Notice of Decision
Committee of Adjustment

FILE NUMBER A15-073
HEARING DATE MAY 5, 2015

APPLICATION MADE BY QUINTESSA DEVELOPMENT 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 ASSOCIATED WITH A PROPOSED SINGLE DETACHED DWELLING:

1. To permit a rear yard setback of 5.52m (18.11 ft.)
(24 YOUNG GARDEN CRESCENT – LOT 4, PLAN 43M-1972)

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 a clause be provided within the agreement of purchase and sale advising of the variance affecting the property. If the property has already been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the dwelling have acknowledged and accepted the variance.

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: P. S. Chahal SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATE THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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.
APPLICATION MADE BY QUINTESSA DEVELOPMENTS 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 VARIANCES ASSOCIATED WITH A PROPOSED SINGLE DETACHED DWELLING:

1. To permit an exterior side yard setback of 4.13m (13.55 ft.);
2. To permit a front yard setback of 4.02m (13.19 ft.);

(YOUNG GARDEN CRESCENT – PT. BLOCK 11, PLAN 43M-1972 & PT. BLOCK 27, PLAN 43M-1973)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

1. That a clause be provided within the agreement of purchase and sale advising of the variance affecting the property. If the property has already been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the dwelling have acknowledged and accepted the variance.

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: P. S. Chahal SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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
Notice of Decision
Committee of Adjustment

FILE NUMBER A15-075
APPLICATION MADE BY QUINTESSA DEVELOPMENT 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 VARIANCES ASSOCIATED WITH A PROPOSED SINGLE DETACHED DWELLING:

1. To permit an exterior side yard setback of 4.18m (13.71 ft.);
2. To permit a rear yard setback of 6.50m (21.33 ft.);

(YOUNG GARDEN CRESCENT – PT. BLOCK 11, PLAN 43M-1972 & PT. BLOCK 28, PLAN 43M-1973)

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 a clause be provided within the agreement of purchase and sale advising of the variance affecting the property. If the property has already been sold, the applicant shall provide written confirmation to the Secretary-Treasurer that the purchaser(s) of the dwelling have acknowledged and accepted the variance.

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: P. S. Chahal
SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING: ____________________________

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION:

MEMBER
MEMBER
MEMBER

DATED THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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.
APPLICATION MADE BY CLAUDIO MARTINS AND KENDRA SUE-SOUSA

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 vary Schedule 'C' Section 128 of the by-law to permit construction of a detached garage;

2. To permit a minimum permeable landscape strip of 0.0 metres between the driveway extension and the property line;

(5 GRANTBROOK COURT – PT. BLOCK D, PLAN M-114, PTS. 5 & 5A, PLAN 43R-3809)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

(HELPMENT 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: F. Turner
SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING: __________________________

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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: A15-076

DATED: MAY 5, 2015

Conditions:

1. That the garage and driveway extension be constructed only in the size and location as indicated in the Public Notice;

2. That drainage from the garage be contained on the subject property and that there are no adverse impacts to adjacent properties;

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
APPLICATION MADE BY FRED ALONZI

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 landscape strip having a minimum width of 0.7m (2.30 ft.);

(31 STRATHEARN AVENUE – PT. BLOCK J, PLAN M-216, PARTS 1 TO 5, PLAN 43R-2106)

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: F. Turner
SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

NOTE: MEMBER P. S. CHAHAL DISSENTED

DATED THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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
Notice of Decision  
Committee of Adjustment

FILE NUMBER A15-082  
HEARING DATE MAY 5, 2015

APPLICATION MADE BY  
HAMENT INVESTMENTS 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 medical office (Registered Massage Therapy, Chiropractic and Physiotherapy);  
(2053 WILLIAMS PARKWAY, UNIT 49 – PEEL CONDOMINIUM PLAN 382, LEVEL 1, UNIT 49)

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: F. Turner

SIGNATURE OF CHAIR OF MEETING:  

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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:  A15-082

DATED:  MAY 5, 2015

Conditions:

1. That the use be restricted to registered massage therapy, chiropractic, and physiotherapy;

2. That the registered massage therapy, chiropractic and physiotherapy use be allowed only in Unit 49 as indicated in the Public Notice;

3. That the use be restricted to a maximum gross floor area of 93 square metres (1,001 square feet);

4. That the applicant obtain a building permit for change of use prior to occupancy of the unit;

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
APPLICATION MADE BY NORTHWEST BRAMPTON DEVELOPMENTS 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 VARIANCES:

1. To allow a temporary sales office to operate from the garages of the model homes proposed for Lots 248 and 249;
2. To allow a parking lot on Lots 251 to 253 (associated with a proposed temporary sales office located on Lots 248 and 249);
3. To allow a 0.0 metre interior side yard setback;

(BUICK BOULEVARD - PT. LOTS 14 & 15, CONC. 4 WHS (LOTS 248, 249, 251, 252 & 253 ON DRAFT PLAN OF SUBDIVISION 21T-10012B))

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: F. Turner 
SECONDED BY: P. S. Chahal

SIGNATURE OF CHAIR OF MEETING:

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

DATED THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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:  A15-083

DATED:  MAY 5, 2015

Conditions:

1. That the owner enters into an agreement with the City limiting the time period that the garages of the model homes may be used as a Temporary Sales Office to three (3) years from the date of approval or until such time as the lots in Draft Plan of Subdivision 21T-10012B are sold, whichever occurs first;

2. That the sales office be limited to the garages of the model homes. The owner must obtain a building permit for the change of use in the residential garages to the sales office as well as a permit for the removal of the temporary sales office and conversion back to a garage;

3. That the sales office and associated parking be used only for the sale of lots in Plan 21T-10012B and not be used to sell lots in other subdivisions;

4. That the owner provide a security of $20,000 within sixty (60) days of the final date of the decision (or as extended by the Director of Development Services) for the restoration of Lots 251-253 (inclusive) and for the removal of the sales offices on Lots 248 and 249;

5. That the owner submit a grading and servicing plan for approval to the satisfaction of the Planning and Infrastructure Services Department prior to construction;

6. That the owner submit plans for the parking lot for approval by Transportation Planning prior to construction;

7. That signage associated with the sales office be installed only after the required sign permits are issued in accordance with the City of Brampton Sign By-law and the signage be permitted only for the duration of the permitted sales office;

8. 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 A15-084

APPLICATION MADE BY 1679359 ONTARIO 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 two (2) parking spaces for a proposed Day Nursery (a permitted use);

(98 QUEEN STREET WEST – PT. LOTS 33 AND 34, PLAN BR-4)

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: F. Turner

SIGNATURE OF CHAIR OF MEETING:

NOTE: MEMBER B. REED DISSENTED

DATED THIS 5TH DAY OF MAY, 2015

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 25, 2015.

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: A15-084

DATED: MAY 5, 2015

Conditions:

1. The applicant shall submit a revised plan and elevation drawings (if any changes to the building are proposed) satisfactory to the Director of Development Services prior to the establishment of the day nursery use. The plans shall, among other matters:
   a. Depict an appropriate design for the parking and outdoor play areas.
   b. Provide a design for any changes to the building that are compatible with the character of the existing building and area.

All work identified on the approved plans shall be completed prior to the initiation of the day nursery use.

2. Failure to comply with and maintain the above conditions shall render the variances null and void.

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
SKETCH PLAN - SUBJECT PROPERTY
98 QUEEN STREET W

Parking Spaces Provided - 2
Parking Spaces Required - 14

DAY NURSERY
PLAYGROUND
AREA

EXISTING 2 STOREY
ADDITONAL

EXISTING 2 STOREY
BACK HOUSE

EXISTING LANDSCAPED
AREAS

PLANTER, BUSH CURB

EXISTING CURB

EXISTING SIDEWALK

RELEVANT MEASUREMENTS: