



# BRAMPTON

## Flower City

## Public Notice

### Committee of Adjustment

APPLICATION # A-2020-0118  
WARD #4

#### APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **UMBRIA DEVELOPERS 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 34, Plan 43M-2086 municipally known as **39-41 ALLEGRO DRIVE AND 60-62 HASHMI PLACE**, Brampton;

AND WHEREAS the applicant is requesting the following variance associated with construction of back-to-back semi-detached dwellings:

1. To permit a building height of 11.9m (38.04 ft.) whereas the by-law permits a maximum building height of 11.5m (37.73 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, November 10, 2020 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.**

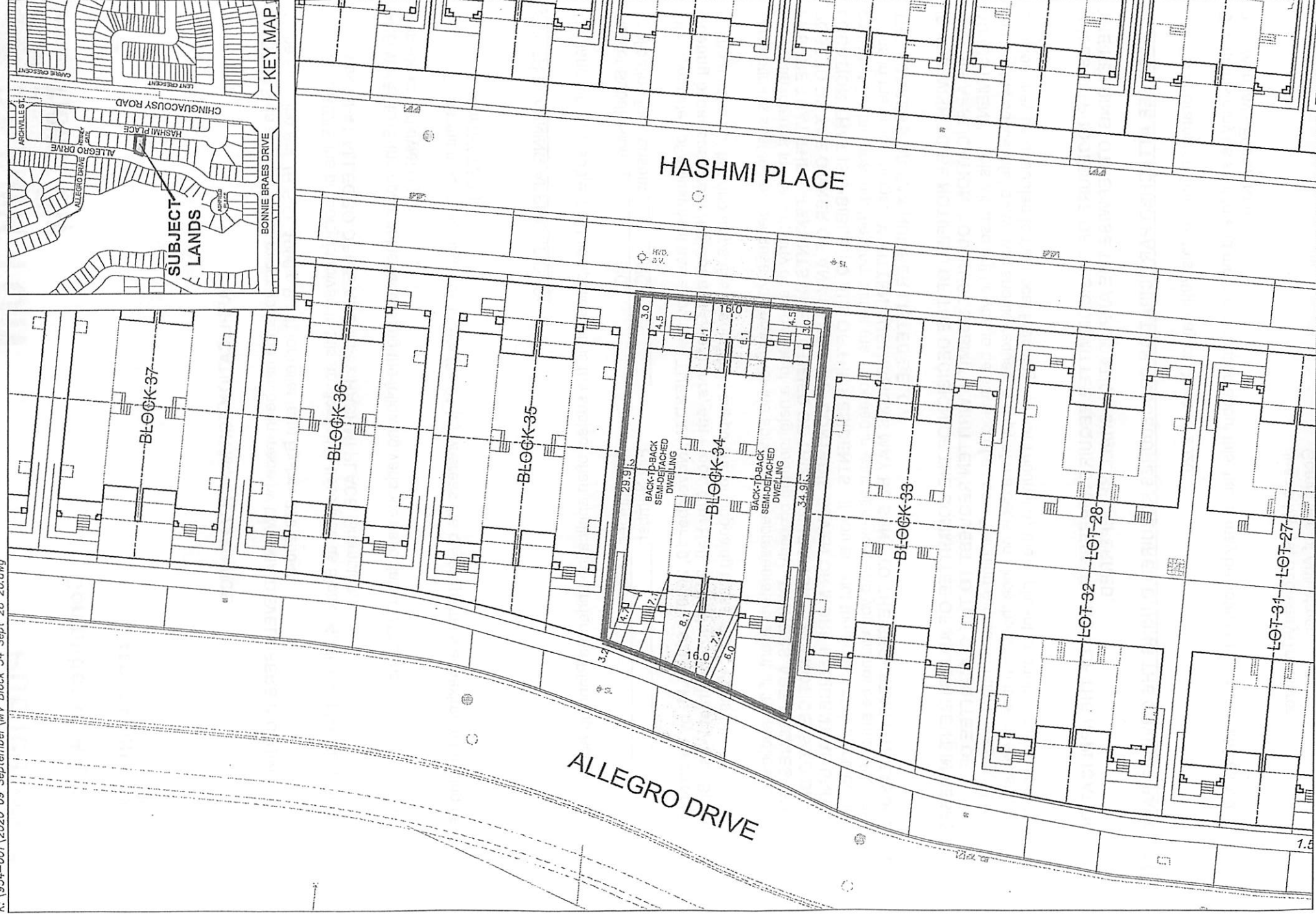
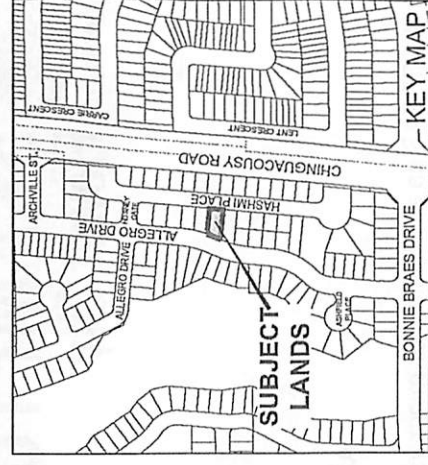
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 29th day of October, 2020.

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)

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COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE SKETCH  
UMBRIA DEVELOPERS INC.

BLOCK 34, PLAN 43M-2086  
CITY OF BRAMPTON,  
REGIONAL MUNICIPALITY OF PEE

**REQUIRED VARIANCE:**

TO ALLOW A MAXIMUM BUILDING HEIGHT OF 11.9 METRES WHEREAS 11.5 METRES IS PERMITTED.



SCALE 1:400  
SEPTEMBER 28, 2020



**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 Committee 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, November 5, 2020.**
- 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, November 6, 2020.**
  - 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, **November 6, 2020.** 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.





**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

October 21, 2020

Refer to File: 954 001

A-2020-0118

City of Brampton  
Committee of Adjustment  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Ms. Jeanie Myers,  
Secretary-Treasurer of the Committee of Adjustment

**Re: Applications for Minor Variance  
Umbria Developers Inc.  
39-41 Allegro Drive and 60-62 Hashmi Place  
Block 34, Plan 43M-2086  
City of Brampton**

Please accept our Application for Minor Variance for the above-noted property on behalf of the owner, Umbria Developers Inc. The property is municipally known as 39-41 Allegro Drive and 60-62 Hashmi Place, legally described as Block 34, Plan 43M-2086. The property is generally located west of Chinguacousy Road and south of Queen Street West.

The subject property represents a block intended for 4 back-to-back semi-detached dwellings on a recently registered plan of subdivision. The block is subject to a future Exemption from Part Lot Control Application to divide the block for each semi unit. The property has been rough-graded and is currently vacant. The related subdivision is under construction for municipal services.

Due to grading constraints to accommodate side entrances for the units, the elevation of the main floor is required to be slightly higher which increases the overall height of the building. The proposed building height is 11.9 metres whereas the maximum permitted height is 11.5 metres. As such we are requesting the following variance:

1. To allow a maximum building height of 11.9 metres whereas 11.5 metres is permitted.

In our opinion, the proposed variances meet the prescribed criteria to authorize a minor variance under Section 45 of the Planning Act:

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



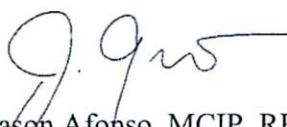
- 1) The proposed variance conforms to the Official Plan as the property is designated "Medium Density 2 Residential" in the Credit Valley Secondary Plan which permit back-to-back semi-detached dwellings. The proposed variance will continue to implement the housing form permitted by the Official Plan;
- 2) The proposed variance meets the intent of the Zoning By-law as the lands are zoned "R2E-7.5-2897" which permit back-to-back semi-detached dwellings. The proposed variance will continue to implement the housing form permitted by the Zoning By-law;
- 3) The proposed variance is minor in nature as the proposed 11.9-metre building height is generally consistent with the building height permitted for the adjacent back-to-back dwellings and would not create adverse impacts on the streetscape; and
- 4) The proposed variance is appropriate and desirable as the proposed 11.9-metre building height would allow the developer to maintain the house design and square-footage, as sold/purchased.

In support of the Minor Variance Application, we enclose the following:

- A completed Application for Minor Variance form including the Appointment and Authorization of Agent and Permission to Enter forms;
- The Minor Variance Sketch Plan, as prepared by Glen Schnarr & Associates Inc. dated September 28, 2020; and
- The Building Elevation Plan, as prepared by Cassidy + Company, dated June 2020.

We will coordinate payment of the required Application fee with you by appointment. We trust this completes the Application for Minor Variance. Please feel free to contact the undersigned if you have any questions or require more information.

Yours very truly,  
GLEN SCHNARR & ASSOCIATES INC.

  
Jason Afonso, MCIP, RPP  
Senior Associate

c. S. Kamal, Umbria Developers 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)** Umbria Developers Inc. (Attn: Syed Kamal)  
**Address** 37 Hawkridge Trail, Brampton, ON L6P 2T4

**Phone #** 647 220 9355 **Fax #** \_\_\_\_\_  
**Email** syed28@hotmail.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (Attn: Jason Afonso)  
**Address** 700-10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6

**Phone #** 416 315 3284 **Fax #** \_\_\_\_\_  
**Email** jasona@qsai.ca

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

1. To allow a maximum building height of 11.9 metres whereas 11.5 metres is permitted.

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

The additional building height is required in order to accommodate a side entrance.

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

**Lot Number** Block 34  
**Plan Number/Concession Number** 43M-2086  
**Municipal Address** 39-41 Allegro Drive and 60-62 Hashmi Place

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

**Frontage** 16.0 m  
**Depth** 29.9 m  
**Area** 516.3 m<sup>2</sup>

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

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Back-to-Back Semi-Detached Dwellings
Ground Floor Area per dwelling: 50 m <sup>2</sup>
3 Storeys / Height: 11.9 m
Dimensions per dwelling: 6.75 m x 10.45 m

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	
Side yard setback	
Side yard setback	

**PROPOSED**

Front yard setback	4.5 metres
Rear yard setback	0.0 metres
Side yard setback	1.2 metres
Side yard setback	1.2 metres

10. Date of Acquisition of subject land: 2016

11. Existing uses of subject property: Vacant Residential / Under Construction

12. Proposed uses of subject property: Back-to-back Semi-Detached Residential

13. Existing uses of abutting properties: Future Back-to-back Semi-Detached Residential

14. Date of construction of all buildings & structures on subject land: N/A

15. Length of time the existing uses of the subject property have been continued: Vacant since 2019

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

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

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

Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Septic	<input type="checkbox"/>	

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

Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	

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-17002B Status Registered

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

J. Amorim  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga

THIS 25th DAY OF September, 20 20

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, Jason Amorim, OF THE City OF Mississauga  
IN THE Region OF Peel 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 Mississauga

IN THE Region OF

Peel THIS 28th DAY OF  
September, 20 20

J. Amorim  
Signature of Applicant or Authorized Agent

Laura Kim Amorim, a Commissioner, etc.,  
Province of Ontario, for  
Glen Schnarr & Associates Inc.  
Expires March 3, 2023.

[Signature]  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R2E - 2897

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

Hothi S  
Zoning Officer

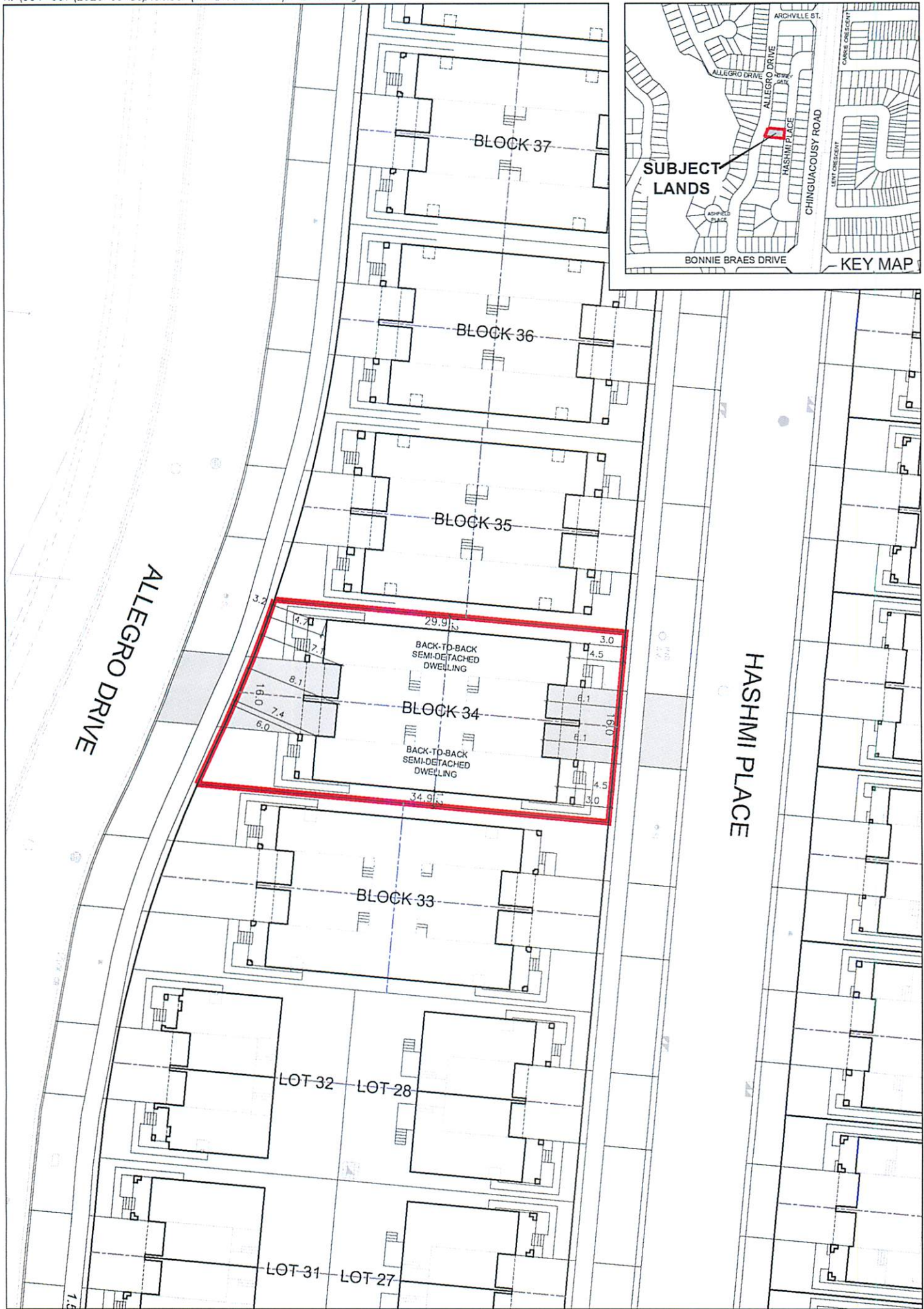
OCT. 21. 2020  
Date

DATE RECEIVED

October 21, 2020

Revised 2020/01/07





COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE SKETCH  
UMBRIA DEVELOPERS INC.

BLOCK 34, PLAN 43M-2086  
CITY OF BRAMPTON,  
REGIONAL MUNICIPALITY OF PEEL

**REQUIRED VARIANCE:**

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SCALE 1:400  
SEPTEMBER 28, 2020







A-2020-0118

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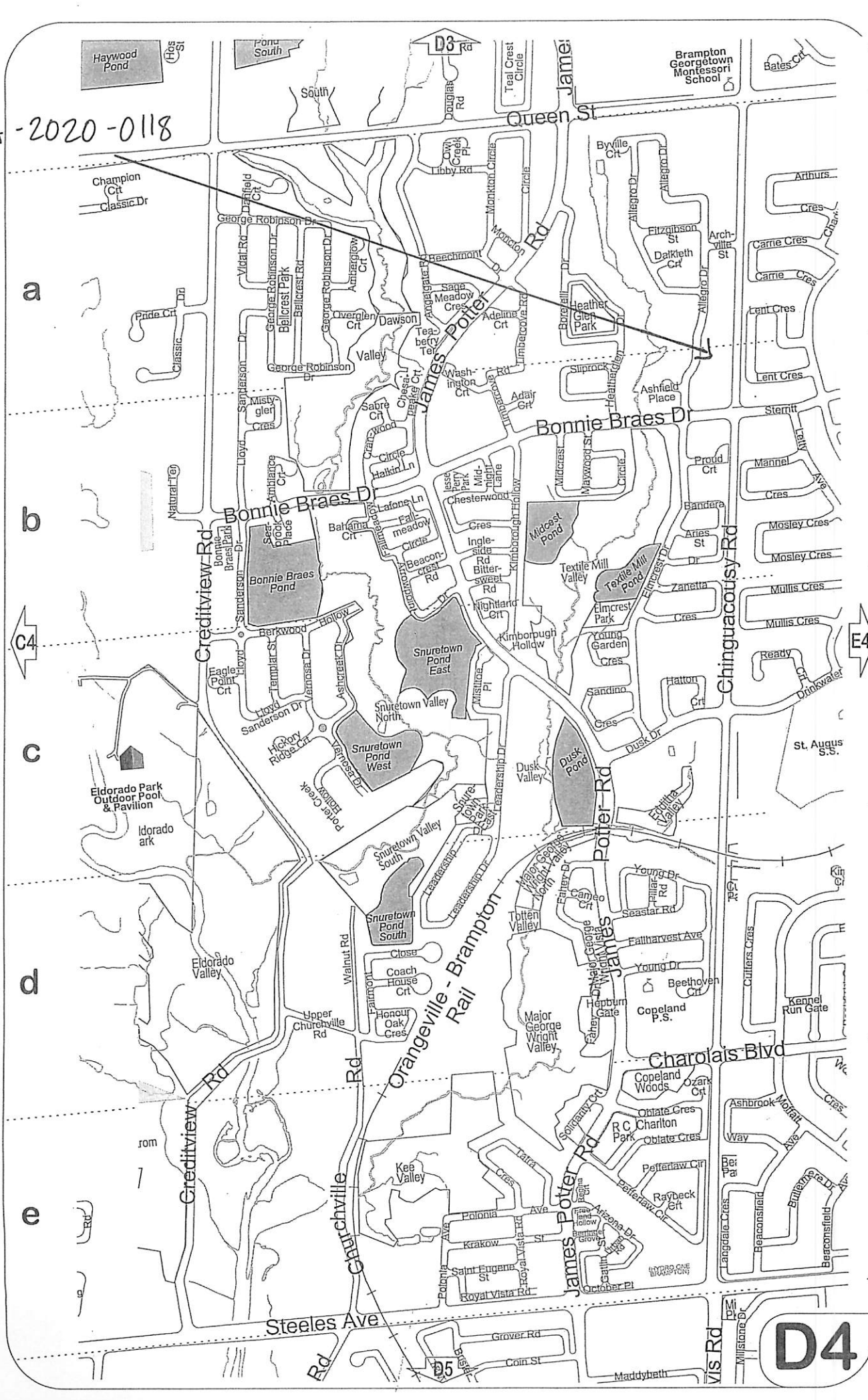
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