



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, September 12, 2023**

Members Present: Jarmanjit Singh Dehriwal (Chair)  
Baljit Mand (Vice-Chair)  
Jotvinder Sodhi (Vice-Chair)  
Ron Chatha  
Paul Khaira  
James Reed  
Sarbjeeet Saini

Members Absent: Thisaliny Thirunavukkarasu  
Manoharan Vaithianathan

Staff Present: Francois Hemon-Morneau, Supervisor, Planning, Building and Growth Management  
Ross Campbell Supervisor, Zoning and Sign By-Law Services  
Rajvi Patel, Assistant Development Planner, Planning, Building and Growth Management  
Megan Fernandes Planning Technician, Planning, Building, and Growth Management  
Ellis Lewis, Assistant Development Planner, Development Services  
Clara Vani, Legislative Coordinator, Secretary Treasurer

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#### 1. **Call to Order**

The meeting was called to order at 9:02 a.m. and adjourned at 11:25 a.m.

As this Committee of Adjustment Committee Meeting was conducted with electronic and in-person participation by Members of Committee, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Jarmanjit Singh Dehriwal (Chair), Baljit Mand (Vice-Chair), Jotvinder Sodhi (Vice-Chair), Paul Khaira, James Reed, Sarbjeet Saini, and Ron Chatha

Members absent during roll call: Manocharan Vaithianathan. (personal), Thisaliny Thirunavukkarasu (personal)

**2. Adoption of Minutes**

Nil

**3. Region of Peel Comments**

3.1 Region of Peel Comments - Letter dated September 5, 2023

**4. Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

**5. Withdrawals/Deferrals**

5.1 A-2023-0093

HEAVENUE HOLDINGS INC.

11 SUN PAC BOULEVARD, UNIT 8

PEEL CONDOMINIUM PLAN 1046, LEVEL 1, UNIT 1

Committee acknowledged receipt of a letter dated August 8, 2023 from Gurinder Sandhu and Samreet Sandhu requesting withdrawal of the application.

That Application A-2023-0093 be withdrawn from consideration.

5.2 B-2023-0023

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LT 4, PLAN 380, WARD 1

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 737.48 square metres (0.185 acres). The proposed severed lot has a frontage of approximately 9.755 metres

(32 feet); a depth of approximately 37.8 metres (124 feet) and an area of approximately 368.74 square metres (0.091 acres). It is proposed that 2 lots be established from the existing lot for future residential development of a two storey detached dwelling on each lot (primary unit on the first floor and second unit on the second floor).

Staff indicated additional variances are required.

Syed Ali Shabib, authorized agent online was present online, noted the additional variances have been submitted.

Moved by: J. Sodhi

Seconded by: J. Reed

That applications B-2023-0023, A-2023-0258 and A-2023-0259 be deferred no later than the last hearing of October 2023.

Region of Peel Conditions:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,435.00 is required as per the Region's User Fees and Charges By-law (5-2023), or as dictated by Fees and Charges By-law at the time of clearance.

Carried

### 5.3 A-2023-0258

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LT 4, PLAN 380, WARD 1

1. To permit a lot width of 9.755 metres whereas the by-law requires a minimum lot width of 45 metres.

Staff indicated additional variances are required.

Syed Ali Shabib, authorized agent online was present online, noted the additional variances have been submitted.

Moved by: J. Sodhi

Seconded by: J. Reed

That applications B-2023-0023, A-2023-0258 and A-2023-0259 be deferred no later than the last hearing of October 2023.

Region of Peel Conditions:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,435.00 is required as per the Region's User Fees and Charges By-law (5-2023), or as dictated by Fees and Charges By-law at the time of clearance.

Carried

#### 5.4 A-2023-0259

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LT 4, PLAN 380, WARD 1

1. To permit a lot width of 9.755 metres whereas the by-law requires a minimum lot width of 45 metres.

Staff indicated additional variances are required.

Syed Ali Shabib, authorized agent online was present online, noted the additional variances have been submitted.

Moved by: J. Sodhi

Seconded by: J. Reed

That applications B-2023-0023, A-2023-0258 and A-2023-0259 be deferred no later than the last hearing of October 2023.

Region of Peel Conditions:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Prior to releasing Regional Clearance of Consent Approval, a non-refundable processing fee of \$1,435.00 is required as per the Region's User Fees and Charges By-law (5-2023), or as dictated by Fees and Charges By-law at the time of clearance.

Carried

5.5 A-2023-0217

7927959 CANADA CORP.

9610 MCLAUGHLIN ROAD NORTH

LOT 9, CONC 2, WHS, WARD 5

1. To permit a medical office use. Whereas the bylaw does not permit a medical office.
2. To permit a residential care home use. Whereas the bylaw does not permit a residential care home.

Anthony Sirianni, authorized agent was present online, noted dialogue is underway, additional memos have been prepared and submitted.

Staff indicated concurrence for the deferral.

Moved by: B. Mand

Seconded by: J. Reed

That application A-2023-0217 be deferred no later than the last hearing of November 2023.

Carried

5.6 A-2022-0181

CREDITVIEW ENTERPRISES INC., C/O JAY JAFFARI

1577 MAYFIELD ROAD

PART OF LOT 17, CONC 3, WARD 6

1. To permit 2 stacking spaces for a drive thru for a facility associated with a bank, trust company or finance company. Whereas the by-law requires a minimum of 4 stacking spaces for a drive thru for a facility associated with a bank, trust company or finance company.

Katherine Rauscher, authorized agenda was present online, noting resubmission and need for second variance yet to be added.

Staff agreed to the deferral request.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2022-0181 be deferred to the October 24, 2023 hearing date.

Carried

5.7 B-2023-0020

CABBAGE PATCH DEVELOPMENTS INC.

35 WORTHINGTON AVENUE

PT. BLK 114, PLAN 43M-1471, WARD 6

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 6.35 hectares (15.39 acres); together with easements for access (ingress/egress/internal driveway connections), servicing (water/storm/sanitary/gas) and overland flow for both the proposed severed and retained lands. The proposed severed parcel has a frontage of approximately 52.5 metres (172.24 feet), a depth of approximately 304.6 metres (1000 feet) and an area of approximately 5.24 hectares (12.94 acres). It is proposed that the severed parcel be merged with the abutting lands to the west (31 Worthington Avenue).

Harry Froussios, authorized agent was present online, noted further clarifications are required, and a request was submitted the day prior to the hearing for deferral.

Staff indicated support for a deferral.

Moved by: J. Sodhi

Seconded by: S. Saini

That application B-2023-0020 be deferred to the October 24, 2023 hearing date.

Carried

**6. NEW CONSENT APPLICATIONS**

Nil

**7. DEFERRED CONSENT APPLICATIONS**

**7.1 B-2023-0004**

IRENE RAMSAMMY, RON RAMSAMMY

11467 GOREWAY DRIVE

BLOCK 4, PLAN M-312, WARD 10

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 3,873.77 square metres (0.957 acres). The proposed severed lot has a frontage of approximately 21 .42m (70.26 feet); a depth of approximately 40.70 metres (133.53 feet) and an area of approximately 1,334.90 square metres (0.329 acres). It is proposed that 2 lots be established from the existing lot for future residential development of a single detached dwelling on the proposed severed lot.

Prem Tewari, authorized agenda was present online, and requested a deferral.

Staff supported deferral to no later than last hearing of February 2024, to allow for review of additional material.

Amrik Natt, Brampton resident, expressed concern that: the application has come forward three times with the same issues; nothing has changed on the drawing, and area residents have paid a premium for these lots; the application is suggesting 20-foot frontage when should be 70 feet; no issue with exiting on Goreway, but this has not changed in the plan.

Mr. Natt also submitted a petition document from ten interested parties, being residents of New Forest Terrace.

Member S. Saini expressed concern with potential for others requesting the same.

Member R. Chatha questioned the impacts to sanitary sewer system. Staff noted they would be reviewing with Public Works. If staff sees value in deferring then will support it, but if the variances are impacting all the residents, it will not be supported.

Moved by: R. Chatha

Seconded by: P. Khaira

That application(s) B-2023-0004, A-2023-0047, and A-2023-0048 be deferred no later than the last hearing of February 2024.

Carried

## **8. NEW MINOR VARIANCE APPLICATIONS**

8.1 A-2023-0211

NANAKSAR SATSANG SABHA OF ONTARIO

64 TIMBERLANE DRIVE

BLK 331, PT BLK 341, PLAN 43R-19231, PT 1, PLAN M-774, WARD 4

1. To permit a front yard setback of 2.97 metre. Whereas the bylaw requires a minimum front yard setback of 7.5 metre.
2. To permit an exterior side yard setback of 1.37 metre. Whereas the bylaw requires a minimum exterior side yard setback of 7.5 metre.
3. To permit a maximum lot coverage of 52.77%. Whereas the bylaw permits a maximum lot coverage of 33.3%.

Tanvir Singh Rai, authorized agent, highlighted aspects of the application noting the setback has not changed, only a second floor is to be added, and an additional side-yard setback to accommodate a classroom.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0211 be approved subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;



2. That a site plan application shall be submitted to facilitate the proposed work;
3. That the applicant shall contact the City's Forestry Department to review any existing trees affected by the proposed work and obtain a tree removal permit prior to construction; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.2 A-2023-0233

NILESH PATEL, SHITAL PATEL

9 BANNER ELK STREET

LOT 87 L, PLAN M-2078, WARD 6

1. To permit a driveway width of 5.3m. Whereas the by-law permits a maximum driveway width of 4.9 m.

Manpreet Kohli, authorized agent, present online, highlighted the application, noting it is minor in nature and the neighbors have no issues with it.

Staff read out the recommendation of the staff report to refuse due reasons which have been relayed to the applicant.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0233 be refused.

Carried

8.3 A-2023-0235

OM PRAKASH VERMA, MEENA VERMA

272 CLOCKWORK DRIVE

LOT 106, PLAN 2058, WARD 6

1. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the by-law does not permit exterior

stairways constructed below established grade in the required interior side yard.

2. To permit an interior side yard setback of .25m to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum interior side yard setback of 0.3 metres.

Shivang Tarika, authorized agent was present online to take questions.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: P. Khaira

That application A-2023-0235 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties should not be adversely affected; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

#### 8.4 A-2023-0236

RAGHAVENDRA HOLLENARASIPURA NANJUNDASWAMY, SWETHA  
NAGARAJ RAO

30 DULVERTON DRIVE

LOT 25, PLAN M-1812, WARD 6

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flank age lot line. Whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of the dwelling and the flank age lot line.

2. To permit a proposed exterior side yard setback of 2.01 m to a stairway leading to a below grade entrance. Whereas the by-law requires a min exterior side yard setback of 3 metres.

Shivang Tarika, authorized agent was present online, highlighted the application and provided background with regard to the selection of garage since there is no backyard available to be used - have worked with staff, but have no other option.

Member R. Chatha indicated intention to support the staff recommendation to refuse the application.

Moved by: P. Khaira

Seconded by: R. Chatha

That application A-2023-0236 be refused.

Carried

#### 8.5 A-2023-0245

BALKOO INC.

30 BROOKBANK COURT

PART OF LOT 15, CONC 2 EHS

To vary Schedule 'C', Schedule 638 of the bylaw to permit construction of a one storey addition (pool building, enclosed gazebo and stairs) whereas Schedule 'C' Section 638 pf the bylaw requires that all buildings and structures be in accordance with Schedule 'C', Section 638.

David Hacking, authorized agent was present online, available for any questions.

The Committee Chair J. Dehriwal highlighted correspondence received from the TRCA.

Staff outlined the conditions provided in the staff report.

The agent agreed to the conditions.

Member J. Reed noted that Recommendation 2 relates to the TRCA and sought clarification that the TRCA requested recommendation be included.

The staff agreed that the condition should be added to the recommendation.

The authorized agent agreed to the conditions as amended to add the TRCA requirement.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2023-0245 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That all requirements as described by the Toronto and Region Conservation Authority as per Permit No. C-230873 are satisfied;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void; and

TRCA's staff have no objection to support the approval of Minor Variance Application assigned City File

No. A-2023-0245, subject to the following condition:

That the applicant provides the required \$660.00 planning review fee.

Carried

#### 8.6 A-2023-0247

JASDEEP SINGH VIRK

116 MASSEY STREET

LOT 75, PLAN M-73, WARD 7

1. To permit a driveway width of 9.04 metres. Whereas the bylaw permits a maximum driveway width of 7.32m.
2. To permit 0.47 metre of permeable landscaping abutting the side lot line. Whereas the bylaw requires a minimum 0.60 metre of permeable landscaping abutting the side lot line.

The applicant was present online and agreed to the staff recommendations.

Staff outlined the proposed conditions of the staff report.

The applicant agreed to the conditions.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2023-0247 be approved subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties and the subject property shall not be adversely affected;
3. That the owner shall obtain a Road Occupancy and Access Permit for any construction of works within the City's road allowances; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.7 A-2023-0248

ASELA JAYAWICRAMA, SURINDER KODIODILI

22 CAMPBELL DRIVE

LOT 243, PLAN 606, WARD 5

To permit a 1.88 metre interior side yard setback to a attached proposed garage. Whereas the bylaw requires a minimum interior side yard setback of 2.8 metre.

The applicant was present and highlighted the application content.

Staff outlined the proposed conditions of the staff report.

The applicant agreed to the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0248 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties should not be adversely affected; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.8 A-2023-0249

SUNIL PANADURA, HETTIMULLAGE SUNITHA

8 MORTON WAY

LOT 83, PLAN 43R-9329, PART 4, M-295, WARD 4

1. To permit a side yard setback of 1.09 metres to below grade windows. Whereas the by-law only permits below grade windows having a minimum side yard setback of 1.2 metres.
2. To permit an interior side yard setback of 0.06 metres to an existing stairway leading to a below grade entrance. Whereas the by-law requires a minimum interior side yard setback of 1.2 metres.
3. To permit an interior side yard setback of 0.06 metres to an existing exterior stairway leading to a below grade entrance. Whereas the by-law requires a minimum setback of 1.2 metres to an exterior stairway leading to a below grade entrance in the interior side yard provided that a continuous side yard width of no less than 1.2 metres is provided on the opposite side of the dwelling.

The applicant was present and highlighted the application.

Staff outlined the proposed conditions of the staff report.

The applicant agreed to the conditions.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2023-0249 be approved subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties should not be adversely affected;
3. That the applicant obtain a building permit for the below grade entrance and below grade windows within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
4. That the below grade entrance shall not be used to access an unregistered second unit; and

5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.9 A-2023-0250

TEJPAL SINGH, JASPAL KAUR MUNJAL

1 MINER STREET

LOT 86, PLAN 43M-1531, WARD 6

1. To permit a swimming pool to be located in the flankage exterior side yard where the dwelling situated on the abutting lot has a habitable room situated on the ground storey level at the front corner of the dwelling. Whereas the bylaw does not permit a swimming pool to be located in the flankage exterior side yard where the dwelling situated on the abutting lot has a habitable room situated on the ground storey level at the front corner of the dwelling when a triangular area delineated by the exterior side yard, the rear lot line and a line projected from the rear corner of the dwelling situated on the corner lot.
2. To permit an accessory structure (shed) in the exterior side yard, whereas the by-law does not permit a structure the exterior side yard.
3. To permit an accessory structure (shed) having a setback of 0.3 metres to the rear lot line, whereas the by-law requires a minimum 0.6 metres to the nearest lot line.

Vanessa Wiazowski, authorized agent was present online and highlighted the application content.

The Committee Chair J. Dehriwal highlighted correspondence was received from a local resident, in opposition.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2023-0250 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner shall plant additional vegetation along the rear lot line in a manner that provides additional privacy screening from the adjacent lot;
3. That drainage on adjacent properties and the subject property shall not be adversely affected;
4. That the fence used to screen the swimming pool and shed in the flankage exterior side yard shall be maintained, and shall not be removed or lowered, but may be repaired or replaced when necessary; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.10 A-2023-0251

MANDEEP SINGH GILL

15 CREEKWOOD DRIVE

LOT 28, PLAM M-1202, WARD 2

1. To permit a driveway width of 7.24 metres. Whereas the bylaw permits a maximum driveway width of 6.71 metres.
2. To permit 0.53 metres of permeable landscaping abutting the side lot line. Whereas the bylaw requires a minimum 0.60 metre of permeable landscaping abutting the side lot line.

Tanvir Rai, the authorized agent was present and highlighted the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2023-0251 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision; and



2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.11 A-2023-0253

JOHNSON OTI OSEI, JOYCE OTI OSEI

39 LARENTIDE CRESCENT

LOT 1, PLAN M-1630, WARD 10

1. To permit a proposed above grade entrance in a side yard having a minimum width of 0.64 metres extending from the front wall of the dwelling up to the door. Whereas the by-law permits an above grade entrance when the side yard within which the door is located has a minimum width of 1.2 m extending from the front wall of the dwelling up to and including the door.

Tanvir Rai, authorized agent was present and highlighted the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0253 be approved, subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties should not be adversely affected;
3. That any objects located within the proposed path of travel leading to the rear yard be relocated, to ensure the provision of an unencumbered path of travel;
4. That the above grade entrance shall not be used to access a registered or unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.12 A-2023-0254

ARIF AHMAD, SABOOHI AHMAD

22 GROVE PARK SQUARE

PART LOT 91, PLAN M88, PT BLK D RP, WARD 8

1. To permit a below grade entrance in the rear yard. Whereas Schedule C Section 128 does not permit a below grade entrance in the rear yard.

The applicant outlined and provided rationale for the application.

Staff read out the conditions proposed within the staff report, noting that a recommendation is no longer required.

Member R. Chatha noted the names appear to differ on the staff report and the application.

Staff recognized the error and offered to amend the report and application as required for the record.

The applicant agreed with the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0254 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the below grade entrance shall not be used to access an unregistered second unit;
3. That drainage on adjacent properties and the subject property shall not be adversely affected; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.13 A-2023-0255

BALWINDER KAUR

6 EMANUELE PLACE

LOT 4, PLAN 43M-1341, WARD 10

1. To permit a building height of 12.28m. Whereas the By-law permits a maximum building height of 10.6m.
2. To permit a 100.63 squared metre accessory structure. Whereas the bylaw permits a maximum accessory structure size of 23 squared metres.
3. To permit an accessory structure with a height of 5.28 metre. Whereas the bylaw permits a maximum accessory structure height of 4.5 metre.

Authorized agent of Lumbao Architects was online and highlighted the application.

The Committee Chair J. Dehriwal indicated correspondence was received and was not in objection.

Staff outlined the proposed conditions of the staff report, and verbally added the condition provided by the TRCA.

The agent lost connection temporarily, returned to the session, then agreed to the amended conditions.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0255 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. TRCA's staff have no objection to support the approval of Minor Variance Application assigned City File No. A-2023-0255, subject to the following condition:
  1. That the applicant provides the required \$660.00 planning review fee.
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.14 A-2023-0256

SIAN CHOUDRY, JABEEN FAHMIDA

4 DOLOBRAM TRAIL

LOT 2, PLAN 43M-2039, WARD 6

1. To permit 0.34m setback to the step(s) and landing for an above grade side entrance. Whereas the bylaw requires a minimum setback of 0.9 m to any steps and landing in the interior side yard.

Neither the applicant nor an authorized agent representing the applicant was in attendance when the application was called.

Member R. Chatha noted correspondence received has no objection, with the conditions, and that if staff is content with an approval with the conditions, Committee would be fine to proceed.

Staff outlined the proposed conditions of the staff report.

Member J. Reed noted there are two names on the application and only one on the staff report. Staff agreed to add the second name.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2023-0256 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties should not be adversely affected;
3. That the applicant obtain a building permit for the above grade entrance within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
4. That the above grade entrance shall not be used to access a registered or unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.15 A-2023-0257

MANOJ GARG, GEETA GARG

68 HILLSIDE DRIVE

LOT 44, PLAN 717, WARD 7

1. To permit a driveway width of 11.28 m (37 ft). Whereas the by-law permits a maximum driveway width of 9.14 m.
2. To permit 0.3 m of permeable landscaping abutting the side lot line. Whereas the by-law requires a min of 0.6 m of permeable landscaping abutting the side lot line.

Ravinder Singh authorized agent was present online and highlighted the content of the application.

The Committee Chair J. Dehriwal highlighted correspondence received from TRCA approving the minor variance application, and two further communications from Brampton residents, in support of the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2023-0257 be approved subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.16 A-2023-0260

BARKAT U. KHAN

10 BOWMANN AVENUE

LOT 24, PLAN M-304

1. To permit a fence in the required front yard having a height of 2 metres.  
Whereas the by-law permits a maximum fence height of 1 metre in the front yard.

The applicant, was present and described the application, noting having lived in the house for forty years and feeling fears that would be addressed with a high fence.

The Committee Chair J. Dehriwal noted correspondence received from the TRCA.

Staff outlined the proposed conditions of the staff report.

The applicant agreed with the conditions (two metre height).

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2023-0260 be approved subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. The design and construction of the proposed fence in the required front yard shall not obstruct visibility between the main dwelling and the lot lines and shall not be a solid fence; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.17 A-2023-0261

MONIKA JAIN, AAKSHITA JAIN, DUSHYANT JAIN

41 LOCKWOOD ROAD

LOT 168, PLAN M-984, WARD 4

1. To permit an addition to the second storey having a side yard setback of .93 metres. Whereas the by-law permits 1.2 metres for the first storey, plus 0.6 metres for each additional storey (1.8 metres).

Tanvir Rai, authorized agent was present and highlighted the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0261 be approved subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a Custom House Architectural Control approval prior to the submission of a building permit application; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.18 A-2023-0263

ARRY CASTRO, MARILYN DEGUZMAN-CASTRO

224 SUSSEXVALE DRIVE

LOT 23, PLAN 43M-1891, WARD 9

1. To permit a proposed deck to encroach 5.04 metres into the rear yard setback, resulting in a setback of 2.46 m from the deck to the rear lot line. Whereas the by-law permits a deck to encroach a max 3 metres into the rear yard setback, resulting in a required setback of 4.5 m from the deck to the rear lot line.

2. To permit a rear setback of 3.37 m to a proposed addition to a single storey addition. Whereas the by-law requires a minimum rear yard setback of 7.5 metres.

Nour Elgendy, authorized agent, was present online and requested a deferral of the application, for new drawings.

The Committee Chair J. Dehriwal noted a new Appendix C attached to the application.

Staff noted, based on the application presented a refusal was recommended, and following a review of the surrounding context and sightlines.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2023-0263 be refused .

Carried

8.19 A-2023-0264

KRISZTINA MOLNAR

87 JEFFERSON ROAD

PT BLK D, PLAN 863, WARD 8

1. To permit an accessory structure (shed) in the interior side yard having a setback 0.6 metres, facing the interior side lot line, with a side yard setback of 0.6 metres. Whereas the by-law does not permit an accessory structure to encroach into the minimum interior side yard setback of 1.2 m required for the main building.
2. To permit an accessory structure (shed) having a height of 3.28m. Whereas the bylaw permits an accessory structure having a max height of 3 m.
3. To permit a combined gross floor area of 44 square metres for 2 accessory structures. Whereas the by-law permits a maximum combined gross floor area of 20 square metres for 2 accessory structures.
4. To permit a accessory structures, gazebo having a gross floor area of 19 square metres, and a shed having a gross floor area of 25 square metres. Whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure.



Maurizio Rogato, authorized agent, was present online, and noted the applicants were present in the Chamber. He noted the correspondence has been reviewed, the variances are minor in nature, present no drainage concerns, and are a consistent use.

The Committee Chair J. Dehriwal noted correspondence received from area residents, one in favor, one without concern, and one opposed to the minor variance.

Ryan Reid, local resident online, spoke against the application based on the scale not being in keeping with the neighbourhood or by-law.

Dario Marandola, local resident, delegated in chamber and spoke in favor of the application, refuting the views in opposition.

Staff noted an error in the report shows a requirement of 1.2 metres which should indicate 3 metres.

Staff read out the conditions within the report, and noted staff is not concerned with the existence of the error and it need not hinder the committee consideration of the conditions.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2023-0264 be approved, subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner shall obtain building permits for the accessory structures within 60 days of the decision of approval, or as extended at the discretion of the Chief Building Official;
3. That drainage shall not significantly impact the subject property or adjacent properties; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.20 A-2023-0265

SANJIVKUMAR SEN, SMITANEM SEN

54 MOORCROFT PLACE

LOT 87, PLAN 43M-2092, WARD 8

1. To permit an proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line. Whereas the by-law does not permit a stairway constructed below established grade to be located between the main wall of the dwelling and the flankage lot line.

Sachin Trivedi, the authorized agent was present and highlighted the content of the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0265 be approved, subject to the following conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That drainage on adjacent properties should not be adversely affected;
3. That the applicant obtain a written Letter of Approval from the Developer's Engineers, confirming that there are no concerns with the development of the below grade entrance;
4. That the existing fence used to screen the below grade entrance shall be constructed as provided, and not be removed or lowered, but may be repaired or replaced when necessary;
5. That the below grade entrance shall not be used to access an unregistered second unit; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.21 A-2023-0266

JASJOT SINGH VERRAICH, DALIP SINGH VERRAICH

57 PARK SIDE DRIVE

LOT 39, PLAN M-587, WARD 3

1. To permit an interior side yard setback of 0.85 metres to a proposed one storey addition. Whereas the by-law requires a minimum side yard setback of 1.2 metres.
2. To permit an interior side yard setback of 1.2 metres to a proposed second storey addition over the existing garage. Whereas the by-law requires a minimum side yard setback of 1.8 metres to a second storey.

Abhay Vaid the authorized agent, was present online and highlighted the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0266 be approved, subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a building permit for the existing addition within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
3. That drainage on adjacent properties should not be adversely affected;
4. That the below grade entrance shall not be used to access an unregistered second unit; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

**9. DEFERRED MINOR VARIANCE APPLICATIONS**

9.1 A-2023-0047

IRENE RAMSAMMY, RON RAMSAMMY

11467 GOREWAY DRIVE

BLOCK 4, PLAN M-312, WARD 10

1. To permit a lot area of 0.24 hectares whereas the by-law requires a minimum lot area of 0.8 hectares;
2. To permit a lot width of 9.49m (31.14 ft.) whereas the by-law requires a minimum lot width of 45m (147.64 ft.);
3. To permit an interior side yard setback of 6.87m (22.54 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
4. To permit 51.23% front yard landscape open space whereas the by-law requires a minimum of 70% of the front yard to be landscaped open space.

**This item was brought forward and dealt with under Item 7.1 - B-2023-0004**

9.2 A-2023-0048

IRENE RAMSAMMY, RON RAMSAMMY

11467 GOREWAY DRIVE

BLOCK 4, PLAN M-312, WARD 10

1. To permit a lot area of 0.13 hectares whereas the by-law requires a minimum lot area of 0.8 hectares;
2. To permit a lot width of 21.42m (70.28 ft.) whereas the by-law requires a minimum lot width of 45m (147.64 ft.);
3. To permit an interior side yard setback of 1.2m (3.94 ft.) whereas the by-law requires a minimum interior side yard setback of 7.5m (24.60 ft.);
4. To permit a rear yard setback of 7.5m (24.60 ft.) whereas the by-law requires a minimum rear yard setback of 15.0m (9.22 ft.);
5. To permit a front yard setback of 8.0m (26.25 ft.) whereas the by-law requires a minimum front yard setback of 12m (39.37 ft.).

**This item was brought forward and dealt with under Item 7.1 - B-2023-0004**

9.3 A-2023-0177

SHAHBAJ LEHAL

12 MABEL COURT

BLOCK E, PLAN M76, WARD 7

1. To permit a garden suite in the rear yard having an area of 43.94 square metres. Whereas, the by-law permits a garden suite having a maximum size of 35 metres.

Tanvir Rai, authorized agent, highlighted the application, noted it is considered minor in nature and recognized the views of the neighbors, and noted he and the applicant are in agreement with the staff recommendations.

The Committee Chair J. Dehriwal noted two pieces of correspondence were received from area residents in opposition to the application.

Member P. Khaira inquired how the parking situation would be addressed.

The agent noted that only three parking spaces are required for a garden suite so the requirement has been met within this application.

Teresa Switzer, an adjacent resident, delegated with several concerns with the application, and noted issues within the neighborhood and court, in particular with regard to snow removal, and the positioning of vehicles parking in area driveways, animals in the area, and potential impact to their habitat.

Kory Kennedy, an area resident, who's backyard converges on the applicant property spoke in opposition, noting the area was designed with green space and beauty, which has been build up, and will be further impacted by this application. Old established trees would need to be removed for the structure. A rental unit was not within the original intention for the area.

Staff outlined the proposed conditions of the staff report.

The agent answered the concerns by noting the property has a lot of landscaping providing screening, which will not be removed, and also that there will not be a future application for a double-storey addition.

Member J. Sodhi enquired if the applicant would be open to moving the structure if necessary.

The agent noted in the affirmative.

Member J. Reed highlighted the need for housing, and enquired if there are additional conditions in regard to the trees?

Staff indicated a condition could be added with regard to a requirement to consult Forestry staff.

Member J. Sodhi requested staff consider a condition of moving the building by two metres.

Staff indicated a 50-foot maximum set-back from the structure could be accommodated.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0177 be approved subject to the following conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant obtain a Garden Suites Architectural Control approval prior to the submission of a building permit application;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void; and
4. That the applicant shall contact the City's Forestry Department to review any existing trees affected by the proposed work and obtain a tree removal permit prior to construction.

Carried

#### 9.4 A-2023-0204

LAKHWINDER SINGH BAL, NAVPREET OTTAL

249 FATHER TOBIN ROAD

LOT 2, PLAN M-1731, WARD 9

1. To permit an above grade door in the side wall where a minimum side yard width of 0.6 metres is provided extending from the front wall of the dwelling up to the door. Whereas the bylaw does not permit a door in the side wall unless there is a minimum side yard width of 1.2 metres extending from the front wall of the dwelling up to and including the door.
2. To permit a 0.6 metre path of travel leading to the primary entrance to a second unit. Whereas the bylaw requires an encumbered side yard width

of 1.2 metre to be provided as a path of travel from the front yard to the entrance to the second unit.

Shivang Tarika, authorized agent, was present online and offered to answer any questions.

The Committee Chair J. Dehriwal noted one piece of correspondence had been received.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2023-0204 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That Variance 2, to permit a 0.6m path of travel leading to the primary entrance to a second unit whereas the by-law requires an unencumbered side yard width of 1.2m to be provided as a path of travel from the front yard to the entrance to the second unit be refused;
3. That the proposed above grade entrance shall not be used as a primary entrance to access a registered or unregistered second unit; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

#### **10. Committee of Adjustment Workshop**

**Note: Following the meeting, a Workshop for Committee of Adjustment Members was convened.**

11. **Adjournment**

Moved By: J. Reed

Seconded By: S. Saini

That Committee of Adjustment hearing be adjourned at 11:25 a.m., to meet again on October 3, 2023 at 9:00 a.m. or at the call of the Chair.

Carried