

**APPLICATION # A-2023-0173**  
**WARD #1**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **PETER ARORA AND ASHLEY DANIEL** 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 Lot 53, Plan 911 municipally known as **15 PENNYWOOD ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit an accessory structure (shed) to be located within a required interior side yard with a setback of 0.21m (0.69 ft) whereas the by-law does not permit an accessory structure to be located within the required 1.2m (3.94 ft) interior side yard;
2. To permit three (3) accessory structures (sheds) whereas the by-law permits a maximum of two (2) accessory structures;
3. To permit reduced setbacks of 0.21m (0.69 ft) and 0.30m (0.98 ft) to existing accessory structures (sheds) whereas the by-law requires a minimum setback of 0.6m (1.97 ft) to the nearest property lines.

**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, July 11, 2023 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 an Ontario Land 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 Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

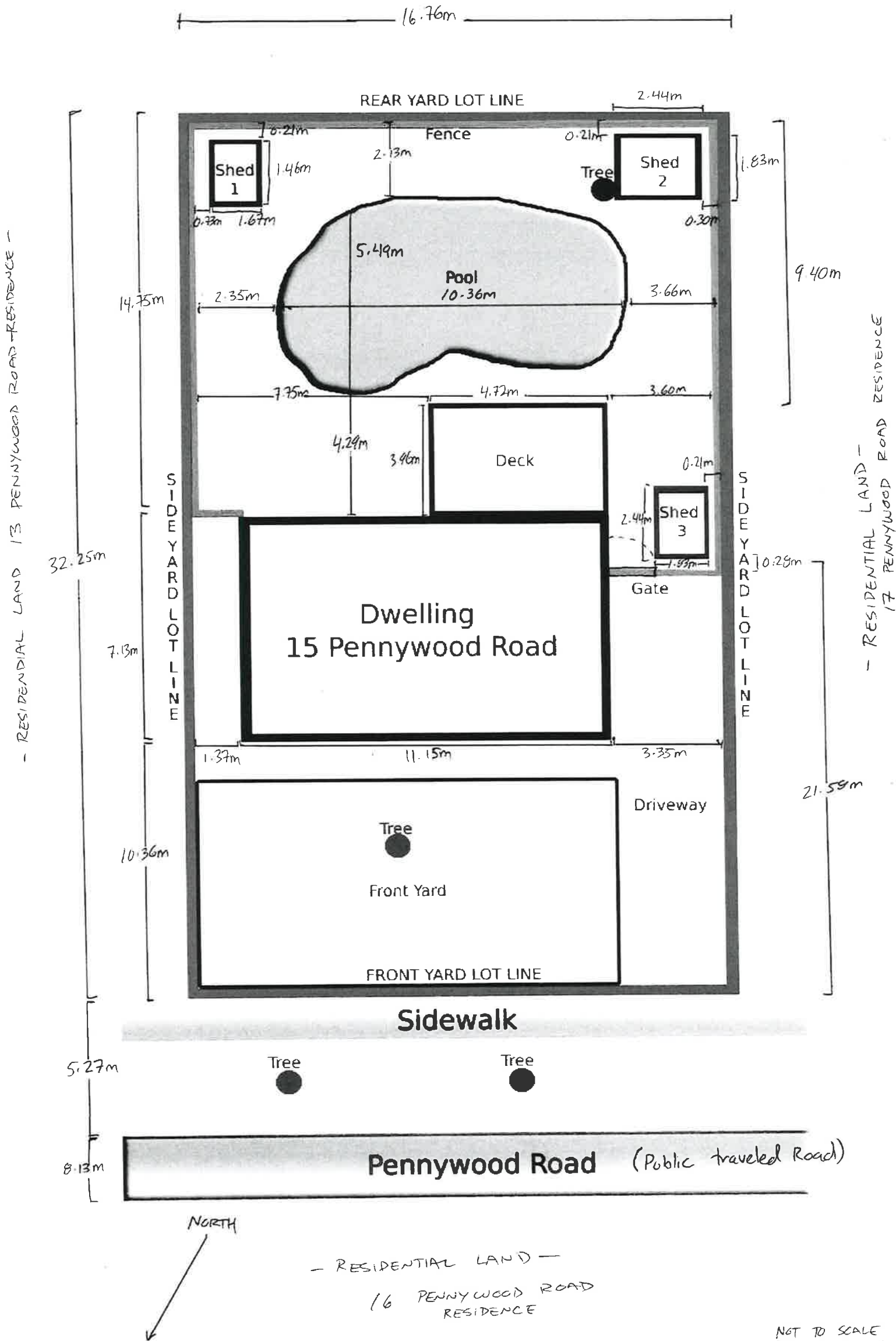
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 29th Day of June, 2023.

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)

— RESIDENTIAL LAND —  
50 AND 52 RUTHERFORD ROAD NORTH RESIDENCES



**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 **July 11, 2023** 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, July 8, 2023.**

- 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, July 8, 2023.**
  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, July 8, 2023..**
- 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, July 8, 2023.** 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.

AMENDMENT LETTER

June 27, 2023

To: Committee of Adjustment  
**PETER ARORA AND ASHLEY DANIEL**  
**LOT 53, PLAN 911**  
**A-2023-0173 – 15 PENNYWOOD ROAD**

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Please **amend** application **A-2023-0173** to reflect the following:

1. To permit an accessory structure (shed) to be located within a required interior side yard with a setback of 0.21m (0.69 ft) whereas the by-law does not permit an accessory structure to be located within the required 1.2m (3.94 ft) interior side yard;
2. To permit three (3) accessory structures (sheds) whereas the by-law permits a maximum of two (2) accessory structures;
3. To permit reduced setbacks of 0.21m (0.69 ft) and 0.30m (0.98 ft) to existing accessory structures (sheds) whereas the by-law requires a minimum setback of 0.6m (1.97 ft) to the nearest property lines.

  
Applicant/Authorized Agent



May 29, 2023

A-2023-0173

Peter Arora  
15 Pennywood Road,  
Brampton, ON  
L6V 2J6

### APPLICATION FOR MINOR VARIANCE

Dear The Committee of Adjustment,

My name is Peter Arora and I am the owner of the residence at 15 Pennywood Road. I'm writing this email because I'm in need of your dire assistance with a by-law issue.

In May 2020, I erected a standard size, 6'x8', shed to help my family deal with two ongoing issues. For most, living in a smaller older dwelling with no garage or indoor storage solutions; I needed storage space to store medical supplies and equipment for my disabled family member. Secondly, I needed a way to stop the prying eyes of my neighbour. My neighbour had recently built a raised deck, and he would often stare into our yard as my wife and her friends would swim in the backyard. He made my family and me very uncomfortable.

My neighbour, now no longer able to see into our pool, decided to call zoning by-law. I spoke to Mr. Gobeo, the Property Standards Officer, back in 2020 and explained the situation to him. He informed me that I had 3 accessory structures and that it was contrary to the zoning by-law. I explained to him that when I bought the property in 2017, it already came with two non functional sheds. The first small shed (SHED 1), was a pool shed, used to house the electrical, heating, and plumbing for the pool. And the second shed (SHED 2), was infested with rats and mice, and as such, could not be used safely to store medical supplies. Mr. Gobeo was very understanding and I didn't hear back from him or the city regarding the issue.

However, after 3 years from Mr. Gobeo inspection, I now received a letter from the city to take down my shed. If I had been sent this letter back in 2020 I could have easily taken down the shed and returned it. However, after 3 years the removal of the shed is out of question. As I am not only not able to physically remove the shed in question because of my back injury I sustained while transferring a patient. But also, I have no where else to store my family members medical supplies. My family and I are currently struggling financially, but we managed to save up to apply for a minor variance with the Committee of Adjustment. My family is in urgent need of your help and we hope that the Committee of Adjustment could please make a small exception and would grant us permission to keep our third accessory structure. Your support in this matter would be greatly appreciated.

Thank you for your time,  
Peter Arora



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) PETER ARORA AND ASHLEY DANIEL  
Address 15 PENNYWOOD ROAD  
BRAMPTON, ON L6V 2J6

Phone # 647-998-6048 Fax # \_\_\_\_\_  
Email PETER.ARORA@WILLIAMOSLERHS.CA

2. Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

3. Nature and extent of relief applied for (variances requested):  
REQUESTING APPROVAL FOR THIRD ACCESSORY BUILDING; A SMALL  
6'x6' (1.83m x 2.43m) SHED, ON PROPERTY.  
BY-LAW PERMITS ONLY 2 ACCESSORY STRUCTURES.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Why is it not possible to comply with the provisions of the by-law?  
NEED THIRD SHED FOR STORAGE OF MEDICAL EQUIPMENT FOR FAMILY MEMBER. DWELLING  
IS A SMALL BUNGALOW WITH LIMITED STORAGE INDICERS. CURRENTLY HAVE TWO SHEDS ON  
PROPERTY; THE FIRST, A SMALL POOL SHED 1.68m x 1.46m, WHICH HOUSES THE POOL EQUIPMENT,  
AND THE SECOND OLDER SHED 1.83m x 2.43m IS INFESTED WITH MICE. CURRENTLY UNABLE  
TO REMOVE THIRD SHED DUE TO BACK INJURY. AS WELL AS, HAVE NO WHERE ELSE  
TO STORE MEDICAL EQUIPMENT. AS SUCH, REQUESTING FOR APPROVAL FOR THIRD SHED.

5. Legal Description of the subject land:  
Lot Number 53  
Plan Number/Concession Number 911  
Municipal Address 15 PENNYWOOD ROAD, BRAMPTON, ON L6V 2J6

6. Dimension of subject land (in metric units)  
Frontage 16.76m  
Depth 32.25m  
Area 541.4m<sup>2</sup>

7. Access to the subject land is by:  
Provincial Highway ☐ Seasonal Road ☐  
Municipal Road Maintained All Year ☒ Other Public Road ☐  
Private Right-of-Way ☐ 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:

RESIDENTIAL DWELLING 7.13m x 11.15m, GROUND FLOOR AREA 79.9m<sup>2</sup>, GROSS FLOOR AREA INCLUDING BASEMENT 159.4m<sup>2</sup>, SINGLE STOREY RAISED BUNGALOW.

1<sup>st</sup> ACCESSORY (SHED 1) - GROSS FLOOR AREA 2.45m<sup>2</sup>, 1.68m x 1.46m x 1.83m (L x W x H)

2<sup>nd</sup> ACCESSORY (SHED 2) - GROSS FLOOR AREA 4.44m<sup>2</sup>, 1.83m x 2.44m x 1.83m

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

3<sup>rd</sup> ACCESSORY (SHED 3) - GROSS FLOOR AREA 4.44m<sup>2</sup>, 2.43m x 1.83m x 2.13m

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 DWELLING 10.36m, SHED (1) 30.48m, SHED (2) 30.17m

Rear yard setback DWELLING 14.75m, SHED (1) 0.21m, SHED (2) 0.21m

Side yard setback DWELLING 1.40m, SHED (1) 0.73m, SHED (2) 14.17m

Side yard setback DWELLING 3.35m, SHED (1) 14.35m, SHED (2) 0.30m

**PROPOSED**

Front yard setback DWELLING 10.36m, SHED (1) 30.46m, SHED (2) 30.17m, SHED (3) 21.34m

Rear yard setback DWELLING 14.75m, SHED (1) 0.21m, SHED (2) 0.21m, SHED (3) 12.14m

Side yard setback DWELLING 1.40m, SHED (1) 0.73m, SHED (2) 14.17m, SHED (3) 13.77m

Side yard setback DWELLING 3.35m, SHED (1) 14.35m, SHED (2) 0.30m, SHED (3) 0.21m

10. Date of Acquisition of subject land: NOVEMBER 2017
11. Existing uses of subject property: RESIDENTIAL PROPERTY - LIVED IN BY OWNERS
12. Proposed uses of subject property: RESIDENTIAL HOME
13. Existing uses of abutting properties: RESIDENTIAL PROPERTIES
14. Date of construction of all buildings & structures on subject land: DWELLING, SHED (1), SHED (2) - late 1970s  
SHED (3), MAY 2020
15. Length of time the existing uses of the subject property have been continued: DWELLING, SHED (1)(2) - 50 years  
SHED (3) - 3 YEARS

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

Municipal ☒  
Well ☐

Other (specify) \_\_\_\_\_

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

Municipal ☒  
Septic ☐

Other (specify) \_\_\_\_\_

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

Sewers ☒  
Ditches ☐  
Swales ☐

Other (specify) \_\_\_\_\_

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 # \_\_\_\_\_ Status \_\_\_\_\_

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 _____

Peter Arora A.D. Daniel  
Signature of Applicant(s) or Authorized Agent

DATED AT THE RESIDENCE OF PETER ARORA AND ASHLEY DANIEL  
THIS 29 DAY OF MAY, 2023.

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, PETER ARORA, OF THE CITY OF BRAMPTON  
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 BRAMPTON  
IN THE REGION OF  
PEEL THIS 30th DAY OF  
MAY, 2023.

Peter Arora  
Peter Arora A.D. Daniel  
Signature of Applicant or Authorized Agent

CHAPOTTE, CHARLIE, Deputy Clerk  
The Corporation of The City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R4  
A Commissioner, etc., ...  
in the Regional Municipality of Peel

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R1B, MATURE

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

HOTHIS.

Zoning Officer

MAY 30 2023

Date

DATE RECEIVED MAY 30, 2023



— RESIDENTIAL LAND —  
50 AND 52 RUTHERFORD ROAD NORTH RESIDENCES

— RESIDENTIAL LAND 13 PENNYWOOD ROAD RESIDENCE —

— RESIDENTIAL LAND —  
17 PENNYWOOD ROAD RESIDENCE



— RESIDENTIAL LAND —  
16 PENNYWOOD ROAD  
RESIDENCE

NOT TO SCALE

