



# Notice of Committee of Adjustment Hearing Proposed Minor Variance Application

The Town of Caledon has received a Minor Variance application to be heard at an upcoming Committee of Adjustment Hearing.

You are receiving this Notice as you are either:

- a) The applicant/owner applying for the Minor Variance;
- b) An owner of land which is located within 60 metres of the land subject to the Minor Variance; or
- c) A person or public body who has requested to be notified of the matter.

Your input and insight will help inform the decision of the Committee.

## APPLICATION DETAILS

**File Number:** A 027-24

**Applicant:** Amin Nicola, Empire Construction Management (Agent: Alana Neilsen)

**Location:** 18249 St. Andrews Road

Nearest Intersection: St. Andrews Road and Charleston Side Road

Ward 4

Please refer to the Location Map included with this notice.

## Proposed Changes:

The applicant is seeking relief from Zoning By-law 2006-50, as amended, to permit:

- 1. A lot cover of 6.1% associated with a proposed storage shop and accessory structures, whereas the by-law allows a maximum lot coverage for accessory structure of 5%
- 2. An accessory structure with a height of 5.0 metres, whereas the by-law allows a maximum height of 4.5 metres
- 3. A driveway width of 15.29 metres, whereas the by-law allows a maximum driveway width of 10.0 metres

Please see the supporting concept plan attached.

## HEARING DETAILS

**Hearing Date and Time:** December 11, 2024 at 1:00 p.m.

**Hearing Location:** Hybrid Meeting / Council Chamber, Town Hall

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**ADDITIONAL INFORMATION:**

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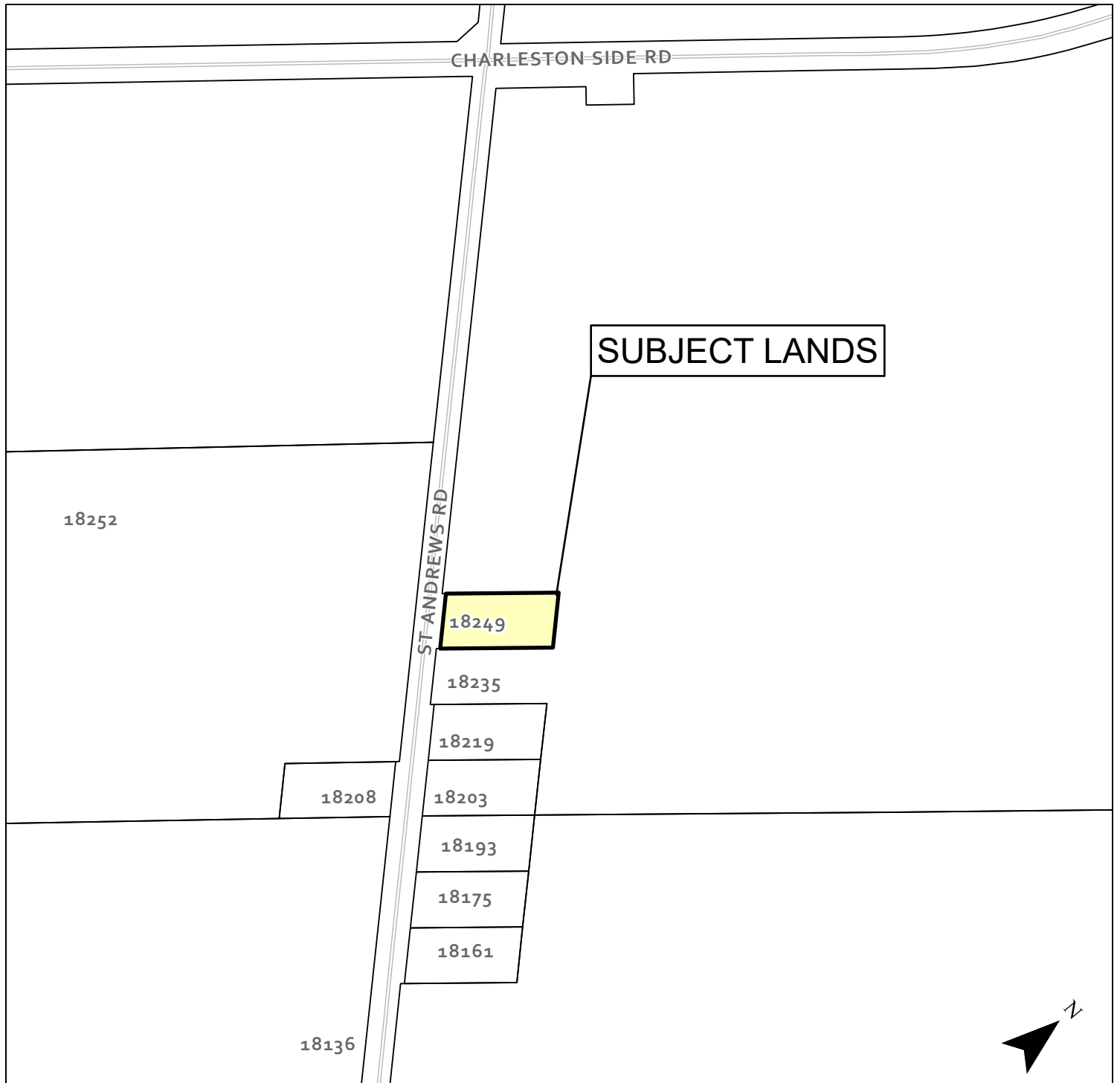
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**Notice Date: November 29, 2024**



MINOR VARIANCE APPLICATION

A 027-24

Alana+Kelly Design Co. Ltd on behalf of Empire Construction & Management

LOCATION MAP



18249 St. Andrews Road  
 Part Lot 15, Concession 5 (EHS) as designated on Part 1 of Register Plan 43R10768

Date: 5/24/2024

File No: A 027-24



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### APPLICATION DETAILS

**File Number:** A 041-24

**Applicant:** Patrick Merrill, The Hill Canada Holding Inc. (agent: Sarah Clark, Glen Scharr and Associates Inc.)

**Location:** 20490 Porterfield Road

Nearest intersection: Porterfield Road and Highpoint Side Road

Ward 1

Please refer to the Location Map included with this notice.

### Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, for the following variances:

1. To permit an expansion of the Structural Envelope as shown on S.E.25 by 1.1 hectares (2.73 acres) to facilitate the construction of a new recreational structure and associated parking area.

### HEARING DETAILS

**Hearing Date and Time:** December 11, 2024 at 1:00 p.m.

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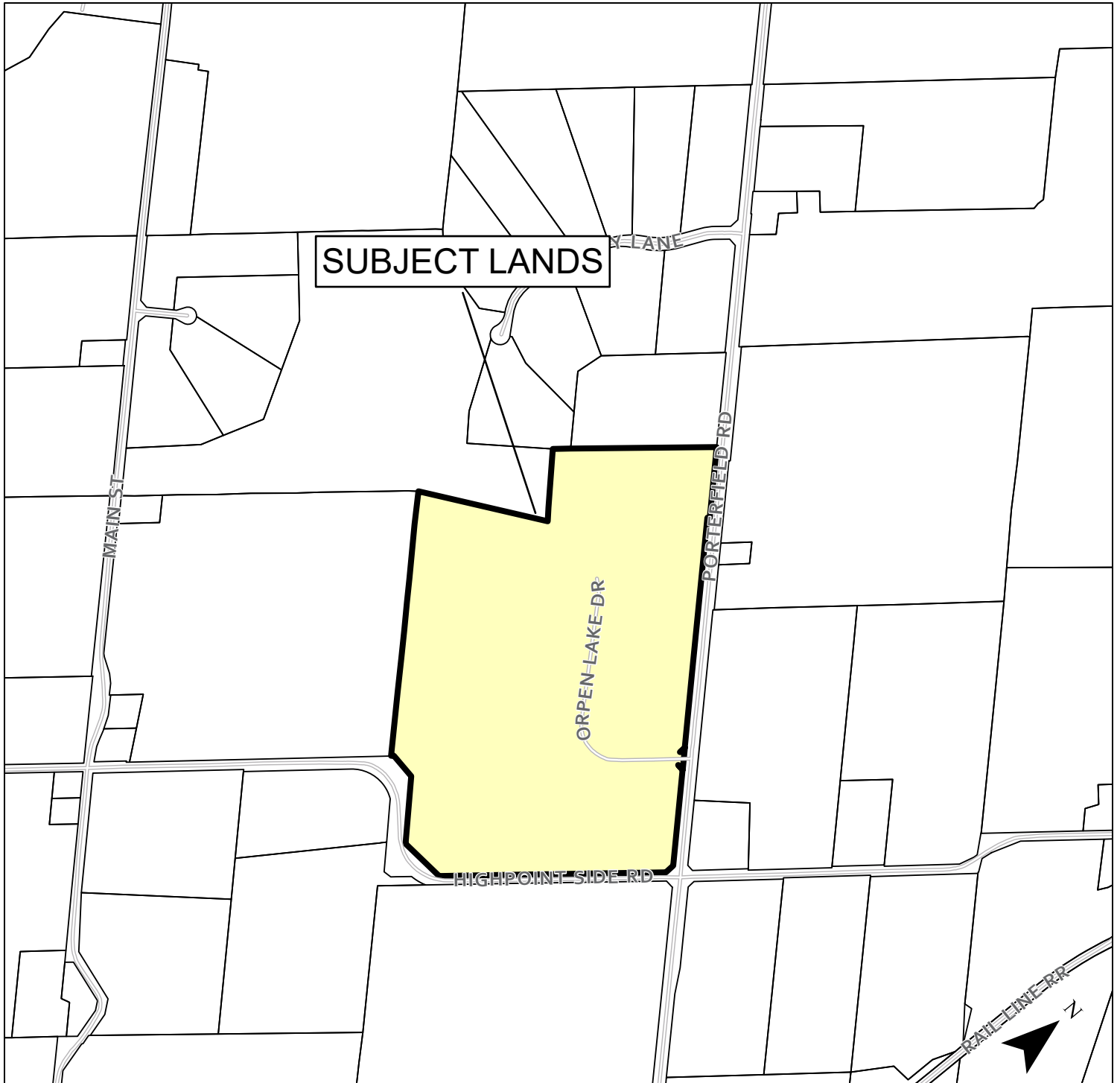
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**MINOR VARIANCE APPLICATION**

A 041-24

Glen Schnarr & Associates Inc. on behalf of The Hill Canada Holding Inc.

**LOCATION MAP**



Date: 8/19/2024

20490 Porterfield Road  
 CALEDON CON 3 WHS PT LOT 27  
 PLAN M853 LOTS 1 TO 10 ORPEN LAKE DR

File No: A 041-24



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### APPLICATION DETAILS

**File Number:** A 044-24

**Applicant:** Rajbir Sian

**Location:** 28 Del Grappa Street

Nearest intersection: Del Grappa Street and Calabria Drive

Ward 2

Please refer to the Location Map included with this notice.

### Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

1. A minimum of two (2) parking spaces for a Dwelling, Detached with an Additional Residential Unit, one (1) for the Dwelling, Detached and one (1) for the Additional Residential Unit, whereas the By-law requires a minimum of three (3) parking spaces for a Dwelling, Detached with an Additional Residential Unit, two (2) for the Dwelling, Detached and one (1) for the Additional Residential Unit.

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MINOR VARIANCE APPLICATION

A 044-24

Rajbir Sian

LOCATION MAP



Date: 9/19/2024

File No: A 044-24

28 Del Grappa Street  
Lot 106 as designated on Plan 43M-2112



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### APPLICATION DETAILS

**File Number:** A 053-24

**Applicant:** Abbotside Way Holdings (Gp) Inc, 12104482 Canada Inc (Agent: Harmanjeet Lubana)

**Location:** 203 Abbotside Way, Unit 4

Nearest Intersection: Abbotside Way and Learmont Avenue

Ward 2

Please refer to the Location Map included with this notice.

### Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, for the following variances:

1. To permit a total of 173 parking spaces on the lot, whereas the By-law requires a minimum of 439 parking spaces on the lot.

Please see the supporting concept plan attached.

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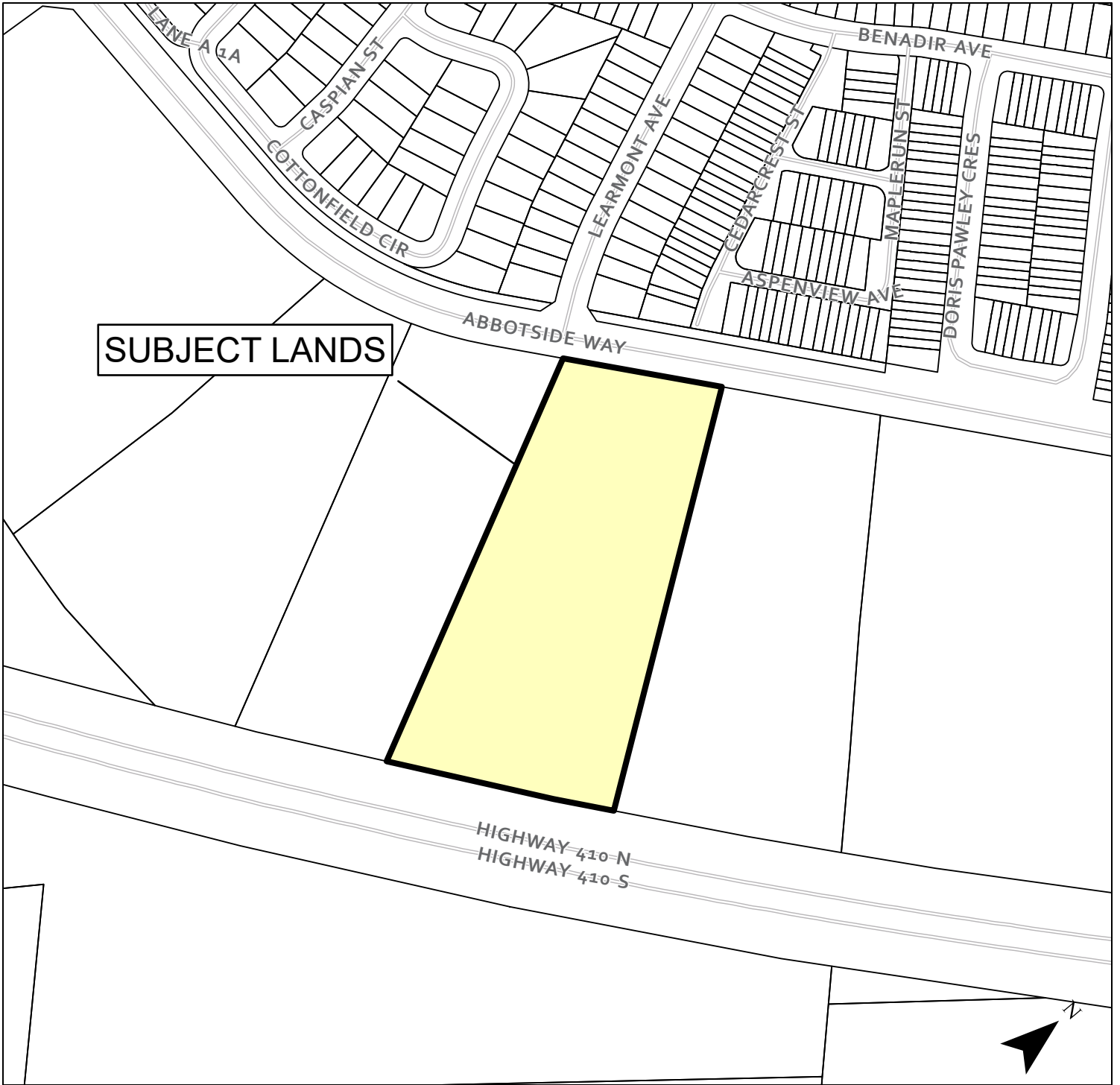
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**Notice Date: November 29, 2024**



**SUBJECT LANDS**

**MINOR VARIANCE APPLICATION**

A 053-24

12104482 Canada Inc. c/o Harmanjeet Lubana

**LOCATION MAP**



Date: 11/25/2024

File No: A 053-24

203 Abbotside Way  
 CHINGUACOUSY CON 2 E HURONTARIO ST PT LOT 18  
 PLAN 43M1800 PT BLK 202 RP 43R37497 PART 1



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## APPLICATION DETAILS

**File Number:** A 054-24

**Applicant:** Terence Canestraro, NESTA DESIGN CO (Agent: Ismatullah Amiri)

**Location:** 158 Ellwood Dr

Nearest Intersection: Ellwood Drive and Wilton Drive

Ward 5

Please refer to the Location Map included with this notice.

## Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, for the following variances:

- 1. To permit a total Building Area of 31%, whereas the By-law permits a maximum Building Area of 25%.
- 2. To permit a Building Area of 9.5% of the lot area for accessory buildings or structures, whereas the By-law permits a maximum Building Area of 5% of the lot area for accessory buildings or structures.

Please see the supporting concept plan attached.

## HEARING DETAILS

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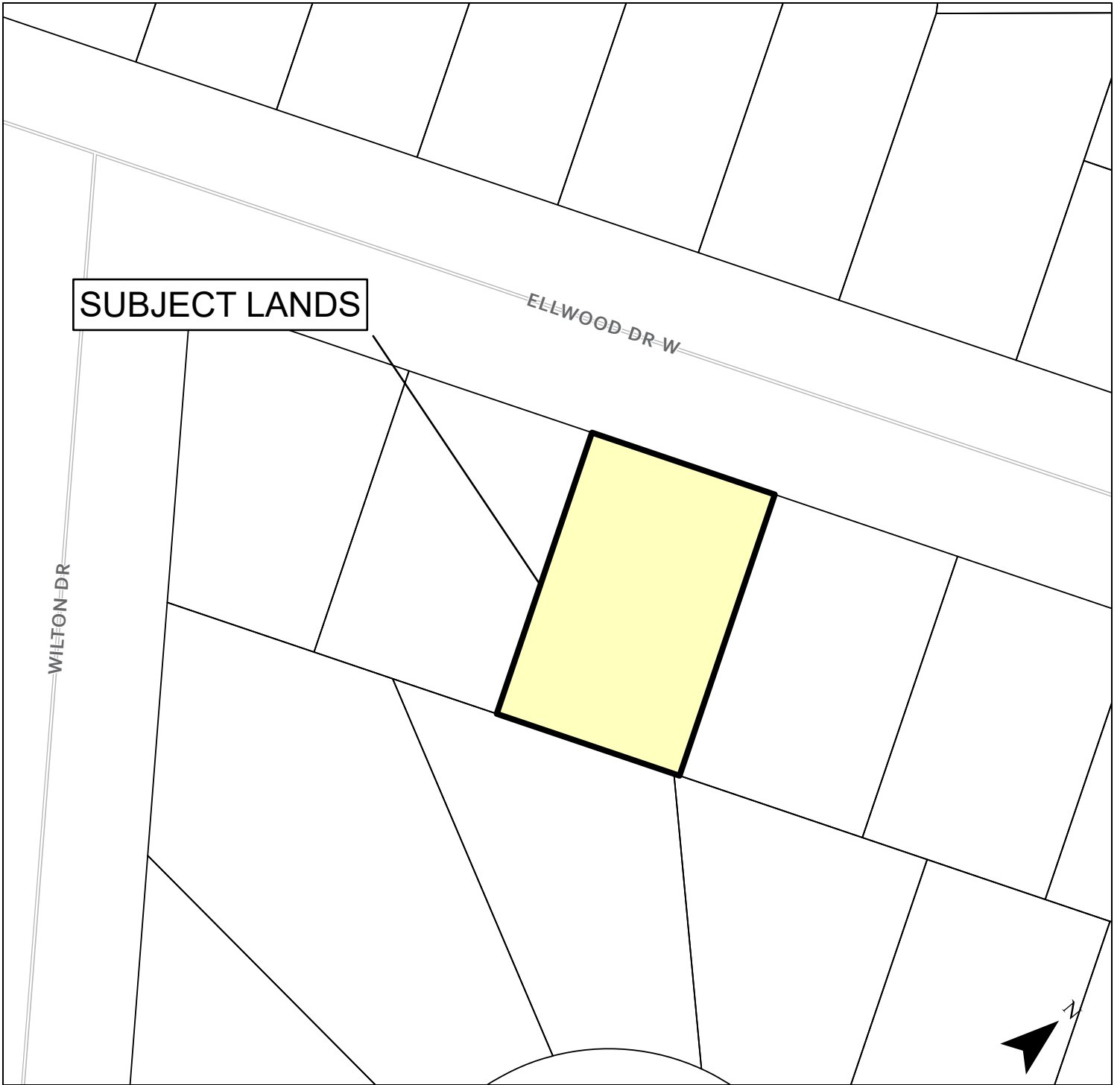
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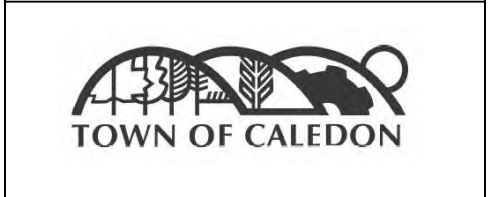
MINOR VARIANCE APPLICATION

A 054-24

Nesta Design on behalf of Canestraro Terence

158 Ellwood Drive  
PLAN 585 LOT 3

LOCATION MAP



Date: 11/25/2024

File No: A 054-24



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### APPLICATION DETAILS

**File Number:** A 055-24

**Applicant:** Anmol Sondhi, OUT OF THE BOX ENG (Agent: Bhaskar Joshi)

**Location:** 5 McCormack Rd

Nearest Intersection: McCormack Road and Hessey Road

Ward 2

Please refer to the Location Map included with this notice.

### Proposed Changes:

The applicant is requesting relief from Zoning Bylaw 2006-50, to permit:

1. A minimum of two (2) parking spaces for a Semi-Detached Dwelling, one (1) for the main dwelling unit and one (1) for the Additional Residential Unit, whereas the Zoning Bylaw requires a minimum of three (3) parking spaces for a Semi-Detached Dwelling, two (2) for the main dwelling unit and one (1) for the Additional Residential Unit.

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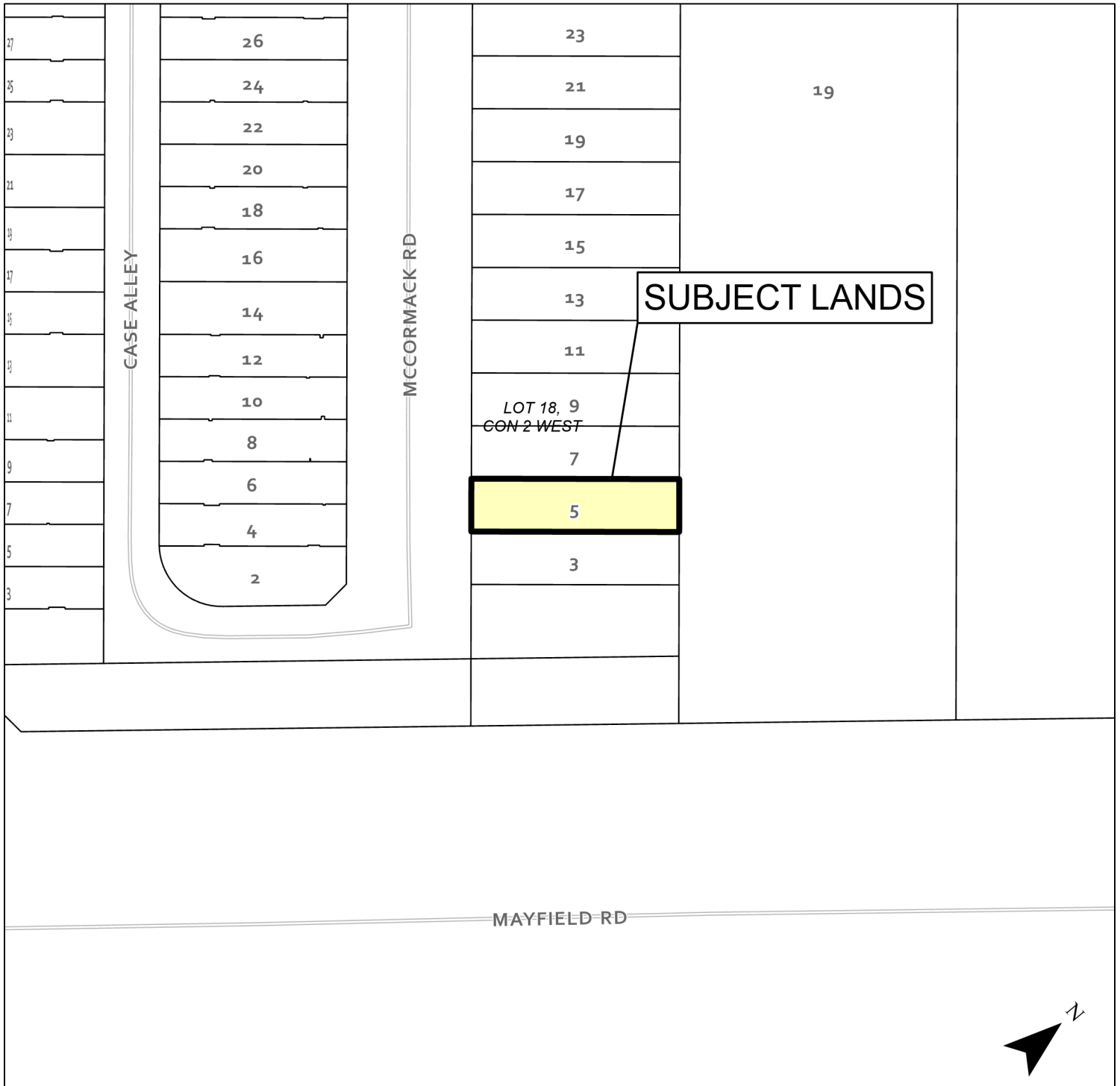
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**Notice Date: November 29, 2024**

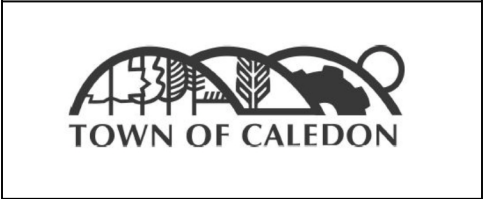


MINOR VARIANCE APPLICATION

A 055-24

Out Of The Box Eng on behalf of Anmol Sondhi

LOCATION MAP



5 McCormack Road  
 PLAN 43M2114 PT LOT 104 RP 43R

Date: 11/25/2024

File No: A 055-24



# Notice of Committee of Adjustment Hearing Proposed Minor Variance Application

The Town of Caledon has received a Minor Variance application to be heard at an upcoming Committee of Adjustment Hearing.

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- b) An owner of land which is located within 60 metres of the land subject to the Minor Variance; or
- c) A person or public body who has requested to be notified of the matter.

Your input and insight will help inform the decision of the Committee.

## APPLICATION DETAILS

**File Number:** A 056-24

**Applicant:** Anmol Kumar Modi, Tina Kumari Gandhi, NOBLE PRIME SOLUTIONS LTD (Agent: Pavneet Kaur)

**Location:** 8 Spinland St

Nearest Intersection: Spinland Street and Tweedhill Avenue

Ward 2

Please refer to the Location Map included with this notice.

## Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

- 1. A minimum of two (2) parking spaces for a Dwelling, Semi-Detached with an Additional Residential Unit, one (1) for the Dwelling, Semi-Detached and one (1) for the Additional Residential Unit, whereas the By-law requires a minimum of three (3) parking spaces for a Dwelling, Semi-Detached with an Additional Residential Unit, two (2) for the Dwelling, Semi-Detached and one (1) for the Additional Residential Unit.

Please see the supporting concept plan attached.

## HEARING DETAILS

**Hearing Date and Time:** December 11, 2024 at 1:00 p.m.

**Hearing Location:** Hybrid Meeting / Council Chamber, Town Hall

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Meeting Access Code: 2632 368 6268 ##
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- 4. **Provide Written Comments:** Written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by regular mail to Town Hall, 6311 Old Church Road, Caledon, ON L7C 1J6, or by e-mail to [COFA.Agenda@caledon.ca](mailto:COFA.Agenda@caledon.ca) prior to the above-noted hearing date. Such written comments will form part of the public record.



**Note: The applicant and/or any authorized person acting on their behalf may participate in-person or virtually. Please confirm with the Secretary-Treasurer your intention to participate.**

**ADDITIONAL INFORMATION:**

For more information about this matter, including appeal rights, a copy of the proposed Minor Variance Application inclusive of any additional information and material submitted, please contact the Secretary-Treasurer to the Committee of Adjustment at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m. by phone at 905.584.2272 ext. 4168 or by e-mail to [COFA.Agenda@caledon.ca](mailto:COFA.Agenda@caledon.ca).

**HOW TO STAY INFORMED / APPEAL INFORMATION:**

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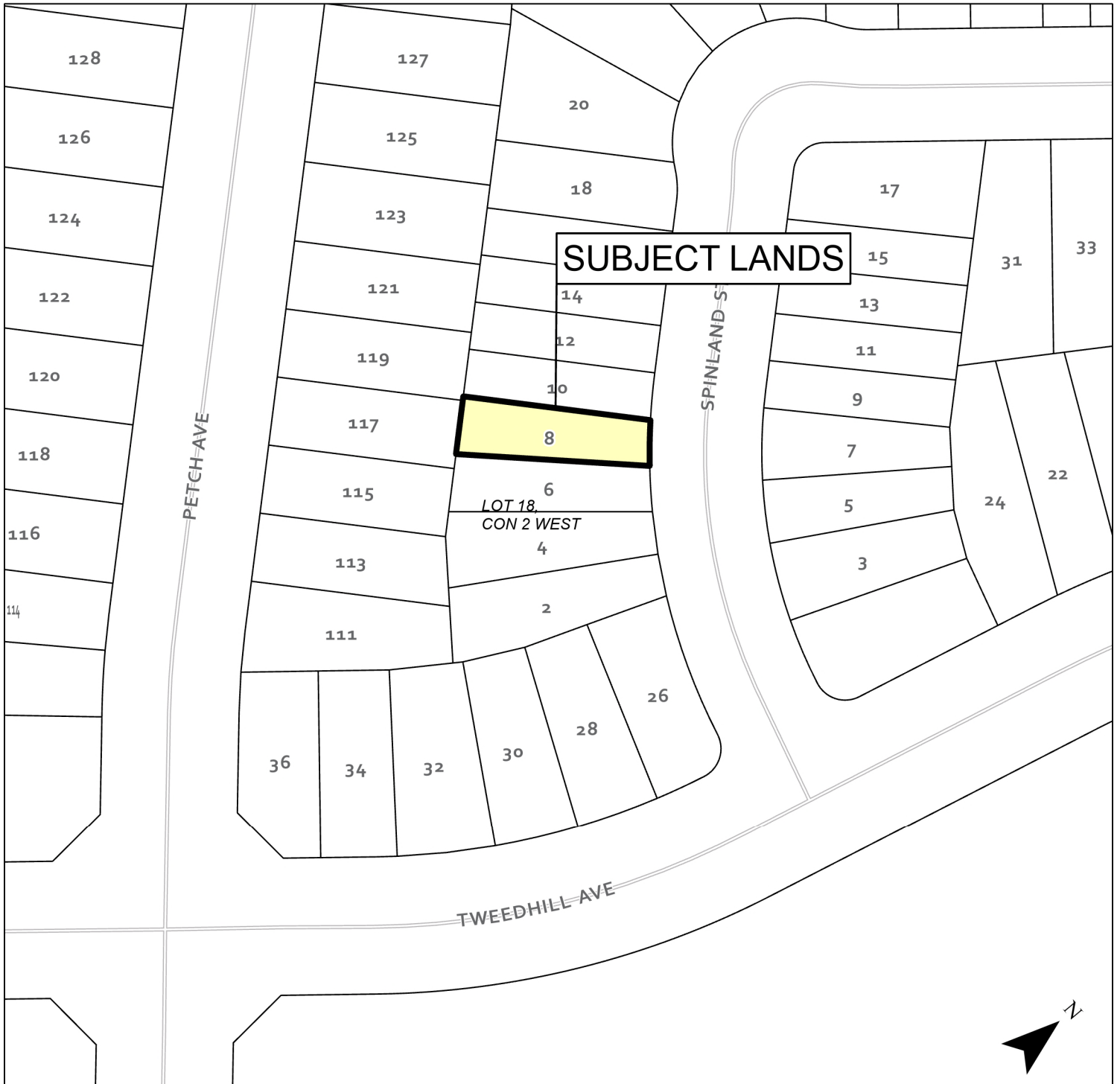
If you wish to be notified of the decision of the proposed Minor Variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by regular mail to Town Hall, 6311 Old Church Road, Caledon, ON L7C 1J6, or by e-mail to [COFA.Agenda@caledon.ca](mailto:COFA.Agenda@caledon.ca).

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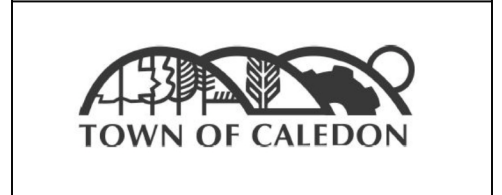
**MINOR VARIANCE APPLICATION**

A 056-24

Noble Prime Solutions LTD on behalf of Anmol Kumar and Tina Kumari

8 Spinland Street  
 PLAN 43M2114 PT LOT 188 RP 43R40195

**LOCATION MAP**



Date: 11/25/2024

File No: A 056-24



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## APPLICATION DETAILS

**File Number:** A 057-24

**Applicant:** Rajendra Maharajan, (Agent: Manjinder Kaur)

**Location:** 2 Gatherwood Terr

Nearest Intersection: Gatherwood Terrace and Camino Real Drive

Ward 2

Please refer to the Location Map included with this notice.

## Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

1. A minimum of two (2) parking spaces for a Dwelling, Detached with an Additional Residential Unit, one for the Dwelling, Detached and one (1) for the Additional Residential Unit, whereas the By-law requires a minimum of three (3) parking spaces for a Dwelling, Detached with an Additional Residential Unit, two (2) for the Dwelling, Detached and one (1) for the Additional Residential Unit.

Please see the supporting concept plan attached.

## HEARING DETAILS

**Hearing Date and Time:** December 11, 2024 at 1:00 p.m.

**Hearing Location:** Hybrid Meeting / Council Chamber, Town Hall

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## ADDITIONAL INFORMATION:

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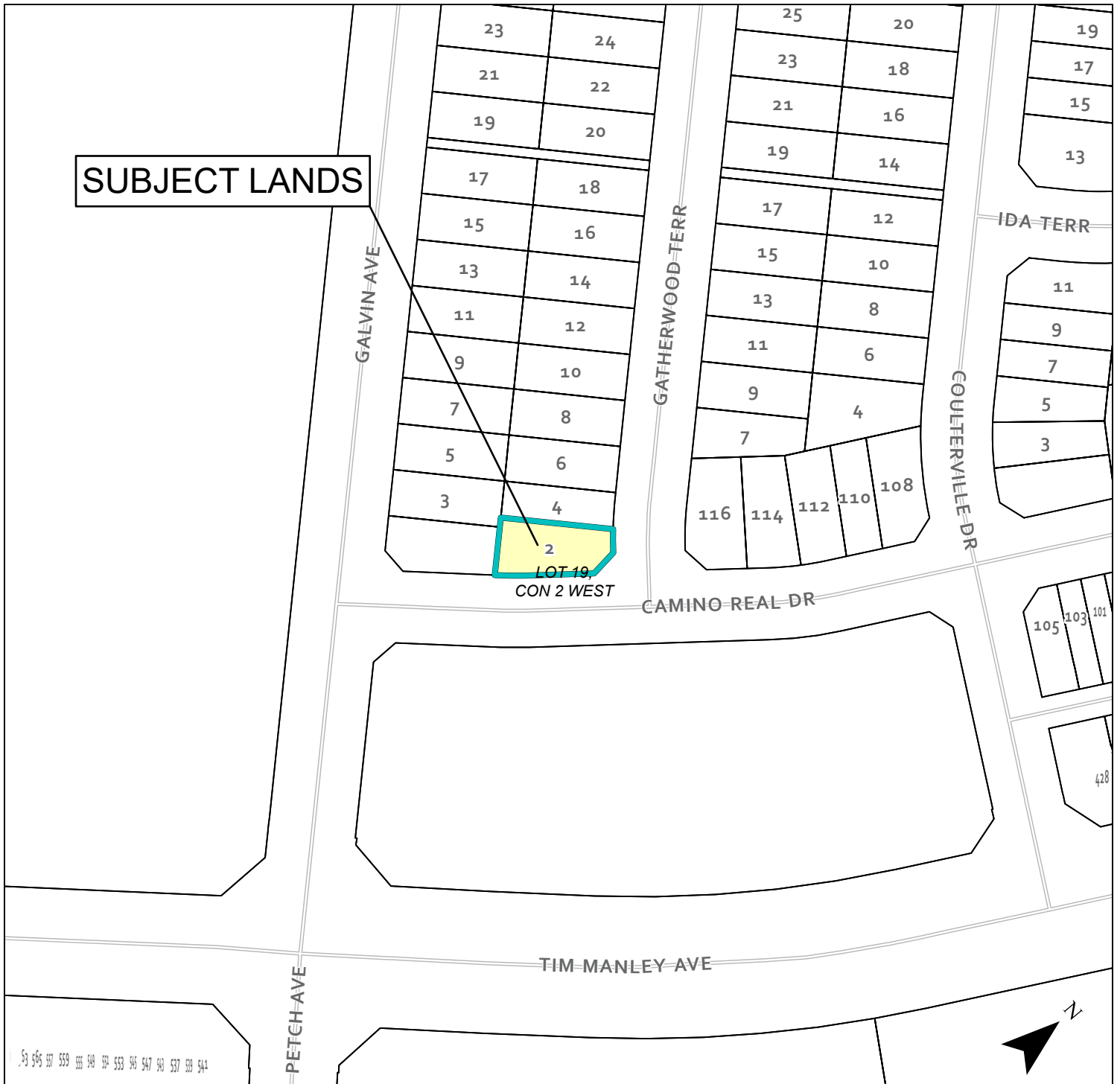
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**Notice Date: November 29, 2024**



**SUBJECT LANDS**

**MINOR VARIANCE APPLICATION**

A 057-24

Manjinder Kaur on behalf of Rajendra Maharajan

**LOCATION MAP**



Date: 11/25/2024

File No: A 057-24

2 Gatherwood Terrance  
 PLAN 43M2123 LOT 68 IRREG 0.09AC 31.04FR D





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### APPLICATION DETAILS

**File Number:** A 058-24

**Applicant:** Robert Facchini, Perspective Views (Agent: Matthew Ribau)

**Location:** 19658 Shaws Creek Rd

Nearest Intersection: Shaws Creek Road and Beech Grove Side Road

Ward 1

Please refer to the Location Map included with this notice.

### Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

1. A driveway width of 14.91 metres, whereas the By-law permits up to a maximum driveway width of 10.0 metres.
2. A total of two (2) Accessory Apartments on a lot, whereas the By-law permits a maximum of one (1) Accessory Apartment on a lot.

Please see the supporting concept plan attached.

### HEARING DETAILS

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**Hearing Location:** Hybrid Meeting / Council Chamber, Town Hall

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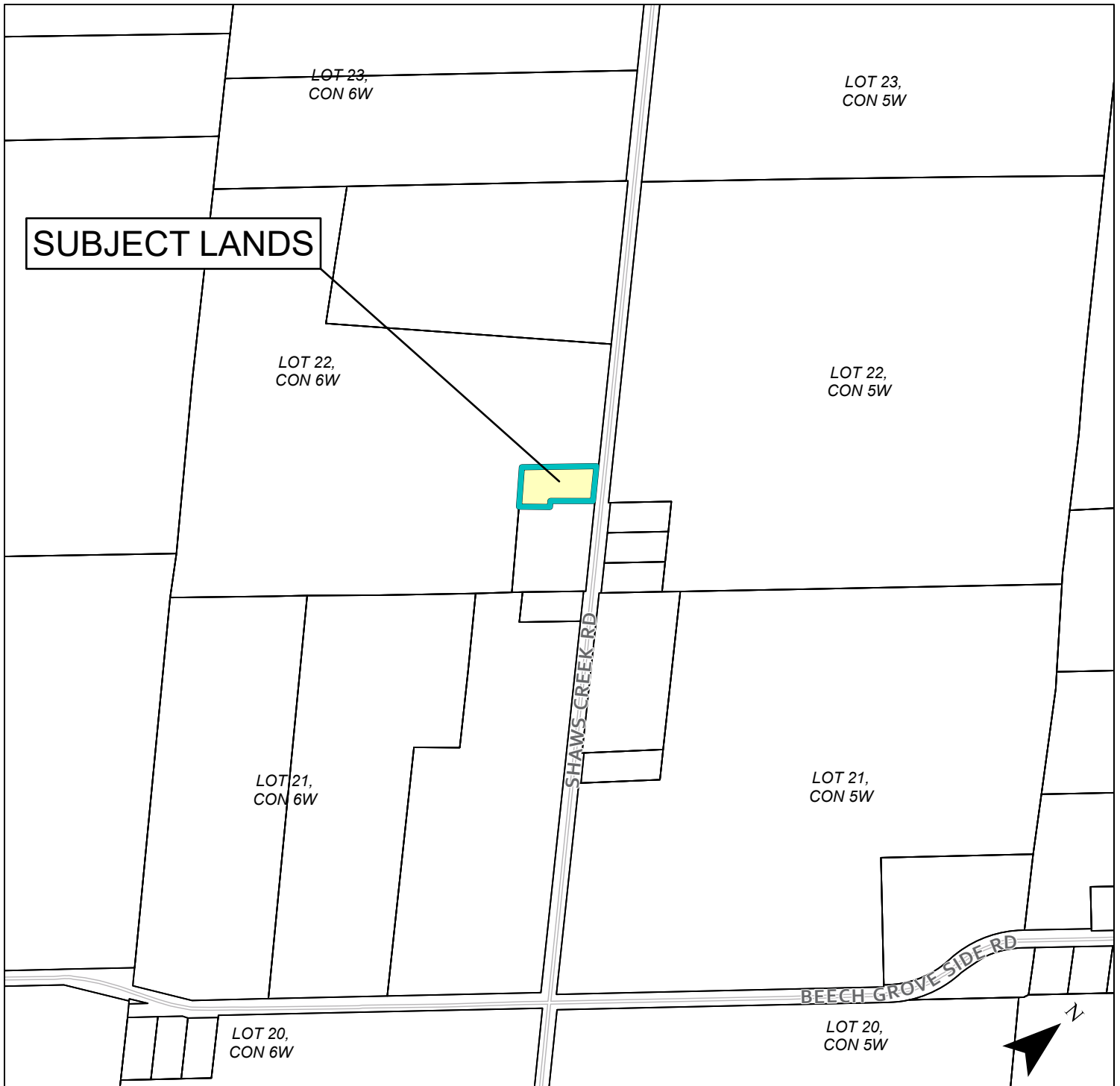
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MINOR VARIANCE APPLICATION

A 058-24

Matthew Ribau on behalf of Robert Facchini

LOCATION MAP



Date: 11/26/2024

File No:A 058-24

19658 Shaws Creek Road  
 CON 6 WHS PT LOT 22 RP 43R13758 PART 2 1.49AC 170.50FR 374.50D