

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)
FILE NUMBER: A-2024-0120

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) TRI-CAV Investments Ltd
Address 140 Clover Leaf Street
Woodbridge, ON, L4L 5H6
Phone # 416-802-7777 Fax # _____
Email vinccavallo@rogers.com

2. Name of Agent Patrick Cheeseman
Address 9 Merton Road
Brampton, ON L6V 2V5
Phone # 416-871-6494 Fax # _____
Email infopjc6493@gmail.com

3. Nature and extent of relief applied for (variances requested):
Interior Alterations of Unit #8 for the use of two existing rooms for Day Care Use

4. Why is it not possible to comply with the provisions of the by-law?
The current industrial zoning by-law does not permit the use & occupancy for Day Care

5. Legal Description of the subject land:
Lot Number Part of lot 11
Plan Number/Concession Number 1 WHS
Municipal Address 170 Bovaird Drive West Unit #8

6. Dimension of subject land (in metric units)
Frontage 60.96m
Depth 300.0m
Area 23,767m2

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.)

Existing Multi-Use industrial/ Service Commerical Building

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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	47.25m
Rear yard setback	33.53m
Side yard setback	12.19m
Side yard setback	12.19m

PROPOSED

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: 1995
11. Existing uses of subject property: Multi Industrial & Service Commerical Building
12. Proposed uses of subject property: Commerical Use "Day Care"- Unit #8
13. Existing uses of abutting properties: Service Commerical , Industrial
14. Date of construction of all buildings & structures on subject land: 1975
15. Length of time the existing uses of the subject property have been continued: 45 yrs

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 # _____ Status _____

18. Has a pre-consultation application been filed?

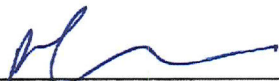
Yes ☐ No ☒

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 18 DAY OF April, 2024.

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, Patrick Cheeseman, OF THE City OF Brampton
IN THE Region OF Peel SOLEMNLY DECLARE THAT:

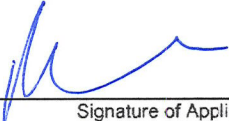
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF
Peel THIS 18 DAY OF
April, 2024

Clara Vani
a Commissioner, etc.,

Clara Vani
for the Corporation of the
City of Brampton



Signature of Applicant or Authorized Agent

~~Expires September 22, 2026~~
FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M1A-161

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

Connor Cowan

Zoning Officer

2024-04-16

Date

DATE RECEIVED April 18, 2024

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

LOCATION OF THE SUBJECT LAND: 170 Bovaird Drive West

I/We, TRI Cav Investments / Vince Cavallo
please print/type the full name of the owner(s)

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

Patrick Cheeseman
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 18 day of March, 2024.


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

(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

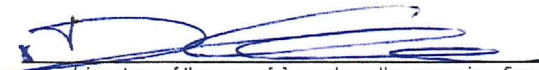
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 170 Bovaird Drive West

I/We, TRI Cav Investments / Vince Cavallo
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.

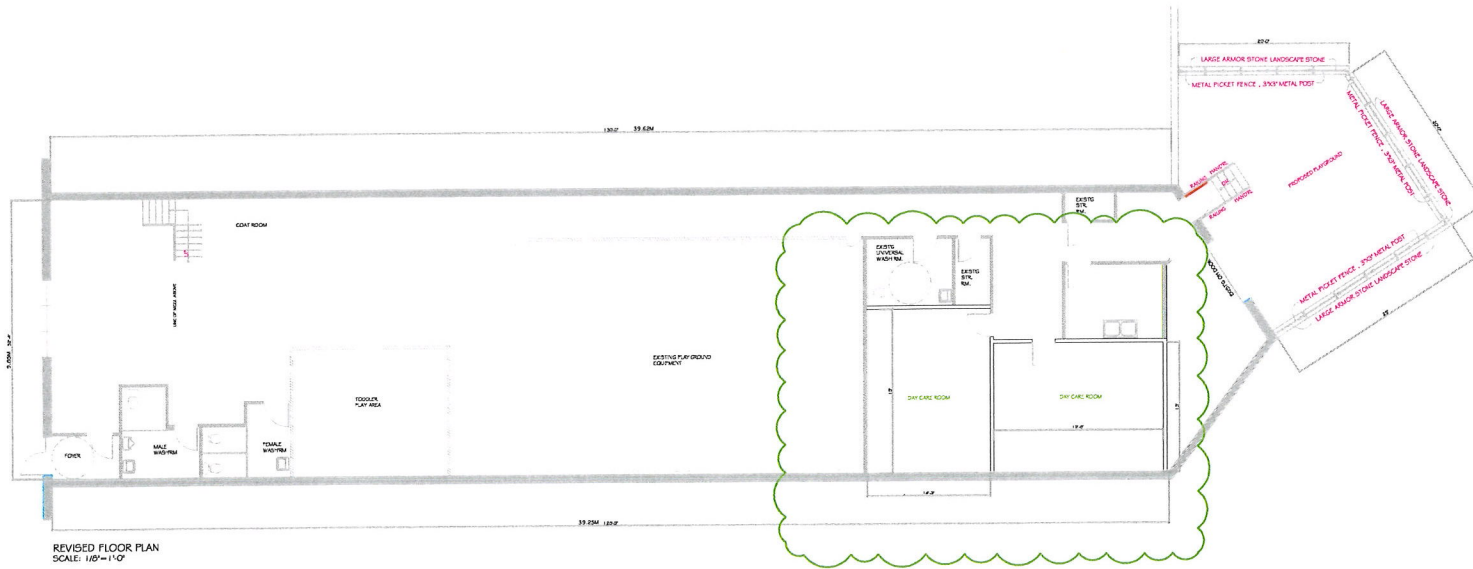
Dated this 18 day of March, 2024.


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

(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



REVISED FLOOR PLAN
SCALE: 1/8"=1'-0"

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wg engineering inc. and cannot be used or reproduced
without the written consent of THE DESIGNER
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the information illustrated on these drawings

I	ISSUED FOR COA	MAR.26-24
NO.	DESCRIPTION	DATE:

REVISIONS:	

BCIN 21364
THE UNDERSIGNED IS RESPONSIBLE FOR THE DESIGN AND
AND HAS THE QUALIFICATIONS THAT MEET THE REQUIREMENTS
AS SET OUT UNDER SUBDIVISION 3.2.5 DIVISION C OF
THE BUILDING CODE AS AN "OTHER DESIGNER"
For Design

STAMP	STAMP

CONSULTANT

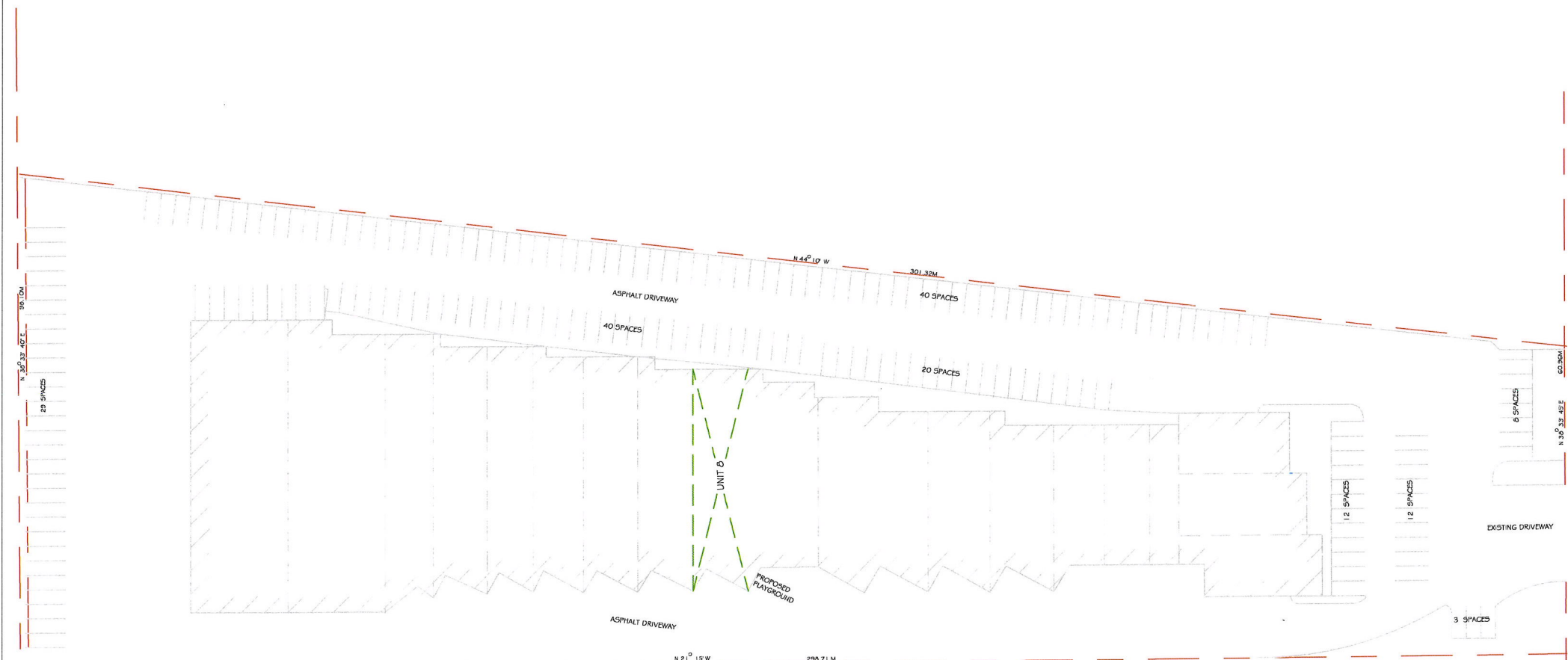
CLIENT:
MORE FUN WITH BOUNCE
UNIT 8
170 BOVAIRD DRIVE WEST
BRAMPTON, ON.

PROJECT:
INTERIOR ALTERATIONS
UNIT 8
170 BOVAIRD DRIVE WEST
BRAMPTON, ON.

DRAWING TITLE:

FLOOR PLAN

DESIGN: PG	DRAWING NO:
DRAWN: PG	A-1
CHECKED: AM	
DATE: MAR.26-24	
SCALE: 1/8"=1'-0"	PROJECT NO: 24-190



SITE DATA:
LOT - CONC 1 W15
TOTAL LOT AREA: 15,073 AC2 37 HA
TOTAL BUILDING AREA: 104025 SQ. FT 1,0735 57M2
TOTAL PARKING REQUIRED: 1157 SPACES
TOTAL PARKING PROVIDED: 1164 SPACES
TOTAL LOT COVERAGE: 37%

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the information illustrated on these drawings

I	ISSUED FOR PERMIT	APR.22-22
NO.	DESCRIPTION	DATE:

REVISIONS:	

NOTE:
THE UNDERSIGNED IS RESPONSIBLE FOR THE DESIGN AND
AND HAS THE QUALIFICATIONS THAT MEET THE REQUIREMENTS
AS SET OUT UNDER SUBDIVISION 3.2.5 DIVISION C OF
THE BUILDING CODE AS AN "OTHER DESIGNER"
BCIN 21364
Po Chuan

STAMP	STAMP

CONSULTANT:

CLIENT:
MORE FUN WITH BOUNCE
UNIT 0
170 BOVARD DRIVE WEST
BRAMPTON, ON.

PROJECT:
INTERIOR ALTERATIONS
UNIT 0
170 BOVARD DRIVE WEST
BRAMPTON, ON.

DRAWING TITLE:
EXISTING SITE PLAN

DESIGN:	PC	DRAWING NO A-O
DRAWN:	PC	
CHECKED:	AM	
DATE:	MAR.23.24	
SCALE:	1/32"=1'-0"	PROJECT NO 24-190

Zoning Non-compliance Checklist

File No.
A - 2024-0120

Applicant: Patrick Cheesman
Address: 8-170 Bovaird Dr W
Zoning: M1A-161
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a day nurse	Whereas the by-law does not permit a day nurse	161.1
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			

Connor Cowan

Reviewed by Zoning

2024-04-16

Date