

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PRIMONT HOMES (HERITAGE HEIGHTS 3) INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 15, Concession 5 WHS municipally known as **10916 MISSISSAUGA ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a temporary new homes sales pavilion and associated parking area for a temporary period of nineteen (19) years whereas the by-law does not permit the uses;
2. To permit a front yard setback of 7.3m (23.95 ft) whereas the by-law requires a minimum front yard setback of 12.0m (39.37 ft).

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: NO File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

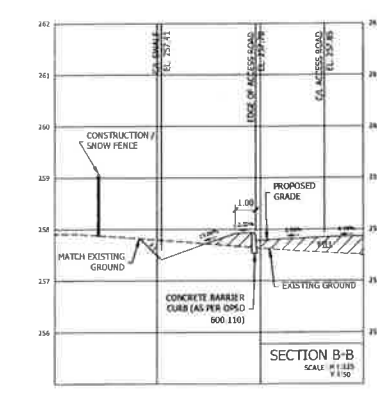
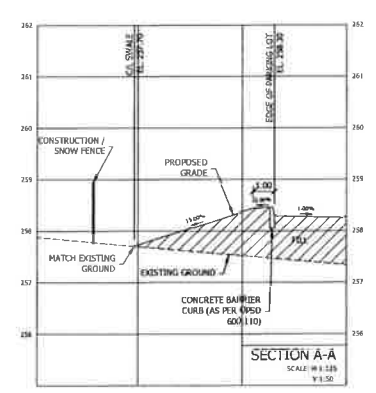
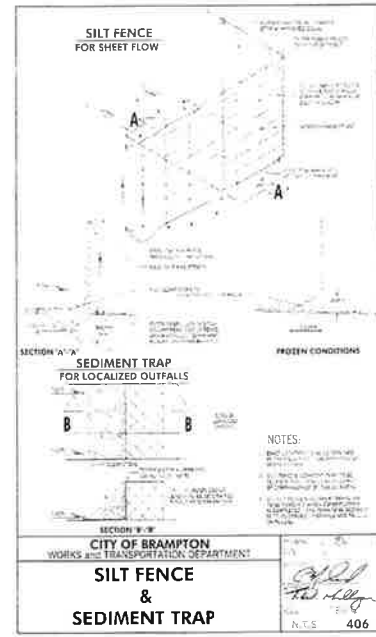
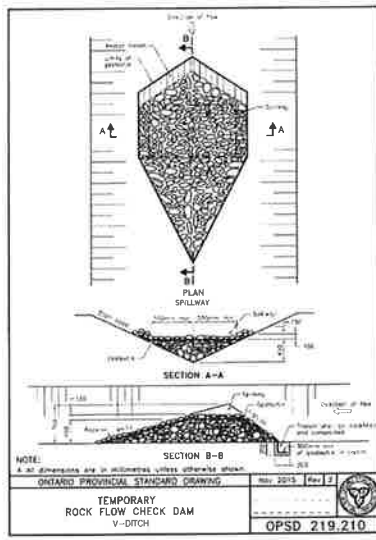
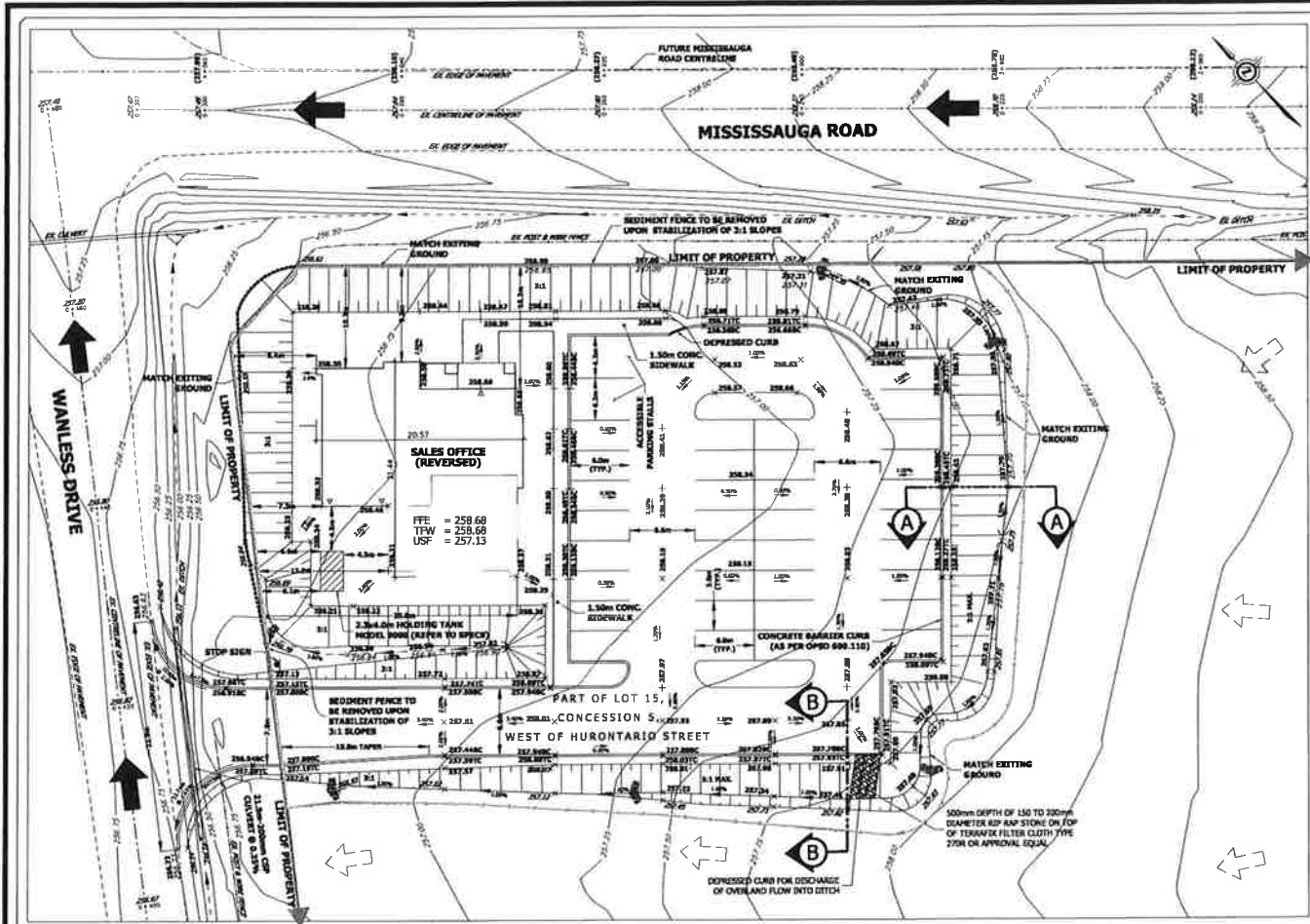
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

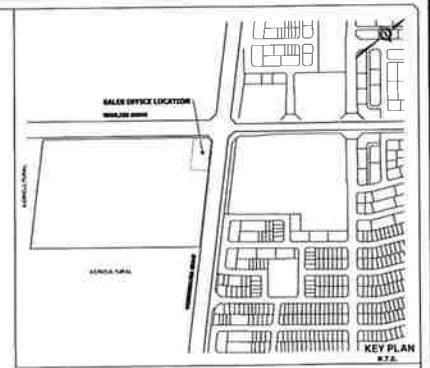
DATED at Brampton Ontario, this 18th Day of May, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



REQUIRED PARKING = 10 SPACES
PROVIDED PARKING = 36 SPACES



- LEGEND**
- EXISTING CONTOUR AND ELEVATION
 - - - - - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - FUTURE ELEVATION
 - CUT-OFF SWALE
 - SEDIMENT FENCE
 - CONSTRUCTION/SNOW FENCE
 - ROCK CHECK DAM
 - STOP SIGN
 - EXISTING OVERLAND FLOW DIRECTION

- GENERAL NOTES:**
1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
 2. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OR ANYTHING THEREOF SHALL NOT BE ADVERSELY AFFECTED.
 3. PROPOSED ELEVATIONS AND SLOPES MUST MATCH EXISTING ELEVATIONS.
 4. ALL SILENT FENCE TO CITY STANDARD MUST BE PLACED AROUND THE PERIMETER OF THE SITE.
 5. AT ALL ENTRANCES TO THE SITE THE ROAD SIGN AND SIGNAGE WILL BE COMPATIBLE WITH THE EXISTING SIGNAGE AND CURB DEPRESSIONS WILL BE PROVIDED FOR EACH ENTRANCE. ACCESS CONSTRUCTION AS PER CITY OF BRAMPTON STANDARD 211.
 6. SIDEWALKS TO BE REMOVED AND REPLACED AS PER P.A.D. 210-010.
 7. THE LOCATION OF THE DRIVEWAY WITHIN THE PROPOSED BUILDING MUST BE TREATED WITH 40mm HES AND 100mm HES SUB BASE TO BE 150mm GRANULAR "M" (OR 150mm OF 20mm COARSE WASH LIMESTONE) AND 300mm GRANULAR "M" FOR 150mm OF 20mm COARSE WASH LIMESTONE AND CONNECTED TO 150mm STANDARD PROCTOR CLAY.
 8. ALL UTILITY CLEARANCE RADII OF 1.2 METRES BETWEEN THE PROPOSED DRIVEWAY ENTRANCE CURB RETURN AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
 9. ROAD OCCUPANCY PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
 10. THE SERVICE CONNECTION TRASH WITHIN THE TRAVELED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY ACCESS APPLICATION.

BENCHMARK NOTE
ELEVATIONS ARE REFERRED TO AND REFERRED TO CONTROL POINTS INDICATED HAVING AN ELEVATION OF 220.00 METERS. BENCH MARK IS CONCRETE T.I. LOCATED 138.200 METERS EAST OF CENTRELINE OF WANLESS DRIVE AND 8.8m EAST OF CENTRELINE OF MISSISSAUGA ROAD.

CITY OF BRAMPTON
PLANNING AND INFRASTRUCTURE SERVICES
BRAMPTON, ONTARIO
MICHAEL WOLF, P. ENG., EXECUTIVE DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

CITY FILE NO: S017-02 PROJECT: 16-510

urbantech
CONSULTANTS

HERITAGE HEIGHTS SALES OFFICE
PRIMONT HOMES

10916 MISSISSAUGA ROAD
SALES OFFICE GRADING / EROSION & SEDIMENT CONTROL PLAN

DESIGNED BY: K.P.L.	DATE: 2016	PROJECT: 16-510	CONTRACT NO.:
CHECKED BY: T.L.	CHECKED BY: J.O.	DRAWING NO.:	SHEET NO.:
SCALE: 1:50	DATE: JUL 11, 2017	SO - 1	

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



2023-04-10

A-2023-0115

Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Secretary-Treasurer:

**Subject: Minor Variance Application
10916 Mississauga Road, Part of Lot 15, Concession 5, West of
Huronario Street
Temporary Address: 2005 Wanless Drive
Primont Homes (Heritage Heights 3) Inc**

WSP Canada Inc (WSP) is pleased to submit a Minor Variance application, on behalf of our client, Primont Homes. This minor variance applies to the property located at 10916 Mississauga Road, Part of Lot 15, Concession 5, West of Hurontario Street. The minor variance is required for the purpose of retaining a temporary sales office for a period of 19 years to permit the sale of homes associated with the Mount Pleasant community. On April 18th 2017, Minor Variance A17-070 was approved to permit a temporary new homes sales pavilion and a front yard setback of 7.3m for a temporary period of 5 years. As the approval for the temporary period has lapsed, a Minor Variance application is being submitted to extend the permissions for the temporary sales office.

Site Description

The Subject Lands are located at 10916 Mississauga Road, legally known as Part of Lot 15, Concession 5, West of Hurontario Street. The property's temporary address is 2005 Wanless Drive, located on the corner of North-East corner of Mississauga Road and Wanles Drive on the west side of Mississauga Road. The site is currently being used as a temporary sales office by Primont Homes.

100 Commerce Valley Drive West
Thornhill, ON
Canada L3T 0A1

T: +1 905 882-1100
F: +1 905 882-0055
wsp.com

WSP Canada Inc.



Proposed Sales Office

The proposed temporary sales office comprises a 1-storey building and associated parking lot, located along the south-western portion of the property. Access to the sales office will be from Wanless Drive through the existing driveway. 36 parking spaces are provided to service the sales office. The minor variance application is being submitted to request relief from Zoning By-law 270-2004. The purpose of the minor variance application is to address the development of a sales office as a permitted use in the Agricultural (A) Zone, which does not permit such a development. The minor variance would also permit a front yard setback of 7.3m. Permitting this temporary structure will allow for the sale of homes in the Mount Pleasant Area.

This application meets the four tests of a minor variance in that:

1. **The variance maintains the intent and purpose of the Official Plan.** The Official Plan of the City of Brampton designates the subject lands as North West Brampton Urban Development Area. The proposed use is in keeping with the Official Plan.
 - The North West Brampton Urban Development Area is included within the City's urban boundary. The intent of this designation is to accommodate a significant proportion of new growth in the City of Brampton, subject to a future Secondary Plan currently in progress. The development of a temporary sales office will not impact the future development of the area.
 - Section 4.14.1 of the Official Plan identifies the development of a future North-South Transportation Corridor. It is acknowledged that the Subject Lands are located within the potential corridor, however, due to the time frame for its development being beyond 2042 the use of the sales office could be fully realized, and the proposed building would not pose as a constraint to the transportation corridor.
 - The subject site is within the broadly defined study area of the GTA West Corridor; however, it is not within the preferred route identified in the study and is limited to the focused area analysis. The GTA West Corridor plan impacts sites to the west of this site. Furthermore, given the temporary nature of the application, the approval of this will not impact the long-term ability to implement the GTA West Corridor.

2. **The variance maintains the intent and purpose of the Zoning By-law.** Zoning By-law 270-2004 identifies the Subject Lands as A(H)-1869 Agricultural (A).
 - A sales office is not identified as a permitted use in this zone. However, the proposed building generally complies with the intent of the Agricultural Zone given its temporary nature. The variance being requested is in keeping with the intent of the By-law and is necessary to implement the development.



3. The variance is desirable for the appropriate development of the land.

The Subject Lands are located in the North West Brampton Urban Development Area, and is adjacent to the Mount Pleasant Secondary Plan area, which is anticipated to experience significant growth. To facilitate this growth, a sales office is required to allow the property owner to sell homes for the Mount Pleasant community. The sales office is appropriately located along Mississauga Road. It should be noted that the sales office is planned to be a temporary structure, and will not impact the planned North-South Transportation Corridor and/or the GTA West Corridor,

4. The variance requested is minor in nature.

The proposed variance will not affect or alter the character of the surrounding agricultural lands or pose an impact to the proposed North-South Transportation Corridor and/or the GTA West Corridor. The proposed development is required to facilitate the future uses and growth of the surrounding area. Primont Homes will be required to vacate the land in 2042 due to the widening of Mississauga Rd, further guaranteeing the temporary nature of this permit.

Submission Materials

We are pleased to submit the following as part of our revised Minor Variance package:

- Signed Minor Variance Application;
- Signed Appointment and Authorization of Agent Form;
- Permission to Enter Form; and
- Payment in the amount of \$2,838.00, made payable to the Treasurer, City of Brampton.



We look forward to attending the upcoming Committee of Adjustment hearing in support of the proposed variance. Please contact the undersigned at (289) 982-4013 or chad.john-baptiste@wsp.com should you have any questions.

Thank you in advance for your assistance in expediting approval of this application.

Yours truly,

WSP CANADA INC.

Chad B. John-Baptiste, BES, MCIP, RPP
Director, Planning - Ontario
Planning, Landscape Architecture & Urban Design

Cc: Carmela Liggio, Primont Homes

Flower City



brampton.ca

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

FILE NUMBER: A-2023-0115

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)** Primont Homes (Heritage Heights 3) Inc Attention: Joe Montesano
Address 9130 Leslie St #301, Richmond Hill, ON L4B 0B9
Phone # 905-770-7002 **Fax #** 905-770-9790
Email joem@primonthomes.com

2. **Name of Agent** WSP Canada Inc. c/o Chad B. John-Baptiste
Address 100 Commemorative Valley Drive, Thornhill, ON L3T 0A1
Phone # 289-982-4612 **Fax #** _____
Email chad.john-baptiste@wsp.com

3. **Nature and extent of relief applied for (variances requested):**
To permit and extend permissions for the development of a temporary new homes sales pavilion and associated parking area on the subject property for 19 years to allow for the sale of homes in the Mount Pleasant community. Additionally, a request to reduce the front yard setback of 7.3m (23.95 ft.)

4. **Why is it not possible to comply with the provisions of the by-law?**
Sales office is not a permitted use in the existing Agricultural Zone and the previous variance was permitted for a period of 5 years which has expired.

5. **Legal Description of the subject land:**
Lot Number Part of lot 15
Plan Number/Concession Number 5
Municipal Address 10916 Mississauga Rd

6. **Dimension of subject land (In metric units)**
Frontage approx. 258 m
Depth approx. 439 m
Area approx. 12 HA

7. **Access to the subject land is by:**
Provincial Highway Seasonal Road
Municipal Road Maintained All Year Other Public Road
Private Right-of-Way 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.)

The subject lands are currently being used as a temporary homes sales office.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

This minor variance is to extend the permit for the subject lands so that they may continue to be used as a temporary homes sales office

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	<u>7.3m (based on 2017 committee of adjustment approval A17-070)</u>
Rear yard setback	<u>15m</u>
Side yard setback	<u>7.5m</u>
Side yard setback	<u>7.5m</u>

PROPOSED

Front yard setback	<u>7.3m</u>
Rear yard setback	<u>15m</u>
Side yard setback	<u>7.5m</u>
Side yard setback	<u>7.5m</u>

10. Date of Acquisition of subject land: Unknown
11. Existing uses of subject property: Agricultural (Currently being used as a temporary sales office)
12. Proposed uses of subject property: Commercial
13. Existing uses of abutting properties: Agricultural
14. Date of construction of all buildings & structures on subject land: Approx. June 2017
15. Length of time the existing uses of the subject property have been continued: Approx. June 2018

16. (a) What water supply is existing/proposed?
- | | | | |
|-----------|--------------------------|-----------------|-----------------------|
| Municipal | <input type="checkbox"/> | Other (specify) | <u>Private System</u> |
| Well | <input type="checkbox"/> | | |
- (b) What sewage disposal is/will be provided?
- | | | | |
|-----------|--------------------------|-----------------|-----------------------|
| Municipal | <input type="checkbox"/> | Other (specify) | <u>Private System</u> |
| Septic | <input type="checkbox"/> | | |
- (c) What storm drainage system is existing/proposed?
- | | | | |
|---------|-------------------------------------|-----------------|---------|
| Sewers | <input type="checkbox"/> | Other (specify) | <u></u> |
| Ditches | <input checked="" type="checkbox"/> | | |
| Swales | <input checked="" type="checkbox"/> | | |

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 # _____ Status _____

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>A17-070</u>	Decision <u>Approved Subject to Conditions</u>	Relief <u>Temporary Use and Front Yard Setback</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

C.B. John-Baptiste

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Vaughan

THIS 10 DAY OF April, 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, Chad B. John-Baptiste, OF THE City _____ OF Vaughan

IN THE Region _____ OF York 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 _____ OF _____

THIS 10 DAY OF _____

April 2023

Karen Lea Roberts
A Commissioner etc.

Karen Lea Roberts,
a Commissioner, etc., Province of Ontario,
for WSP Canada Inc.
Expires April 14, 2024.

C.B. John-Baptiste

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: Agricultural

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

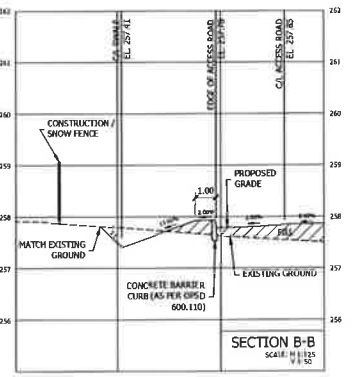
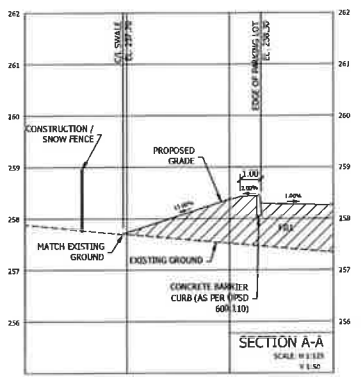
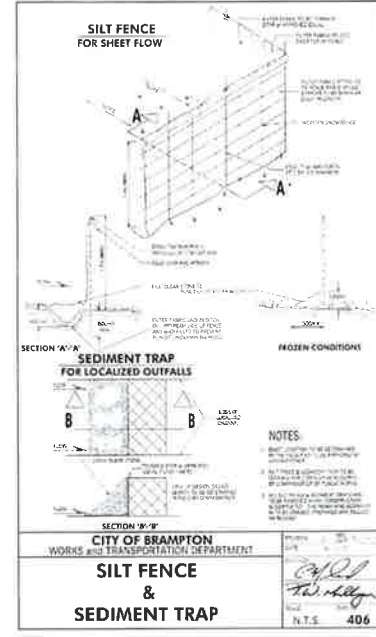
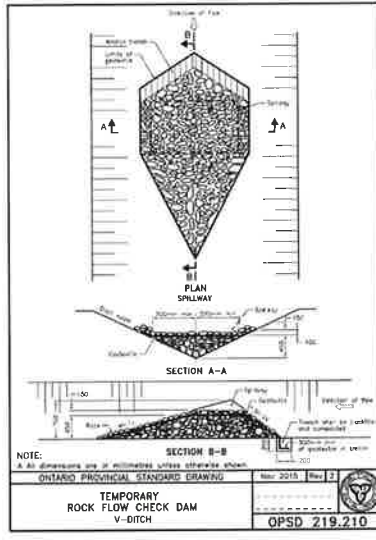
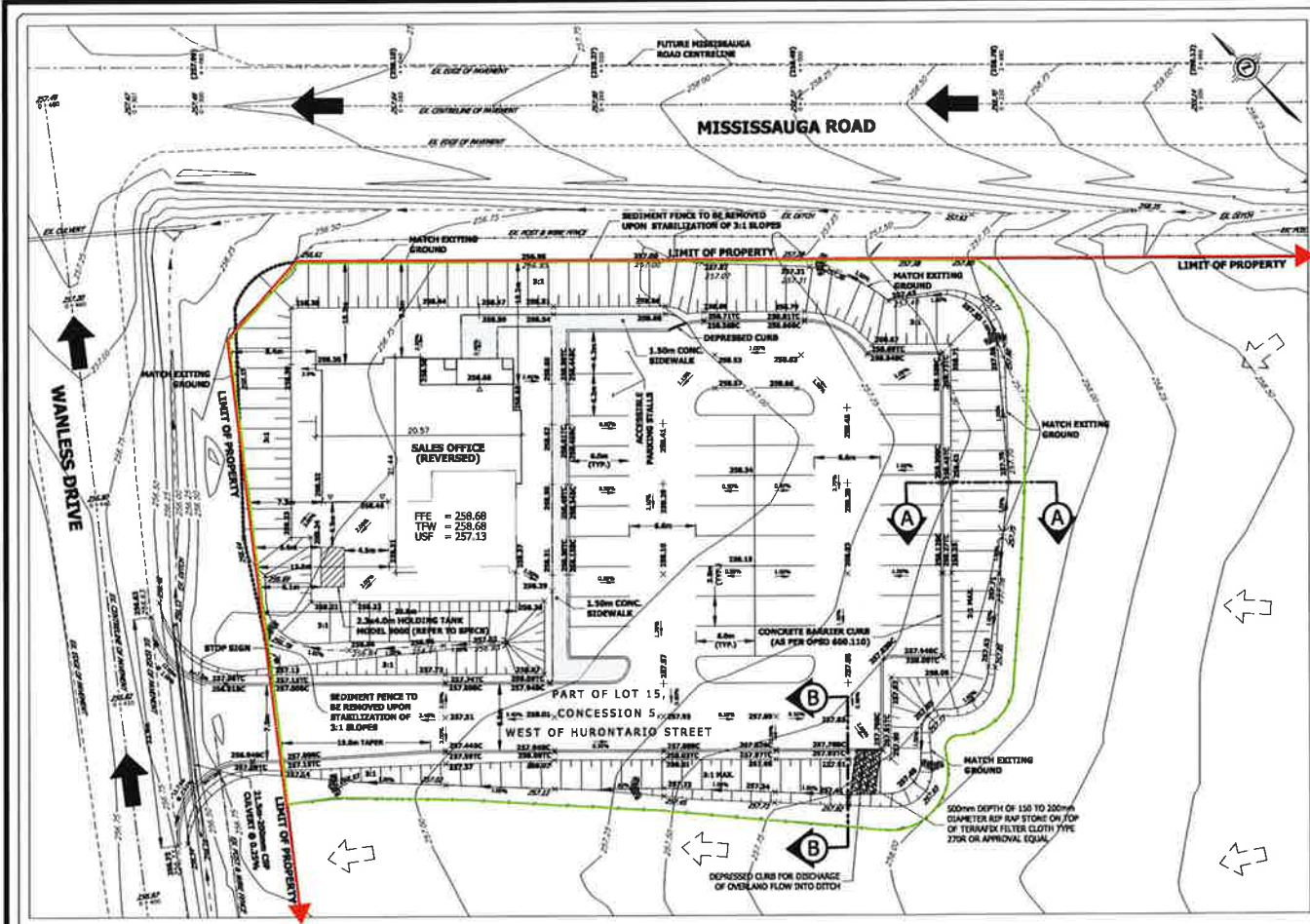
[Signature]
Zoning Officer

April 14, 2023

Date

DATE RECEIVED April 26, 2023

Date Application Deemed Complete by the Municipality _____



**REQUIRED PARKING = 10 SPACES
 PROVIDED PARKING = 36 SPACES**



- LEGEND**
- EXISTING CONTOUR AND ELEVATION
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 2. ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE OF ADJUTING PROPERTIES SHALL NOT BE AFFECTED.
 3. PROPOSED ELEVATIONS ALONG SITE PROPERTY LINES MUST MATCH EXISTING ELEVATIONS.
 4. SILT FENCE TO BE INSTALLED AND MUST BE PLACED AROUND THE PERIMETER OF THE SITE AT ALL ENTRANCES TO THE SITE THE ROAD CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY SHALL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE. ACCESS CONSTRUCTION AS PER CITY OF BRAMPTON STANDARD 222.
 5. SIDEWALKS TO BE REMOVED AND REPLACED AS PER OPSD 308.020.
 6. THE PORTION OF THE DRIVEWAY WITHIN THE MARKING SIDEWALKS MUST BE PAVED WITH 40mm H.B.3 AND 200mm H.B.30 BARS TO BE 150mm GRAMMAG 7" (ON 150mm OF 20mm CRUSHER RUN LIMESTONE) AND 300mm GRAMMAG 8" (OR 250mm OF 30mm CRUSHER RUN LIMESTONE) COMPACTED TO 100% STANDARD PROCTOR DENSITY.
 7. A UTILITY CLEARANCE RADIUS OF 1.2 METRES BETWEEN THE PROPOSED DRIVEWAY ENTRANCE CURB RETURN AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
 8. ROAD OCCUPANCY ACCESS PERMIT MUST BE OBTAINED 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MARKING SIDEWALKS.
 9. THE SERVICE CONNECTION TRENCH WITHIN THE TRAVELLED PORTION OF THE ROAD ALLOWANCE SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD OCCUPANCY ACCESS APPLICATION.

BENCHMARK NOTE
 ELEVATIONS ARE GEODESIC AND ARE REFERRED TO CONTROL POINT 04210097 HAVING AN ELEVATION OF 258.00 METRE. BENCH MARK IS CONCRETE, LOCATED 150.2m SOUTH OF CENTRELINE OF WANLESS DRIVE, AND 6.0m EAST OF CENTRELINE OF MISSISSAUGA ROAD.

CITY OF BRAMPTON
 PLANNING AND INFRASTRUCTURE SERVICES
 DIRECTOR: MICHAEL W. P. ENG, EXECUTIVE DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

urbantech
 HERITAGE HEIGHTS SALES OFFICE
 PRIMONT HOMES

10916 MISSISSAUGA ROAD
SALES OFFICE GRADING / EROSION & SEDIMENT CONTROL PLAN

CITY FILE No: 5012-02 PROJECT: 16-510

DESIGNED BY: T.S.	DATE: AUGUST, 2015	CONTRACT NO.
CHECKED BY: T.S.	DATE: JUNE, 2015	DRAWING NO.
SCALE: 1:500	DATE: JULY 11, 2017	SO - 1

10916 MISSISSAUGA ROAD, 10916 MISSISSAUGA ROAD, 10916 MISSISSAUGA ROAD



FILE NUMBER A17-070

HEARING DATE APRIL 18, 2017

APPLICATION MADE BY PRIMONT HOMES (HERITAGE HEIGHTS-3) 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 permit a temporary new homes sales pavilion;
2. To permit a front yard setback of 7.3m (23.95 ft.).

(10916 MISSISSAUGA ROAD – PT. OF LOT 15, CONC. 5 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.


Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.


MOVED BY: R. Nurse SECONDED BY: R. Crouch

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER

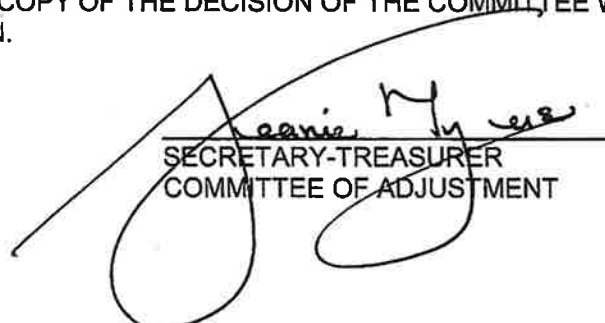
H Nurse
MEMBER


MEMBER

DATED THIS 18TH DAY OF APRIL, 2017

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 8, 2017

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



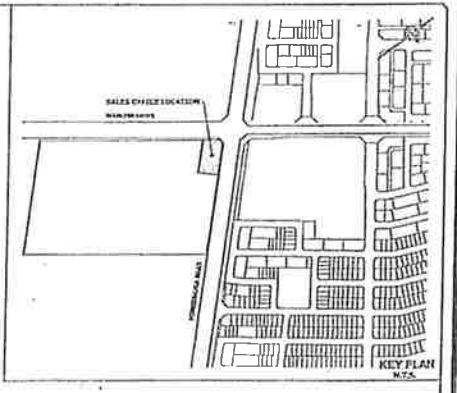
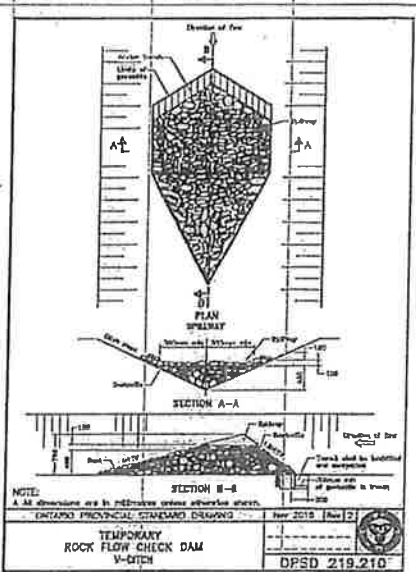
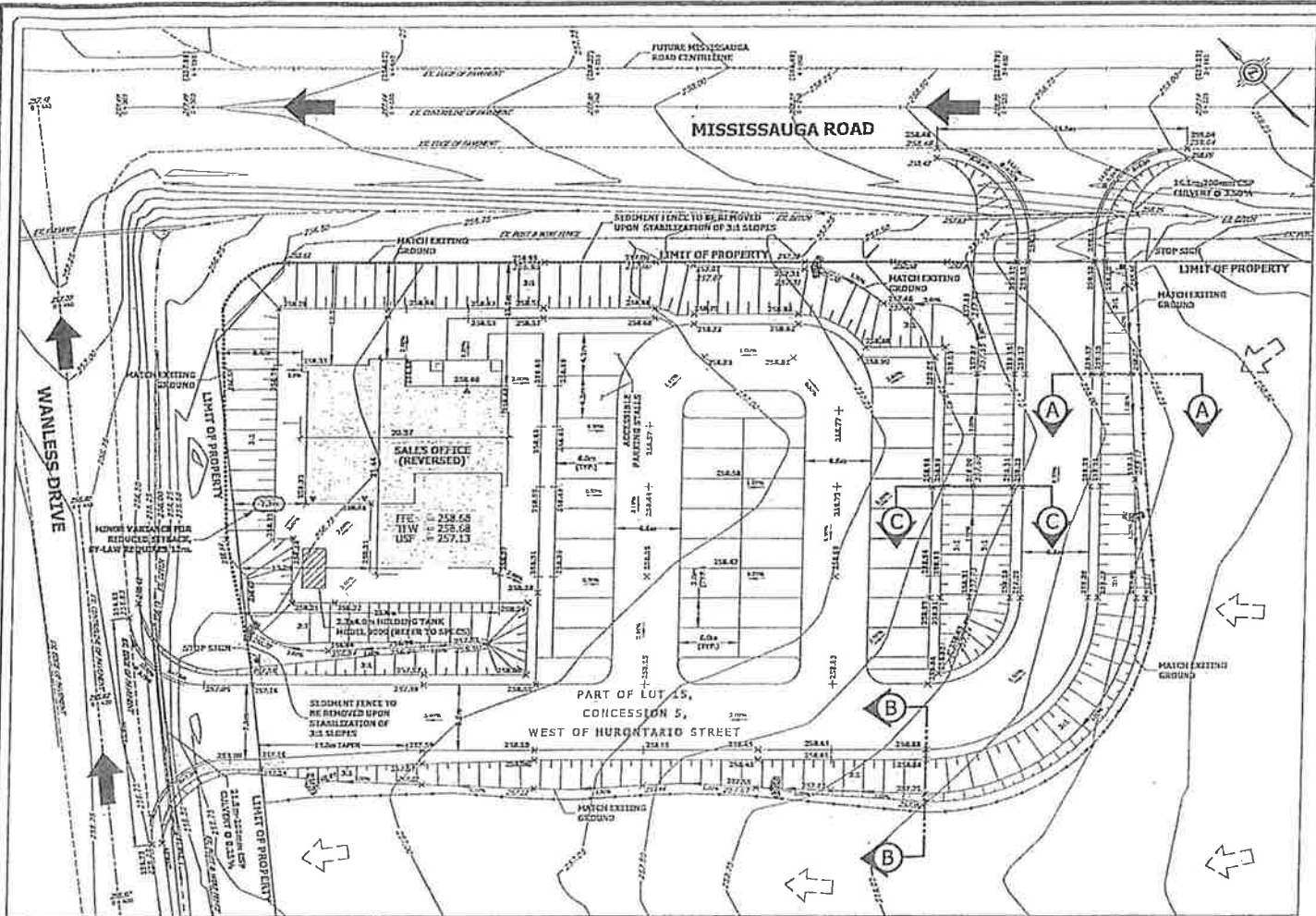
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A17-070**

DATED: **APRIL 18, 2017**

Conditions:

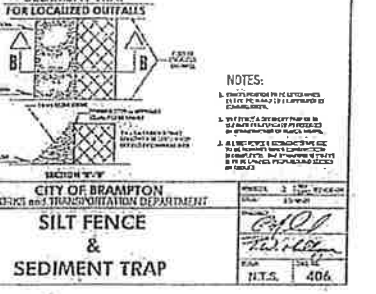
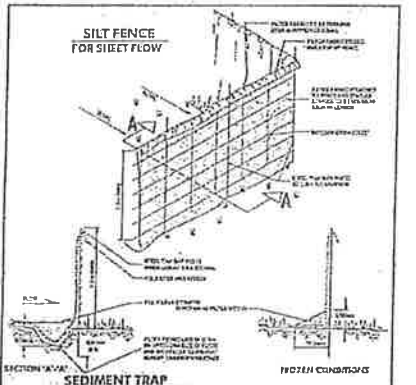
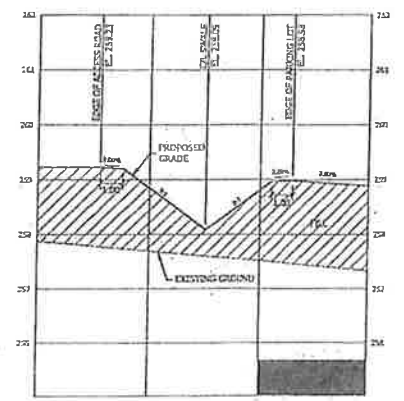
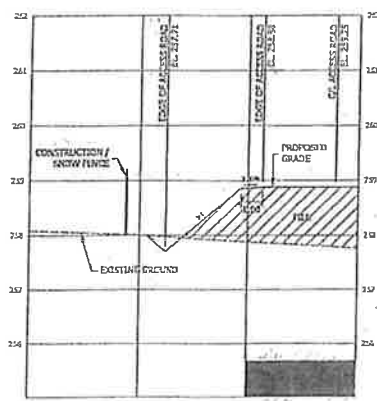
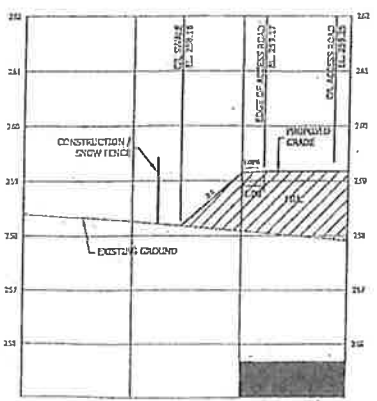
1. That the owner shall obtain site plan approval for a temporary sales pavilion within ninety (90) days from the final date of the decision of the Committee and prior to the issuance of a building permit for the temporary sales pavilion;
2. That the owner shall enter into a temporary sales pavilion agreement with the City, and shall post securities in the amount of \$40,000.00 no more than ninety (90) days from the final date of the decision of the Committee to ensure the removal of the temporary sales pavilion, parking areas, temporary access, and all associated signage and flags;
3. That only sales related to the proposed development (Registered Plan of Subdivision 43M-1985 and the draft approved Plan of Subdivision 21T-10014B) located on the property that is legally described as Part of Lot 15, Concession 15 West of Hurontario Street, Being Part 1, Plan 43R-32022, City of Brampton, Regional Municipality of Peel (10916 Mississauga Road) shall occur within the temporary sales pavilion;
4. That all signage for the temporary sales pavilion shall be compliance with the City's Sign By-law, and shall not be installed until such times as permits for signage have been issued;
5. That the proposed variance be allowed for a temporary period of five (5) years from the final date of the decision of the Committee or until all dwelling units for the proposed development (Registered Plan of Subdivision 43M-1985 and Draft Plan Subdivision 21T-10014B0 are sold, whichever comes first;
6. The temporary sales pavilion shall be connected to the municipal services as they become available in the area;
7. That the owner shall arrange a site visit of the property to the satisfaction of the Credit Valley Conservation;
8. That the sales office shall not be occupied until the issuance of an Occupancy permit;
9. That the owner shall obtain the required permit from the Credit Valley Conservation prior to any works commencing on the property;
10. That the variance for a reduction in the front yard setback shall be permitted only in conjunction with a temporary sales pavilion;
11. That the variance (number 2) for the front yard setback shall be restricted to the area indicated on the sketch attached to the Public Notice; and,
12. That failure to comply with and maintain the conditions of the Committee will render the variances null and void.



- LEGEND**
- EXISTING CONTOUR AND ELEVATION
 - - - - - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - FUTURE ELEVATION
 - CUT-DIRT SWALE
 - SEDIMENT FENCE
 - CONSTRUCTION/SNOW FENCE
 - ROCK CHECK DAM
 - STOP SIGN
 - EXISTING OVERLAND FLOW DIRECTION

- GENERAL NOTES:**
1. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWING AND SPECIFICATIONS OF THE CITY OF BRAMPTON AND THE CANADIAN PROFESSIONAL STANDARDS AND SPECIFICATIONS.
 2. ALL SURFACE DRAINAGE SHALL BE SUDS CAPTURED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE PROPOSAL OF A RUN-ON; POINT-TO-POINT DRAINAGE OF ADJACENT PROPERTIES SHALL NOT BE AVOIDABLE.
 3. PROPOSED ELEVATIONS ALONG THE PROPERTY LINE MUST MATCH EXISTING ELEVATIONS.
 4. A SILT FENCE TO STOP SEDIMENT FROM BEING PLACED AROUND THE PERIMETER OF THE SITE.
 5. AT ALL ENTRANCES TO THE SITE TO BE BOUND AND STOPPING MUST BE CONSIDERED THROUGHOUT THE DRAWING; THE CHECK DAMS SHALL BE DIMENSIONED WITH THE EXISTING SLOPE AND CLEAR DISTANCE SHALL BE PROVIDED FOR EACH ENTRANCE ACCESS CORRESPONDING TO THE CITY OF BRAMPTON STANDARD 227.
 6. CORNER SETS TO BE PROVIDED AND PLACED AS PER D.P.S. 224.13.
 7. THE PORTION OF THE DRIVEWAY WHICH THE PERSONAL MAILBOX MUST BE PLACED WITHIN 1.0M AND 1.5M SHALL BE 150MM DIMENSIONAL (150MM DIMENSION OF DRIVE CURB OR CURB CURB) DIMENSION AND 200MM DIMENSION FOR DRIVE CURB DIMENSION CAPACTED TO 150MM STANDARD PROTECTA SECURITY.
 8. A MINIMUM CLEARANCE BARRIERS OF 1.3 METERS BETWEEN THE PROPOSED DRIVEWAY ENTRANCE CURB RETURN AND ALL ADJACENT UTILITY PART OF HARDWARE.
 9. ROAD DESIGN REQUIREMENTS MUST BE OBTAINED AS LOCAL HIGHWAY TO CORRESPONDING ANY WORKS WITHIN THE MUNICIPAL ROAD ALIGNMENT.
 10. THE SERVICE CONNECTION FROM WITHIN THE TRAVEL PORTION OF THE ROAD ALIGNMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD DEPARTMENT'S APPLICATION.

BENCHMARK NOTE
ELEVATIONS ARE GEOMETRIC AND MAY REFER TO CONTROL HIGH POINT SURVEYING POINTS IN ELEVATION OF 17.00M ABOVE THE BENCH MARK OR TO THE 1.0M BENCH MARK (1.0M BENCH MARK) OF MISSISSAUGA ROAD, AND 1.0M EAST OF CENTERLINE OF MISSISSAUGA ROAD.



REQUIRED PARKING = 10 SPACES
PROVIDED PARKING = 36 SPACES

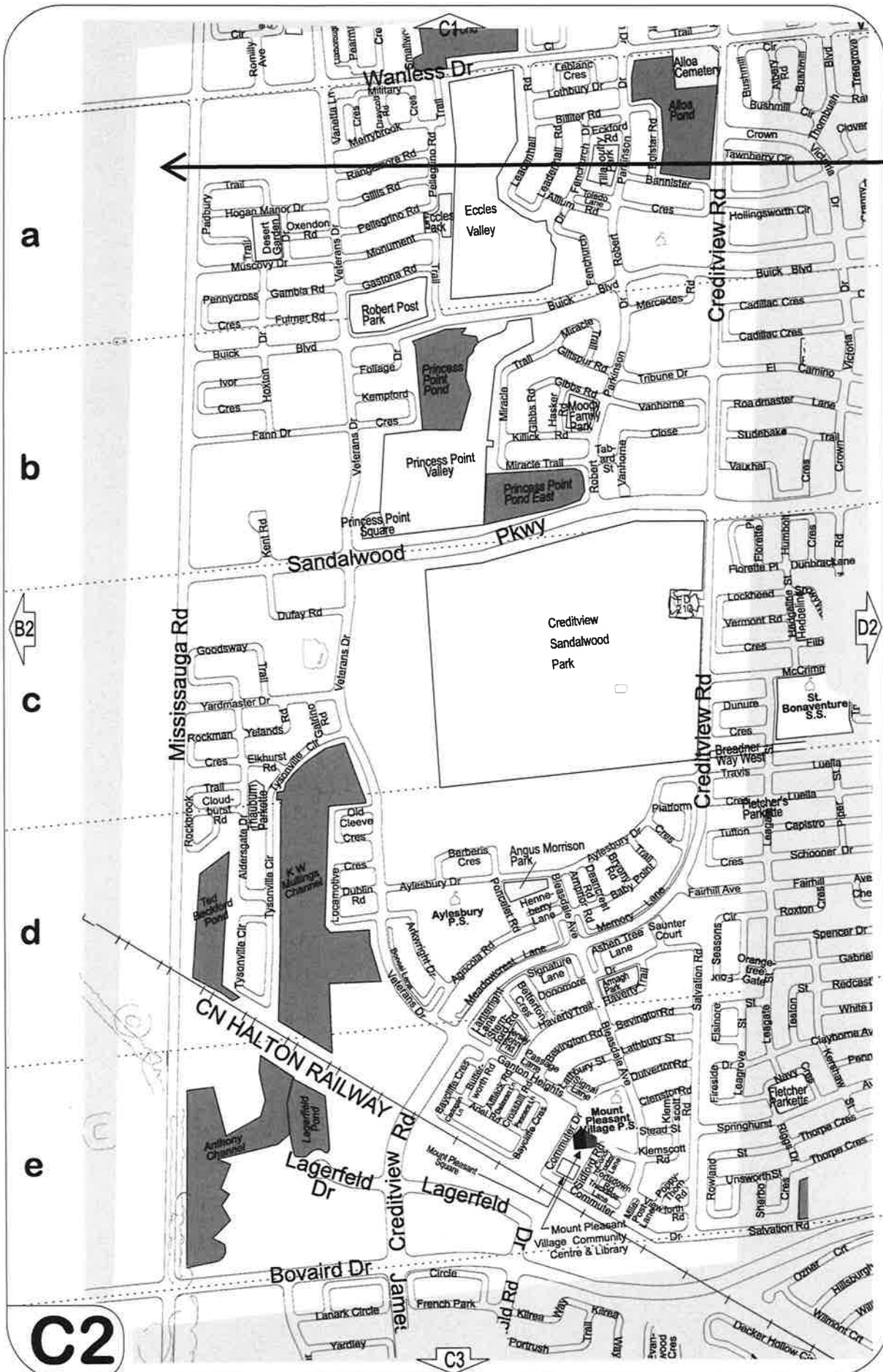
CITY OF BRAMPTON
PLANNING AND INFRASTRUCTURE SERVICES
DIRECTOR: CLAYTON WELCH, P. ENG., EXECUTIVE DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES

CITY FILE No. 2012-02
PROJECT: 16-510

urbantech
HERITAGE HEIGHTS SALES OFFICE
PRIMONT HOMES
10916 MISSISSAUGA ROAD
SALES OFFICE GRADING / EROSION & SEDIMENT CONTROL PLAN

DESIGNED BY	R.P.L.	CHECKED BY	W.A.G.	CONTRACT NO.
ESTIMATED BY	T.L.	APPROVED BY	J.D.	DRAWING NO.
SCALE	1:250	DATE	FEBRUARY 2017	

SO - 1



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C2

C3