

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2023-0360

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION  
Minor Variance or Special Permission  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1.

Name of Owner(s)

Cabbage Patch Developments Inc.

Address

351 King Street East, 13th Floor

Toronto, ON M5A 0L6

Phone #

416.491.7778

Fax #

Email
2.

Name of Agent

R. G. Richards & Associates

Attn: Ron Richards

Address

6163 Pebblewoods Dr.

Greely, ON

K4P0A1

Phone #

416-219-5122

Fax #

Email

ron@rgrichards.com
3.

Nature and extent of relief applied for (variances requested):

request full approval of previous 4 year temporary approval of a "Kennel" use - file A18-120
4.

Why is it not possible to comply with the provisions of the by-law?

Temporary use approval has expired
5.

Legal Description of the subject land:

Lot Number

Block numbers 324 & 114

Plan Number/Concession Number

Plan numbers 43M-1386 & 43M-147 Or 43M-1147

Municipal Address

17 Worthington Avenue, Brampton
6.

Dimension of subject land (in metric units)

Frontage

294.261 metres along Bovaird Drive

Depth

Area

10.01 HA
7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year

Private Right-of-Way

☐

☒

☐

Seasonal Road

Other Public Road

Water

☐

☐

☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

see site plan. the application concerns a specific rental Unit (#D5) in an existing retail commercial shopping centre, no construction or site alteration is required.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

n/a

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback see attached approved site plan  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

PROPOSED

Front yard setback n/a  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: Early 2000's
11. Existing uses of subject property: Retail commercial shopping centre. Unit D5 is occupied by a Dogtopia Dog Daycare store
12. Proposed uses of subject property: same; unchanged
13. Existing uses of abutting properties: residential and commercial (east)
14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_
15. Length of time the existing uses of the subject property have been continued: Unit D5 - 2018

16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # B-2023-0020 Status approved

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # <u>A17-139</u>	Decision <u>August 22, 2017</u>	Relief <u>5 yr. dog daycare with no boarding</u>
File # <u>A18-120</u>	Decision <u>August 21, 2018</u>	Relief <u>4 yr. dog daycare with boarding</u>
File # _____	Decision _____	Relief _____

N. Guadagnoli  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto  
THIS 7<sup>th</sup> DAY OF November, 2023.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Nicole Guadagnoli, OF THE Province OF Ontario  
IN THE City OF Toronto SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Toronto

IN THE Province OF

Ontario THIS 7<sup>th</sup> DAY OF

November, 2023.

Carol Lee Waffle  
A Commissioner etc.

N. Guadagnoli  
Signature of Applicant or Authorized Agent

Carol Lee Waffle, a Commissioner, etc.,  
Province of Ontario, for First Gulf Corporation  
and its subsidiaries, associates and affiliates.  
Expires October 26, 2024.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED Nov 10 2023

Date Application Deemed Complete by the Municipality Clara

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 17 Worthington Avenue, Brampton


I/We, Cabbage Patch Developments Inc.  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

R.G. Richards & Associates (Ron Richards)  
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 19th day of October, **20**23.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Harry Rosenbaum  
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**



PERMISSION TO ENTER

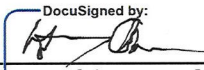
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 17 Worthington Avenue, Brampton

I/We, Cabbage Patch Developments Inc.  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 19th day of October, 2023.

DocuSigned by:  


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Harry Rosenbaum

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION





# Zoning Non-compliance Checklist

File No.  
A-2023-0360

Applicant: Ron Richards  
Address: 17 Worthington Ave  
Zoning: C3-1001  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a dog kennel in unit D5	whereas the by-law does not permit the use of a dog kennel.	22.1.1(a)
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Garnet Garry

Reviewed by Zoning

2023-11-07

Date