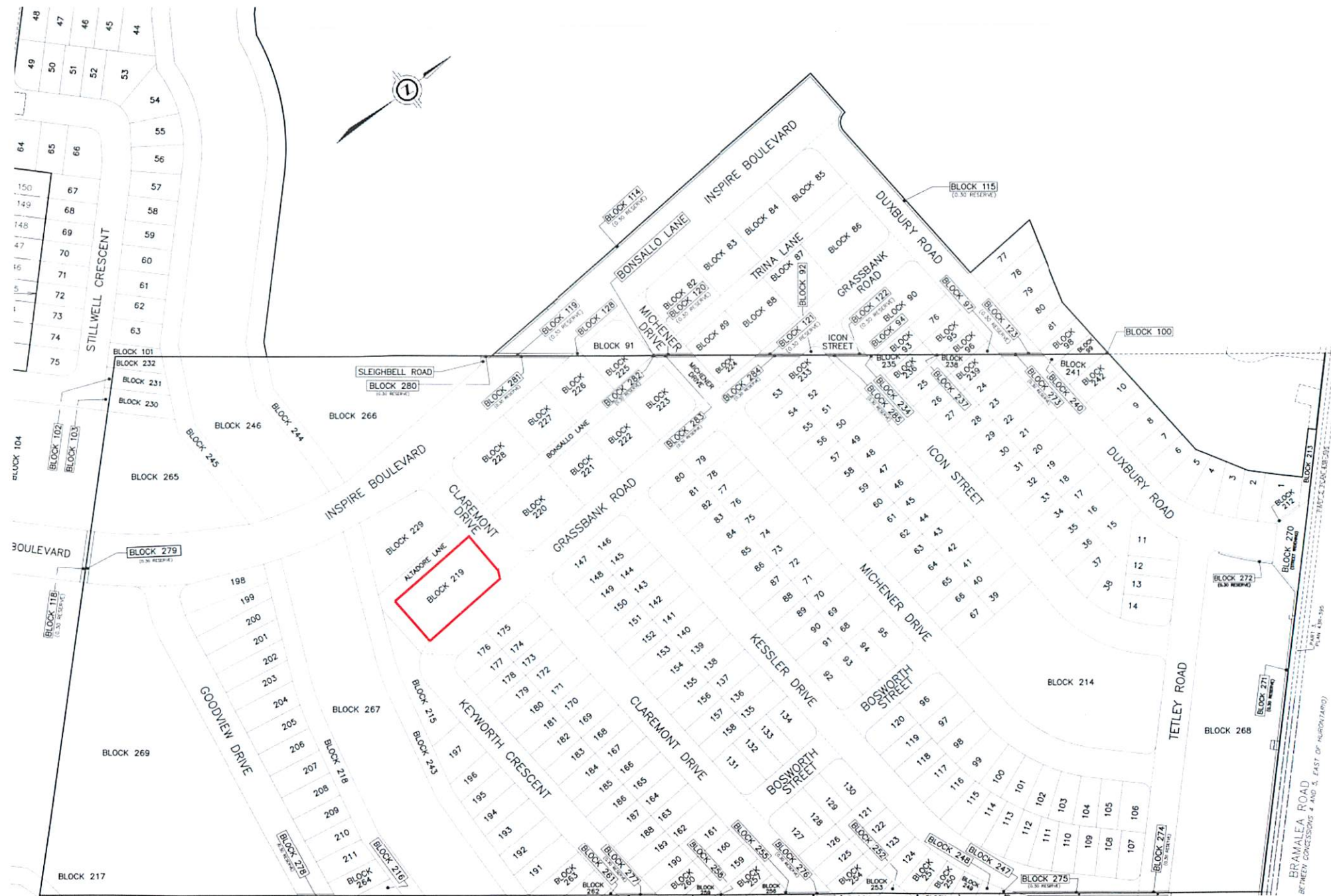
BRAMPTON, ONTARIO

BLOCK 219

BLOCK ELEVATIONS

3/4





A-2021-0068



**Captain Frank Channel!**