

Application for Minor Variance
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2023-0368
Property Address: 885 Bovaird Drive East
Legal Description: PL 43M1613 BLK 497, Ward 1
Agent: Glen Schnarr and Associates Inc.
Owner(s): PD Commercial Lakelands Inc.,
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, December 19, 2023 at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a day nursery, whereas the by-law does not permit the use;
2. To permit a front yard setback of 1.5 metres to a proposed commercial building, whereas the by-law requires a minimum 4.5 metre front yard depth of 4.5 metre, measured from the westerly property line;
3. To permit an exterior side yard setback of 3.0 metre (at Bovard Dr.) to a proposed commercial building, whereas the by-law requires a minimum 4.5 metre exterior side yard setback;
4. To permit an exterior side yard setback of 1.5 metre (at Sea Lion Rd.) to a proposed commercial building, whereas the by-law requires a minimum 4.5 metre exterior side yard setback;
5. To permit a landscape open space strip of 3.0 metre along the northerly property lines, whereas the by-law requires a minimum of 4.5 metre be provided along the northerly and westerly property lines;
6. To permit a landscape open space strip of 1.5 metre along the westerly property lines, Whereas the by-law requires a minimum of 4.5 metre be provided along the northerly and westerly property lines;
7. To permit a landscape open space strip of 1.5 metre along the southerly property lines, whereas the by-law requires a minimum of 6.0 metre be provided along the southerly and easterly property lines;
8. To permit a landscape open space strip of 3.0 metres along the easterly property lines, whereas the by-law requires a minimum of 6.0 metres be provided along the southerly and easterly property lines;
9. To permit a retaining wall within a landscaped open space, whereas the by-law does not permit retaining walls within a landscaped open space;
10. To permit a commercial building having a maximum building height of 3 storeys, whereas the by-law permits a maximum building height of 2 storeys;
11. To permit a setback to 1.5 metre to a utility structure, whereas the by-law requires the yard regulations required for the zone be complied with; and
12. To permit a minimum of 73 parking spaces, whereas the by-law requires a minimum of 82 parking spaces.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:00 pm on Thursday, December 14, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, December 14, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

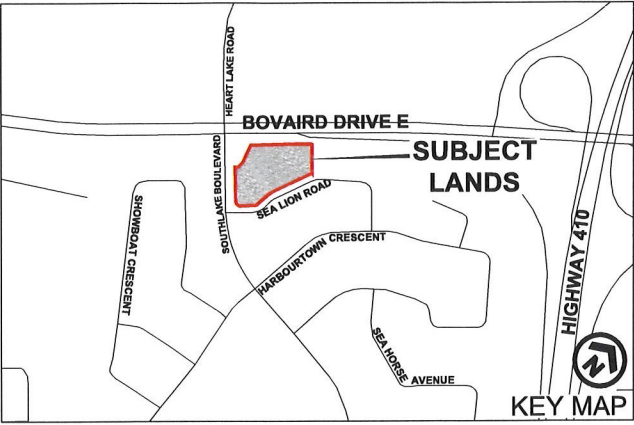
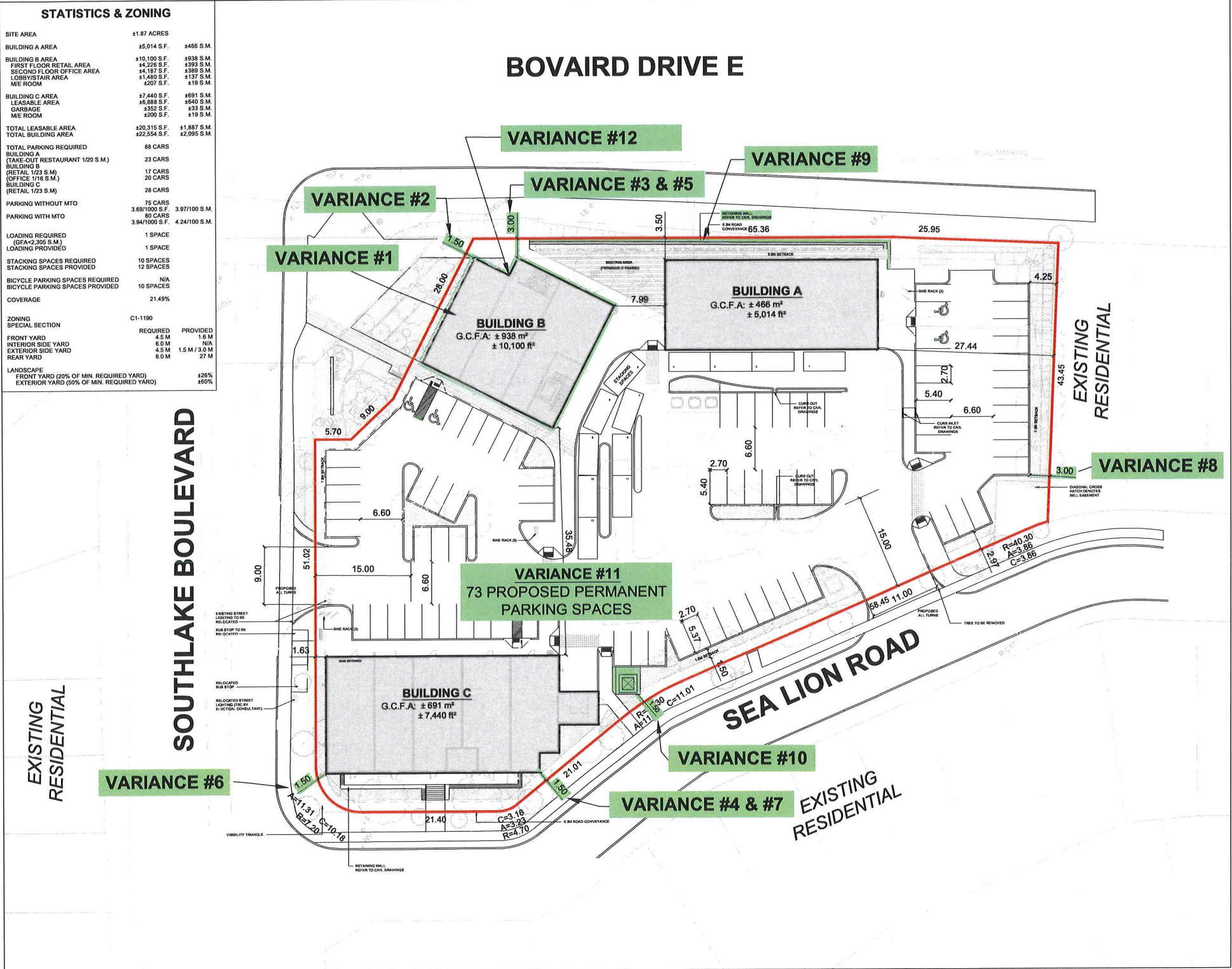
Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 6th day of December 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

STATISTICS & ZONING		
SITE AREA	±1.87 ACRES	
BUILDING A AREA	±5,014 S.F.	±466 S.M.
BUILDING B AREA	±10,100 S.F.	±938 S.M.
FIRST FLOOR RETAIL AREA	±4,226 S.F.	±393 S.M.
SECOND FLOOR OFFICE AREA	±4,187 S.F.	±389 S.M.
LOBBY/STAIR AREA	±1,480 S.F.	±137 S.M.
M/E ROOM	±207 S.F.	±19 S.M.
BUILDING C AREA	±7,440 S.F.	±691 S.M.
LEASABLE AREA	±6,888 S.F.	±640 S.M.
GARAGE	±332 S.F.	±33 S.M.
M/E ROOM	±200 S.F.	±19 S.M.
TOTAL LEASABLE AREA	±20,315 S.F.	±1,887 S.M.
TOTAL BUILDING AREA	±22,554 S.F.	±2,095 S.M.
TOTAL PARKING REQUIRED	88 CARS	
BUILDING A (TAKE-OUT RESTAURANT 1/20 S.M.)	23 CARS	
BUILDING B (RETAIL 1/23 S.M.)	17 CARS	
(OFFICE 1/18 S.M.)	20 CARS	
BUILDING C (RETAIL 1/23 S.M.)	28 CARS	
PARKING WITHOUT MTO	75 CARS	3.97/100 S.M.
PARKING WITH MTO	3.69/1000 S.F. 80 CARS 3.94/1000 S.F.	4.24/100 S.M.
LOADING REQUIRED (GFAR 2.305 S.M.)	1 SPACE	
LOADING PROVIDED	1 SPACE	
STACKING SPACES REQUIRED	10 SPACES	
STACKING SPACES PROVIDED	12 SPACES	
BICYCLE PARKING SPACES REQUIRED	N/A	
BICYCLE PARKING SPACES PROVIDED	10 SPACES	
COVERAGE	21.49%	
ZONING	C1-1190	
SPECIAL SECTION	REQUIRED	PROVIDED
FRONT YARD	4.5 M	1.6 M
INTERIOR SIDE YARD	6.0 M	N/A
EXTERIOR SIDE YARD	4.5 M	1.5 M / 3.0 M
REAR YARD	6.0 M	27 M
LANDSCAPE		±26%
FRONT YARD (20% OF MIN. REQUIRED YARD)		±60%
EXTERIOR YARD (50% OF MIN. REQUIRED YARD)		



MINOR VARIANCE SKETCH
PD COMMERCIAL LAKELANDS INC.
885 BOIVARD DRIVE EAST
BLOCK 497, REGISTERED PLAN 43M1613
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

REQUESTED VARIANCES

1. TO ALLOW A DAY NURSERY WHEREAS A DAY NURSERY IS NOT PERMITTED.
2. TO ALLOW A MINIMUM FRONT YARD DEPTH OF 1.5 METRES WHEREAS 4.5 METRES IS REQUIRED MEASURED FROM THE WESTERLY PROPERTY LINE.
3. TO ALLOW A MINIMUM EXTERIOR SIDE YARD WIDTH OF 3.0 METRES TO BOIVARD DRIVE WHEREAS 4.5 METRES IS REQUIRED.
4. TO ALLOW A MINIMUM EXTERIOR SIDE YARD WIDTH OF 1.5 METRES TO SEA LION ROAD WHEREAS 4.5 METRES IS REQUIRED.
5. TO ALLOW A MINIMUM LANDSCAPED OPEN SPACE STRIP OF 3.0 METRES ABUTTING THE NORTHERLY PROPERTY LINE WHEREAS 4.5 METRES IS REQUIRED.
6. TO ALLOW A MINIMUM LANDSCAPED OPEN SPACE STRIP OF 1.5 METRES ABUTTING THE WESTERLY PROPERTY LINE AND DAYLIGHT TRIANGLE (ROUNDING) WHEREAS 4.5 METRES IS REQUIRED.
7. TO ALLOW A MINIMUM LANDSCAPED OPEN SPACE STRIP OF 1.5 METRES ABUTTING THE SOUTHERLY PROPERTY LINE WHEREAS 6.0 METRES IS REQUIRED.
8. TO ALLOW A MINIMUM LANDSCAPED OPEN SPACE STRIP OF 3.0 METRES ABUTTING THE EASTERLY PROPERTY LINE WHEREAS 6.0 METRES IS REQUIRED.
9. TO ALLOW A RETAINING WALL WITHIN THE LANDSCAPE STRIP ABUTTING THE NORTHERLY PROPERTY LINE WHEREAS A RETAINING WALL IS NOT PERMITTED WITHIN REQUIRED LANDSCAPED OPEN SPACE AREAS.
10. TO ALLOW A 1.5 METRE SETBACK TO A HYDRO TRANSFORMER WHEREAS 4.5 METRES IS REQUIRED.
11. TO ALLOW A MINIMUM OF 73 PARKING SPACES WHEREAS 82 PARKING SPACES ARE REQUIRED.
12. TO ALLOW A MAXIMUM BUILDING HEIGHT OF 3 STOREYS WHEREAS A MAXIMUM BUILDING HEIGHT OF 2 STOREYS IS PERMITTED



SCALE 1:750
NOVEMBER 16, 2023

GSAI
Glen Schnarr & Associates Inc.