



Report Committee of Adjustment

Filing Date: January 22nd, 2025
Hearing Date: February 25th, 2025

File: A-2024-0466

**Owner/
Applicant:** Mayfield Commercial Centre Ltd.
Weston Consulting c/o Jenna Thibault

Address: 6261 Mayfield Road

Ward: WARD 10

Contact: Marcia Razao, Planning Technician

Recommendations:

That application A-2024-0466 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
 2. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit;
 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

Existing Zoning

The property is zoned 'Service Commercial Special Section 3656 Schedule C (SC-3656)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a commercial, technical or recreational school, whereas the by-law does not permit the use.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Business Corridor' in the 2006 Official Plan and 'Highway/Service Commercial' in the Vales of Castlemore North Secondary Plan (Area 49). The subject property is designated as 'Employment Areas' (Schedule 1A – City Structure) and 'Mixed-Use Employment' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The 'Business Corridor' Official Plan designation permits a broad range of employment and employment related uses. Certain lands are planned to accommodate a wide range of business, service and institutional uses to serve the publics and adjacent areas. The 'Highway and Service Commercial' designation within the Vales of Castlemore North Secondary Plan permits a range of highway and service commercial uses in accordance with the policies of section 4.2.3 of the Official Plan. Permitted uses typically include retail establishments such as a home improvement store, automotive retail store with associated garden centre, a supermarket, restaurant, pharmacy, office, financial institution, and service establishments that primarily serve the surrounding area. Brampton Plan 2023 designates the lands as 'Mixed-Use Employment' which permits a broad range of employment uses as well as a range of ancillary mixed-uses such as offices, industrial uses, retail, service uses, restaurant uses among others. The proposed use will contribute to the creation of a complete community while providing a service commercial use that will benefit the adjacent community. The requested variance is not considered to have significant impacts within the context of the Official Plan. The nature and extent of the proposed variance is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The variance is requested to permit a commercial, technical or recreational school, whereas the by-law does not permit the use. The property is zoned 'Service Commercial Special Section 243 Schedule C (SC-3656)', a zone which does not specifically allow the commercial, technical or recreational school use however, the zone does allow several commercial and similar uses such as retail establishments, a medical/dentist office, a service shop, a community club, a custom workshop, a day nursery, among other uses. City staff have reviewed the variance and have no objections or concerns and consider the use to be compatible with the intent of the zoning and property. A condition of approval is recommended that the owner obtain a building permit for any alterations to the building prior to occupancy of the unit which will further address matters associated with the change of use. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested a commercial, technical or recreational school, whereas the by-law does not permit the use. The proposed use will increase the diversity of service commercial uses to serve the surrounding community. The proposed change stays consistent with the character and scale of the

commercial plaza and surrounding area. The proposed use is not anticipated to have a significant impact on the overall function of the property given its proposed scale. Subject to the recommended conditions, the variance is considered to be desirable for appropriate development of the land.

4. Minor in Nature

The variance is requested to permit a commercial, technical or recreational school is considered to be minor in nature due to its limited scope and lack of significant impact on the surrounding uses or the broader community. The use will be introduced in an existing plaza, there is no changes to the exterior to the building and the site has sufficient parking to accommodate the change. Subject to the recommended conditions of approval, the variance is considered to be minor in nature.

Respectfully Submitted,

Marcia Razao

Marcia Razao, Planning Technician

Appendix A (Site Photos)

