

May 15, 2024

Committee of Adjustments  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

**Attention:** Committee of Adjustments

e-mail: [coa@brampton.ca](mailto:coa@brampton.ca)  
phone: 905-874-2117

**RE: MINOR VARIANCE APPLICATION,  
SPA-2022-0144, 9535 MISSISSAUGA ROAD, BRAMPTON**

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Bramcon Engineering Limited is pleased to submit this Minor Variance Application on behalf of our client Golden Gate Mississauga Road Plaza Limited, owner of the property legally described as Lot No. 8 Con 4. W.H.S .

The subject property has a lot area of approximately 9,230 square meters, with a lot frontage of 100.7 meters along Mississauga Road and a lot depth of approximately 81 meters. The property is designated as Residential in the City of Brampton Official plan (Schedule A-General Land Use Designations) and is designated Convenience Commercial in the City of Brampton Secondary Plan (SP45) which permits various commercial uses. Furthermore, the subject property is zoned C3 Commercial with Special Section 3014 in the City of Brampton Zoning By-laws which permits various commercial uses along with car wash and daycare.

The property is currently being developed as a Gas Station with Car wash, Tim Horton's, and 2-Storey Commercial Plaza.

### **The Proposed Variance**

During the construction of the 2-Storey Commercial Plaza, it has come to the attention of our client to fully utilize the two (2) areas of the 2<sup>nd</sup> Floor to maximize the buildings 2<sup>nd</sup> floor area. The parking lot design as already been maximized requiring a minor variance of the parking as follows:

- to allow for 96 parking stalls, whereas the By-Law requires 102 Parking stalls.

Parking Required	102
Parking Provided	96
Variance Required	6

## Planning Rationale

It is our opinion that the proposed variance satisfies the prescribe criteria outlined in Section 45 of the Planning Act, R.S.O 1990, c.P.13, as amended:

1. The proposed variance maintains the general intent of the Secondary Plan. The “Convenience Commercial” designation of the subject property by the Secondary Plan permits a full range of commercial forms including but not limited to personal service shops, office, and restaurants. The proposed variance does not jeopardize the intent or function of the subject property for Convenience Commercial use.

The proposed variance for a reduction in the six (6) parking stalls will support the implementation of a transit supportive community and encourage the use of alternative modes of transportation, while still providing ample parking stalls for the consumers.

2. The proposed variance maintains the general intent of the Zoning By-Law 204-2012 which is to support the use of the subject property for Commercial uses. The proposed variance for a reduction in six (6) parking stalls does not hinder the ability for the subject property to support Commercial uses.
3. The proposed variance is desirable for the subject property as it will support the creation of a compact and transit-supportive community. The proposed variance, as indicated previously, will facilitate a form of development that aligns with the intent of the Secondary Plan and Zoning By-Law.

The subject property is within close proximity to several bus routes, which provide connections to Go Stations and Brampton Transit networks. Reduced parking aligns with the City’s direction to support sustainable and alternative modes of transportation. The provision of ample bicycle parking will promote a compact and transit-supportive community.

4. The proposed variance is minor in nature as it does not interfere with the intent of the subject property for Convenience Commercial use as per the Secondary Plan and Zoning By-law and it will serve to facilitate that most efficient site design and layout which has been refined following detailed review resulting from the associated Site Plan Application SPA-2022-0144.

The reduction of six (6) parking stalls is minor in consideration for the project size and scale, and proximity to transit services, as it only represents at 6% shortfall in the overall required parking.

In support of the Minor Variance application, the following items are enclosed:

1.	One (1) completed Minor Variance Application;
2.	One (1) completed Appointment and Authorization of Agent;
3.	One (1) completed Permission to Enter;
4.	Two (2) copies of the Minor Variance drawings A 1 and A2, prepared by Bramcon Engineering Limited;
5.	One (1) cheque in the amount of \$2,920.00 payable to the Treasurer, City of Brampton for the payment of the Minor Variance Application fee.

We trust this meets the requirements for a complete application for Minor Variance. We look forward to your review and please do not hesitate to contact us if you require further or wish to clarify anything contained in this application.

Yours very truly,

**Bramcon Engineering Limited**

Per:



Lou Massi, B.A.Sc., P. Eng.  
President



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

FILE NUMBER: A-2024-0183

*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)** GOLDEN GATE MISSISSAUGA ROAD PLAZA LIMITED  
**Address** 7900 HURONTARION STREET, SUITE #307, BRAMPTON ONTARIO, L6Y 0P6

**Phone #** 905-874-8005 **Fax #** 905-874-6803  
**Email** mwalji2@rogers.com

2. **Name of Agent** **BRAMCON** ENGINEERING LIMITED  
**Address** UNIT 208 AT 4 AUTOMATIC ROAD, BRAMPTON ONTARIO, L6S 6K8

**Phone #** 905-794-0896 **Fax #** 905-794-1945  
**Email** Loumassi@bramcon.com

3. **Nature and extent of relief applied for (variances requested):**  
To allow for 96 parking stalls, whereas the By-Law requires 102 parking stalls.  
To construct an additional area in the 2nd floor of building "B" municipal address #9535 Mississauga Rd.  
The additional floor areas will be achieved by extending the 2nd floor above ground floor areas of the building which have 2 storey height, hence will not affect the overall footprint nor any of the elevations of the building.

4. **Why is it not possible to comply with the provisions of the by-law?**  
The parking lot design has already been maximized therefore a variance of the parking stalls will be required.

5. **Legal Description of the subject land:**  
**Lot Number** LOT 8  
**Plan Number/Concession Number** CONC 8 WHS PT OF LOT 4  
**Municipal Address** BLDG B #9535, BLDG D #9555, BLDG A & C #9575

6. **Dimension of subject land (in metric units)**  
**Frontage** 100.7 meters  
**Depth** 81.00 meters  
**Area** 9,230 Sqm

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.)

BLDG A #9575 Mississauga Rd : GFA 215.80 Sqm (1 Storey Convenience Store);  
 BLDG C #9575 Mississauga Rd : GFA 112.00 Sqm (1 Storey Car Wash);  
 BLDG B #9535 Mississauga Rd : GFA 1,806.73 Sqm (2 Storey Commercial Building);  
 BLDG D #9555 Mississauga Rd : GFA 194.00 Sqm; (1 Storey Tim Hortons).

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

BLDG A #9575 Mississauga Rd : GFA 215.80 Sqm (1 Storey Convenience Store);  
 BLDG C #9575 Mississauga Rd : GFA 112.00 Sqm (1 Storey Car Wash);  
 BLDG B #9535 Mississauga Rd : GFA 1,806.73 Sqm (2 Storey Commercial Building);  
 BLDG D #9555 Mississauga Rd : GFA 194.00 Sqm; (1 Storey Tim Hortons).

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	BLDG (B) SW 4.50m;	BLDG (D) SE 3.00m;	BLDG (A) SW 61.00m;	BLDG (C) SW 34.00m
Rear yard setback	BLDG (B) NE 42.00m;	BLDG (D) NE 4.20m;	BLDG (A) NE 7.60m;	BLDG (C) NE 26.00m
Side yard setback	BLDG (B) SE 3.30m;	BLDG (D) WS 60.00m;	BLDG (A) SE 70.00m;	BLDG (C) SE 101.00m
Side yard setback	BLDG (B) NW 49.20m;	BLDG (D) NW 99.00m;	BLDG (A) NW 16.50m;	BLDG (C) NW 4.50m

**PROPOSED**

Front yard setback	BLDG (B) SW 4.50m;	BLDG (D) SE 3.00m;	BLDG (A) SW 61.00m;	BLDG (C) SW 34.00m
Rear yard setback	BLDG (B) NE 42.00m;	BLDG (D) NE 4.20m;	BLDG (A) NE 7.60m;	BLDG (C) NE 26.00m
Side yard setback	BLDG (B) SE 3.30m;	BLDG (D) WS 60.00m;	BLDG (A) SE 70.00m;	BLDG (C) SE 101.00m
Side yard setback	BLDG (B) NW 49.20m;	BLDG (D) NW 99.00m;	BLDG (A) NW 16.50m;	BLDG (C) NW 4.50m

10. Date of Acquisition of subject land: \_\_\_\_\_

11. Existing uses of subject property: C3 Commercial / Shopping Center

12. Proposed uses of subject property: C3 Commercial / Shopping Center

13. Existing uses of abutting properties: NE (12 Institutional Vacant Land), NW (Agricultural) Cemetary, SE Williams Pkwy, SW Mississauga Rd

14. Date of construction of all buildings & structures on subject land: 2024

15. Length of time the existing uses of the subject property have been continued: \_\_\_\_\_

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 _____

BRAMCO ENGINEERING LIMITED  
 per Lou Massi  
 Signature of Applicant(s) or Authorized Agent

DATED AT THE 16 \_\_\_\_\_ OF MAY \_\_\_\_\_

THIS 16 \_\_\_\_\_ DAY OF MAY \_\_\_\_\_, 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, LOU MASSI 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 17 DAY OF \_\_\_\_\_

June 20 24

Clara Vanl  
 a Commissioner, etc.,  
 Province of Ontario,  
 for the Corporation of the  
 City of Brampton

Lou Massi  
 Signature of Applicant or Authorized Agent

Expires September 20, 2028

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 May 17, 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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: #9535, 9555 & 9575 MISSISSAUGA RD, ONTARIO, L6X 0B3

I/We, GOLDEN GATE MISSISSAUGA ROAD PLAZA LIMITED

please print/type the full name of the owner(s)

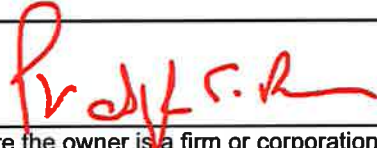
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

BRAMCON ENGINEERING LIMITED

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 16 day of MAY, 2024.



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

Prabhjot Dhanoa

(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**

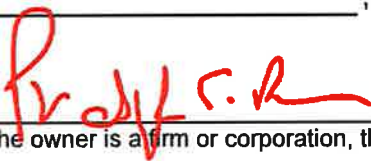
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: #9535, 9555 & 9575 MISSISSAUGA RD, ONTARIO, L6X 0B3

I/We, GOLDEN GATE MISSISSAUGA ROAD PLAZA LIMITED  
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 16 day of MAY, 2024.



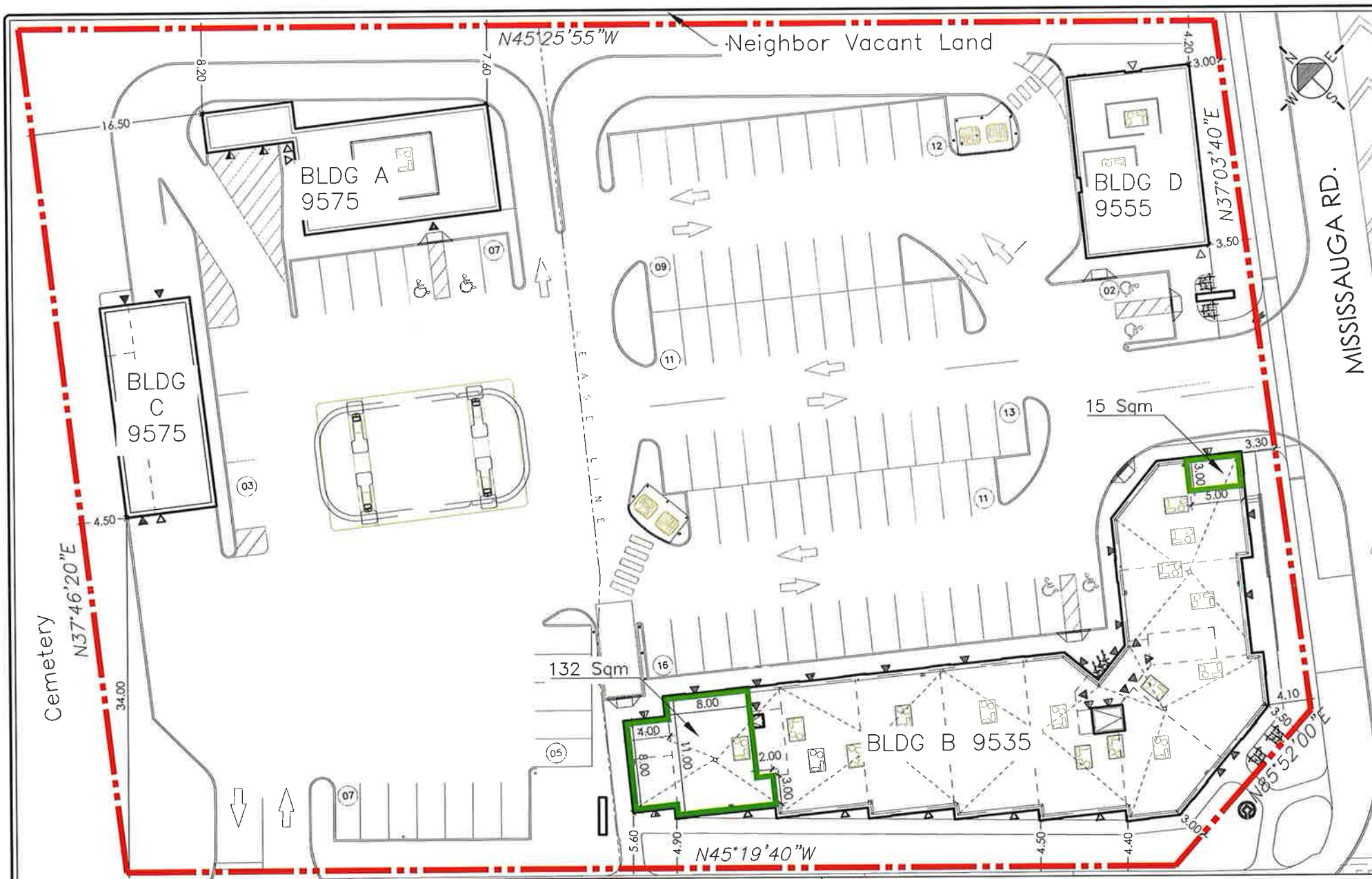
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Prabhjot Dhanoa  
(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**





SITE STATISTICS			
ZONING:	C3		
SITE AREA:	9,230.00	Sqm	
<b>BUILDING "A"</b>			
Ground Floor:	224.30	Sqm	
Deductions:	8.50	Sqm	
<b>Building "A" Total GFA:</b>	<b>215.80</b>	<b>Sqm</b>	
<b>BUILDING "B"</b>			
Ground Floor:	992.80	Sqm	
Deduction:	106.24	Sqm	
Second Floor:	992.80	Sqm	
Deduction:	72.63	Sqm	
<b>Building "B" Total GFA:</b>	<b>1,806.73</b>	<b>Sqm</b>	
<b>BUILDING "C"</b>			
Ground Floor:	167.70	Sqm	
Deductions:	55.70	Sqm	
<b>Building "C" Total GFA:</b>	<b>112.00</b>	<b>Sqm</b>	
<b>BUILDING "D"</b>			
Ground Floor:	208.00	Sqm	
Deduction:	14.00	Sqm	
<b>Building "D" Total GFA:</b>	<b>194.00</b>	<b>Sqm</b>	
<b>TOTAL (1+2+3+4) NEW BLDGS GFA:</b>	<b>2,328.53</b>	<b>Sqm</b>	
<b>PARKING REQUIREMENTS</b>			
Shopping Centre: 1 parking space @ 23 Sqm			
Brampton Zoning By-law (204-2010)(259-2020)			
Bldgs GFA 2,328.53 / 23Sq @ Sqm =			101.24
<b>PARKING REQUIRED</b>			<b>102</b>
<b>TOTAL PARKING PROVIDED</b>			<b>96</b>
<b>VARIANCE:</b>			<b>6</b>
BARRIER FREE PROVIDED (TYP A):			1
BARRIER FREE PROVIDED (TYP B):			5



BRAMCON ENGINEERING LIMITED  
 4 AUTOMATIC ROAD, UNIT 208  
 BRAMPTON, ONTARIO L6S 6K8  
 (905) 794-0896 FAX: (905) 794-1945  
 www.bramcon.com

PROJECT: GOLDEN GATE  
 MISSISSAUGA RD. PLAZA

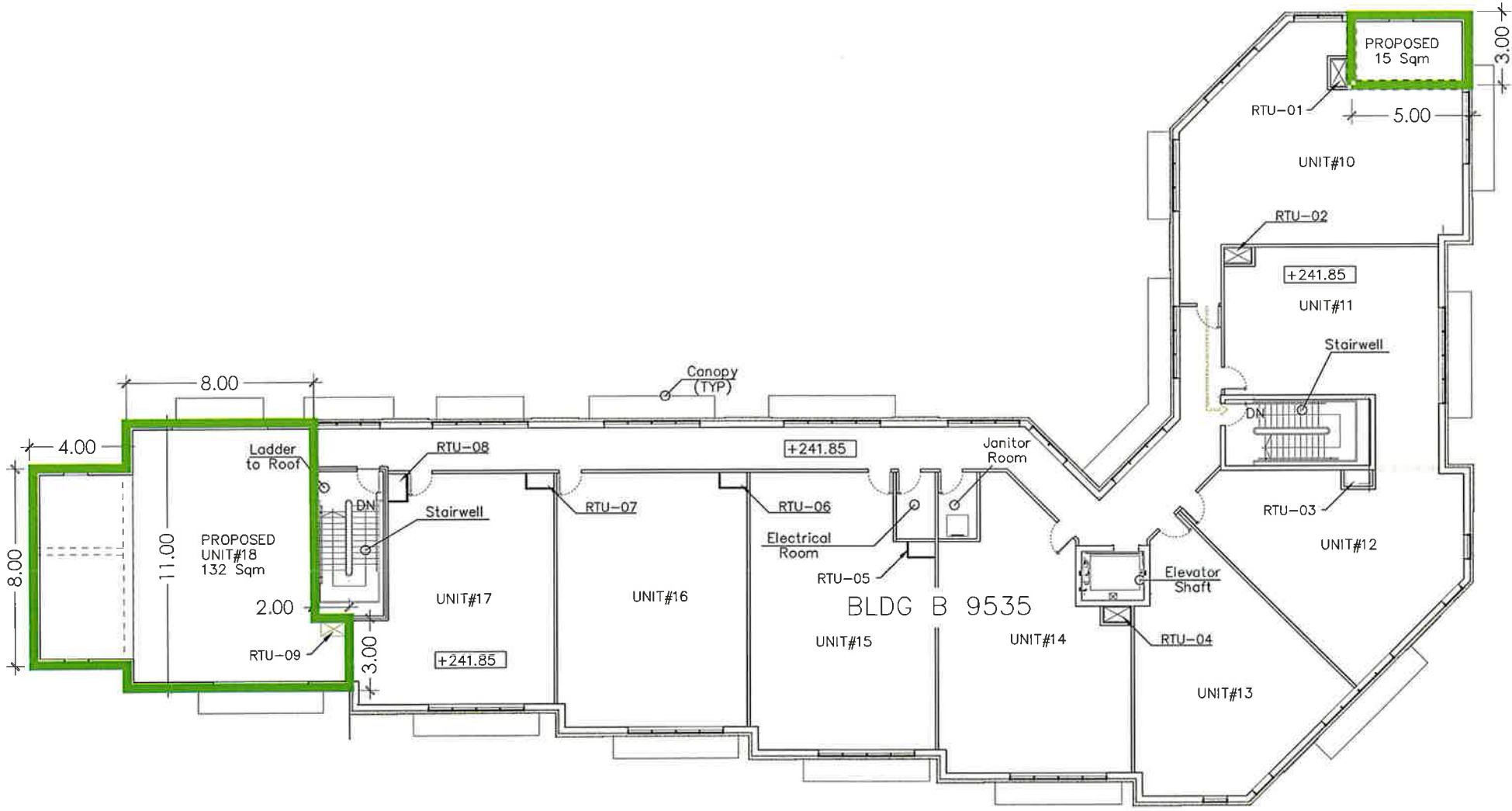
SHEET TITLE:  
 MINOR VARIANCE  
 FILE N°: SPA-2022-0144

DRAWN BY: JG	CHECKED BY: L.M.	DRAWING No: <b>A1</b>
SCALE: AS SHOWN	DATE: 2024/05/15	

Legend			
Land Boundaries / Property Line			Proposed Bike Racks
2nd Floor Proposed Minor Variance Area			Denotes Services Doors
	Denotes Main Access		Denotes 2nd Floor Access
	Denotes Secondary Access		Denotes Heritage Plaque

**1** SITE PLAN  
**A1** 1:500





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ZONING:	C3		
SITE AREA:	9,230.00	Sqm	
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<b>BUILDING "C"</b>			
Ground Floor:	167.70	Sqm	
Deductions:	55.70	Sqm	
<b>Building "C" Total GFA:</b>	<b>112.00</b>	<b>Sqm</b>	
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<b>VARIANCE:</b>			<b>6</b>
<b>BARRIER FREE PROVIDED (TYP A):</b>			<b>1</b>
<b>BARRIER FREE PROVIDED (TYP B):</b>			<b>5</b>



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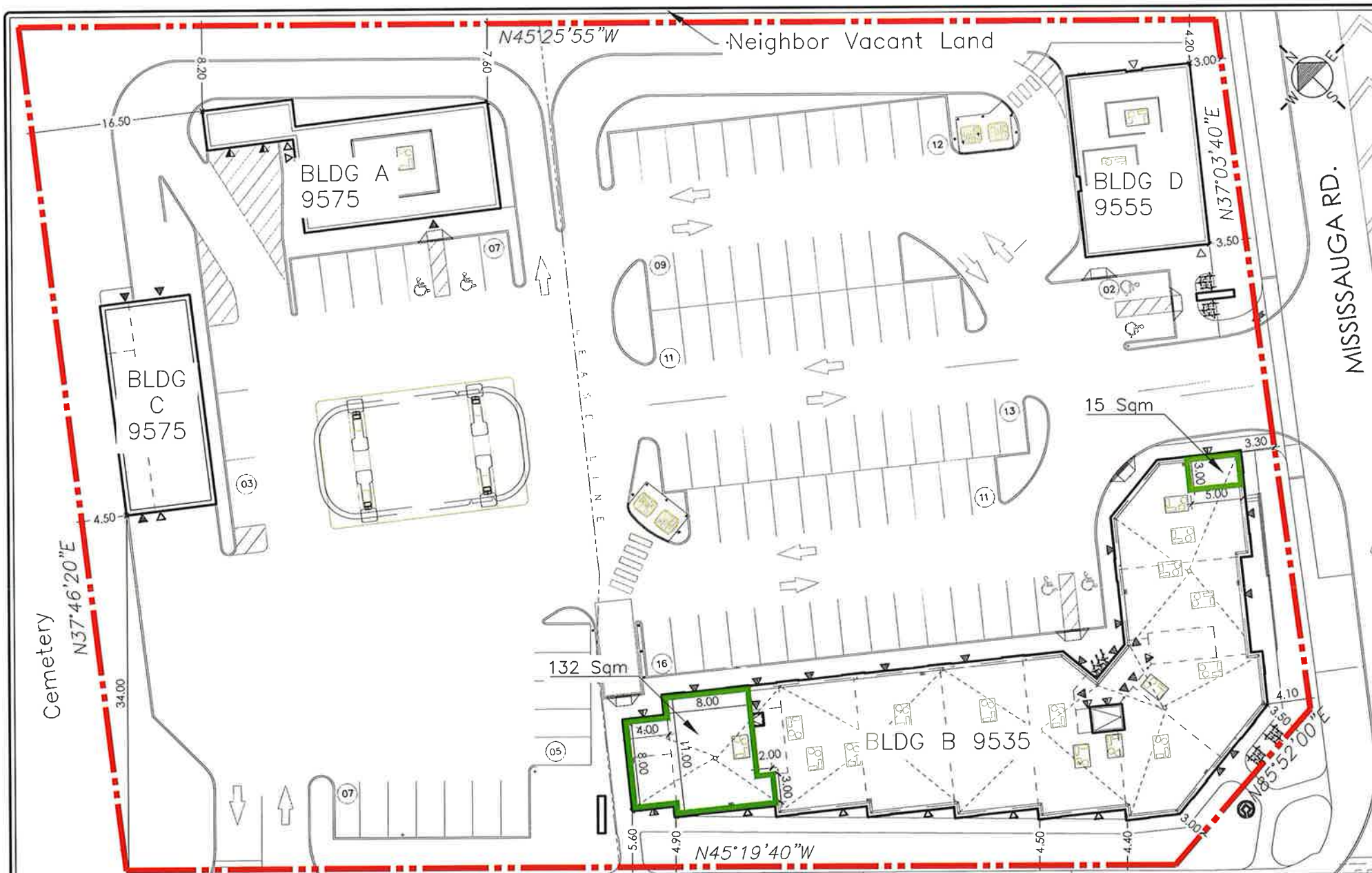
DRAWN BY: JG	CHECKED BY: L.M.	DRAWING No: <b>A2</b>
SCALE: AS SHOWN	DATE: 2024/05/15	

**Legend**  
2nd Floor Proposed Minor Variance Area

**1** 2nd Floor Plan  
**A2** 1:250







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BARRIER FREE PROVIDED (TYP A):	1	
BARRIER FREE PROVIDED (TYP B):	5	



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PROJECT: GOLDEN GATE  
 MISSISSAUGA RD. PLAZA

SHEET TITLE:  
 MINOR VARIANCE  
 FILE N<sup>o</sup>: SPA-2022-0144

DRAWN BY:  
 JG  
 SCALE:  
 AS SHOWN

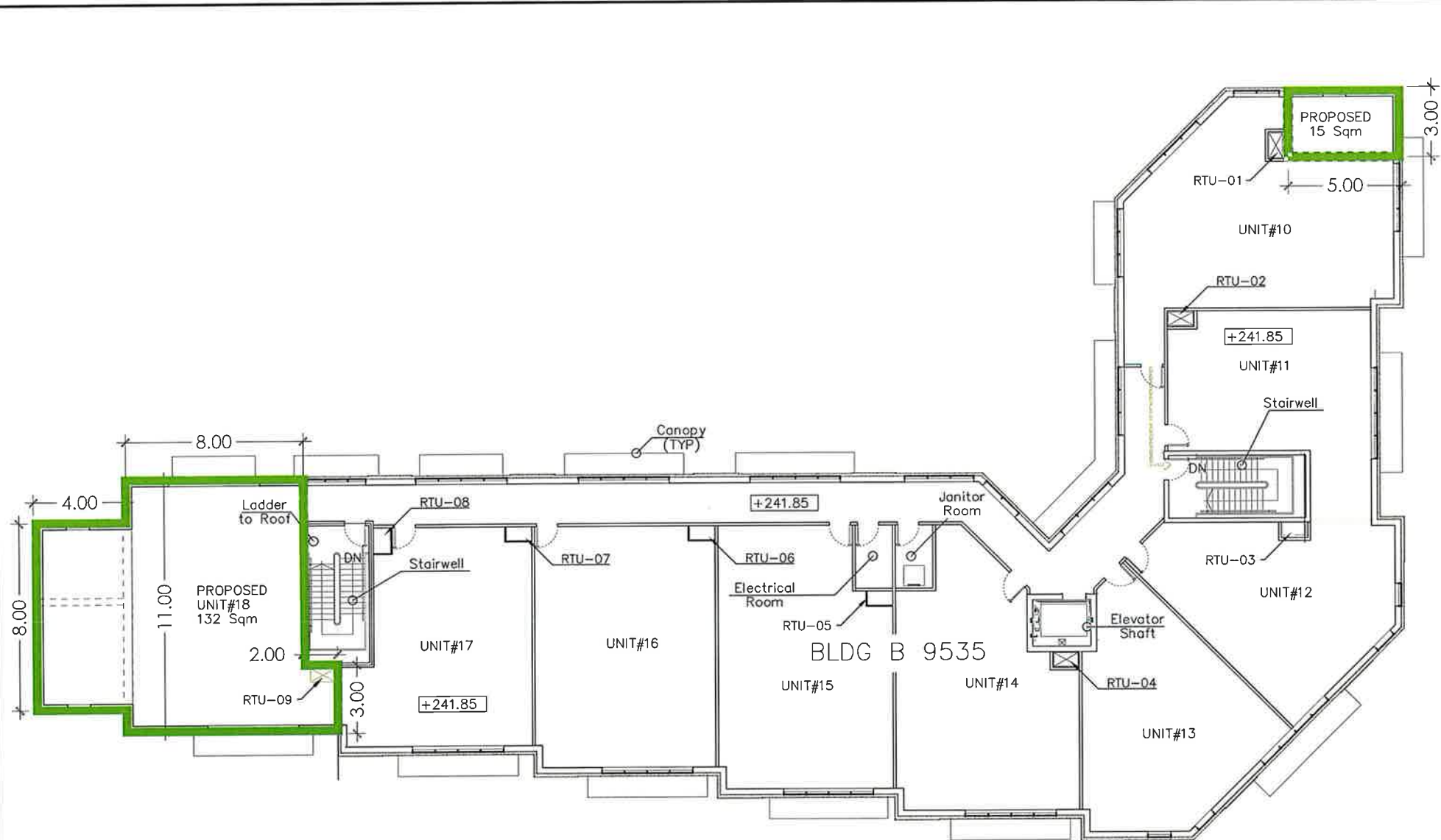
CHECKED BY:  
 L.M.  
 DATE:  
 2024/05/15

DRAWING No:  
**A1**

Legend	
Land Boundaries / Property Line	
2nd Floor Proposed Minor Variance Area	
Denotes Main Access	Denotes Secondary Access
Proposed Bike Racks	Denotes Services Doors
Denotes Main Access	Denotes 2nd Floor Access
Denotes Heritage Plaque	

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**A1** 1:500





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<b>VARIANCE:</b>			6
BARRIER FREE PROVIDED (TYP A):			1
BARRIER FREE PROVIDED (TYP B):			5



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 4 AUTOMATIC ROAD, UNIT 208  
 BRAMPTON, ONTARIO L6S 6K8  
 (905) 794-0896 FAX: (905) 794-1945  
 www.bramcon.com

PROJECT: GOLDEN GATE  
 MISSISSAUGA RD. PLAZA

SHEET TITLE:  
 MINOR VARIANCE  
 FILE N°: SPA-2022-0144

DRAWN BY: JG	CHECKED BY: L.M.	DRAWING No: <b>A2</b>
SCALE: AS SHOWN	DATE: 2024/05/15	

Legend  
 2nd Floor Proposed Minor Variance Area

**1**  
A2 **2nd Floor Plan**  
1:250



# Zoning Non-compliance Checklist

File No.  
A-2024-

0183

Applicant: Golden Gate Mississauga Road Plaza Ltd.  
 Address: 9535 Mississauga Rd  
 Zoning: C3 Section 3014  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To permit 96 parking spaces.	Whereas the by-law requires 102 parking spaces.	20.3
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
Reviewed by Zoning

May 17, 2024  
Date