

**APPLICATION # B-2022-0014**  
**Ward # 3**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **MEHNA AUTO SALES INC.**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.063 hectares (1.55 acres). The proposed severed lot has a frontage of approximately 7.93 metres (26 feet), a depth of approximately 39.73 metres (130.35 feet) and an area of approximately 0.031 hectares (0.077 acres). The effect of the application is to create two individual lots from the existing lot for future residential development of a new single detached dwelling on each proposed lot.

**Location of Land:**

Municipal Address: 93 John Street

Former Township: Town of Brampton

Legal Description: Part of Lot 43, Plan BR-2, Part 4, Plan 43R-13441

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, October 25, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **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 possible 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.**

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

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**LAST DAY FOR RECEIVING COMMENTS: OCTOBER 20, 2022**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	YES	File Number: A-2022-0320 and A-2022-0321

**Decision and Appeal**

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/appeals-process/forms/>

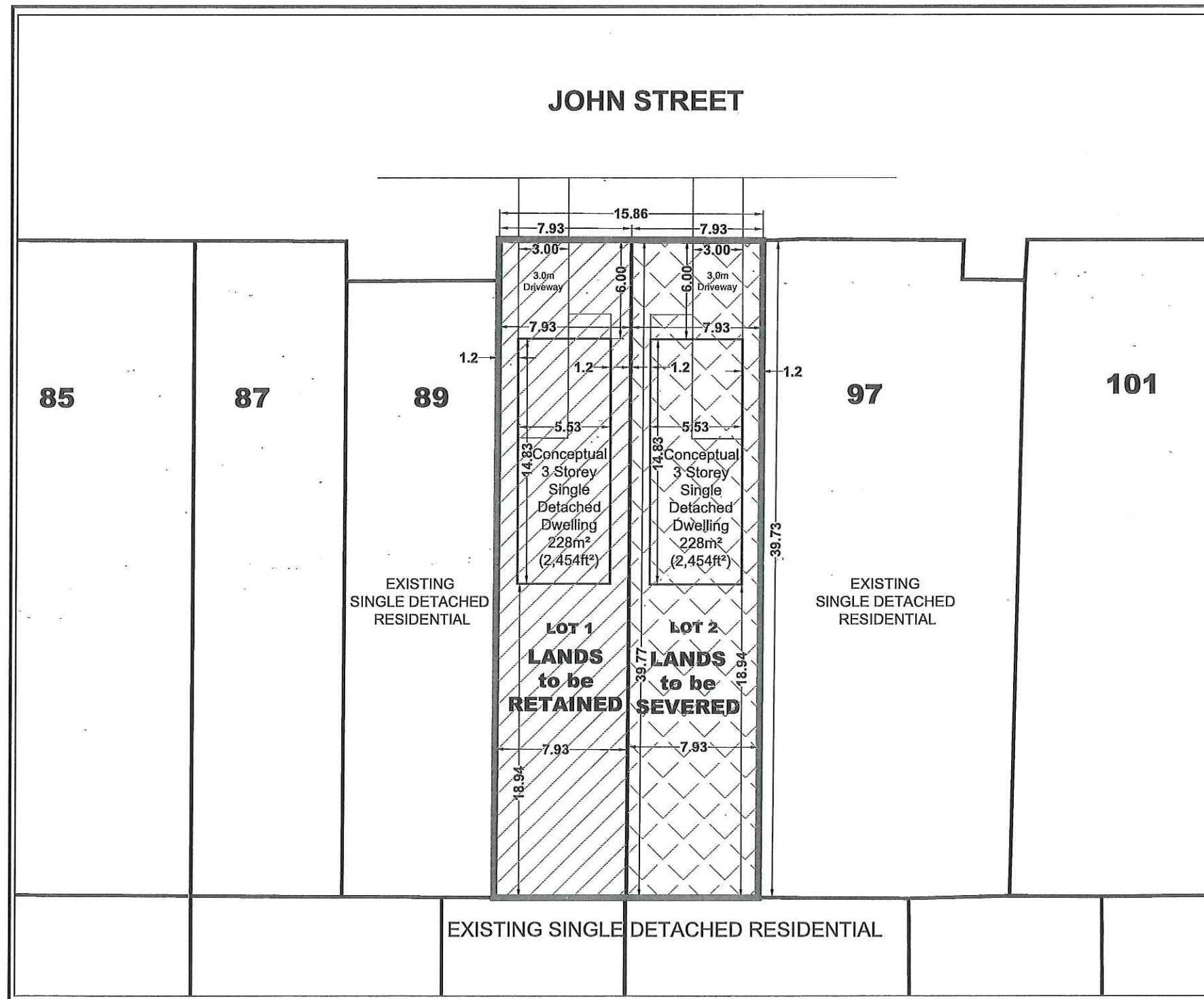
If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 6th Day of October, 2022.

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

**Jeanie Myers, Secretary-Treasurer**  
**City of Brampton 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)





**ZONING BY-LAW MATRIX - RESIDENTIAL SINGLE DETACHED B - (R1B) and SUBJECT to OLDER, MATURE NEIGHBOURHOODS**  
(SITE AREA: 0.063ha (0.155ac))

Description	Required	Retained Lands	Severed Lands
Minimum Interior Lot Area	0.04 ha (0.11ac) 450m²	0.031 ha (0.077ac) 315m²	0.031 ha (0.077ac) 315m²
Minimum Interior Lot Width	15m	7.93m	7.93m
Minimum Front Yard Depth	6.0m	6.0m	6.0m
Minimum Interior Side Yard Width	1.2m for 1st Storey or part thereof plus 0.6m for each additional storey or part thereof	1.20m (west) 1.20m (east)	1.20m (west) 1.20m (east)
Minimum Rear Yard Depth	25% of the lot depth or 7.5m whichever is greater	18.94m	18.94m
Maximum Building Height	8.5m (*10.6m)	TBD	TBD
Maximum Lot Coverage	30%	26% 228m² (2,454ft²)	26% 228m² (2,454ft²)
Building Area	n/a	60% of the minimum front yard of an interior lot	62% 62%
Minimum Landscaped Open Space			

\*Residential Single Detached B - (R1B) Zoning Requirements

**STATISTICS OVERVIEW**

**TOTAL LOT AREA:** 0.063 ha (0.155 ac)

**LANDS to be RETAINED:** 0.031 ha (0.077 ac)

**LANDS to be SEVERED:** 0.031 ha (0.077 ac)

**LEGEND**

- PROPERTY BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED

**CONCEPTUAL SEVERANCE PLAN**  
**PROPOSED SINGLE DETACHED LOTS**  
**93 JOHN STREET**  
**CITY of BRAMPTON**

P.N.: 22.2994.00	Date: August 30, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2994 Concept Plan

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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 and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures**  
**How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **October 25, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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, October 20, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely 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 Thursday, October 20, 2022.**
  2. To participate in-person, please email 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 Thursday, October 20, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, October 20, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

***The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.***



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

September 23, 2022

B-2022-0014; A-2022-0320; A-2022-0321

Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attn: Jeanie Myers – Secretary Treasurer, Committee of Adjustment**

**Re: Committee of Adjustment  
Consent to Sever and Minor Variance Applications  
93 John Street, City of Brampton  
Part of Lot 44, Plan BR-6, and Part of Lot 43, Plan BR-2  
(GWD File: 22.2994.00)**

**Dear Jeanie:**

Gagnon Walker Domes Ltd. (GWD) represents Mehna Auto Sales Inc. (Gagandeep Singh Gill), the Registered Owner of 93 John Street in the City of Brampton (hereinafter referred to as the subject site).

In support of the Committee of Adjustment – Consent to Sever and Minor Variance Applications, GWD is pleased to submit the following:

- One (1) completed application form (Committee of Adjustment – Consent);
- Two (2) completed application forms (Committee of Adjustment – Minor Variance);
- One (1) Cover Letter, prepared by GWD dated September 23, 2022;
- One (1) cheque in the amount of \$1,312.00 made payable to the “Treasurer, City of Brampton” (Minor Variance Application);
- One (1) cheque in the amount of \$4,119.00 made payable to the “Treasurer, City of Brampton” (Consent Application);
- One (1) copy of the Conceptual Severance Plan, prepared by GWD dated August 30, 2022; and
- One (1) copy of the two (2) Minor Variance Plans, prepared by GWD dated August 30, 2022.

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**GAGNON WALKER DOMES LTD.**

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**CONFIDENTIALITY  
CAUTION**

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## **1.0 Existing Land Use**

### **Subject Property & Surrounding Area**

The subject site is rectangular in shape, measures approximately 0.063 ha (0.155 ac) in size and is located southeast of the intersection of John Street and Mary Street. The subject site has a lot depth of approximately 39.73 m (130.35ft), a street frontage of 15.85 m (52.02 ft) along John Street and is occupied by a single detached residential dwelling. Driveway access is provided from John Street.

Surrounding land uses generally include Residential and the Canadian National Railway.

**TAB 1** includes Air Photos from Google Earth of the subject site and area context

## **2.0 Consent to Sever Application**

It is proposed that the subject site be severed into two (2) Lots; Lot 1 – Retained Lands and Lot 2 – Severed Lands, for the development of a 3-storey single detached residential dwelling on each lot measuring approximately 228 m<sup>2</sup> (2,454 ft<sup>2</sup>). Access to both lots shall continue to be provided from John Street via separate individual driveways.

**TAB 2** includes the proposed Conceptual Severance Plan prepared by Gagnon Walker Domes Ltd. dated August 30, 2022.

The following is a brief summary of the proposed Conceptual Severance Plan:

- Total Site Area: 0.063 hectares (0.155 acres)

### **Lot 1 – Retained Lands**

- Area: 0.031 hectares (0.077 acres)
- Width: 7.93 metres (26.01 feet)
- Depth: 39.73 metres (130.34 feet)

### **Lot 2 – Severed Lands**

- Area: 0.031 hectares (0.077 acres)
- Width: 7.93 metres (26.01 feet)
- Depth: 39.73 metres (130.34 feet)

## **3.0 Planning Analysis**

The proposed Consent to Sever Application has been analyzed in the context of governing planning documents. The following represents a summary of the highlights of the Planning Analysis.



## **Planning Act**

With regard to the Consent to Sever Application, our office has taken into consideration the provisions prescribed within Section 51(24) of the Planning Act (as summarized in the Chart below), and we are of the opinion that the proposed Consent to Sever Application represents good planning and should be supported from a land use perspective.

<b><u>Criteria To Be Considered</u></b>	<b><u>Analysis</u></b>
The effect of development of the proposed subdivision on matters of provincial interest;	The proposed severance has no significant effect on matters of provincial interest.
Whether the proposal is premature or in the public interest;	The proposed severance is neither premature nor contrary to any matters of public interest.
Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed severance conforms to the Official Plan, which designates the site for residential purposes. The Official Plan designates the site Medium Density and the Secondary Plan permits typical residential typologies, but does not exclude single or semi-detached dwellings. The proposal will facilitate a single-detached residential use on the entirety of the subject site (being the severed and retained lands), and it is noted that the City's policies encourage any infill development that proposes an increase in density.
The suitability of the land for the purposes for which it is to be subdivided;	The subject site is suitable for the purposes of the severance. The use of the subject site for single-detached residential is in keeping with the character of the surrounding area, which consists of similar dwelling unit typologies (single and semi-detached) and lot configurations
The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of	The proposed severance does not present any concern with regard to the adequacy of the roadway network. The adjacent road network is suitable for residential purposes, and the proposal serves to add one (1) additional residential dwelling unit





them;	beyond the current use of the site.
The dimensions and shapes of the proposed lots;	The proposed lots to be created are appropriate in size and shape for the 'single detached residential use and are in keeping with the existing neighbouring lot fabric. Associated Minor Variance Applications have been filed to address some performance related standards, which are minor in nature.
The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no known restrictions or proposed restrictions on the lands to be subdivided.
The conservation of natural resources and flood control;	The proposed severance presents no concerns with regard to flood control and the conservation of natural resources.
The adequacy of utilities and municipal services;	There are no concerns with regard to the adequacy of utilities and municipal services.
The adequacy of school sites;	The proposed severance presents no concerns with regard to the adequacy of school sites. The effect of the Severance is to add one (1) additional residential dwelling unit.
The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	There are no concerns related to conveyances for public as part of the Consent Application.
The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;	The proposed severance has no impact on matters of energy conservation.
The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.	This shall be dealt with at the appropriate time during the Site Plan Approval process in connection with the development of the two (2) single detached residential dwellings, as appropriate and as necessary.



#### **4.0 Minor Variance Application**

Concurrent with the Consent to Sever Application for the subject site, two (2) associated Committee of Adjustment Minor Variance Applications are also being submitted to the City of Brampton, seeking relief from the Zoning By-law in order to permit the development of two (2) new single detached residential dwellings on both the Retained and Severed lands.

The requested relief from the Zoning By-law, for both applications, is as follows:

1. To permit a minimum lot area of 310m<sup>2</sup> whereas the Zoning By-law requires a minimum lot area of 450m<sup>2</sup>.
2. To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning By-law requires a minimum of 15.0 m for an interior lot.
3. To permit a minimum interior side yard width of 1.20m above the first storey whereas the Zoning By-law requires 1.20m for the first storey or part thereof plus 0.6m for each additional storey or part thereof.
4. To permit a maximum building height of 10.6m whereas the Zoning By-law permits a maximum building height of 8.5m.

The proposed Committee of Adjustment Minor Variance Applications have been analyzed in the context of the governing planning documents. The following represents a summary of the highlights of the Planning Analysis.

**TAB 3** includes the proposed Minor Variance Plans prepared by Gagnon Walker Domes Ltd. dated August 30, 2022.

#### **City of Brampton Official Plan (September 2020)**

The City of Brampton Official Plan (BOP) provides policy direction to guide future development, protect the health and quality of life of its residents, protect the natural environment as well as preserve, protect and enhance the character and economy of the City.

#### **Central Area**

According to the BOP, the subject site is designated 'Central Area'. The *Central Area*, including the Urban Growth Centre, serves as the major location for free-standing or mixed-use development including:

- i. A full range of office, retail and service activities;
- ii. A variety of residential uses;
- iii. Entertainment and cultural uses such as movie theatres, museums;





- iv. Art galleries, live theatre and tourism, yet recognizing commercial trends for such uses in other parts of the City;
- v. Governmental, institutional and community facilities and uses including Places of Worship subject to Policy 4.9.8 of the BOP;
- vi. A high density employment centre that will attract provincially, nationally or internationally significant employment uses; and,
- vii. Major transit infrastructure (Policy 4.1.2).

The requested variances will facilitate the advancement of a proposal which promotes a residential redevelopment in an area where appropriate levels of infrastructure and public service facilities exist or are planned. The development of the two (2) new single detached dwellings units will support local transit service use and connections, as well as support active transportation by locating development that is in close proximity to existing and/or planned community facilities, retail services and open space features.

The requested variances will facilitate the advancement of a residential development proposal which is located within a Mobility Hub – Anchor, consists of housing in a compact urban form that is representative of an infill development that results in an increased density in the Urban Growth Centre, and will assist in maintaining the supply of residential units needed to meet demand and accommodate growth at a density that will optimize available services and infrastructure in accordance with Policies 3.1 and 3.2.1.1.

The following objectives of Brampton's residential policy are supported by the proposed variances and residential development:

- v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;
- (vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors (Policy 4.2 v) vi)).

The subject site is subject to the Old Housing Mix and Density Categories:

DENSITY CATEGORY	DENSITY RANGE	TYPICAL (BUT NOT RESTRICTIVE) HOUSING TYPES
<ul style="list-style-type: none"> <li>▪ Single Detached Density or</li> <li>▪ Single Family Density</li> </ul>	<ul style="list-style-type: none"> <li>▪ 0-25 units/ net hectare</li> <li>▪ 0-10 units/ net acre</li> </ul>	<ul style="list-style-type: none"> <li>▪ Single detached homes</li> </ul>
<ul style="list-style-type: none"> <li>▪ Semi-Detached Density</li> </ul>	<ul style="list-style-type: none"> <li>▪ 26-35 units/ net hectare</li> <li>▪ 11-14 units/ net acre</li> </ul>	<ul style="list-style-type: none"> <li>▪ Semi-detached homes</li> <li>▪ Link townhouses</li> <li>▪ Small-lot single detached homes</li> </ul>



The variances will facilitate the advancement of a proposal which has been planned at a density that will encourage use of existing and planned local and regional transit that exists in the immediate vicinity. The density proposed will ensure greater efficiency and viability of existing and planned transit service.

The BOP states that the policies shall not be construed as limiting the City's housing mix and density flexibility, or its ability to narrow or expand such categories or the associated densities, or to use them in various combinations within a particular Secondary Plan. The City's Secondary Plans specify the overall residential density and housing mix targets for each planning area and specify, as per Policy 4.2.1.4 that minor variation to the housing density and mix targets in the applicable Secondary Plan, which do not alter the intent of the Plan, shall be considered without an Official Plan Amendment.

### Communities

As it pertains to Communities, it is the objective of the BOP to:

- Promote the development of attractive, well-functioning and accessible Communities through design guidelines including the City of Brampton Accessibility Technical Standards and to recognize the importance of accessible, pedestrian-friendly and transit oriented development (Policy 2.4.3 b)).
- Plan for healthy, sustainable complete Communities that are compact, transit-oriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment, and supporting services and facilities (Section 3.1).
- Plan for and promote high physical design standards to create distinctive and attractive Communities with a strong sense of place (Section 3.1).

The requested variances will facilitate the advancement of a proposal that is ideally situated and is a form of development that supports the intent and spirit of the BOP as it proposes a pedestrian friendly, compact development that is within walking distance of transit and which can take advantage of existing services. The variances support the development of residential uses in a form and typology that is in keeping with the character of the surrounding lands.

### Anchor Mobility Hub

The subject site is located within a "Mobility Hub – Anchor" per the BOP.

The BOP defines a "Mobility Hub" as a Major Transit Station Area which is located at the interchange of two or more current or planned regional rapid transit lines as identified in the Regional Transportation Plan. Mobility Hubs are places of connectivity where different modes of transportation come together and where there is, or is planned to be, an attractive, intensive concentration of employment, living, shopping and recreation. Mobility Hub areas generally are defined as the area within an approximate 800m radius of the interchange.





The BOP also, defines a “Mobility Hub – Anchor” as a Mobility Hub which has strategic importance due to its relationship within the Urban Growth Centre. An Anchor Mobility Hub has the potential to transform the regional urban structure and act as anchors of the regional transportation system.

According to Policy 3.1 of the BOP, at least 26,500 new dwelling units, between 2006 and 2031, to the built up area, with a focus on higher intensity in the Central Area, the Urban Growth Centre, intensification corridors, Mobility Hubs and major transit station areas.

The BOP indicates that development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and within Mobility Hubs and Major Transit Station Areas (Policy 3.2.1.1)

The requested variances will facilitate the advancement of a proposal which will assist the City of Brampton in achieving objective of Policy 3.2.5.2.1, as it proposes additional residential within the vicinity of the Anchor Mobility Hub in order to accommodate the highest combined people and jobs per hectare within the Urban Growth Centre.

Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height (Policy 3.2.8.3). The variances support a residential development that is in keeping with these parameters.

### Consent

The proposed variances are consistent with the Consent policies of the BOP, and are supportive of the associated Consent to Sever Application, as it will facilitate the creation of two (2) residential parcels of land which are:

- Of a size, shape and use of the severed land is compatible with the current neighbouring parcel fabric and residential uses (Policies 5.17.4, 5.17.8).
- Serviced by public water and sanitary sewers (Policy 5.17.5).
- Of a similar lot depth and shape as adjoining lots, where appropriate (Policy 5.17.10).
- Each new lot created fronts onto John Street (Policy 5.17.13).

The variance in connection with the reduction in the frontage of each proposed new parcel (7.93 m/26.01 ft) supports is in keeping with the intent and policies of the Official Plan, as it provides an intensified/infill residential development in an area that is planned for such a use, and the new residential lots are of a size, shape and land use (single detached residential) which is compatible with and respects the current neighbouring residential parcel fabric.



While Sections 5.17.4, 5.17.8 and 5.17.10 of this plan, notes that Consent to Sever applications shall be discouraged within the Central Area Medium Density designation of the Downtown Brampton and Queen Street Corridor Secondary Plans except to facilitate land assembly, it is noteworthy that the policy does not prohibit them. The subject site, and the proposed variances specifically, proposes an infill residential development that serves to increase the density of the subject site and surrounding area thereby supporting Official Plan policies and objectives, in form and typology that is supported and in keeping with the character of the surrounding area.

The submitted Minor Variance and Consent to Sever Applications will facilitate the development of two (2) new residential lots, consisting of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

It is our opinion that the proposed severance, minor variances and use of the subject site for two (2) single detached residential dwellings conforms to the general intent and purpose of the Official Plan.

See **TAB 4** for select BOP schedules.

#### **Downtown Brampton Secondary Plan (Area 7) (February 2019)**

The subject site is designated 'Medium Density' on Schedule SP7(A) of the Downtown Brampton Secondary Plan (Area 7).

##### **Medium Density**

In areas abutting the Central Area Mixed-Use designation, and those neighbourhoods in a state of transition, Medium Density housing is designated (Section 5.0).

Lands designated Medium Density on Schedule SP7(a) shall be developed to a maximum of 50 units per net residential hectare (15 to 20 units per net residential acre). Typical residential uses associated with the Medium Density designation include block townhouse, street townhouse, quaterplexes and interlot housing types (Policy 5.2.3.1).

It is noteworthy that while note specifically identified in the aforementioned policy, the Secondary Plan does not exclude single detached and semi-detached dwelling uses, and as such, the requested variances to facilitate the development of the subject site for two (2) single detached residential dwellings is appropriate given the current local residential context of the surrounding local community.

The intention of the Medium Density designation shown on Schedule SP7(a) is to encourage infill residential development of a sympathetic scale to existing building stock. The retention and conversion of existing homes is to be encouraged (Policy 5.2.3.2). The proposed development of the subject site through the Consent to Sever and Minor Variance Applications is an example of infill residential development that is supported by this policy.





The submitted Consent to Sever and Minor Variance Applications will facilitate the development of two (2) new residential lots consisting of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

It is our opinion that the proposed Consent to Sever and Minor Variance(s) and use of the subject site for single detached residential dwellings conforms to the general intent and purpose of the Secondary Plan.

See **TAB 5** for select Secondary Plan Schedules.

### **City of Brampton Zoning By-Law 270-2004**

The Subject Site is zoned 'Residential Single Detached B – R1B Zone '.

The Residential Single Detached B – R1B zone permits the following uses:

- A single detached dwelling;
- Supportive Housing Residence Type 1;
- A place of worship; and
- Purposes accessory to the other permitted purposes.

The following table summarizes the 'Residential Single Detached B – R1B' Zone provisions:

(a)	<b>Minimum Lot Area</b>	Interior Lot: 450 square metres Corner Lot: 540 square metres
(b)	<b>Minimum Lot Width</b>	Interior Lot: 15 metres Corner Lot: 18 metres
(c)	<b>Minimum Lot Depth</b>	30 metres
(d)	<b>Minimum Front Yard Depth</b>	6 metres
(e)	<b>Minimum Interior Side Yard Width</b>	1.2 metres for the 1 <sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f)	<b>Minimum Exterior Side Yard Width</b>	3 metres
(g)	<b>Minimum Rear Yard Depth</b>	7.5 metres
(h)	<b>Maximum Building Height</b>	10.6 metres
(i)	<b>Maximum Lot</b>	No requirement



Coverage	
(j) Minimum Landscaped Open Space	60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line

The subject site is also located within the Mature Neighbourhood Area designation of the Zoning By-Law. The Mature Neighbourhood Area Zoning Provisions are as follows:

- Minimum Rear Yard Depth – equal to 25% of the depth of the lot or the minimum rear yard required by the zone of the lot, whichever is greater.
- Minimum Interior Side Yard Width: 1.2 metres setback for the first storey plus 0.6 metres setback for each additional storey if your lot has a width of 16 metres or less.
- 1.8 metres setback if the lot has a width between 16 metres and 21 metres.
- 2.8 metres setback if the lot has a width between 21 metres and 30 metres.
- 3.0 metres setback for lots having a width of 30 metres or greater.
- Maximum Lot Coverage: 30% of the lot area, excluding permitted accessory structures.
- Maximum Building Height: 8.5 metres.

The requested variances will facilitate the advancement of a proposal which promotes a residential redevelopment in an area where appropriate levels of infrastructure and public service facilities exist or are planned. The development of the two (2) new single detached dwellings units will promote increased efficiencies in local transit service/connections and will support active transportation by locating development that is in close proximity to existing and/or planned community facilities, retail services and open space features.

The proposal is also of a compact urban form which will assist in maintaining and increasing the supply of residential units needed to meet demand and accommodate growth within the City of Brampton.

It is our opinion that the proposed severance, minor variance(s) and use of the subject site for a single detached residential dwelling conform to the Zoning By-law.

See **TAB 6** for an excerpt from the Zoning By-law Schedule.





### **Desirable and Appropriate Development of the Land**

The submitted Minor Variance and Consent Applications will facilitate the development of two (2) new residential lots for the development of two (2) single detached residential dwellings. The new residential lots are of a size, shape and land which is compatible, respects the current neighbouring residential parcel fabric, and due to its location efficiently utilizes existing and planned local transit and infrastructure.

The subject site is located in an area that is designated for residential purposes and where increased density through infill or intensification proposals are encouraged. In this regard, we are of the opinion that the proposed variances are considered desirable and appropriate for the development of the land.

### **Minor in Nature**

The requested severance and the associated variances will serve to create two (2) residential lots; one (1) dwelling each on both the Severed and Retained Lands which is in keeping with the character of the surrounding community. The lot sizes to be created by the proposed severances are also in keeping with lots located in the immediate area, and the proposed continued use of the subject site for residential purposes in an area designated residential meets the general intent and purpose of both the Official Plan and Zoning By-Law. The proposal makes efficient use of existing, available municipal services and is deemed appropriate and desirable.

In this regard, we are of the opinion that the proposed variances are considered minor in nature and should be supported.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

**Yours truly,**

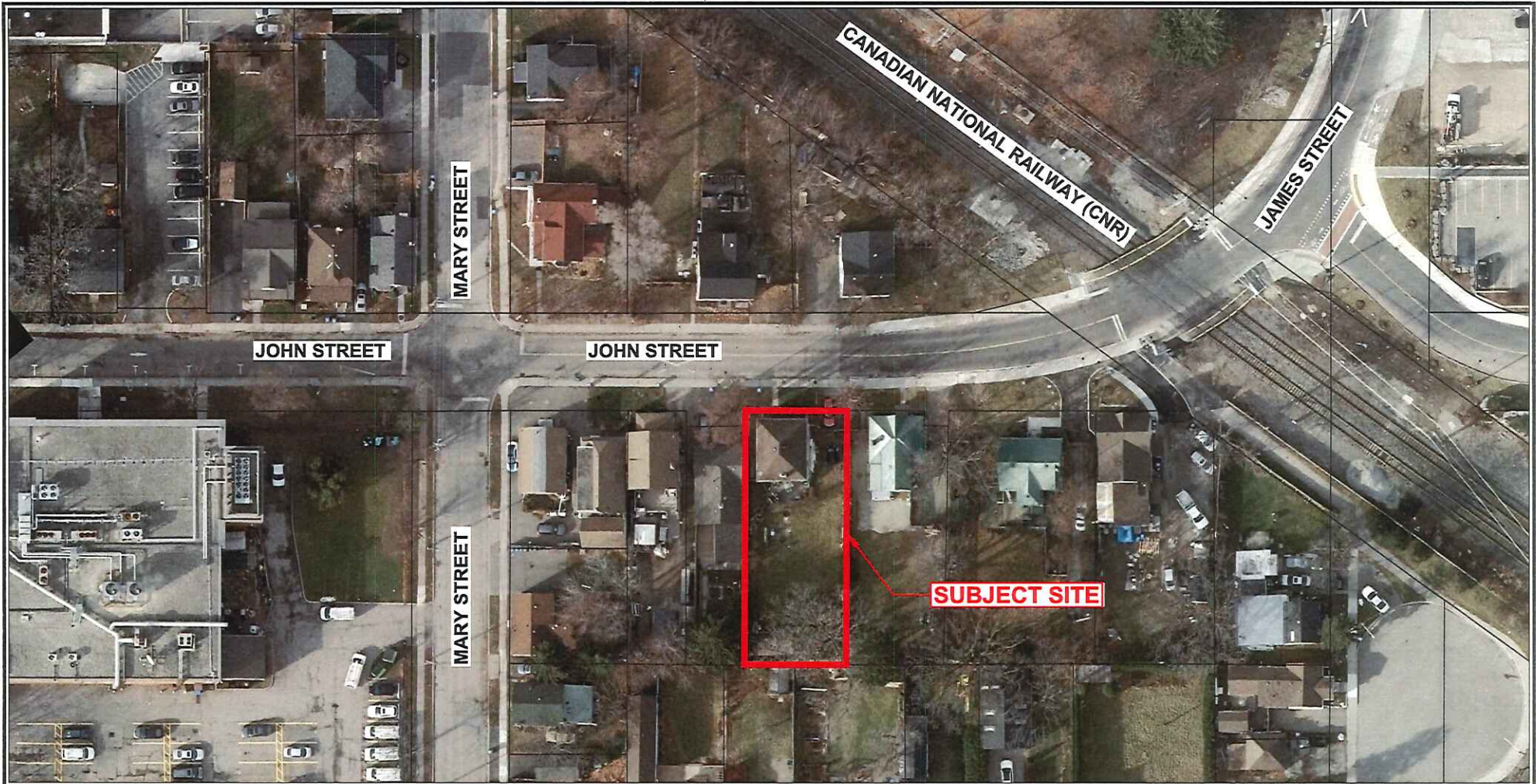
A handwritten signature in blue ink, appearing to read 'Anthony Sirianni', written over a horizontal line.

**Anthony Sirianni, B.A.,  
Associate Planner**

**c.c.: Gagandeep Singh Gill, Client  
Andrew Walker, Gagnon Walker Domes Ltd.  
Michael Gagnon, Gagnon Walker Domes Ltd.**

**TAB 1**





## AERIAL IMAGE - SUBJECT SITE

93 JOHN STREET  
CITY of BRAMPTON  
REGION of PEEL

Image Source: Google Earth

### LEGEND

SUBJECT SITE

P.N.: 22.2994.00

Date: March 11, 2022

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2994\_ Aerial\_Images\_MAR\_2022

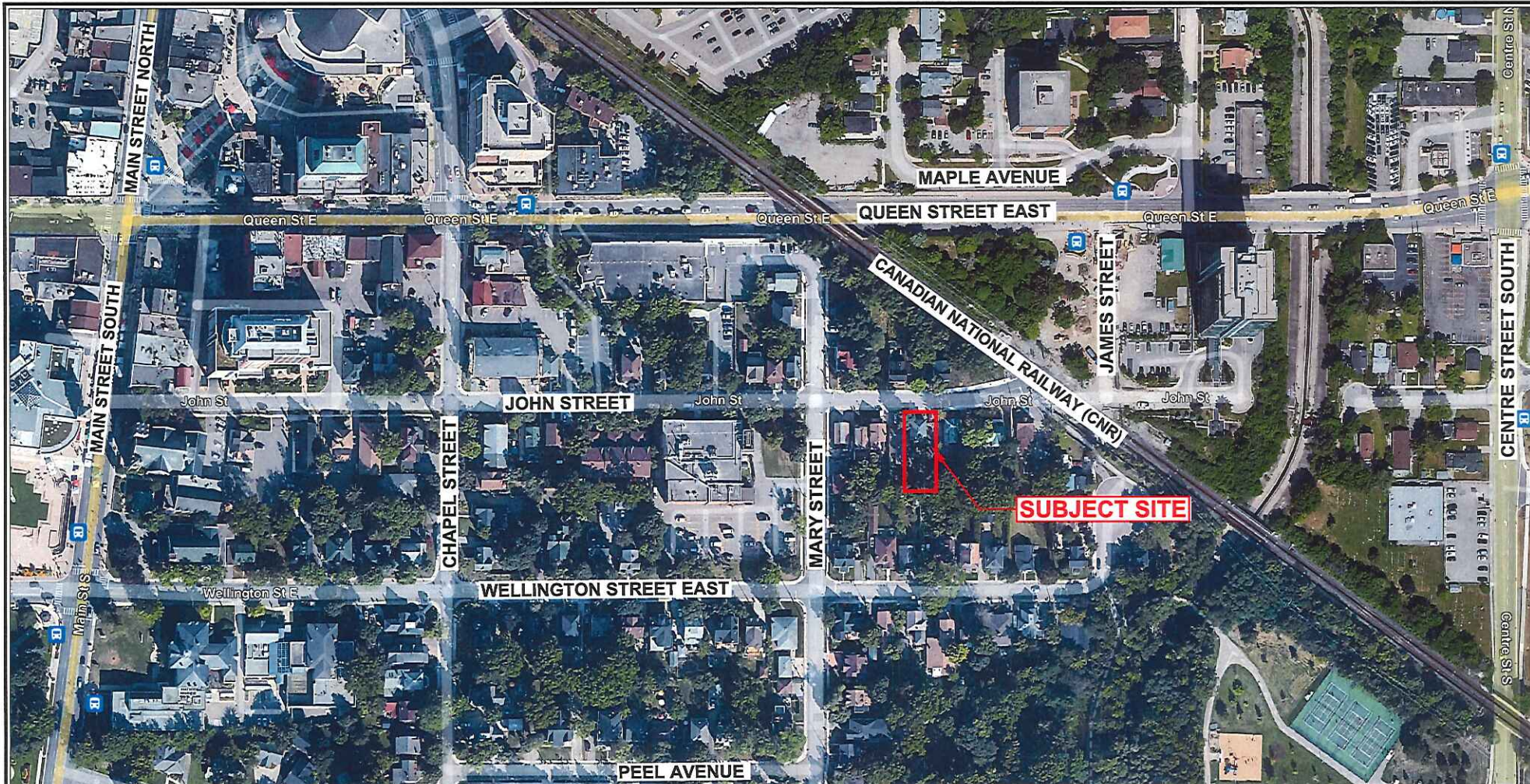


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Suite 310  
Markham, ON  
L3R 0M3  
P (905) 477-6556





**AERIAL IMAGE - CONTEXT PLAN**  
**93 JOHN STREET**  
**CITY of BRAMPTON**  
**REGION of PEEL**

Image Source: Google Earth

**LEGEND**

**SUBJECT SITE**

P.N.: 22.2994.00

Date: March 11, 2022

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2994\_Aerial\_Images\_MAR\_2022



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 L6W 3P1  
 P (905) 796 - 5780

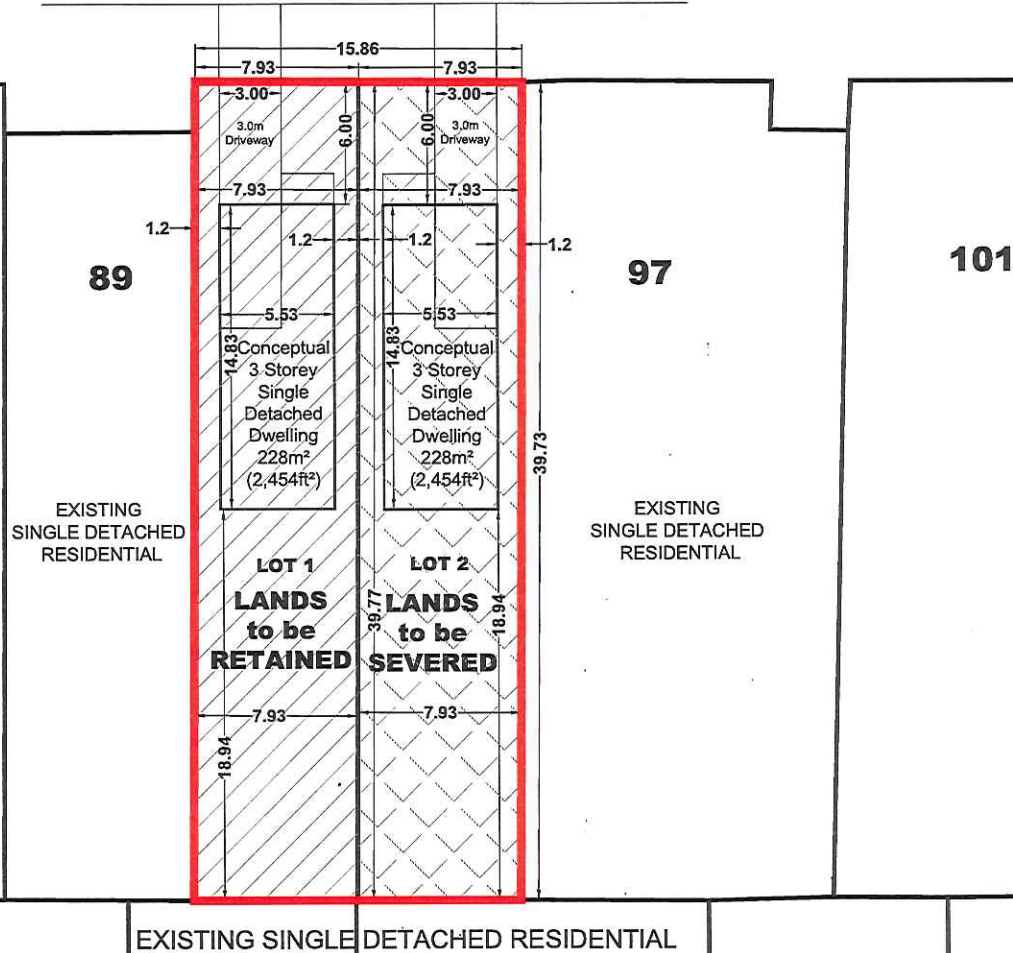
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 P (905) 477 - 6556



**TAB 2**

# JOHN STREET



## ZONING BY-LAW MATRIX - RESIDENTIAL SINGLE DETACHED B - (R1B) and SUBJECT to OLDER, MATURE NEIGHBOURHOODS (SITE AREA: 0.063ha (0.155ac))

Description	Required	Retained Lands	Severed Lands
Minimum Interior Lot Area	0.04 ha (0.11ac)	0.031 ha (0.077ac)	0.031 ha (0.077ac)
Minimum Interior Lot Width	450m <sup>2</sup>	315m <sup>2</sup>	315m <sup>2</sup>
Minimum Interior Lot Depth	15m	7.93m	7.93m
Minimum Front Yard Depth	6.0m	6.0m	6.0m
Minimum Interior Side Yard Width	1.2m for 1st Storey or part thereof plus 0.6m for each additional storey or part thereof	1.20m (west) 1.20m (east)	1.20m (west) 1.20m (east)
Minimum Rear Yard Depth	25% of the lot depth or 7.5m whichever is greater	18.94m	18.94m
Maximum Building Height	8.5m (*10.6m)	TBD	TBD
Maximum Lot Coverage	30%	26%	26%
Building Area	n/a	228m <sup>2</sup> (2,454ft <sup>2</sup> )	228m <sup>2</sup> (2,454ft <sup>2</sup> )
Minimum Landscaped Open Space	60% of the minimum front yard of an interior lot	62%	62%

\*Residential Single Detached B - (R1B) Zoning Requirements

## STATISTICS OVERVIEW

TOTAL LOT AREA:	0.063 ha (0.155 ac)
LANDS to be RETAINED:	0.031 ha (0.077 ac)
LANDS to be SEVERED:	0.031 ha (0.077 ac)

## LEGEND

- PROPERTY BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED

## CONCEPTUAL SEVERANCE PLAN PROPOSED SINGLE DETACHED LOTS 93 JOHN STREET CITY of BRAMPTON

P.N.: 22.2994.00	Date: August 30, 2022
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.: PN 2994 Concept Plan



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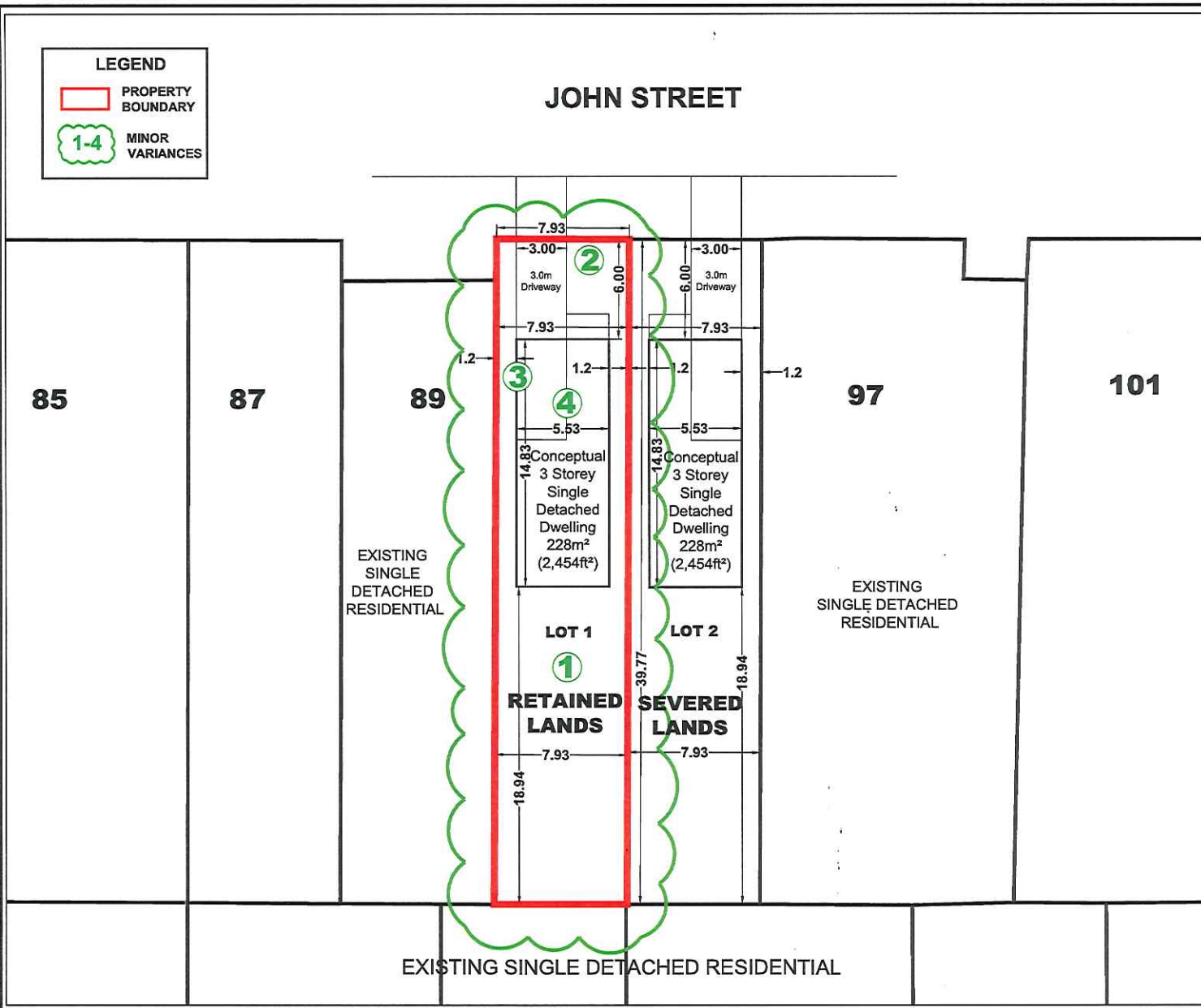
**BRAMPTON**  
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Suite 310  
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**TAB 3**







**ZONING BY-LAW MATRIX - RESIDENTIAL SINGLE DETACHED B - (R1B) and SUBJECT TO OLDER, MATURE NEIGHBOURHOODS**

Description	Required	Provided
Minimum Interior Lot Area	0.04 ha (0.11ac) 450m <sup>2</sup>	0.031 ha (0.077ac) 315m <sup>2</sup>
Minimum Interior Lot Width	15m	7.93m
Minimum Front Yard Depth	6.0m	6.0m
Minimum Interior Side Yard Width	1.2m for 1st Storey or part thereof plus 0.6m for each additional storey or part thereof	1.20m (west) 1.20m (east)
Minimum Rear Yard Depth	25% of the lot depth or 7.5m whichever is greater	18.94m
Maximum Building Height	8.5m (*10.6m)	10.6m
Maximum Lot Coverage	30%	26%
Building Area	n/a	228m <sup>2</sup> (2,454ft <sup>2</sup> )
Minimum Landscaped Open Space	60% of the minimum front yard of an interior lot	62%

\*Residential Single Detached B - (R1B) Zoning Requirements

**MINOR VARIANCES**

- To permit a minimum lot area of 310m<sup>2</sup> whereas the Zoning By-law requires a minimum lot area of 450m<sup>2</sup>.
- To permit a minimum lot width of 7.90m for an interior lot whereas the Zoning By-law requires a minimum of 15.0m for an interior lot.
- To permit a minimum interior side yard width of 1.20m above the first storey whereas the Zoning By-law requires 1.20m for the first storey or part thereof plus 0.6m for each additional storey or part thereof.
- To permit a maximum building height of 10.6m whereas the Zoning By-law permits a maximum building height of 8.5m.

**MINOR VARIANCE PLAN  
RETAINED LANDS - LOT 1  
PROPOSED SINGLE DETACHED LOT  
93 JOHN STREET, CITY of BRAMPTON**

P.N.: 22.2994.00	Date: August 30, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2994 Concept Plan



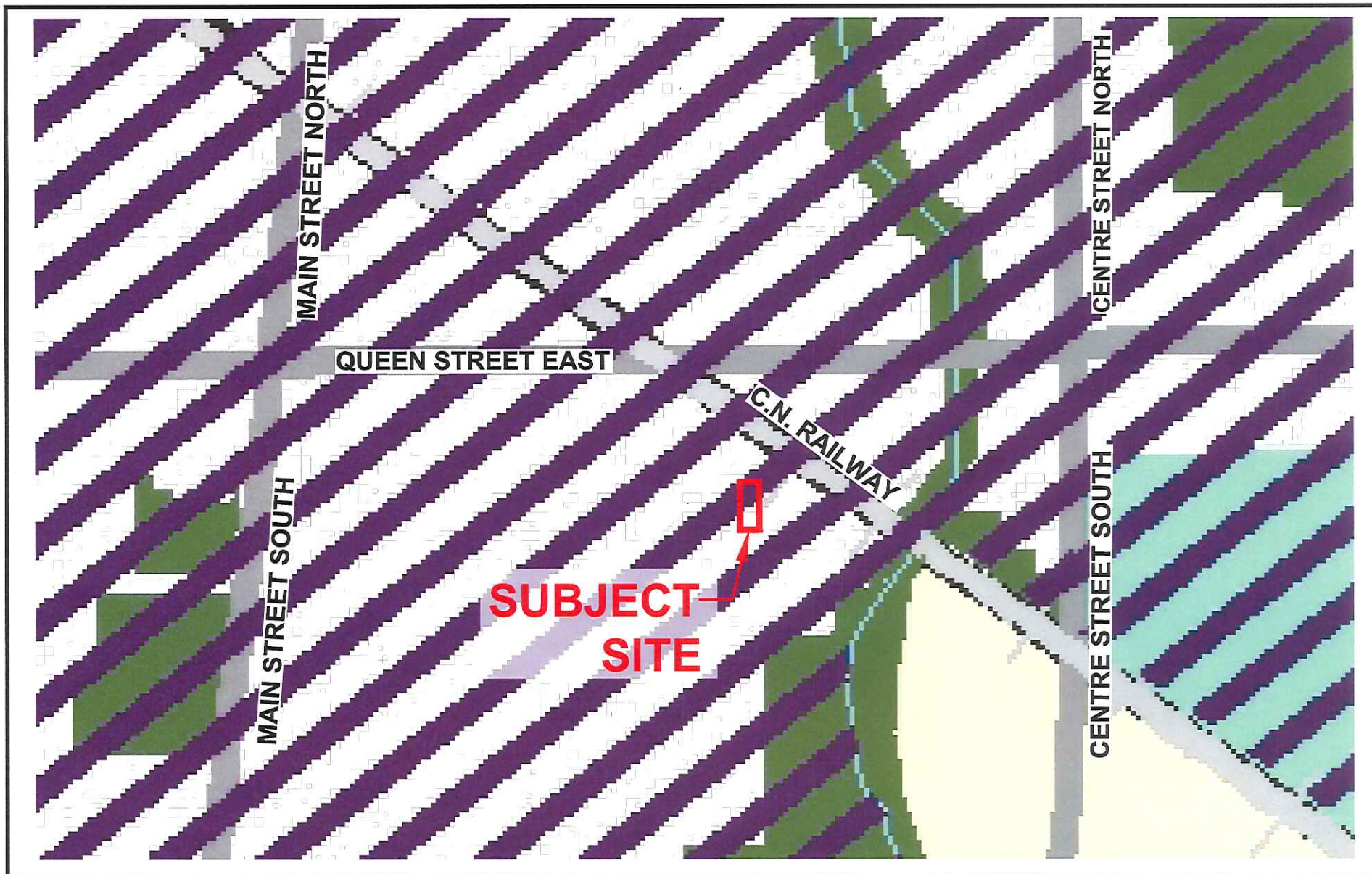
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**TAB 4**





**EXTRACT FROM  
SCHEDULE A - LAND USE DESIGNATIONS  
CITY of BRAMPTON OFFICIAL PLAN**

**LEGEND**

-  SUBJECT SITE
-  CENTRAL AREA
-  RESIDENTIAL
-  OPENSOURCE

 MAJOR INSTITUTIONAL

P.N.: 22.2994

Date: September 26, 2022

Scale: N.T.S

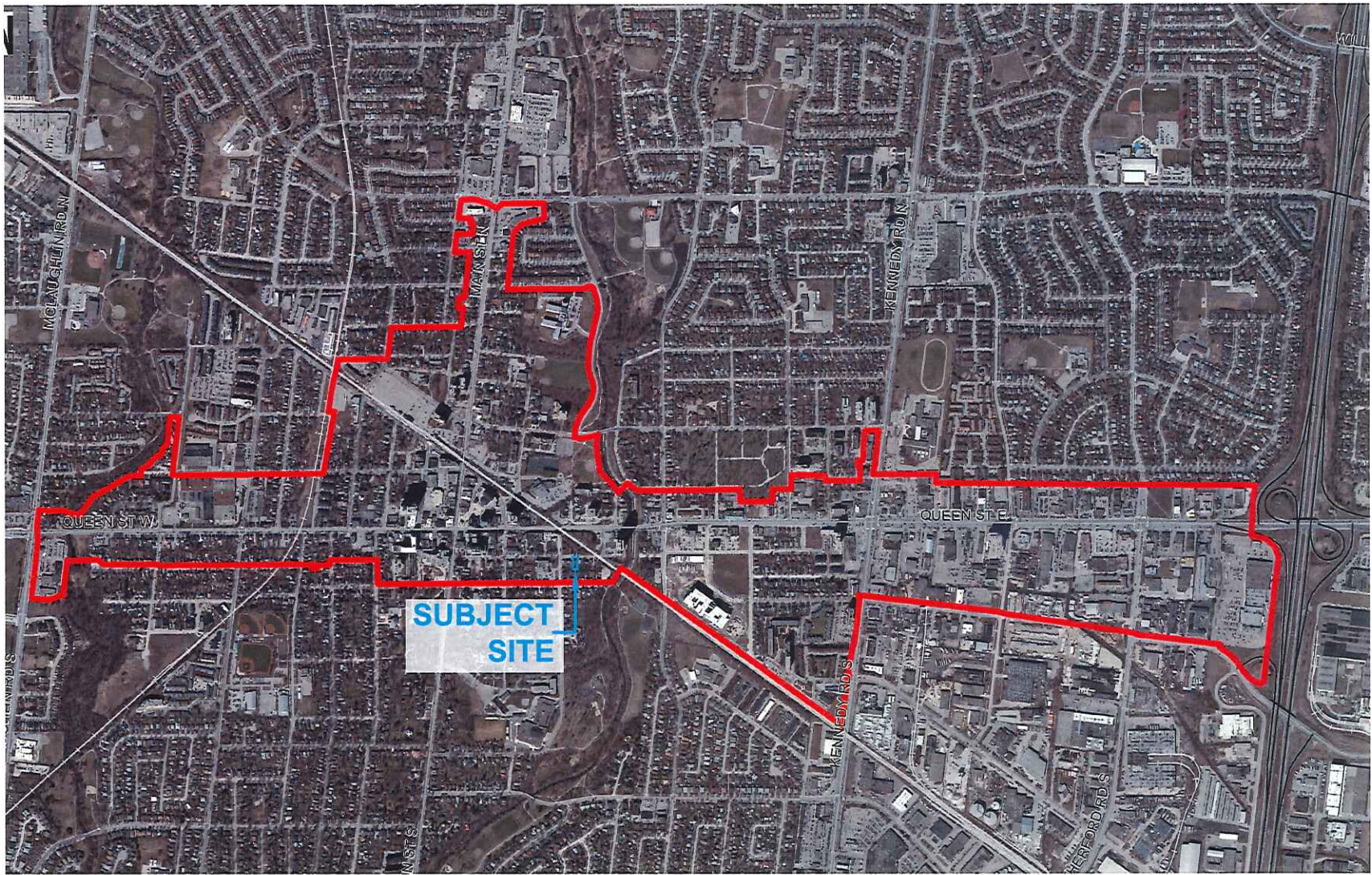
Revised:

Drawn By: D.S.

File No.: PN 2994\_OP\_Figures







**EXTRACT FROM  
SCHEDULE 1A - URBAN GROWTH CENTRE  
CITY of BRAMPTON OFFICIAL PLAN**

**LEGEND**

- SUBJECT SITE
- URBAN GROWTH CENTRE

P.N.: 22.2994

Date: September 26, 2022

Scale: N.T.S

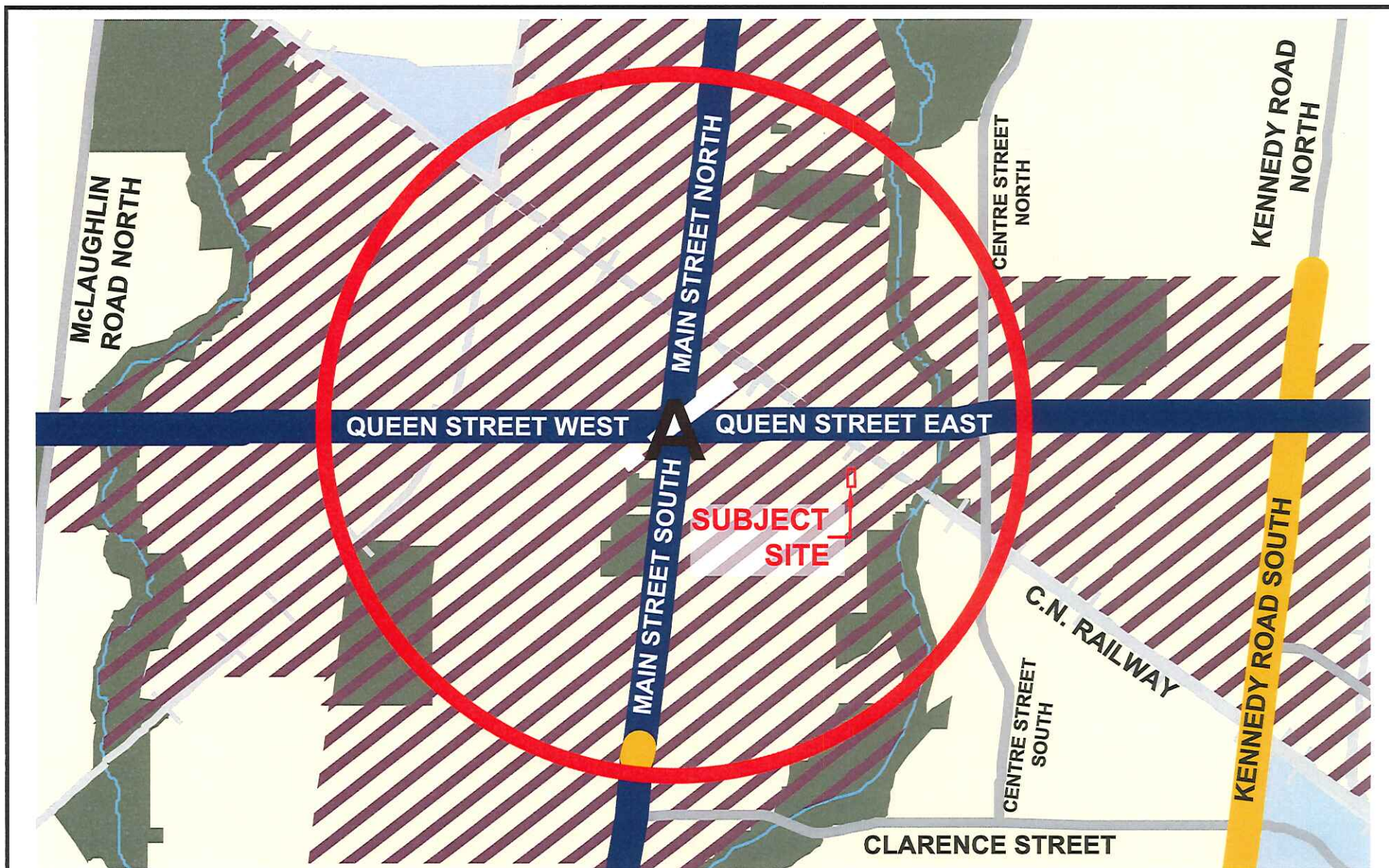
Revised:

Drawn By: D.S.

File No.: PN 2994\_OP\_Figures







**EXTRACT FROM SCHEDULE 1 - CITY CONCEPT  
CITY of BRAMPTON OFFICIAL PLAN**

LEGEND	
	SUBJECT SITE
	CENTRAL AREA
	COMMUNITIES
	EMPLOYMENT
	OPEN SPACE
	PRIMARY INTENSIFICATION CORRIDOR
	SECONDARY INTENSIFICATION CORRIDOR
	MOBILITY HUB A- ANCHOR
	MAJOR TRANSIT STATION AREA

P.N.: 22.2994	Date: September 26, 2022
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2994_ OP_Figures














# TAB 5





**EXTRACT FROM SCHEDULE SP7(A)  
THE DOWNTOWN BRAMPTON  
SECONDARY PLAN  
(SECONDARY PLAN AREA 7)  
CITY of BRAMPTON**

**LEGEND**

- |                                                                                     |                           |                                                                                       |                         |
|-------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------|-------------------------|
|  | SUBJECT SITE              |  | MINOR ARTERIAL ROAD     |
|  | CENTRAL AREA MIXED USE    |  | COLLECTOR ROAD          |
|  | OFFICE NODE               |  | NEIGHBOURHOOD PARK      |
|  | LOW DENSITY               |  | VALLEY LAND             |
|  | MEDIUM DENSITY            |  | INSTITUTIONAL           |
|  | TRANSPORTATION FACILITIES |  | PLACE OF WORSHIP        |
|                                                                                     |                           |  | SECONDARY PLAN BOUNDARY |

P.N.: 22.2994

Date: September 26, 2022

Scale: N.T.S

Revised:

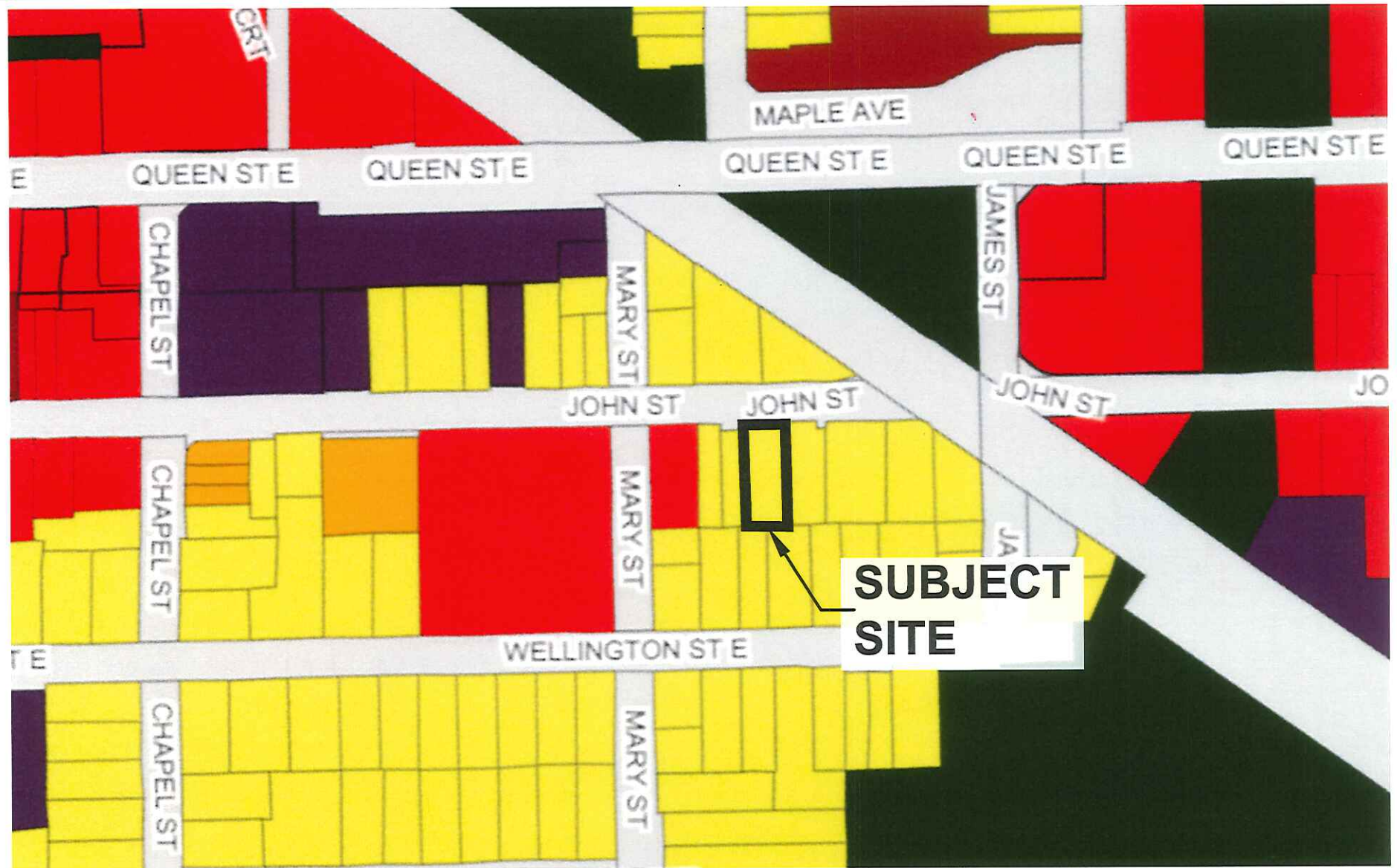
Drawn By: D.S.

File No.: PN 2994\_ OP\_Figures



# TAB 6





**EXTRACT FROM  
CITY of BRAMPTON  
ZONING BY-LAW 270-2004**

- SUBJECT SITE
- COMMERCIAL
- RESIDENTIAL - SINGLES/SEMI
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL - HIGH DENSITY

**LEGEND**

- INSTITUTIONAL
- OPEN SPACE

P.N.: 22.2994

Date: September 26, 2022

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2994\_OP\_Figures



Flower City



brampton.ca

APPLICATION NUMBER:

"B" 2022-0014

The personal information collected on this form is collected pursuant to subsection 53(2) 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

#### Consent

(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the PLANNING ACT, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Mehna Autosales Inc.  
(print given and family names in full)

Address 21 Possession Crescent  
Brampton, Ontario L6P 4K3

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

Email gaganent@outlook.com

(b) Name of Authorized Agent Gagnon Walker Domes Ltd.

Address 21 Queen Street East Suite 500  
Brampton Ontario L6W 3P1

Phone # (905) 796-5490 Fax # \_\_\_\_\_

Email asirianni@gwdplanners.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: Creation of a new lot

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

Mehna Autosales Inc. (Gagandeep Singh Gill)

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street John Street Number 93

b) Concession No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

c) Registered Plan No. BR-2 Lot(s) PT. Lot 43

d) Reference Plan No. 43R-13441 Lot(s) Part 4

e) Assessment Roll No. 10-02-0-009-11500-0000 Geographic or Former Township \_\_\_\_\_

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☐ No ☒

Specify: \_\_\_\_\_



6. Description of severed land: (in metric units)

a) Frontage 7.93m Depth 39.73m Area 0.031ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing) One (1) Single detached Residential dwelling

(proposed) One (1) new Single detached Residential dwelling

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):		

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):		

7. Description of retained land: (in metric units)

a) Frontage 7.93m Depth 39.73m Area 0.031ha

b) Existing Use Residential Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) One (1) Single detached Residential Dwelling

(proposed) One (1) new Single detached Residential Dwelling

d)

Access will be by:

Existing

Proposed

Provincial Highway

☐

☐

Municipal Road - Maintained all year

☒

☒

Other Public Road

☐

☐

Regional Road

☐

☐

Seasonal Road

☐

☐

Private Right of Way

☐

☐

e)

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

f)

Water supply will be by:

Existing

Proposed

Publicly owned and operated water system

☒

☒

Lake or other body of water

☐

☐

Privately owned and operated individual or communal well

☐

☐

Other (specify):

g)

Sewage disposal will be by:

Existing

Proposed

Publicly owned and operated sanitary sewer system

☒

☒

Privy

☐

☐

Privately owned and operated individual or communal septic system

☐

☐

Other (specify):

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	- <u>R1B Zone</u>	<u>R1B Zone</u>
Official Plans	- <u>Central Area</u>	
City of Brampton	- <u>Medium Density</u>	<u>Same</u>
Region of Peel	- <u>Urban Growth Centre</u>	<u>Same</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☐ No ☒

File # \_\_\_\_\_ Status/Decision \_\_\_\_\_

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_



11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance	A-2022-0320 A-2022-0321	CONCURRENT
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision		

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the Planning Act?  
Yes ☒ No ☐
13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes ☒ No ☐
14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes ☒ No ☐
15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the City of Brampton  
this 27 day of September, 2022

Anthony Sirio  
Signature of Applicant/ or Authorized Agent, see note on next page

Check box if applicable:

☐ I have the authority to bind the Corporation

DECLARATION

I, Anthony Sirio of the Town of Halton Hills  
in the County/District/Regional Municipality of Halton solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the CITY of BRAMPTON  
in the REEL of REEL  
this 27 day of Sept., 2022

Anthony Sirio  
Signature of applicant/solicitor/authorized agent, etc.

Signature of a Commissioner, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

L Barbuto

Zoning Officer

September 27, 2022

Date

DATE RECEIVED

September 27, 2022





B-2022-0014  
A-2022-0320  
A-2022-0321

a

b

c

d

e

G4

G3

G5

