



Minutes

Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, October 24, 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:	Ross Campbell, Manager, Zoning and Sign By-Law Francois Hemon-Morneau, Principal Planner/Supervisor, Development Services Chinoye Sunny, Planner, Development Services Rajvi Patel, Planner, Development Services Megan Fernandes, Planning Technician, Development Services Satwant Hothi, Planner, Development Services Charles Ng, Planner, Development Services Ben Suchomel, Planner Peter Fay, City Clerk Clara Vani, Interim Secretary-Treasurer

1. **Call to Order**

The meeting was called to order at 9:03 a.m. recessed at 11:20 a.m., reconvened at 11:32 a.m. and adjourned at 1:03 p.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 (arrived at 9:55 a.m.), and Ron Chatha.

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

2. Adoption of Minutes

2.1 Minutes - Committee of Adjustment - October 3, 2023

Moved by: J. Sodhi

Seconded by: B. Mand

That the minutes of the Committee of Adjustment hearing held October 3, 2023 be approved, as printed and circulated.

Carried

3. Region of Peel Comments

3.1 Region of Peel Comments

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

Nil

5. Withdrawals/Deferrals

5.1 B-2023-0022

BENTALLGREENOAK PRIME CANADIAN INVESTMENTS I LP

297 RUTHERFORD ROAD SOUTH

LOT 2, CON 2, EHS, PLAN 43R-407 PARTS 3 TO 5

Griffin Brockman, BGO, Withdrawal Request Letter, dated October 10, 2023

Committee acknowledged receipt of a letter dated October 10, 2023 from Griffin Brockman, BGO, requesting withdrawal of the application.

The Chair advised the application is withdrawn.

That Application B-2023-0022 be withdrawn from consideration.

5.2 A-2022-0181

CREDITVIEW ENTERPRISES INC., C/O JAY JAFFARI
11953. CREDITVIEW ROAD AND 1577 MAYFIELD ROAD
PART LOT 17, PLAN 43R-16186, PARTS 2 AND 4 TO 6

The applicant(s) are requesting the following variance(s):

1. To provide 473 parking spaces, whereas 530 parking spaces are required;
and
2. To provide 2 drive through stacking spaces for a financial institution,
whereas the bylaw requires 4 stacking spaces for a financial institution.

Katherine Rauscher, MHBC, Deferral Request, dated October 13, 2023

Committee acknowledged receipt of a letter dated October 13, 2023 from Katherine Rauscher, MHBC, authorized agent for the applicant requesting that application be deferred.

Staff indicated support for a deferral to no later than the last hearing of December 2023.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2022-0181 be deferred no later than the last hearing of December 2023.

Carried

5.3 A-2023-0234

PAYAL PATEL
30 ROBERTSON DAVIES DRIVE
LOT 65, PLAN M-1253, WARD 2

The applicant(s) are requesting the following variance(s):

1. To permit an interior side yard setback of 0.0 metre to a proposed exterior stairway leading to a below grade entrance, whereas the by-law requires a minimum setback of 0.3 metre 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 metre (3.94 feet.) is provided on the

opposite side of the dwelling.

To be deferred to the next hearing due to "...insufficient notice provided in accordance with the Planning Act."

Moved by: J. Sodhi

Seconded by: P. Khaira

That application A-2023-0234 be deferred no later than the last hearing of November 2023.

Carried

5.4 A-2023-0282

TEN LIGHTBEAM PROPERTY INC.

16-10 LIGHTBEAM TERRACE

PLAN M-2002, BLOCK 86

The applicant(s) are requesting the following variance(s):

1. To permit a retail area of 37.88% of the total gross floor area of the associated use, whereas the bylaw permits a maximum retail area of 15% of the total gross floor area of the associated use.

To be deferred to the next hearing due to "...insufficient notice provided in accordance with the Planning Act."

Moved by: B. Mand

Seconded by: P. Khaira

That application A-2023-0282 be deferred to no later than the last hearing of November 2023.

Carried

5.5 A-2023-0287

AVTAR SINGH NANRA, DAVINDER KAUR MANKOO

37 POSSESSION COURT

LOT 38, PLAN 43M-1992

The applicant(s) are requesting the following variance(s):

1. To permit an 8.2-metre-wide driveway, whereas the bylaw permits a maximum driveway width of 7.32 metre; and
2. To provide 0.0 metre of permeable landscaping adjacent to the side lot line, whereas the bylaw requires a minimum 0.6-metre-wide permeable landscape strip adjacent to the side lot line.

To be deferred to the next hearing due to "...insufficient notice provided in accordance with the Planning Act."

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0287 be deferred to no later than the last hearing of November 2023.

Carried

5.6 A-2023-0237

AAMIR FIDA, QURAT UL AIN

49 TILLER TRAIL

PT LOT 85, PLAN 43R-24093 PT 5

The applicant(s) are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in the required interior side yard, whereas the bylaw does not permit exterior stairs constructed below established grade in the required interior side yard; and
2. To permit an interior side yard set back of 0.05 metre (0.16 feet) to the proposed exterior stairway leading to a below grade entrance, whereas the bylaw requires a minimum interior side yard setback of 1.21 metre (3.94 feet).

Shivang Tarika, Rely Solutions, Withdrawal Request Letter, dated October 20, 2023.

Committee acknowledged receipt of a letter dated October 20, 2023 from Shivang Tarika, Rely Solutions requesting withdrawal of the application.

The Chair advised the application is withdrawn.

That Application A-2023-0237 be withdrawn from consideration.

5.7 B-2023-0026

KULBIR RAO, NAVNEET RAO

33 SILKTOP TRAIL

LOT 30, PLAN M-1300

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 762.16 square meters (0.188 acres). The proposed severed lot has a frontage of approximately 13.95 metres (45.77 feet), a depth of approximately 25 metres (82.02 feet) and an area of approximately 387.25 square metres (0.096 acres). The effect of the application is to create a residential lot for future development of a single detached dwelling.

Tanvir Rai, Noble Prime Solutions, Withdrawal Request Letter, dated October 23, 2023.

Committee acknowledged receipt of a letter dated October 23, 2023 from Tanvir Rai, Noble Prime Solutions, requesting withdrawal of the application.

The Chair advised the application is withdrawn.

That Application B-2023-0026 be withdrawn from consideration.

6. **NEW CONSENT APPLICATIONS**

6.1 B-2023-0025

DI POCE MANAGEMENT LIMITED

175 SUN PAC BLVD

BLOCK 5, PLAN 43M-1625

The purpose of the application is to request the consent of the Committee of Adjustment to the grant access to the proposed industrial warehouse on 0 Exchange Drive. To grant an access easement in favour of 0 and 100 Exchange Drive.

B-2023-0021

DI POCE MANAGEMENT LIMITED

0 EXCHANGE DRIVE

BLOCK 6, PLAN 43M-1625, WARD 8

The purpose of the application is to request the consent of the Committee of Adjustment to the grant access to the proposed industrial warehouse on 0 Exchange Drive. To grant an easement over 100 Exchange Drive in favour of 0 Exchange Drive in order to provide access. To grant an access easement over 100 Exchange Drive in favour of 175 Sun Pac Blvd.

A-2023-0226

DI POCE MANAGEMENT LIMITED

0 EXCHANGE DRIVE

BLOCK 6, PLAN 43M-1625, WARD 8

The applicant(s) are requesting the following variance(s):

1. To permit a lot coverage of 58%, whereas the By-law permits a maximum lot coverage of 38%;
2. To permit a floor space index of 0.58, whereas the By-law permits a maximum floor space index of 0.45;
3. To permit a 0.0 metre parking aisle width leading to a parking space, whereas the By-law requires a minimum 6.6 metre parking aisle width leading to a parking space;
4. To permit a 0.0 metre aisle width for ingress and egress to and from a loading space, whereas the By-law requires an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane to a loading space;
5. To permit an exterior side yard setback of 2.5 metres to a hydro transformer, whereas the By-law requires a minimum exterior side yard setback of 5.0 metres; and
6. To permit an office, whereas the By-law does not permit the use.

Celeste Salvagna, Di Poce Management Limited, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi inquired regarding the green space.

Staff commented that additional landscape has been considered through the minor variance application.

The agent agreed with the conditions.

Moved by: R. Chatha

Seconded by: B. Mand

That application B-2023-0021 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
3. As a condition of severance, the Owner shall provide confirmation of the registration of a mutual access easement over Part 2 in favour of 175 Sun Pac Boulevard (142090317) and 0 Exchange Drive (142090318) is registered on title. The mutual access easement will be in perpetuity and to the satisfaction of the City Solicitor and the City's Commissioner of Public Works & Engineering. The Owner hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
 - a. A draft reference plan;
 - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the land is to be conveyed;
 - c. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division;
 - d. Upon approval of the Draft Reference Plan by the City's Traffic Planning group, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel;
 - e. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division.

That application B-2023-0025 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
3. As a condition of severance, the Owner shall provide confirmation of the registration of a mutual access easement over Part 1 in favour of 100 Exchange Drive (PIN: 142090303, PIN: 142090304) and 0 Exchange Drive (142090318) is registered on title. The mutual access easement will be in perpetuity and to the satisfaction of the City Solicitor and the City's Commissioner of Public Works & Engineering. The Owner hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
 - a. A draft reference plan;
 - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the land is to be conveyed;
 - c. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division;
 - d. Upon approval of the Draft Reference Plan by the City's Traffic Planning group, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel;
 - e. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division.

That application A-2023-0226 is supportable, subject to the following conditions being imposed:

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 within 90 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services;
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

7. DEFERRED CONSENT APPLICATIONS

7.1 B-2023-0021

DI POCE MANAGEMENT LIMITED

0 EXCHANGE DRIVE

BLOCK 6, PLAN 43M-1625, WARD 8

Brought forward and dealt with under Item 6.1

7.2 B-2023-0023

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LOT 4, PLAN 380

The purpose of this 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).

A-2023-0258

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LOT 4, PLAN 380

The applicant(s) are requesting the following variance(s):

1. To permit a duplex, whereas the bylaw does not permit the use;

2. To permit a lot area of 368.74 squared metres, whereas the bylaw requires a minimum lot area of 450 squared metres;
3. To permit a lot width of 9.755 metres, whereas the bylaw requires a minimum lot width of 15.0 metres;
4. To permit a lot coverage of 42%, whereas the bylaw permits a maximum lot coverage of 30%; and
5. To permit a total of two parking spaces for a Duplex dwelling, whereas the By-law requires 2 parking spaces per dwelling unit resulting in a requirement of 4 parking spaces on a property containing a duplex dwelling.

A-2023-0259

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LOT 4, PLAN 380

The applicant(s) are requesting the following variance(s):

1. To permit a duplex, whereas the bylaw does not permit the use;
2. To permit a lot area of 368.74 squared metres, whereas the bylaw requires a minimum lot area of 450 squared metres;
3. To permit a lot width of 9.755 metres, whereas the bylaw requires a minimum lot width of 15.0 metres;
4. To permit a lot coverage of 42%, whereas the bylaw permits a maximum lot coverage of 30%; and
5. To permit a total of two parking spaces for a Duplex dwelling, whereas the By-law requires 2 parking spaces per dwelling unit resulting in a requirement of 4 parking spaces on a property containing a duplex dwelling.

Syed Ali Shabib, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: P. Khaira

Seconded by: J. Sodhi

That application B-2023-0023 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
3. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of severance approval.
4. 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.

That application A-2023-0258 is supportable, subject to the following conditions being imposed:

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;
3. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

That application A-2023-0259 is supportable, subject to the following conditions being imposed:

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;

3. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance approval;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

7.3 B-2023-0026

KULBIR RAO, NAVNEET RAO

33 SILKTOP TRAIL

LOT 30, PLAN M-1300

Brought forward and dealt with under Item 5.7

8. **NEW MINOR VARIANCE APPLICATIONS**

8.1 A-2023-0219

JUGRAJ SINGH SANDHU, HARPREET KAUR SANDHU

3 GLADIOLUS STREET

LOT 68, PLAN 43M-2002

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 8.01 metres (26.27 feet), whereas the bylaw permits a maximum driveway width of 7.32 metres (24.06 feet);
2. To permit 0 metre of permeable landscaping abutting the side lot line, whereas the bylaw requires a minimum 0.6 metre (1.97 feet) of permeable landscaping abutting the side lot line;
3. To permit an accessory structure (existing shed) having a setback of 0.39 metre (1.28 feet) to the rear lot line, whereas the bylaw requires a minimum 0.6 metre (1.97 feet) to the nearest lot line;
4. To permit an accessory structure (existing shed) having a setback of 0.41 metre (1.35 feet) to the side lot line, whereas the bylaw requires a minimum 0.6 metre (1.97 feet) to the nearest lot line; and

5. To permit a combined gross floor area of 22.05 square metre (237.34 square feet) for two (2) accessory structures (existing shed and existing gazebo) of 20 square metres (215.28 square feet), whereas the bylaw permits a maximum combined gross floor area of 20 square metres for the accessory structures.

Ravinder Singh, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Member James Reed commented on the drainage and the location of the shed.

Staff advised engineering comments were received and no concerns were mentioned. A further condition was applied to the applications in regards to the drainage.

The agent agreed with the conditions.

Moved by: J. Reed

Seconded by: J. Sodhi

That application A-2023-0219 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That variance 2 to permit 0 metre of permeable landscaping abutting the side lot line be refused;
3. That the applicant provide Staff with documentation of the final driveway condition inclusive of the width measuring 8.01m (26.27ft.) and reinstatement landscaped areas as depicted on Appendix B within 60 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
4. That the proposed reinstatement of the landscaped areas as depicted in Appendix B and reduced driveway width to 8.01m shall be maintained, and shall not be removed, but may be repaired when necessary;
5. That drainage on adjacent properties should not be adversely affected;

6. That drainage to the rear lot catchbasin shall flow unobstructed and the rear lot catchbasin shall also be free of debris and unobstructed. That the applicant shall contact City Engineering staff to confirm no negative impacts to drainage are generated from the accessory structure; and
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.2 A-2023-0234

PAYAL PATEL

30 ROBERTSON DAVIES DRIVE

LOT 65, PLAN M-1253, WARD 2

Brought forward and dealt with under Item 5.3

8.3 A-2023-0269

1960526 ONTARIO INC.

116 AND 140 NUGGETT COURT

PART OF BLACKS S AND U, PLAN 977, WARD 8

The applicant(s) are requesting the following variance(s):

1. Location 116 Nuggett Court - to provide 110 parking spaces, whereas 153 parking spaces are required.
2. Location 140 Nuggett Court - to allow a parking aisle width of 6.02 metres, whereas the bylaw requires a minimum aisle width of 6.6 metres.

The applicant or the agent were not present.

Staff addressed committee to defer the application to no later than the last hearing of November 2023.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0269 be deferred no later than the last hearing of November 2023.

Carried

8.4 A-2023-0282

TEN LIGHTBEAM PROPERTY INC.

16-10 LIGHTBEAM TERRACE

PLAN M-2002, BLOCK 86

Brought forward and dealt with under Item 5.4

8.5 A-2023-0283

KASHIF PANNU, SAIMA PANNU

51 MOORCROFT PLACE

LOT 75, PLAN 43M-2092

The applicant(s) are requesting the following variance(s):

1. To permit a proposed deck to encroach 3.07 metre into the rear yard setback, resulting in a setback of 2.7 metre from the deck to the rear lot line, whereas the bylaw permits a deck/balcony to encroach a maximum 2.0 metre into the rear yard setback, resulting in a required setback of 4.0 metre from the deck to the rear lot line.

Kashif Pannu the applicant was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

R. Campbell, Manager, Zoning and Sign Bylaw, advised additional variances are required for the application.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services had no objections to deferring the application.

The applicant agreed to the deferral to add the additional variances.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0282 be deferred to no later than the last hearing of December 2023.

Carried

8.6 A-2023-0284

SIDHARTH BAHIRSHETH, CHANDNI NAIR

87 KIMBOROUGH HOLLOW

PT LOT 143, PLAN 43R-6350 PARTS 1 AND 2

The applicant(s) are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance in the required side yard, whereas the bylaw does not permit exterior stairways constructed below established grade in the required interior side yard; and
2. To permit an interior side yard setback of 0.15 metre to a proposed exterior sideway leading to a below grade entrance, whereas the bylaw requires a minimum interior side yard setback of 1.2 metres.

Ravinder Singh, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2023-0284 is supportable, subject to the following conditions being imposed:

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 below grade entrance shall not be used to access an 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

8.7 A-2023-0285

VITHYANANTHA KULASEMRAMPILLAI, SIVAKALAI PONNAMPALAM

55 MOUNTAIN RIDGE ROAD

LOT 49, PLAN 43M-1868

The applicant(s) are requesting the following variance(s):

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; and
2. To permit an interior side yard setback of 0.13 metres to a proposed exterior stairway leading to a below grade entrance, whereas the bylaw requires a minimum setback of 0.3 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 (3.94 feet) is provided on the opposite side of the dwelling.

Anju Bhutani, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2023-0285 is supportable, subject to the following conditions being imposed:

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 below grade entrance shall not be used to access an 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

8.8 A-2023-0286

SEWA SINGH BHELLA, PARKASH KAUR BHELLA, BALWINDER KAUR BHELLA

89 OLDE TOWN ROAD

LOT 5, PLAN M-1384

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 7.92 metre, whereas the by-law permits a maximum driveway width of 6.71 metres.

Jasdeep Bhella the applicants daughter was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha inquired if the driveway was widened on both sides you did not take into consideration the tree, did you require that kind of extension?

Member J. Sodhi inquired if the home owners can plant the tree in an alternate location.

Member R. Chatha put a motion forward to defer the application, to provide the applicant more time to work with staff.

Staff advised they had no objection to the deferral of this application.

Moved by: R. Chatha

Seconded by: B. Mand

The application A-2023-0286 be deferred no later than the last hearing of January 2024.

8.9 A-2023-0287

AVTAR SINGH NANRA, DAVINDER KAUR MANKOO

37 POSSESSION COURT

LOT 38, PLAN 43M-1992

Brought forward and dealt with under Item 5.5

8.10 A-2023-0288

BRINDER SINGH PARIHAR, AMIT PARIHAR

2 SEASTAR ROAD

LOT 73, PLAN 43M-1769

The applicant(s) are requesting the following variance(s):

1. To permit a proposed exterior stairway leading to a below grade entrance located between the main wall of the dwelling and the flankage lot line, whereas the bylaw does not permit a stairway constructed below established grade to be located between the main wall of a dwelling and the flankage lot line; and
2. To permit a proposed exterior side yard setback of 2.09 metre to a stairway leading to a below grade entrance, whereas the by-law requires a minimum exterior side yard setback of 3 metre.

Bao Truong authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The agent agreed with the conditions.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2023-0288 is supportable, 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 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;
4. That a fence be constructed in a manner that complies with any applicable by-laws and regulations to screen the exterior stairway leading to a below grade entrance, and that the fence shall not be removed or lowered but may be repaired or replaced when necessary. As an alternative, the applicant may provide city planning staff with a revised plan depicting vegetation in a manner that screens the exterior stairway leading to a below grade entrance.
5. That a walkway be constructed in the flankage side yard in a manner that provides safe access to the exterior stairway leading to a below grade entrance and the year yard; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.11 A-2023-0290

AJAYPAL SINGH BATTH

24 NOMAD CRESCENT

LOT 210, PLAN 43M-1591

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 11.33 metres whereas the bylaw permits a maximum driveway width of 6.71 metre;
2. To permit 0.26 metre of permeable landscaping abutting the side lot line, whereas the bylaw requires a minimum 0.6 metre of permeable landscaping abutting the side lot line; and
3. To permit a parking space depth of 3.41 metre, whereas the by-law requires a minimum parking space depth of 5.4 metre.

Tanvir Rai, Noble Prime Solutions, authorized agent was present and presented an overview of the application. The agent advised committee they are not in agreement with Condition 6 and would like it removed.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised the intent of Condition 6 was to avoid cars overhanging the sidewalk.

The authorized agent advised the parking would not be in front of the main entrance, rather it would be on the opposite side.

The Committee Chair J. Dehriwal inquired if relief for Condition 6 would be accepted.

Member B. Mand inquired with staff if the agent advises there will be no cars parked in that area can the Condition be removed.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised staff is referring to the left side of the house. If the condition is removed it becomes a matter of enforcement and staff maintains their position and do not agree to remove Condition 6.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0290 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That variance 1 be refused and that a maximum driveway width of 8.46m (27.76 ft) be approved as per revised sketch (Appendix A);
3. That the proposed reinstatement of the landscaped areas as depicted in Appendix A and reduced driveway width to 8.46m shall be maintained, and shall not be removed, but may be repaired when necessary;
4. That a minimum 1.0m (3.23 ft) setback from the tree edge/saucer be maintained from driveway/walkway;

5. That variance 3 for a reduced parking depth of 3.41m (11.19 ft) be refused;
6. That the extended portion of the driveway shall not be parked or driven upon at any time by the whole or a part of the motor vehicle and;
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.12 A-2023-0291

KULWINDER CHHINA, HARPINDERJIT CHHINA

46 TRURO CIRCLE

LOT 3, PLAN 43M-1949

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 9.23 metre, whereas the by-law permits a maximum driveway width of 6.71 metre;
2. To permit 0.0 metre of permeable landscaping abutting the side lot line, whereas the by-law requires a minimum 0.6 metre of permeable landscaping abutting the side lot line; and
3. To permit a parking space depth of 2.66 metre, whereas the by-law requires a minimum parking space depth of 5.4 metre.

Tanvir Rai, Noble Prime Solutions authorized agent was present and presented an overview of the application.

Member S. Saini advised he supports this application as the look of the house and completed work is beautiful.

Member P. Khaira inquired if there was parking concerns.

Staff commented the lack of landscaping provides decreased drainage, thus the request for a reduced driveway width.

Member J. Sodhi requested the conditions to be amended.

Staff provided amended conditions.

The authorized agent agreed to the amended conditions.

Member J. Reed commented that no application has been approved at 0 permeability. If the committee accepts this application on the basis of the completed work we are setting a precedent for future applications.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0291 is supportable in part, subject to the following conditions being imposed:

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 the property or adjacent properties shall 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

8.13 A-2023-0292

GAGNDEEP SINGH, GINNY GINNY

53 QUAIL FEATHER CRESCENT

PT LOT 40, PLAN 43R-20648, PART 30

The applicant(s) are requesting the following variance(s):

1. To permit a two-unit dwelling in a quattro plex, whereas the bylaw does not permit the use;
2. To permit a proposed exterior stairway leading to a below grade entrance in a required side yard, whereas the bylaw does not permit exterior stairways constructed below established grade in the required interior side yard;
3. To permit an interior side yard setback of 0.55 metre to a proposed exterior stairway leading to a below grade entrance, whereas the bylaw requires a minimum interior side yard setback of 1.8 metre; and
4. To permit a proposed exterior stairway leading to a below grade entrance in a Quattro plex, whereas the by-law does not permit exterior stairways

constructed below established grade in a Quattro plex.

Salman Ellahi authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2023-0292 is supportable, 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 the owner shall obtain a building permit for the below grade entrance within 60 days of the decision of approval, or as extended at the discretion of the Chief Building Official;
3. That the below grade entrance shall not be used to access an unregistered second unit;
4. That drainage on adjacent properties and the subject property shall not be adversely affected; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.14 A-2023-0294

GURTAJ SINGH BHATTI, NAVNEET KAUR BHATTI, KIRPAL SINGH BHATTI

15 POSSESSION CRESCENT

LOT 29, PLAN 43M-1992

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 8.84 metres, whereas the bylaw permits a maximum driveway width of 7.32 metres.

Tanvir Rai, Noble Prime Solutions authorized agent was present and presented an overview of the application and requesting that Condition 3 be extended from 60 days to next summer.

Staff outlined the proposed conditions of the staff report and were agreeable to the extension.

Member R. Chatha commented that staff will provide the extension as requested.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: S. Saini

That application A-2023-0294 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 1 to permit a driveway width of 8.84m whereas the by-law permits a maximum driveway width of 7.32m be refused. Staff recommend that approval be based on the revised site plan provided by the applicant (Appendix B) showcasing a 8.23m driveway width;
3. That the applicant provide staff with documentation of the final driveway condition inclusive of the width measuring 8.23m and reinstatement landscaped areas as depicted on Appendix B within 60 days of the Committee's decision or within an extended period of time at the discretion of the Director of Development Services;
4. That the proposed reinstatement of the landscaped areas as depicted in Appendix B and reduced driveway width to 8.23m shall be maintained, and shall not be removed, but may be repaired when necessary;
5. That the owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the city's road allowances; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.15 A-2023-0295

MANVIR SINGH RANDHAWA

66 PAPPAIN CRESCENT

LOT 149, PLAN M-1588, WARD 2

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 7.7 metres, whereas the bylaw permits a maximum driveway width of 6.71 metres.

Sukhdeep Singh Bhangu authorized agent was present online and presented an overview of the application.

R. Campbell, Manager, Zoning and Sign Bylaw, advised additional variances are required for the application.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2023-0295 is supportable, 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. The Owner must obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances;
3. That the works be completed prior to the end of May 2024 and that confirmation be provided to the satisfaction of the Director of Development Services; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.16 A-2023-0296

KARANPAL SINGH CHAHAL, JASWINDER KAUR CHAHAL

2 ROCKWAY STREET

LOT 121, PLAN 43M-2102, WARD 9

The applicant(s) are requesting the following variance(s):

1. To permit a 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 a dwelling and the flankage lot line; and
2. To permit an exterior side yard setback of 4.17 metres to a below grade entrance, whereas the by-law requires a minimum exterior side yard entrance of 4.5 metres.

Suhani Gupta authorized agent was present online presented a overview of the application and requested a deferral.

Member R. Chatha suggested that a further date be given as the subdivision is not assumed.

Staff indicated concurrence for the deferral.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2023-0296 be deferred no later than the last hearing of June 2024.

8.17 A-2023-0297

MICHAEL PETRISHIN

66 APPLETON TRAIL

LOT 49, PLAN M-785, WARD 3

The applicant(s) are requesting the following variance(s):

1. To permit a fence height of 2.97 metres in the rear yard, whereas the bylaw permits a maximum fence height of 2.0 metres in the rear yard.

Michael Petrishin the applicant was present and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

Member R. Chatha inquired if the lights were from the side neighbor.

M. Petrishin confirmed the lights were from the neighbor.

Member R. Chatha suggested some landscaping to block the lights.

M. Petrishin advised there is a tree and the lights radiate through the tree.

Member R. Chatha asked if the lights bother the resident at night in the bedroom.

M. Petrishin confirmed the lights were blinding in the bedroom and in the backyard at night time.

Member R. Chatha inquired if the height was 2.97 metres and if it was similar to a fence allowance.

R. Campbell, Manager, Zoning and Sign Bylaw, additional height allowance would allow for a lattice horizontally to be added to the fence.

Member R. Chatha inquired if this was a complaint.

R. Campbell, Manager, Zoning and Sign Bylaw, confirmed there was enforcement action in regards to the fence.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised planning staff willing to work with the home owner.

Member J. Reed expressed the current form and structure is not desirable for the neighborhood and suggested to speak to the neighbor if the light can be adjusted.

M. Petrishin advised he has spoken with the neighbor and there was no resolution.

Member R. Chatha stated he cannot support the material shown in the pictures and inquired with staff if there is any provision in regards to the light pointing at a neighbor as opposed to pointing down.

R. Campbell, Manager, Zoning and Sign Bylaw, confirmed there is no bylaw in regards to illumination.

Member R. Chatha suggested a fence height of 2.5 meters and use a different material.

Member J. Reed agreed with Member R. Chatha.

Member B. Mand inquired if a fence height of 2.5 meters would solve the problem.

M. Petrishin advised that a 2.5 meter fence will not help with the floodlights and advised the strong lights affect his eye condition.

Member R. Chatha inquired with the homeowner if he was willing to remove the material and install a wood fence.

The Committee Chair J. Dehriwal stated a 2.5 meter height fence will be sufficient and to landscape with cedar trees. The cedar trees will obstruct the light in the backyard.

M. Petrishin believes the light will still pierce through.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised past applications have approved a maximum 2.5 meter fence but only in portions. A revised sketch would be required to depict the area of the fence with wooden material or lattice.

The Committee Chair J. Dehriwal agreed with the condition a 2.5 meter fence to screen the lights not the entire fence.

Member R. Chatha confirmed 2.5 meters of approved materials only at the portion where the current light concerns are located.

Moved by: R. Chatha

Seconded by: B. Mand

That application A-2023-0297 is supportable, subject to the following conditions being imposed:

1. That a maximum fence height of 2.5m be permitted. The owner shall submit a revised sketch depicting the select areas where the maximum fence height is increased to 2.5m and the sketch shall be approved to the satisfaction of the Director of Development Services; and
2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.18 A-2023-0298

RAVDEEP SINGH, RAVNEET KAUR

15 TIGERLILY PLACE

LOT 68, PLAN M-1277, WARD 9

The applicant(s) are requesting the following variance(s):

1. To permit an existing above grade entrance in a side yard having a minimum width of 0.64 metre 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 metre (3.94 feet) extending from the front wall of the dwelling up to and including the door; and
2. To permit a 0.64-metre-wide pedestrian path of travel leading to the principal entrance of a additional residential unit whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metres leading to the principal entrance of an additional residential unit.

Dhruv Verma authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent requested an extension for Condition 4.

Staff was agreeable to providing the extension.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0298 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 0.64m (2.1 ft) 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 (3.94 ft) 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;
4. The owner shall obtain a building permit within 60 days of the decision of approval or extended at the discretion of the Chief Building Official; and
5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

8.19 A-2023-0299

742634 ONTARIO INC. C.O.B AS MAIN STREET CENTRE

2 FISHERMAN DRIVE

BLOCK 1, PLAN M-766

The applicant(s) are requesting the following variance(s):

1. To permit a dentist office, whereas the by-law does not permit the use.

Chris Tonks, Prouse, Dash and Crouch LLP, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: J. Sodhi

Seconded by: B. Mand

That application A-2023-0299 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the proposed office of a health care practitioner (Dentist) use be limited to Unit #14; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.20 A-2023-0300

NATIONAL BRIXEN (STEELES) INC. c/o MICHAEL PARADISI

245 STEELES AVENUE WEST

LOT 1, CONC 1 WHS, WARD 3

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 3 metre to a proposed apartment dwelling, whereas the by-law requires a minimum front yard setback of 15 metres;
2. To permit a minimum distance of 18 metres between proposed apartment dwellings, whereas the by-law requires a minimum distance between buildings of 30 metre;
3. To permit a maximum floor space index of 7.5, whereas the bylaw permits a maximum floor space index of 4.5; and
4. To permit an apartment dwelling having a building height of 29 storeys, whereas the by-law permits a maximum building height of 25 storeys.

Zechariah Bouchard, Glen Schnarr and Associates Inc., authorized agent was present and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: B. Mand

Seconded by: J. Sodhi

That application A-2023-0300 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the minimum separation distance between the tower portions of any buildings shall be 25 metres;
3. That a Site Plan application shall be submitted and deemed complete within 120 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services; and

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

Carried

8.21 A-2023-0301

GURPREET SINGH BHINDER, JASMEET KAUR

1 GROUSE LANE

LOT 1, PLAN 43M-1523, WARD 6

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 10.47 metres, whereas the bylaw permits a maximum driveway width of 9.14 metres; and
2. To permit 0.3 metres of permeable landscaping abutting the side lot line, whereas the bylaw requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Tanvir Rai, Noble Prime Solutions, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0301 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner shall perform remedial work on the widened driveway to ensure that 0.3 metres (0.98 feet) of permeable landscaping is maintained on the side lot line;
3. That the stairway located in the front yard leading to the dwelling's primary entrance shall not be obstructed;

4. That the owner shall contact the City's Forestry Department to review any existing trees affected by the proposed work;
5. That the owner shall obtain a Road Occupancy and Access Permit from the City of Brampton's Road Maintenance and Operations Section for any construction of works within the City's road allowances; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

8.22 A-2023-0302

RAMESH CHANDER, SHEELA DEVI

14 SANDMERE AVENUE

LOT 91, PLAN M-752, WARD 2

The applicant(s) are requesting the following variance(s):

1. To permit an existing above grade entrance in a side yard having a minimum width of 1.0 metre 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 metre (3.94 feet) extending from the front wall of the dwelling up to and including the door; and
2. To permit a 1.0 metre wide pedestrian path of travel leading to the principal entrance of a additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metre leading to the principal entrance of an additional residential unit.

Tanvir Rai, Noble Prime Solutions, authorized agent was present and presented an overview of the application and requested a time extension on Condition 3.

Staff outlined the proposed conditions of the staff report and were in agreement with the time extension.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: J. Sodhi

That application A-2023-0302 is supportable, subject to the following conditions being imposed:

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. The owner shall obtain a building permit within 60 days of the decision of approval or extended at the discretion of the Chief Building Official;
4. That the above 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

8.23 A-2023-0303

GURJEET SINGH JUTLA

3 TERRICK ROAD

LOT 126, PLAN 43M-1949, WARD 6

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 8.4 metres, whereas the bylaw permits a maximum driveway width of 6.71 metres; and
2. To permit 0.3 metres of permeable landscaping abutting the side lot line, whereas the bylaw requires a minimum 0.6 metres of permeable landscaping abutting the side lot line.

Tanvir Rai, Noble Prime Solutions, authorized agent was present and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed to the conditions

Moved by: S. Saini

Seconded by: B. Mand

That application A-2023-0303 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the revised sketch (Appendix A) attached to the Notice of Decision;
2. That variance 1 to allow a driveway width of 8.4m (27.56 ft) be refused and in lieu a driveway width of 8.1m (26.57 ft) be permitted as per revised sketch (Appendix A);
3. That variance 2 be refused and the permeable landscaping strip abutting the property line be reinstated as shown on revised sketch (Appendix A);
4. That the proposed reinstatement of the landscaped areas as depicted in Appendix A and reduced driveway width to 8.1m shall be maintained, and shall not be removed, but may be repaired when necessary;
5. That the extended portion of the driveway shall not be parked or driven upon at any time by the whole or a part of the motor vehicle; and
6. 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-2022-0022

BRANTHAVEN CREDITVIEW INC.

8940 CREDITVIEW ROAD

PART LOT 5, CONC 5 WHS, WARD 4

The applicant(s) are requesting the following variance(s):

1. That the lands subject to the agricultural (a) zone be permitted a minimum front yard setback of 5.0 metres, whereas the bylaw requires a minimum front yard setback of 12.0 metres; and
2. That the lands subject to the agricultural (a) zone be permitted a minimum side yard setback of 0.6 metres, whereas the bylaw requires a minimum side yard setback of 7.5 metres.

Sebastian Alzamora, Glen Schnarr and Associates Inc., was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Paramjit Chahal, Brampton Resident, was present and presented his opposition to the application.

Member R. Chatha confirmed that the application does not speak to a sales centre.

Staff clarified the original application requested for a sales office.

Staff outlined the proposed conditions of the staff report.

Member S. Saini requested more information regarding the setback in regards to the driveway.

Staff advised 1.4 meters to the garage and the setback of 1.35 meters for flexibility.

Member B. Mand inquired if the heritage home was being used as a sales office.

Staff responded the heritage home was being used for residential purposes.

Member J. Reed supported the opinion provided by staff on this application.

Gurpinder Turna, Brampton resident was present and presented his opposition to the application in respect to the safety in the area and the increased traffic congestion at the intersection. With the increase in homes and residents in the area the traffic will cause more catastrophic accidents. He expressed no objection to moving the heritage home but would like the setbacks to be proper.

F. Hemon-Morneau, Principal Planner/Supervisor, Development Services advised Condition 3 can be removed and is no longer required.

Sebastian Alzamora, Glen Schnarr and Associates Inc., advised an arborist report was prepared and recommended the removal of seven (7) trees. The trees will be preserved in the relocation of the heritage home.

The authorized agent agreed to the conditions.

Moved by: J. Reed

Seconded by: P. Khaira

That application A-2022-0022 is supportable in part, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That Variance 2 to permit that the lands subject to the Agricultural (A) Zone be permitted a minimum side yard setback of 0.6 metres, whereas the by-law requires a minimum side yard setback of 7.5 metres be refused. Staff recommend that a minimum side yard setback of 1.35 metres be approved;
3. A grading and servicing plan must be approved by the City of Brampton Development Engineering Department 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

9.2 A-2022-0181

CREDITVIEW ENTERPRISES INC., C/O JAY JAFFARI
11953. CREDITVIEW ROAD AND 1577 MAYFIELD ROAD
PART LOT 17, PLAN 43R-16186, PARTS 2 AND 4 TO 6

Brought forward and dealt with under Item 5.2

9.3 A-2023-0209

JASDEEP KAUR SANGHA, MOHAN SINGH SANGHA
32 PICCOLO WOOD
LOT 28, PLAN M282

The applicant(s) are requesting the following variance(s):

1. To permit a total of 2 parking spaces associated with a three unit dwelling, whereas the bylaw requires one additional parking space to be provided on the lots for each additional residential units (ARU's) resulting in a total of 3 parking spaces.

Tanvir Rai, Noble Prime Solutions, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Kevin Nguyen, Brampton Resident was present online and expressed his concerns and objection to this application. He stated that the homeowner does not plan to live there and making this single house dwelling a three-family dwelling is excessive. The safety of the children, peace of the neighborhood, and too many cars parked on the road are major concerns of the neighbors.

Heather Nguyen, Brampton resident was present online and expressed her concerns with emergency vehicles being able to attend any calls. The parking bylaws and safety are a major concern.

Reuben James, Brampton resident was present online and expressed his concerns with the dwelling having three units.

Corrado Mezzina, Brampton resident was present online and expressed his concerns with the safety of the children in the area and too many cars parked on the road. The by-laws are in place for a reason, they are to protect and respect the area residents.

Staff outlined the proposed conditions of the staff report.

Member B. Mand commented that the homeowner is making the house legal according to the bylaws.

Member J. Reed commented that there was no parking available when he attended the area to do a site visit. He believes this application is excessive.

Member R. Chatha inquired if additional units would be in the basement of the home.

The authorized agent advised the garage has been completed as an additional unit.

Moved by: J. Reed

Seconded by: R. Chatha

That application A-2023-0209 be refused.

Carried

9.4 A-2023-0222

KULWINDER SINGH, HARWINDER SINGH
4 BRISTOL AVENUE

LOT 57, PLAN 610

The applicant(s) are requesting the following variance(s):

1. To permit a driveway width of 8.6 metre (28.22 feet) on the flankage lot line, whereas the bylaw permits a maximum driveway width of 6.71 metre (22 feet) on the flankage lot line; and
2. To permit a combined driveway width of 11.6 metre (38.06 feet), whereas the bylaw permits a maximum combined driveway width of 9.14 metre (30 feet).

Tanvir Rai, Noble Prime Solutions, authorized agent was present and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Harjot Natt, Brampton resident was present online and presented his concerns and objections to this application. The increase in vehicles in the area are parked on the lawn, blocking sidewalks and parked on the road, creating a dangerous situation for pedestrians. Property standards are not being upkept.

Staff outlined the proposed conditions of the staff report and provided clarification on Condition 5. Construction has already began, the fill permit condition will assist if the grading is not in compliance.

The authorized agent advised the grading will not be affected and the extension of the driveway will remove the cars from the road.

The authorized agent agreed to the conditions.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2023-0220 is supportable, 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 be refused;
3. That the owner shall obtain a Road Occupancy Permit for the widening of the driveway within 60 days of the decision of approval;

4. That the owner shall obtain a Driveway Permit to perform any cuts to the municipal curb, should cuts to the municipal curb be required, within 60 days of the decision of approval;
5. That the owner shall obtain a Fill Permit, should fill be required, within 60 days of the decision of approval; and
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2023-0226

DI POCE MANAGEMENT LIMITED

0 EXCHANGE DRIVE

BLOCK 6, PLAN 43M-1625, WARD 8

Brought forward and dealt with under Item 6.1

9.6 A-2023-0237

AAMIR FIDA, QURAT UL AIN

49 TILLER TRAIL

PT LOT 85, PLAN 43R-24093 PT 5

Brought forward and dealt with under Item 5.6

9.7 A-2023-0244

2 BRAMKAY ST. HOLDINGS ULC

2 BRAMKAY STREET

PART OF BLOCK 1, PLAN 43M-875, PARTS 2 AND 7, PLAN 43R-23993 AND
PART 1, PLAN 43R-26027

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 18.21 metres, whereas the bylaw requires a minimum front yard setback of 21.0 metres; and

2. To provide 296 parking spaces, whereas the bylaw requires a minimum of 404 parking spaces.

Staff indicated a deferral to no later than the last hearing of November 2023.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2023-0244 be deferred no later than the last hearing of November 2023.

Carried

9.8 A-2023-0258

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LOT 4, PLAN 38

Brought forward and dealt with under Item 7.2

9.9 A-2023-0259

ROOP MANN, AMANDEEP MANN

54 BEECH STREET

LOT 4, PLAN 38

Brought forward and dealt with under Item 7.2

10. **Adjournment**

Next Scheduled Meeting: November 14, 2023

Moved by: S. Saini

Seconded by: B. Mand

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on November 14, 2023 at 9:00 a.m. or at the call of the Chair.

Carried