AN APPLICATION HAS BEEN MADE BY 1294484 ONTARIO INC/BRAMALEA ROAD HOLDINGS LIMITED

The applicant(s) request(s) consent to a conveyance of Part of Block C, Plan 636, Parts 1 and 4, Plan 43R-28989, City of Brampton, Regional Municipality of Peel. The "severed" land has a depth of approximately 109.8 metres (360.24 feet) and an area of approximately 661.1 square metres (7116.021 square feet). The land is located at 64 Bramalea Road. The land is designated "Residential" in the Official Plan and "Mixed Use Commercial/High Density Residential" in the Secondary Plan. The lands are zoned "Residential Apartment A – R4A Section 578 (R4A-578)". It is proposed that the severed land be added to the adjacent lands to facilitate independent parking at grade and below grade for 64 and 68 Bramalea Road.

THE REQUEST IS HEREBY APPROVED.

IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

MOVED BY R. Chatha SECONDED BY: R. Nurse

DATED THIS 9th day of February 2016

Signature of Chair of Meeting

WE THE UNDERSIGNED CONCUR IN THE DECISION AND REASONS OF THE COMMITTEE

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

Signature of Member of Committee

CERTIFICATION

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Brampton City Hall, Committee of Adjustment Office, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, Telephone No. (905) 874-2117 and Fax No. (905) 874-2119.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

An appeal form is available on the OMB website at www.omb.gov.on.ca or at the office of the Secretary-Treasurer. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is $125 for the primary appeal and $25 for each related appeal. Cheques are to be made payable to the Minister of Finance. TURN TO PAGE TWO (2) FOR THE ONTARIO MUNICIPAL BOARD APPEAL DATE.

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

Official Plan Amendment: NO File Number: 
Zoning By-law Amendment: NO File Number: 
Minor Variance: NO File Number: 

Notice of Decision Committee of Adjustment
APPLICATON NO. B16-004
Ward #7

PLANNING ACT - PROVISIONAL CONSENT

APPLICATON NO. B16-004
APPLICATION NO. B16-004

PLANNING ACT – PROVISIONAL CONSENT

AN APPLICATION HAS BEEN MADE BY 1294484 ONTARIO INC./BRAMALEA ROAD HOLDINGS LIMITED

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS: (Also see Decision Information Sheet) (AS AGREED TO BY THE APPLICANT(S)/AGENT(S) AT THE MEETING).

A. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given. (See "Decision Information Sheet" for further information).

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. Subsection 50(3) and/or (5) of the Planning Act R.S.O. 1990 as amended, shall apply to any subsequent conveyance or transaction involving the parcel of land that is the subject of this consent.

4. A letter shall be received from a solicitor indicating that the "severed" land and the abutting land, being Part of Block C, Plan 636, Part 2, Plan 43R-29889 shall be "merged" for Planning Act purposes at the time of the registration of the Transfer to which the Secretary-Treasurer's Certificate is affixed.

5. An undertaking shall be received from a solicitor confirming that the legal description of the "resultant" lot and the legal description in any mortgage(s) encumbering the "resultant" lot will be identical within four (4) weeks of the date of the Secretary-Treasurer's Certificate under the Planning Act; or alternatively, that no part of the "resultant" lot is encumbered by any mortgage(s). (The "resultant" lot is the "severed" land and the land to which the "severed" land is to be merged.)

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

7. Prior to issuance of the consent certificate, the owner shall provide confirmation of mutual access easements to the satisfaction of the Chief, Planning and Infrastructure Services.

REASONS:

1. This decision reflects that regard has been had to those matters to be regarded under the Planning Act, in as much as the dimensions and shape of the lot are adequate for the uses proposed.

2. Subject to the imposed conditions, the consent to the conveyance will not adversely affect the existing or proposed development.

LAST DATE FOR FILING AN APPEAL TO THE ONTARIO MUNICIPAL BOARD MARCH 2, 2016

DATE OF MAILING FEBRUARY 11, 2016
AN APPLICATION HAS BEEN MADE BY AVION MOTEL LIMITED

The applicant(s) request(s) consent to a conveyance of Part of Lot 6, Concession 1 EHS, City of Brampton, Regional Municipality of Peel for mortgage purposes. The "severed" land has a frontage of approximately 34.63 metres (113.62 feet), a depth of approximately 31.96 metres (104.85 feet) and an area of approximately 0.10 hectares (0.247 acres). The land is located at 226 Queen Street East, 10 and 12 June Avenue. The land is designated "Central Area" and "Urban Growth Centre" in the Official Plan and "Commercial – Central Area Mixed Use" in the Secondary Plan. The lands are zoned "Residential (RIB) and "Highway Commercial One – 3069 (HCl-3069)". It is proposed that the severed land (10 and 12 June Avenue) continue to maintain the two existing residential dwellings. The retained parcel will continue to maintain the existing Marigold Hotel municipally known as 226 Queen Street East.

THE REQUEST IS HEREBY _______________________________ REFUSED _______________________________. THIS DECISION:

IF APPROVED: IS SUBJECT TO THE CONDITIONS AND FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

IF REFUSED: IS FOR THE REASONS SET OUT ON PAGE TWO OF THE NOTICE OF DECISION OF THE COMMITTEE OF ADJUSTMENT.

MOVED BY _______________________________ SECONDED BY: _______________________________

DATED THIS _______________________________ day of _______________________________, 2016

WE THE UNDERSIGNED CONCUR IN THE DECISION AND REASONS OF THE COMMITTEE

Signature of Chair of Meeting ____________________________________________________________

Signature of Member of Committee _______________________________________________________

Signature of Member of Committee _______________________________________________________

Signature of Member of Committee _______________________________________________________

NOTE: MEMBERS M. RUSSO AND D. DOERFLER DISSENTED

CERTIFICATION

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER, COMMITTEE OF ADJUSTMENT

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Brampton City Hall, Committee of Adjustment Office, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, Telephone No. (905) 874-2117 and Fax No. (905) 874-2119.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

An appeal form is available on the OMB website at www.omb.gov.on.ca or at the office of the Secretary-Treasurer. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is $125 for the primary appeal and $25 for each related appeal. Cheques are to be made payable to the Minister of Finance. TURN TO PAGE TWO (2) FOR THE ONTARIO MUNICIPAL BOARD APPEAL DATE.

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

Official Plan Amendment: NO File Number: _______________________________
Zoning By-law Amendment: NO File Number: _______________________________
Minor Variance: NO File Number: _______________________________
AN APPLICATION HAS BEEN MADE BY AVION MOTEL LIMITED

REASONS FOR REFUSAL:

1. Approval of the application would have no regard for matters under Section 51 (24) of the Planning Act, in view of the dimensions that would be created for the proposed severed and retained lots, will constrain future opportunities to develop the lands for higher density mixed uses, and would result in land fragmentation, which is not consistent with the intent of the Official Plan as it relates to development in the Central Area.

2. The proposal is not in the public interest, does not conform to the Official Plan's policies for intensification and is not consistent with the Secondary Plan.

LAST DATE FOR FILING AN APPEAL TO THE ONTARIO MUNICIPAL BOARD MARCH 2, 2016

DATE OF MAILING FEBRUARY 11, 2016
SITE STATISTICS

TOTAL SITE AREA:
- 0.72 hectares (1.78 acres)
- 0.62 hectares (1.53 acres)
- 0.10 hectares (0.25 acres)

LANDS to be RETAINED:
- 6 STOREY HOTEL (127 ROOMS): 5,852m² (63,000ft²)
- 1 STOREY RESTAURANT: 1,207m² (13,000ft²)
- 1 STOREY CONFERENCE ROOM: 279m² (3,000ft²)
- 1 STOREY CAR RENTAL AGENCY: 92m² (1,000ft²)

TOTAL GROSS FLOOR AREA:
7,432m² (80,000ft²)

TOTAL PARKING PROVIDED:
- 85 spaces (including 2 handicapped parking spaces)

LANDS to be SEVERED:
- ONE STOREY DWELLING "A": 128m² (1,377ft²)
- ONE STOREY DWELLING "B": 115m² (1,237ft²)

LEGEND
- PROPERTY BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- WOOD FENCE
- CHAIN-LINK FENCE
- GATED / FENCED PARKING AREA

226 QUEEN STREET EAST, 10 & 12 JUNE AVENUE
CITY of BRAMPTON

COMMITTEE of ADJUSTMENT
CONSENT APPLICATION - SITE PLAN CONCEPT

Date: January 12, 2019
Revised: N.T.S.
Drawn By: D&F No2133_Comm/6/2015
File No: 2133_1Consent_Site Plan Concept 2019
APPLICATION MADE BY GIUSEPPE LORIFICE

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To allow a Motor Vehicle Repair Shop to operate from Unit 6 and Unit 16 while providing 92 parking spaces on site;

(227 ADVANCE BOULEVARD, UNITS 6 AND 16 – PART OF BLOCK D, PLAN M-269)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Chatha SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING: ____________________________

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016.

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A14-195

DATED: FEBRUARY 9, 2015

Conditions:

1. That a change of use permit for each of the two units (Unit 6 and Unit 16) be obtained within sixty (60) days of the final date of the decision of the Committee;

2. That the owner remove the equipment from the front yard landscaped area within thirty (30) days of the final date of the decision of the Committee;

3. That the owner repaint the parking lot to delineate parking stalls with a width of 2.7 metres, per the minimum required under the Zoning By-law, within ninety (90) days of the final date of the decision of the Committee; and

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

Jearie Myers
Secretary-Treasurer
Committee of Adjustment
EXISTING SITE PLAN

GENERAL NOTES:
EXISTING PARKING:
TOTAL CAR PARKING SPACES: 84 (BASED ON 3.0MX COMSTALLS)

PROPOSED:
TOTAL CAR PARKING SPACES: 92 (BASED ON UTILISING CITY OF BRAMPTON STANDARD PARKING STALLS OF 2.7M X 5.4W)

EXISTING 40 PARKING SPACES (6.0X3.0)

EXISTING AD PARKING SPACES (6.0X3.0)

PROPOSED STALL (2700mm x 5400mm)

EXISTING STALL (3000mm x 6000mm)

VARIANCE

TOTAL PARKING SPACES REQUIRED - 105
TOTAL PARKING SPACES PROPOSED - 92

EXISTING SITE PLAN
227 ADVANCE BLVD.
MISSISSAUGA, ON

SCALE - 1:250
DATE: DEC 2016
OFFICE: SP-1
Notice of Decision
Committee of Adjustment

FILE NUMBER A15-232
APPLICATION MADE BY 2235315 ONTARIO LIMITED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit a total gross floor area of 580.0 sq. m (6,243.07 sq. ft.) for restaurant and medical and office uses combined;

(7980 AND 7990 KENNEDY ROAD SOUTH – PT. LOT 15, CONC. 1 EHS)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Nurse SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING: ____________________________

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A15-232

DATED: FEBRUARY 9, 2016

Conditions:

1. That a minimum of 86 parking spaces are to be maintained on site; and

2. Failure to comply with and maintain the conditions of the Committee will render the approval null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
1. To permit a maximum gross floor area of 580.00 sq.m for restaurant and medical office uses combined, whereas a maximum gross floor area of 415.00 sq.m for restaurant and medical office uses combined is permitted.
file number a16-016

hearing date february 9, 2016

application made by fonzi and isabella androus

in the matter of section 45 of the planning act, zoning by-law 270-2004 and an application for minor variance or special permission for the following variances:

1. To permit an existing driveway width of 7.32m (24 ft.);
2. To permit a 0.0 metre landscape strip adjacent to the side lot line;

(74 pleasant valley place – lot 37, plam m-821)

the request is hereby approved subject to the following conditions (approval is granted subject to a building permit being issued by the city of brampton where required and development charges may be applicable)

see schedule “a” attached

reasons:

this decision reflects that in the opinion of the committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the city of brampton official plan are maintained and the variance is minor.

moved by: r. nurse

seconded by: d. doerfler

signature of chair of meeting

we the undersigned hereby concur in the decision

member

member

member

member

dated this 9th day of february, 2016

notice is hereby given that the last day for appealing this decision to the ontario municipal board will be february 29, 2016

i, jeanie myers, secretary-treasurer of the committee of adjustment certify that the foregoing is a correct copy of the decision of the committee with respect to the above application.
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO:  A16-016

DATED:  FEBRUARY 9, 2016

Conditions:

1. That the owners demonstrate to the satisfaction of the Chief of Planning and Infrastructure Services that the 0.0 metre landscape strip does not adversely impact drainage on adjacent properties;

2. That the retaining walls must either be reduced to a maximum height of 0.6 metres or a design engineering drawing certified by a P.Eng must be approved by Development Engineering Services;

3. That the landscaping in the front yard (as indicated in the Public Notice) be reinstated within 120 days of the final date of the decision of the Committee or as extended at the discretion of the Chief of Planning and Infrastructure Services; and

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

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-019

APPLICATION MADE BY  MIREILLE DELAGE, JOSE BERTRAND, JULIE KIM BEAUDRY

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a rear yard setback of 3.37m (11.06 ft.) to a proposed addition (patio enclosure);
2. To permit a maximum lot coverage of 49%;
3. To permit an existing driveway width of 7.62m (25.00 ft.).

(104 SOUTH LAKE BOULEVARD – LOT 390, PLAN 43M-1647)

THE REQUEST IS HEREBY REFUSED

REASONS:
This decision reflects that in the opinion of the Committee:

1. The variance is not desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are not maintained and the variance is not minor.

MOVED BY:  R. Nurse
SECONDED BY:  D. Doerfler

SIGNATURE OF CHAIR OF MEETING:  

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
FILE NUMBER A16-020

APPLICATION MADE BY RANVIR AND SUDESH SEEDER

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a driveway having a maximum width of 9.07m (29.76 ft.);
2. To permit a driveway having a depth of 4.77m (15.65 ft.);
3. To permit a 0.0 metre landscape strip adjacent to a side property line.

(13 YELLOW PINE ROAD – LOT 140, PLAN 43M-1639)

THE REQUEST IS HEREBY REFUSED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance is not desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law is not maintained and the variance is not minor.

MOVED BY: R. Nurse
SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
PROPERTYLINE

DESCRIPTION AREAS

INBF, TOTAL %

EXISTING ASPHALT

0483.12

10%

EXISTING HARD SURFACE

0068.74

2%

PROPOSED HARD SURFACE AREA

0300.00

6%

LANDSCAPE SOFT AREA

2102.10

44%

BUILDING COVERED WITH EAVE

1824.25

38%

TOTAL LOT AREA

4773.72

100%

SITE PLAN

PROPERTYLINE

ZONING STATISTICS

SETBACK EXISTING PROPOSED

FRONT YARD

4.77 M

2.40 M

REAR YARD

6.45 M

UNCHANGED

SIDE YARD (emt)

1.66 M

UNCHANGED

SIDE YARD (wst)

0.63 M

0.00 M

MUNICIPAL CURB CUT

5.50 M

7.32 M

RENEWAL NOTES

1-ALL DIMENSIONS IN SI UNITS IN FEET & INCHES
2-CONFIRM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
3-THE CONTRACTORS SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION. CONTRACTORS SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH WORK. ALL CHANGES, ALTERATIONS, OR REVISIONS MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
4-ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS - O. REG. 231/91.
5-THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED IN ACCORDANCE WITH THE 2012 OBC DIV B PART 4 AND 2010 NBC.

IVIEIVI Engineering Inc
3355 LEHIGH CRESCENT
MISSISSAUGA, ON L4T 1W9
416-558-8755
Email: horry@ivieiengineering.ca

HARJINDERSINGHTONI
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-021

APPLICATION MADE BY MANJIT KAUR DEOL AND RESHAM DEOL

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a below grade entrance in an exterior side yard;
2. To permit an enclosed below grade entrance in the exterior side yard having a setback of 2.65m (8.69 ft.);
3. To permit an existing accessory structure (shed) having a setback of 0.41m (1.35 ft.).

(11 AMBOISE CRESCENT – LOT 71, PLAN 43M-1578)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Nurse
SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING: [signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-021

DATED: FEBRUARY 9, 2016

Conditions:

1. That Variance 3 (to permit a reduced setback for the accessory structure) be refused;

2. That the applicant secure a building permit for the below grade entrance within thirty (30) days of the final date of the decision of the Committee;

3. That the accessory structure (shed) be relocated to meet the required setbacks within one hundred and twenty (120) days; and

4. That failure to comply with and maintain the conditions of the Committee will render Variances 1 and 2 null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
AMBOISE CRESCENT

BONISTEL CRESCENT
APPLICATION MADE BY REXTON DEVELOPMENTS LTD.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a driveway width of 2.84m (9.32 ft.);
2. To permit rear yard access through a right-of-way for Lots 1 and 2;
3. To permit a minimum distance of 5.0m (16.40 ft.) between a driveway and street intersection.

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

1. That the variance #2 regarding access between the front and rear yards be refused.
2. That the driveway width variance applies only to the lot (identified as “Lot 1” on the plan attached to the public notice) that is located at the intersection of Haggert Avenue and the planned extension of Denison Avenue.
3. That a clause be included within the Agreement of Purchase and Sale for the lot (identified as “Lot 1” on the plan attached to the public notice) advising of the variances affecting the property. In the event the dwellings have been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchasers of the lot acknowledge and accept the variances.

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Chatha SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-023
HEARING DATE FEBRUARY 9, 2016

APPLICATION MADE BY REXTON DEVELOPMENTS LTD.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a driveway width of 2.84m (9.32 ft.);
2. To permit rear yard access through a right-of-way for Lots 4 to 9;
3. To permit a minimum distance of 5.0m (16.40 ft.) between a driveway and street intersection.

(DENISON AVENUE AND HAGGERT AVENUE – PART OF BLOCK 2, PLAN 43M-1690)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

1. That the variance #2 regarding access between the front and rear yards be refused.
2. That the driveway width variance applies only to the lot (identified as “Lot 4” on the plan attached to the public notice) that is located at the intersection of Haggert Avenue and the planned extension of Denison Avenue.
3. That a clause be included within the Agreement of Purchase and Sale for the lot (identified as “Lot 4” on the plan attached to the public notice) advising of the variances affecting the property. In the event the dwellings have been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchasers of the lot acknowledge and accept the variances.

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Chatha
SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER
MEMBER
MEMBER
MEMBER

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-Treasurer OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-Treasurer
COMMITTEE OF ADJUSTMENT
FILE NUMBER A16-025

APPLICATION MADE BY BF LAND HOLDINGS INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit 119 parking spaces on lands zoned HC1-2246 and SC-2247.
   (11025 AND 11035 TORBRAM ROAD – PART OF LOT 16, CONC. 6 EHS)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS (APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:
This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Nurse

SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-025

DATED: FEBRUARY 9, 2016

Conditions:

1. That approval of the variance is granted only in conjunction with corresponding approval of application A16-026;

2. That the applicant finalize site plan approval SP15-021.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Chief, Planning and Infrastructure Services within 180 days or as extended at the discretion of the Chief, Planning and Infrastructure Services;

3. That the applicant repaint and re-instate the parking spaces designated as dual purpose (snow storage and parking) no later than June 1, 2016; and

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

Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-026
HEARING DATE FEBRUARY 9, 2016

APPLICATION MADE BY FLATO COUNTRY SIDE BRAMPTON HOMES

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit 119 parking spaces on lands zoned HC1-2246 and SC-2247.

(2510 AND 2530 COUNTRYSIDE DRIVE – PART OF LOT 16, CONC. 6 EHS)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Nurse
SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATE THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
THIS IS SCHEDULE “A” REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-026
DATED: FEBRUARY 9, 2016

Conditions:

1. That approval of the variance is granted only in conjunction with corresponding approval of application A16-025;

2. That the applicant repaint and re-instate the parking spaces designated as dual purpose (snow storage and parking) no later than June 1, 2016; and

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

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-027

APPLICATION MADE BY DAVINDER KUMAR, SANTOSH KUMAR, RAJIV CHOPRA, JYOTI CHOPRA

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit an existing below grade entrance in an exterior side yard having a setback of 1.51m (4.95 ft.).

(6 LASCELLES BOULEVARD – LOT 157, PLAN M157)

THE REQUEST IS HEREBY Approved Subject to the following conditions
(Approval is granted subject to a building permit being issued by the City of Brampton where required and development charges may be applicable)

1. That the owners secure a building permit for the below-grade entrance within thirty (30) days of the final date of the decision of the Committee;

2. That the owners remove the existing shed in the rear yard (as indicated in the Public Notice) within ninety (90) days of the final date of the decision of the Committee; and

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

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and

2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

SECONDED BY: R. Chatha

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-029

APPLICATION MADE BY TIIA AND LARRY SHRED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a front yard setback of 11.32m (37.14 ft.) to the dwelling;
2. To permit a front yard setback of 9.6m (31.50 ft.) to the front porch;
3. To permit a side yard setback of 3.962m (13.00 ft.);
4. To permit a detached garage having a gross floor area of 58.1 sq. m (625.38 sq. ft.);
5. To permit 51.24% landscaped open space in the required front yard;
6. To permit both a detached garage and an attached garage.

Note: The driveway leading to the proposed detached garage will be a minimum of 3m in width and maintain 0.6m of permeable landscaping between the driveway and the lot line.

(8201 CHURCHVILLE ROAD – PART OF LOT 2, CONC. 3 WHS)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(Approval is granted subject to a building permit being issued by the City of Brampton where required and development charges may be applicable)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Nurse
SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
City

THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-029

DATED: FEBRUARY 9, 2016

Conditions:

1. That the variances for the proposed dwelling and detached garage are approved only as indicated in the sketch attached to the Public Notice;

2. That the detached garage be used only for the storage of vehicles and not for any commercial enterprise;

3. That the owners finalize custom home design approval from the Urban Design Division;

4. That the proposed setback to the railway line be approved to the satisfaction of the Orangeville Railway Development Corporation (ORDC); and

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

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
Notice of Decision
Committee of Adjustment

FILE NUMBER A16-030
APPLICATION MADE BY BRAMCHIN DEVELOPMENTS LIMITED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCES:

1. To permit a driveway width of 5.4m (17.72 ft.);
2. To permit a maximum cumulative garage door width of 5m (16.40 ft.).

(62-76 CHESTERWOOD CRESCENT – BLOCK 405, PLAN 43M-1883)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:
This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. Chatha
SECONDED BY: D. Deerfler

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION.

DATED THIS 9TH DAY OF FEBRUARY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 29, 2016

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.
Conditions:

1. That the owner obtain site plan approval, execute a site plan agreement, and post any required securities and insurance to the satisfaction of the Director of Development Services within 180 days of the final date of the decision of the Committee or as extended at the discretion of the Director of Development Services;

2. That the owner enter into a Limiting Distance Agreement with the City of Brampton in a manner acceptable to the Chief Building Official. This agreement shall be to the satisfaction of the Chief Planning and Infrastructure Services Officer and in a form acceptable to the City Solicitor;

3. That a clause be included within the Agreement of Purchase and Sale for each of the dwellings advising of the variances affecting the property. In the event the dwellings have been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchasers of each dwelling acknowledge and accept the variances; and

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

Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment
To permit a maximum 5 metre garage door width whereas maximum 2.5 metre garage door width is permitted by the zoning by-law.

To permit a driveway width of 5.4m whereas a maximum driveway width of 4.9m is permitted by the zoning by-law.