

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

☒

Well

☐

Other (specify)

- (b) What sewage disposal is/will be provided?

Municipal

☒

Septic

☐

Other (specify)

- (c) What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☐

Other (specify)

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?

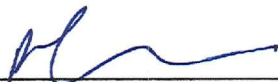
Yes ☐ No ☒

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.

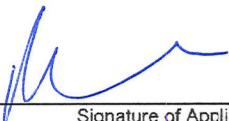
IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL 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.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
A Commissioner, etc.

  
\_\_\_\_\_  
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.

|                                       |                           |
|---------------------------------------|---------------------------|
| <u>Connor Cowan</u><br>Zoning Officer | <u>2024-04-16</u><br>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](mailto: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**

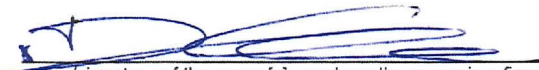
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

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.

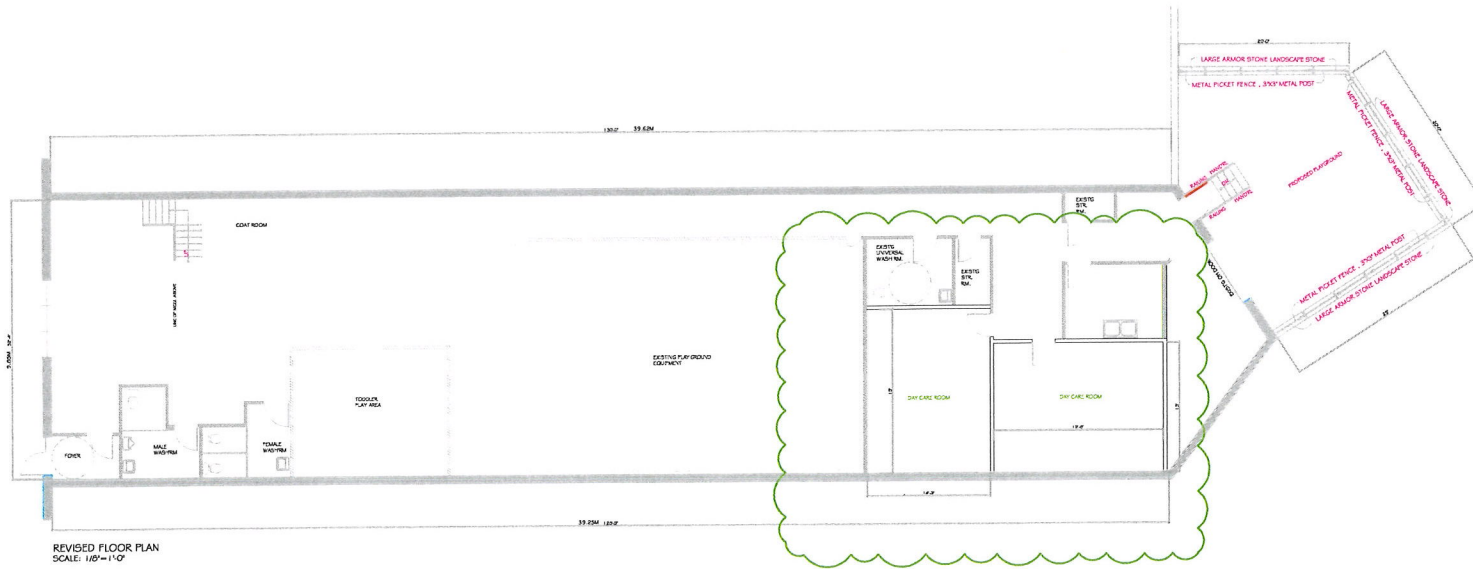
Dated this 18 day of March, 2024.

  
(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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|     |                |           |
| 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*

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| STAMP | STAMP |
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| CONSULTANT |
|            |

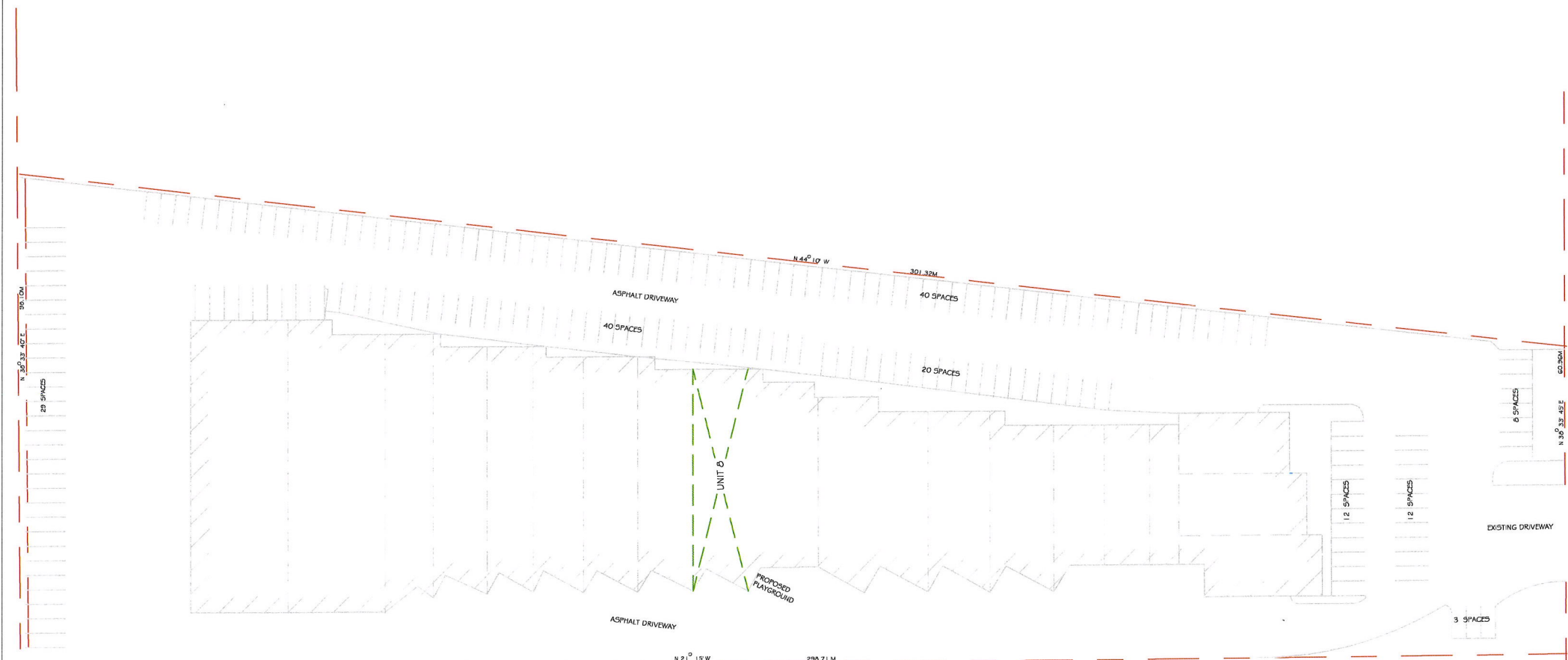
|   |
|---|
| CLIENT:   |
| MORE FUN WITH BOUNCE<br>UNIT 8<br>170 BOVAIRD DRIVE WEST<br>BRAMPTON, ON. |

|   |
|---|
| PROJECT:  |
| INTERIOR ALTERATIONS<br>UNIT 8<br>170 BOVAIRD DRIVE WEST<br>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: 104,025 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

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

|            |  |
|------------|--|
| REVISIONS: |  |
|            |  |
|            |  |

NOTE:  
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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  
*PC*

|       |       |
|-------|-------|
| STAMP | STAMP |
|       |       |

CONSULTANT:

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

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

DRAWING TITLE:  
EXISTING SITE PLAN

|          |             |                       |
|----------|-------------|-----------------------|
| DESIGN:  | PC          | DRAWING NO<br><br>A-O |
| DRAWN:   | PC          |                       |
| CHECKED: | AM          |                       |
| DATE:    | MAR.23.24   |                       |
| SCALE:   | 1/32"=1'-0" | PROJECT NO<br>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<br>AREA / DEPTH / WIDTH   |                       |  |           |
| BUILDING SETBACKS<br>FRONT / SIDE / REAR |                       |  |           |
| BUILDING SIZE                            |                       |  |           |
| BUILDING HEIGHT                          |                       |  |           |
| COVERAGE                                 |                       |  |           |
| BELOW GRADE<br>ENTRANCE                  |                       |  |           |
| ACCESSORY STRUCTURE<br>SETBACKS          |                       |  |           |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT     |                       |  |           |
| MULTIPLE ACCESSORY<br>STRUCTURES         |                       |  |           |
| DRIVEWAY WIDTH                           |                       |  |           |
| LANDSCAPED OPEN<br>SPACE                 |                       |  |           |
| ENCROACHMENTS                            |                       |  |           |
| TWO-UNIT DWELLING                        |                       |  |           |
| SCHEDULE "C"                             |                       |  |           |
| OTHER – DECK                             |                       |  |           |

Connor Cowan

Reviewed by Zoning

2024-04-16

Date