

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2024-0416
Property Address: 9995 McVean Drive
Legal Description: Plan 43M1951, Part Block 26, RP 43R36905, Parts 1 & 2, Ward 8
Agent: MHBC Planning c/o Kathenne Rauscher
Owner(s): McVean Plaza Inc, c/o Jay Jaffari
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, December 10, 2024, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a day nursery in Unit 3B, whereas the by-law does not permit the use.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, December 5, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, December 5, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

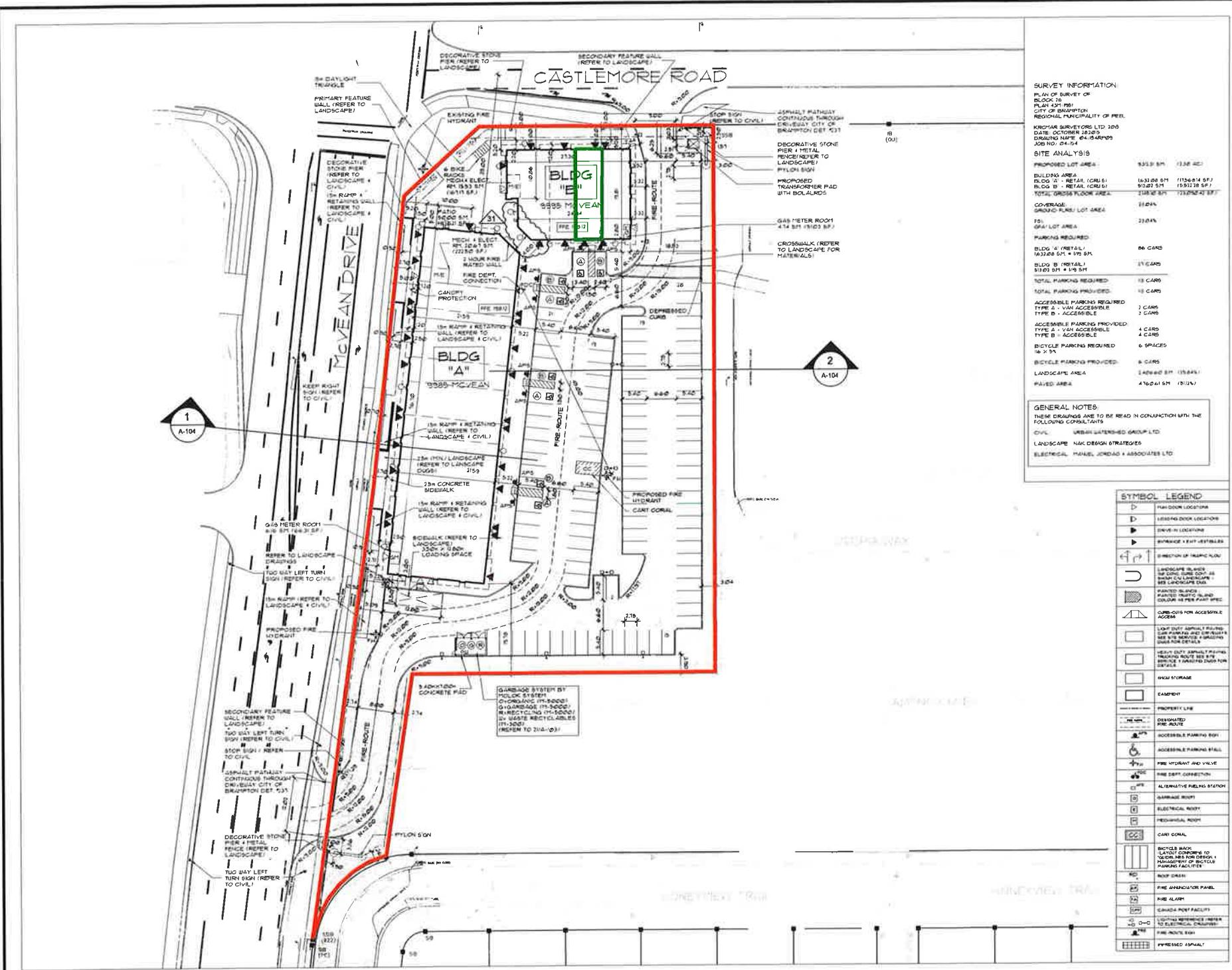
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 26th day of November 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



SURVEY INFORMATION
 PLAN OF SURVEY OF
 BLOCK 16
 PLAN 424 (P)
 CITY OF BRANTFORD
 REGIONAL MUNICIPALITY OF PERL

KRCHAR SURVEYORS LTD 305
 DATE: OCTOBER 2020
 DRAWING NAME: 04-10-0009
 JOB NO: 04-104

SITE ANALYSIS

PROPOSED LOT AREA: 9339 SQ. FT. (21.36 AC.)
 BUILDING AREA:
 BLDG. A - RETAIL (GRS 5): 1632.06 SQ. FT. (1156.14 SF.)
 BLDG. B - RETAIL (GRS 5): 910.27 SQ. FT. (665.22 SF.)
 TOTAL GROSS FLOOR AREA: 2542.33 SQ. FT.

COVERAGE:
 GROUND FLOOR LOT AREA: 21.04%
 TOTAL LOT AREA: 21.04%

PARKING REQUIRED:
 BLDG. A (RETAIL): 26 CARS
 BLDG. B (RETAIL): 17 CARS
 TOTAL PARKING REQUIRED: 43 CARS

ACCESSIBLE PARKING REQUIRED:
 TYPE A - VAN ACCESSIBLE: 2 CARS
 TYPE B - ACCESSIBLE: 2 CARS

ACCESSIBLE PARKING PROVIDED:
 TYPE A - VAN ACCESSIBLE: 4 CARS
 TYPE B - ACCESSIBLE: 4 CARS

BICYCLE PARKING REQUIRED: 6 SPACES
 BICYCLE PARKING PROVIDED: 6 CARS

LANDSCAPE AREA: 4266.67 SQ. FT. (97.44%)
 PAVED AREA: 4766.67 SQ. FT. (102.56%)

GENERAL NOTES:
 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING CONSULTANTS:
 CIVIL: URBAN WATERSEED GROUP LTD.
 LANDSCAPE: NAK DESIGN STRATEGIES
 ELECTRICAL: MANUEL JORDAO & ASSOCIATES LTD.

SYMBOL LEGEND

[Symbol]	FLUSH DOOR LOCATIONS
[Symbol]	LANDING DOOR LOCATIONS
[Symbol]	DRIVE-IN LOCATIONS
[Symbol]	SPRINKLER & EXIST. VESTIBULE
[Symbol]	DIRECTION OF TRAFFIC FLOW
[Symbol]	LANDSCAPE BUFFER 15' CONC. CURB, 5' ASPHALT, 5' BUSH, 5' LANDSCAPE, 5' BUSH, 5' LANDSCAPE, 5' BUSH, 5' LANDSCAPE
[Symbol]	PAINTED ISLAND PAINTED ISLAND PER PART SPEC
[Symbol]	CURB CUTS FOR ACCESSIBLE ACCESS
[Symbol]	LANDSCAPE BUFFER 15' CONC. CURB, 5' ASPHALT, 5' BUSH, 5' LANDSCAPE, 5' BUSH, 5' LANDSCAPE, 5' BUSH, 5' LANDSCAPE
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT HEAVY DUTY ASPHALT PAVEMENT SEE PART SPEC FOR DETAILS
[Symbol]	PAVING STORAGE
[Symbol]	CAMPMENT
[Symbol]	PROPERTY LINE
[Symbol]	DEGRADED FIRE ROUTE
[Symbol]	ACCESSIBLE PARKING SIGN
[Symbol]	ACCESSIBLE PARKING STRIP
[Symbol]	FIRE HYDRANT AND VALVE
[Symbol]	FIRE DEPT. CONNECTION
[Symbol]	ALTERNATIVE FUELING STATION
[Symbol]	GARBAGE ROOM
[Symbol]	ELECTRICAL ROOM
[Symbol]	MEDICAL ROOM
[Symbol]	CART CORRAL
[Symbol]	BICYCLE RACK LAYOUT CONFORMING TO NATIONAL BICYCLE PARKING FACILITY
[Symbol]	ROOF DRAIN
[Symbol]	FIRE ANNUNCIATOR PANEL
[Symbol]	FIRE ALARM
[Symbol]	CANADA POST FACILITY
[Symbol]	LOCALITY REFERENCE - REFER TO LEGEND FOR DETAILS
[Symbol]	FIRE ROUTE SIGN
[Symbol]	PROPOSED ASPHALT

NO.	DATE	REVISIONS	BY
001	08.18.18	PERMITS (BUILDING)	RTA
002	08.22.18	RE-BUILD FOR PERMIT	RTA
003	08.25.18	POST TENDER ADDENDUM #1	RTA
004	08.25.18	CON REVISIONS	RTA
005	08.25.18	GENERAL REVISIONS	RTA
006	08.26.18	REVISED PLYWOOD SIGN	RTA
007	08.26.18	REVISED GAS REGULATOR	JHM
008	12.01.18	GENERAL REVISIONS	RTA
009	11.25.18	UPDATED PAVEMENT MARKINGS	RTA
010	11.18.18	GENERAL REVISIONS	RTA
011	11.18.18	GENERAL REVISIONS	RTA
012	11.18.18	GENERAL REVISIONS	RTA
013	11.18.18	GENERAL REVISIONS	RTA
014	11.18.18	GENERAL REVISIONS	RTA
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016	11.18.18	GENERAL REVISIONS	RTA
017	11.18.18	GENERAL REVISIONS	RTA
018	11.18.18	GENERAL REVISIONS	RTA
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043	11.18.18	GENERAL REVISIONS	RTA
044	11.18.18	GENERAL REVISIONS	RTA
045	11.18.18	GENERAL REVISIONS	RTA
046	11.18.18	GENERAL REVISIONS	RTA
047	11.18.18	GENERAL REVISIONS	RTA
048	11.18.18	GENERAL REVISIONS	RTA
049	11.18.18	GENERAL REVISIONS	RTA
050	11.18.18	GENERAL REVISIONS	RTA

DRAWING ISSUE

DATE	PARTICULARS	BY
01/12/18	Issued for Design Approval	RTA
01/12/18	Issued for Permits Approval	RTA
02/01/18	Issued for Building Permits	RT
02/01/18	Issued for Planning	RT
02/01/18	Issued for Engineering	RT
02/01/18	Issued for Construction	RT
02/01/18	Issued for As-built of Stage	RT

VGA Versi Teguh Architects Inc.
 451-401 Street, Unit 104, Markham, ON L3R 9V3
 TEL: 416-709-4700
 www.vga.ca

PROPOSED COMMERCIAL DEVELOPMENT

9985 McVEAN DRIVE (BUILDING A) AND
 9985 McVEAN DRIVE (BUILDING B)
 BRANTFORD, ONTARIO

DRAWING NAME:
 SITE PLAN (BLOW UP PLAN)
CITY FILE # SP15-007-000

SCALE: AS NOTED
DATE OF PING: AUG. 18, 2019
PROJECT NO: 14017

DRAWN BY: RTA
CHECKED BY: RTA
DATE: AUG. 18, 2019
PROJECT NO: 14017

1 SITE PLAN (BLOWUP)
 A-101 SCALE: 1:300