



FILE NUMBER: A-2024-0353

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** Mattamy (Credit River) Ltd c/o Kaylen Leung
Address 6696 Financial Drive, Unit 1, Mississauga, Ontario, L5N 7J6

Phone # 437-779-8971
Fax # Email kaylen.leung@mattamycorp.com

2. **Name of Agent** Korsiak Urban Planning c/o Constance Ratelle
Address 206-277 Lakeshore Rd E, Oakville, Ontario, L6J 1H9

Phone # 905-257-0227 x 22 **Fax** _____
Email constance@korsiak.com

3. **Nature and extent of relief applied for (variances requested):**
The variance is to extend the R3C-3794 zone over the adjacent phase of the development, whereas it is currently zoned R3A-3629.

4. **Why is it not possible to comply with the provisions of the by-law?**
The development is now intended to be common element condominium and the initial phase was zoned for standard condo and is considered one lot for zoning purposes. Extending R3C-3794 will allow the creation of parcels of tied land.

5. **Legal Description of the subject land:**
Lot Number Block 9, Part of Lots 11 and 12
Plan Number/Concession Number Concession 4 WHS
Municipal Address 0 + 10201 Mississauga Road & Lagerfeld Drive

6. **Dimension of subject land (in metric units)**
Frontage approx 40m
Depth approx 270m
Area 3.14 ha

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

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Multiple buildings proposed, see attached site-specific zoning bylaw.

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

PROPOSED Multiple buildings proposed, see attached site-specific zoning bylaw.
Front yard setback
Rear yard setback
Side yard setback
Side yard setback

10. Date of Acquisition of subject land: June 30, 2003

11. Existing uses of subject property: vacant

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 2025

15. Length of time the existing uses of the subject property have been continued: N/A

16. (a) What water supply is existing/proposed?

Municipal [X] Well [] Other (specify)

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

Municipal [X] Septic [] Other (specify)

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

Sewers [X] 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 x No

If answer is yes, provide details: File #21T-10022B Status approved

18. Has a pre-consultation application been filed?

Yes No [x]

19. Has the subject property ever been the subject of an application for minor variance?

Yes No x Unknown

If answer is yes, provide details:

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

CRatelle

Signature of Applicant(s) or Authorized Agent

DATED AT THE Town OF Oakville
THIS 11th DAY OF September, 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, Constance Ratelle, OF THE Town OF Oakville

IN THE Region OF Halton 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
Town OF Oakville
IN THE Region OF
Halton THIS 11th DAY OF
September, 2024

CRatelle

Signature of Applicant or Authorized Agent

Catherine McEwan

A Commissioner etc.

Catherine Ina McEwan, a Commissioner, etc.,
Province of Ontario, for Korsiak Urban Planning.
Expires May 31, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: R3A(H)-3629

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.

Elizabeth Corazzola
Zoning Officer

September 12, 2024
Date

DATE RECEIVED Sept 13, 2024

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: Part of Lots 11 and 12, Concession 4, WHS

I/We, Mattamy (Credit River) Limited

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

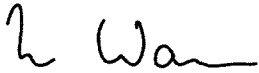
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Korsiak Urban Planning (Constance Ratelle)

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 11 day of September, 2024.



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

Tim Warner, ASO, Mattamy (Credit River) Limited

(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.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: Part of Lots 11 and 12, Concession 4, WHS

I/We, Mattamy (Credit River) 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 11th day of September, 2024.



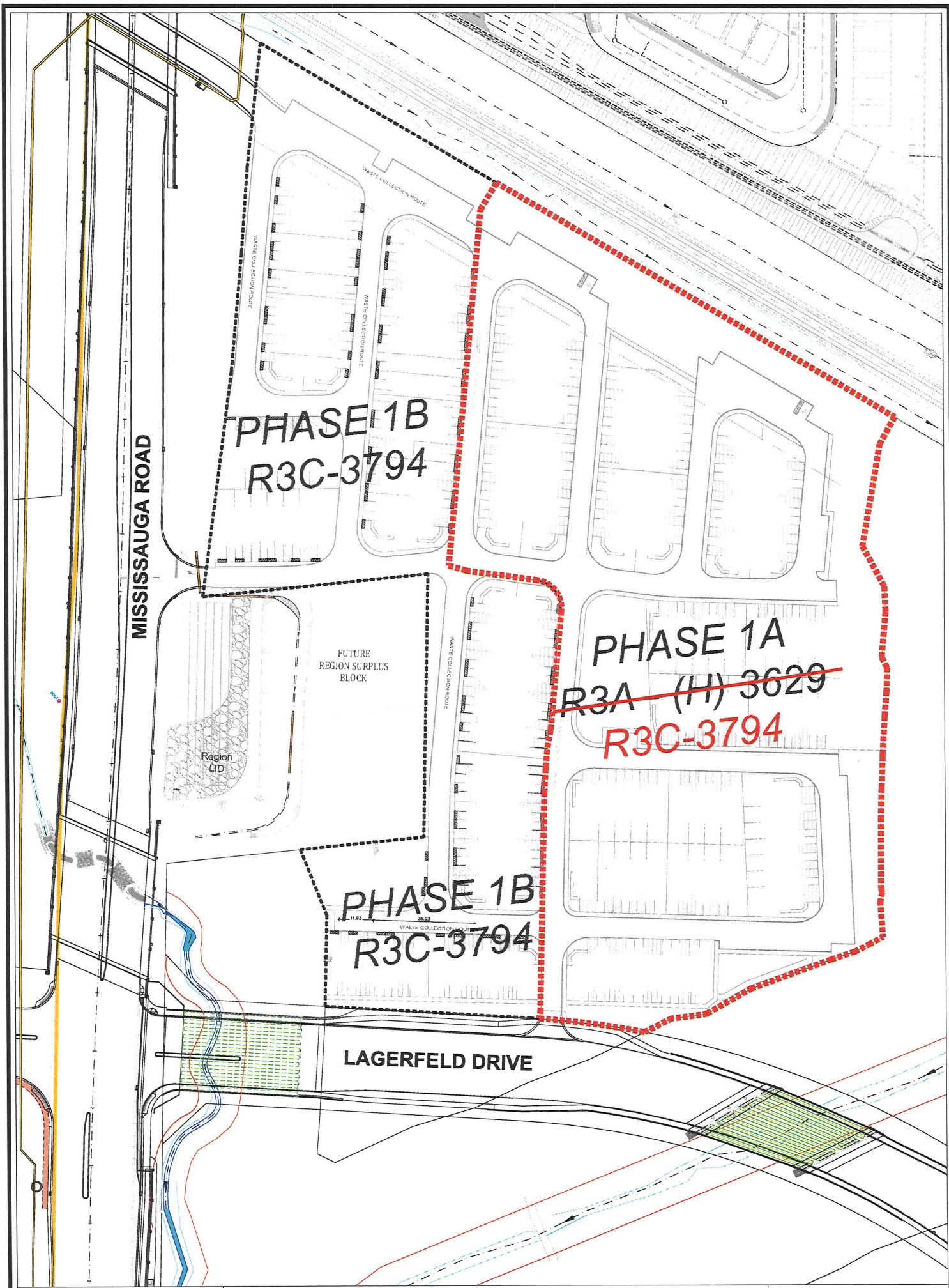
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Tim Warner, ASO, Mattamy (Credit River) Limited

(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



**Mount Pleasant
Block 9
Phase 1A
Minor Variance
Sketch**

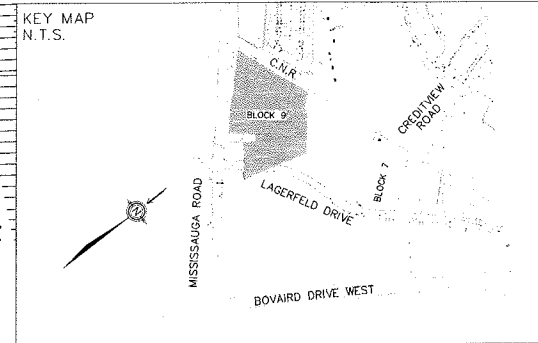
--- Subject Area



Scale 1:1250
September 11, 2024



2986/2771 Glenhurst Road, Unit 1
Oakville, Ontario L6J 1H9
T 416 270 9277
info@korsiak.com



LEGEND

| | | | |
|-------|------------------------------|-----|--|
| ● | LIGHT POLE | --- | EMBANKMENT 3:1 SLOPE |
| ○ | HYDRANT | ○ | PROPOSED VALVE |
| + | TRANSFORMER | □ | SUPER MAIL BOY |
| ■ | WATER SERVICE | ■ | TACTILE PLATE |
| --- | SAN CONNECTION | G | GAS METER |
| --- | STW CONNECTION | H | HYDRO METER |
| □ | CATCH BASIN | REV | REVERSE PLAN |
| △ | EXTERIOR DOOR LOCATION | --- | RETAINING WALL |
| ▽ | LANDING (No. of RISERS) | --- | ACQUISITION FENCE (SEE LANDSCAPE PLAN) |
| ○ | SIZE WINDOW LOCATION | --- | PRIVACY FENCE (SEE LANDSCAPE PLAN) |
| ○ | SINGLE ENTRANCE | --- | GUARD RAIL FENCE (SEE LANDSCAPE PLAN) |
| ○ | CABLE TELEVISION PEDESTAL | --- | GEOMETRIC FENCE (SEE LANDSCAPE PLAN) |
| ○ | BEAR PEDESTAL | | |
| ○ | ROGERS PEDESTAL | | |
| FF | FINISHED FLOOR ELEVATION | | |
| UF | UNDERGRADE FOOTING ELEVATION | | |
| BS | FIN. BASEMENT FLOOR SLAB | | |
| TF | TOP OF FOUNDATION WALL | | |
| UPP | UNDERGRADE FOOTING AT REAR | | |
| UPF | UNDERGRADE FOOTING AT FRONT | | |
| W.O.D | WALK OUT DECK | | |
| W.B | WALK OUT BASEMENT | | |

AREAS

| VILLAGE HOMES (PER UNIT TYPE) SM | | | | | | | | | | |
|----------------------------------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
| A4B | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

FRONT LOAD TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4C | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

DUAL FRONT TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4D | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

FRONT LOAD TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4E | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

DUAL FRONT TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4F | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

FRONT LOAD TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4G | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

DUAL FRONT TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4H | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

FRONT LOAD TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4I | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

DUAL FRONT TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4J | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

FRONT LOAD TOWNS (PER UNIT TYPE) SM

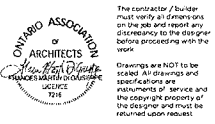
| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4K | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

DUAL FRONT TOWNS (PER UNIT TYPE) SM

| UNIT | ELEV. | GRID | PLAN | MARK | PLAN | MARK | PLAN | MARK | PLAN | MARK |
|------|-------|-------|-------|-------|------|--------|------|----------|------|------|
| A4L | TL | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TR | 14.86 | 53.28 | 53.28 | 0.00 | 135.62 | 0 | 0.00 | | |
| | TD | 21.09 | 54.99 | 54.99 | 0.00 | 134.32 | 12 | 2,243.32 | | |

Q4A ARCHITECTS

Q4 ARCHITECTS INC.
 2371 Avenue Road
 Suite 302, Toronto ON
 M2H 4S4
 T: 416 322 6334
 F: 416 322 7284
 E: info@q4architects.com



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- 10. SLOPE FOR THE SPA SUBM 55 ON
- 11. SLOPE FOR THE SPA SUBM 55 ON
- 12. SLOPE FOR THE SPA SUBM 55 ON
- 13. SLOPE FOR THE SPA SUBM 55 ON
- 14. SLOPE FOR THE SPA SUBM 55 ON
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- 30. SLOPE FOR THE SPA SUBM 55 ON

FEEDMILL UNION

Brampton, Ontario

Mattamy Homes

Project No. **18038**
 Scale **NTS**
 Drawn By **DJS**
 Checked By **PM**

OVERALL REFERENCE PLAN

SP1.1



LEGEND

Q4A

ARCHITECTS

Q4 ARCHITECTS INC.

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 M5R 4B4
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 F: 416 322 7294
 E: info@q4architects.com



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| | | |
|-----|-------------------------------|------------|
| NO. | REVISION | DATE |
| 1 | ISSUED FOR 4TH SPA SUBM 25 ON | 2024-09-04 |
| 2 | ISSUED FOR 4TH SPA SUBM 26 ON | 2024-09-04 |
| 3 | REVISED AS PER CITY COMMENTS | 2024-09-04 |
| 4 | ISSUED FOR 4TH SPA SUBM 25 ON | 2024-09-04 |
| 5 | ISSUED FOR 4TH SPA SUBM 26 ON | 2024-09-04 |
| 6 | ISSUED FOR 4TH SPA SUBM 25 ON | 2024-09-04 |
| 7 | ISSUED FOR 4TH SPA SUBM 26 ON | 2024-09-04 |
| 8 | ISSUED FOR 4TH SPA SUBM 25 ON | 2024-09-04 |
| 9 | ISSUED FOR 4TH SPA SUBM 26 ON | 2024-09-04 |
| 10 | ISSUED FOR 4TH SPA SUBM 25 ON | 2024-09-04 |
| 11 | ISSUED FOR 4TH SPA SUBM 26 ON | 2024-09-04 |

Issued / Revision Chart

FEEDMILL UNION

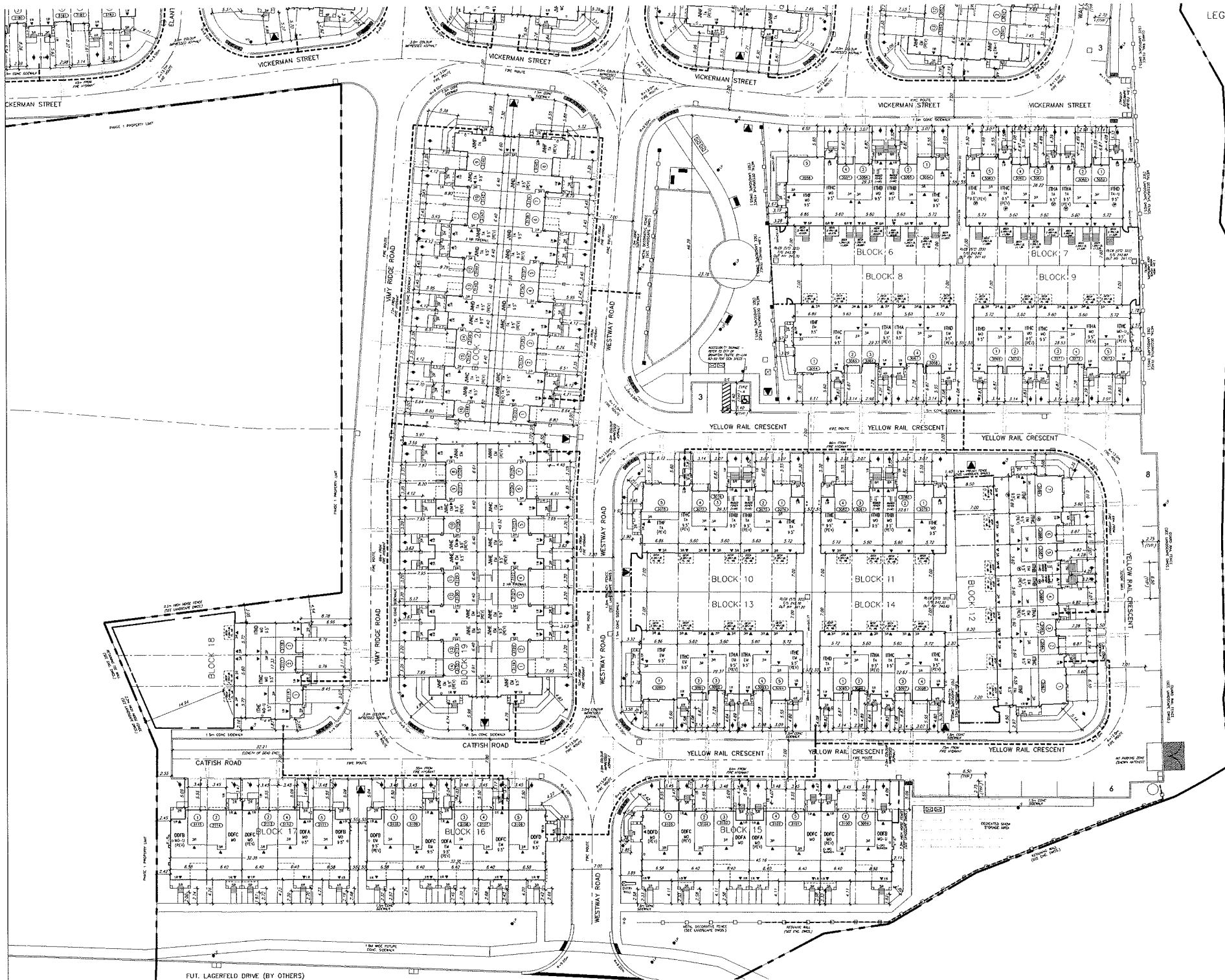
Brampton, Ontario

Mattamy Homes

Project No. **1803B**
 Scale **1:300**
 Drawn By **DJS**
 Checked By **PM**

BLOCKS (1-5) & BLOCKS (21-26)

SP1.2



LEGEND



Q4 ARCHITECTS INC.

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| | | |
|----|--------------------------|------------|
| 10 | SUBMITTED FOR PERMITTING | 2024 09 05 |
| 9 | SUBMITTED FOR PERMITTING | 2024 07 12 |
| 8 | REVISED FOR PERMITTING | 2024 07 04 |
| 7 | REVISED FOR PERMITTING | 2024 06 04 |
| 6 | SUBMITTED FOR PERMITTING | 2023 09 08 |
| 5 | SUBMITTED FOR PERMITTING | 2023 07 11 |
| 4 | SUBMITTED FOR PERMITTING | 2023 06 02 |
| 3 | SUBMITTED FOR PERMITTING | 2023 05 02 |
| 2 | SUBMITTED FOR PERMITTING | 2023 04 16 |
| 1 | ISSUED FOR PERMITTING | 2023 03 01 |

FEEDMILL UNION

Brampton, Ontario

Mattamy Homes

Project No. **18038**
 Scale **1:300**
 Drawn By **DJS**
 Checked By **SW**

BLOCKS 6-20

SP1.3

Zoning Non-compliance Checklist

| |
|-------------------------|
| File No. A-2024-0353 |
|-------------------------|

Applicant: Mattamy (Credit River) Ltd.

Address: Block 9, Part of Lots 11 and 12, Concession 4 WHS (Mississauga Road & Lagerfeld Drive)

Zoning: R3A(H)-3629

By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|--|--|-----------|
| OTHER | To permit lands zoned R3A-3629 to be used for the purposes set out in, and subject to the requirements and restrictions of, the R3C-3794 zone to facilitate the development of a common element condominium (parcels of tied land) | Whereas the by-law the by-law requires that the uses, requirements and restrictions of the R3A-3629 zone, intended for a standard plan of condominium, be applied to the subject lands | 3629 |
| 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 | | | |
| PARKING | | | |
| LANDSCAPED OPEN SPACE | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Elizabeth Corazzola

Reviewed by Zoning

September 12, 2024

Date

September 11, 2024

FILE# A-2024-0353

City of Brampton
Clerks Office
2 Wellington St. West
Brampton, Ontario L6Y 4R2

Attention: Clara Vani, Secretary Treasurer
Committee of Adjustment

**Re: Application for Minor Variance
Phase 1A, Mattamy (Credit River) Limited
0 & 10201 Mississauga Road
City of Brampton
Related File No. OZS-2020-0004**

Dear Ms. Vani,

We are pleased to submit this Minor Variance Application on behalf of Mattamy (Credit River) Limited for the above-noted lands, located north of the future Lagerfeld Drive extension on the east side of Mississauga Road.

The subject area was zoned in 2022 to R3A-3629, as the first phase of a development. We recently rezoned the adjacent and subsequent phase instead to R3C-3794 in order to permit common element condo tenure, whereas standard condo had been contemplated at the time of the Phase 1A zoning. We are applying for a variance to extend the latest zoning (R3C-3794) over the subject area, being adjacent, made up of the same building types, and part of the same site plan.

The application conforms to the general intent and purpose of the Official Plan as it does not change the designation of the subject lands and remains Residential. The application conforms to the general intent and purpose of the Zoning By-law since the Phase 1A has the same townhouse product and layout as Phase 1B, which is on the same site. The application is desirable as it allows for the purchasers to own the parcel of tied land associated with their unit. The application is also minor because it applies the most recent approved zoning to the rest of the site plan.

In support of the application, we are pleased to enclose the following items:

- Minor variance application form (with authorization from owner);
- Site plan; and,
- Variance sketch.

An electronic payment of \$720 is forthcoming.

Please feel free to contact me at 905-257-0227 x22 if you have any questions or require any additional information.

Regards,

KORSIAK URBAN PLANNING



Constance Ratelle, MPlan
Planner/Designer

Encl.

Copy: Kaylen Leung, Mattamy Homes