



**Public Notice**  
**Committee of Adjustment**

**APPLICATION # A-2021-0032**  
**WARD #6**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **PD COMMERCIAL MAYFIELD ROAD INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Block 195, Plan 43M-1947 municipally known as **1455, 1465 AND 1475 MAYFIELD ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an office, including the office of a physician, dentist or drugless practitioner whereas the by-law does not permit office uses.

**OTHER PLANNING APPLICATIONS:**

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO  
Application for Consent: NO

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, March 9, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT.** This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

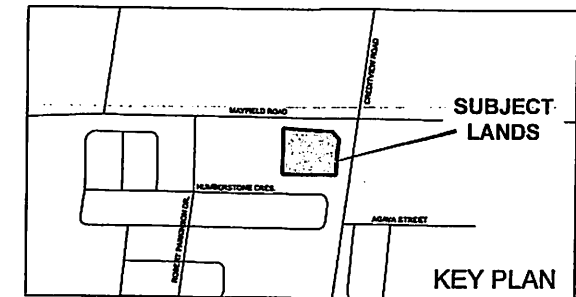
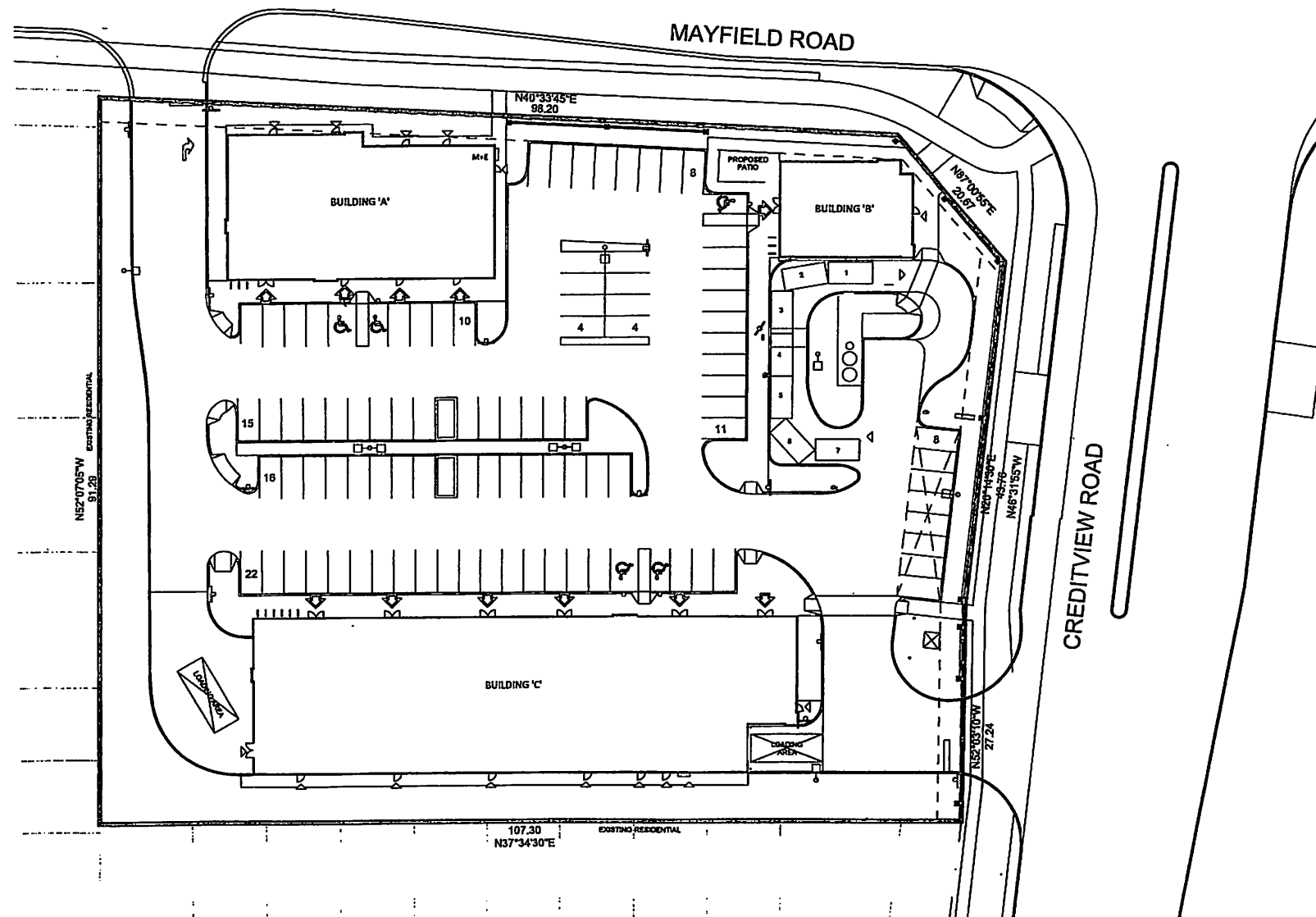
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 25th day of February, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer  
Committee of Adjustment, City Clerk's Office,  
Brampton City Hall  
2 Wellington Street West,  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117  
Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



# MINOR VARIANCE SKETCH 1465 MAYFIELD ROAD

BLOCK 195,  
PLAN 43M1947  
CITY OF BRAMPTON  
REGION OF PEEL

 Subject Lands

**Development Statistics**  
Site Area: ±0.96ha (2.37ac)

## **Required Variance:**

To permit an office, including the office of a physician, dentist or drugless practitioner, whereas the by-law does not permit office uses.



Scale: 1:750  
February 11, 2021

**GSAI**  
Glen Schnarr & Associates Inc.

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, March 4, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, March 5, 2021**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, March 5, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:  
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.





**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

**GLEN SCHNARR, MCIP, RPP**

**GLEN BROLL, MCIP, RPP**

**COLIN CHUNG, MCIP, RPP**

**JIM LEVAC, MCIP, RPP**

February 12, 2021

GSAI File No. 930-008

City of Brampton  
Committee of Adjustment  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

*A - 2021-0032*

**Attention:** Ms. Jeanie Myers  
Secretary – Treasurer of the Committee of Adjustment

**RE: Minor Variance Application**  
**1455, 1465 and 1475 Mayfield Road**  
**Block 195, PLAN 43M-1947**  
**Southwest corner of Mayfield Road and Creditview Road**  
**City of Brampton**

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Glen Schnarr & Associates Inc., (GSAI) are the planning consultants for PD Commercial Mayfield Road Inc., the registered owner of the above noted lands (herein referred to as the “subject property”). In this regard, we are pleased to submit the enclosed Minor Variance application to seek relief from the Zoning By-law to permit an ‘Office’ use on the subject property.

For context, in August 2020, PD Commercial Mayfield Road Inc. received Site Plan approval for the development of a commercial plaza. Building Permits have been issued and the plaza is now under construction. Throughout the Site Plan review process (refer to City File SP19-023.000), PD Commercial Mayfield Road Inc. was clear and transparent that some of the proposed tenants for the plaza included: a dentist, take-out restaurant and physiotherapist. This information was labeled on the Site Plan materials and reviewed through the Parking Study submitted in support of the Site Plan application. Through the City’s review, Staff advised that these proposed uses (amongst others) conformed to the Zoning By-law; however, this was done erroneously. As such, through the recent submission of a Building Permit required to fit up their clinic, the tenant (a physiotherapist, set to occupy the building in May), had their application denied for failing to comply with the Zoning By-law. It was then further flagged that the dentist, also set to occupy at the same time, also would fail to comply with the by-law as well.

To remedy this matter and to facilitate the plaza and uses as reviewed through SP19-023.000, a minor variance is required:

- To permit an office use, including the office of a physician, dentist or drugless practitioner, whereas the by-law does not permit office uses.

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



### **Subject Property/History of Applications**

The subject property is located on the south side of Mayfield Road, west of Creditview Road and is legally described as Block 195, Plan 43M1947. The subject property has a total area of approximately 0.98 hectares (2.43 acres). Building permits for the plaza have been issued and the plaza is now under construction.

On October 22, 2019, the Committee of Adjustment approved a Minor Variance application (City File No. A19-183) to permit the following variances:

1. A 'Supermarket' as defined by the Zoning By-law, whereas the Zoning By-law does not identify a 'Supermarket' as a permitted use;
2. A minimum of 98 parking spaces, whereas the Zoning By-law requires a minimum of 108 parking spaces;
3. A minimum of 7 stacking spaces for a restaurant drive-through, whereas the Zoning By-law requires 10 stacking spaces for vehicles; and,
4. A minimum setback of 1.5 metres to a daylight triangle, whereas the Zoning By-law requires 3.0 metres.

On September 8, 2020, the Committee of Adjustment approved a Minor Variance application (City File No. A-2020-0054), to permit a commercial school (Kumon Math and Reading Centre).

### **Policy Context**

The subject property is designated 'Residential' in the City of Brampton Official Plan on Schedule A – General Land Use Designations. This designation permits a range of residential and complementary uses that includes commercial, institutional and public uses. The subject property is also within the Mount Pleasant Secondary Plan (Area No. 51) and is designated as 'Motor Vehicle Commercial.'

In the City of Brampton Zoning By-Law 270-2004, as amended by By-law 35-2001, the subject property is zoned as 'Highway Commercial One' (HC1 – 2235). The site-specific zoning (2235) permits a range of commercial uses and zoning standards.

The Zoning By-law defines 'Office' as: "*any building or place in which one or more persons are employed in the management, direction or conduct of an agency, profession, business or brokerage, but shall exclude any office of a veterinary surgeon, a social organization or a community club*".

### **Analysis**

In our opinion, the proposed variance meets the prescribed criteria under Section 45 of the *Planning Act*:

1. *Meets the general intent and purpose of the Official Plan*

The requested variance is not in conflict with the Residential policies of the Official Plan; complementary uses to residential uses, such as commercial, institutional and public uses are permitted. Commercial developments are permitted within the "Motor Vehicle Commercial" designation provided the proposal creates no negative impacts on adjacent residential uses. The proposed office uses, including a physician, dentist or drugless practitioner, are complimentary to the existing neighbourhood and the current permitted



uses. Inclusion of an office related use for the purpose of a physician, dentist or drugless practitioner builds on the principles of complete and walkable communities.

It is our opinion; the variances meet the general intent and purpose of the Official Plan and Secondary Plan.

*2. Meets the general intent and purpose of the Zoning By-law*

The subject property is zoned 'Highway Commercial One' (HC1-2235) which permits a range of office, commercial and retail uses. While the proposed office uses are not permitted in the property's current HC1-2235 zone, the use is compatible with all other permitted uses. Furthermore, the proposed use will not require any alterations to the approved Site Plan layout.

With regards to parking, through the adoption of By-law 259-2020, the City amended its parking standards for, "Shopping Centre having a gross leasable commercial floor area of 2000 square metres or more" which are now required to provide a minimum of, "1 parking space for each 23 square metres of gross commercial floor area of portion thereof". As previously noted, the variance does not require any alternations to the approved Site Plan and no additional commercial gross floor area is proposed. The plaza was approved with a commercial gross floor area of 2,043 square metres. Based on this parking ratio, the plaza would be required to provide a minimum of 89 parking spaces. Through the Committee's previous approval of A19-183, a total of 98 parking spaces were approved. The plaza now exceeds the City's parking requirement by 9 parking spaces.

It is our opinion; the general intent and purpose of the Zoning By-law is maintained.

*3. & 4. Desirable for the appropriate development of the land and Minor in Nature*

The proposed variance facilitates an 'Office' use. This use was reviewed through Site Plan application (SP19-023.000). The proposed use does not require any modifications to the layout of the approved Site Plan and is not anticipated to have any adverse impacts on the adjacent land uses and community. The commercial plaza, as approved through SP19-023.000, will continue to function as originally intended. For these reasons, it is our opinion; the proposed variance is desirable use of the land and is minor in nature.

**Application Materials**

In support of the application, please find enclosed the following materials:

- Minor Variance Application Form;
- Minor Variance Sketch prepared by Glen Schnarr & Associates Inc., dated February 11, 2021; and,
- Minor Variance Application Fee (\$2,560.00).

We trust this is sufficient for staff's review and respectfully request this application be scheduled for March 9, 2021. Please contact the undersigned at [markc@gsai.ca](mailto:markc@gsai.ca) or 905-568-8888 if you require additional information or wish to clarify any thing contained in this application.



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Respectfully submitted,

**GLEN SCHNARR & ASSOCIATES INC.**

  
\_\_\_\_\_  
Mark Condello  
Planner

Cc. T. Gollish, PD Commercial Mayfield Road Inc.  
M. Taleski, PD Commercial Mayfield Road Inc.

FILE NUMBER: A-2021-0032

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) PD Commercial Mayfield Road Inc. (c/o Jeremy Baruch)  
 Address 1 Herons Hill Way, Toronto ON M2J 0G2  
 Phone # 416.756.1972 Fax # \_\_\_\_\_  
 Email mitch@paradisedevelopments.com
2. Name of Agent Glen Schnarr & Associates Inc. (c/o Mark Condello)  
 Address 10 Kingsbridge Garden Circle, Suite 700, Mississauga ON L3R 3K6  
 Phone # 905.568.8888 Fax # \_\_\_\_\_  
 Email markc@gsai.ca
3. Nature and extent of relief applied for (variances requested):  
To permit an office, including the office of a physician, dentist or drugless practitioner, whereas the  
by-law does not permit office uses.
4. Why is it not possible to comply with the provisions of the by-law?  
Office is not listed under the permitted uses of the Zoning By-law. Please refer to the Cover Letter prepared  
by Glen Schnarr & Associates Inc.
5. Legal Description of the subject land:  
 Lot Number Block 195  
 Plan Number/Concession Number PLAN 43M1947  
 Municipal Address 1455, 1465 and 1475 Mayfield Road
6. Dimension of subject land (in metric units)  
 Frontage ~91.5 metres (Creditview Road)  
 Depth ~111.5 metres  
 Area 0.98 hectares (2.43 acres)
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.)

A shopping centre development. Please refer to Site Plan Application SP19-023.000.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

A shopping centre development. Please refer to Site Plan Application SP19-023.000.

2,420 square meters approx GFA

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

Rear yard setback

Side yard setback

Side yard setback

PROPOSED

Front yard setback Retail B - 1.5 m to daylight triangle. Building C - 21.16 m from Creditview

Rear yard setback 15.63 m

Side yard setback 6.0 m

Side yard setback 3.66 m from Mayfield Road

10. Date of Acquisition of subject land: May 15, 2018
11. Existing uses of subject property: Approved Shopping Centre
12. Proposed uses of subject property: Approved Shopping Centre
13. Existing uses of abutting properties: Single detached dwellings, frontage along Mayfield Road and Creditview Road
14. Date of construction of all buildings & structures on subject land: \_\_\_\_\_
15. Length of time the existing uses of the subject property have been continued: Unknown

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 # SP19-023,000

Status Approved

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 # A19-183 Decision Approved  
File # A2020-0054 Decision Approved  
File # \_\_\_\_\_ Decision \_\_\_\_\_

Relief Permit Supermarket, parking and setback reduction

Relief Permit a Commercial School

Relief \_\_\_\_\_

Signature of Applicant(s) or Authorized Agent

DATED AT THE City of Burlington OF Region of Halton

THIS 11th DAY OF February, 2021

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, Mark Condello, OF THE Region OF Halton

IN THE City OF Burlington 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 Mississauga

IN THE Region OF

Peel THIS 11th DAY OF

February, 2021

Signature of Applicant or Authorized Agent

Laura Kim Amorim, a Commissioner, etc.,  
Province of Ontario, for  
Glen Schnarr & Associates Inc. A Commissioner etc.  
Expires March 3, 2023.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

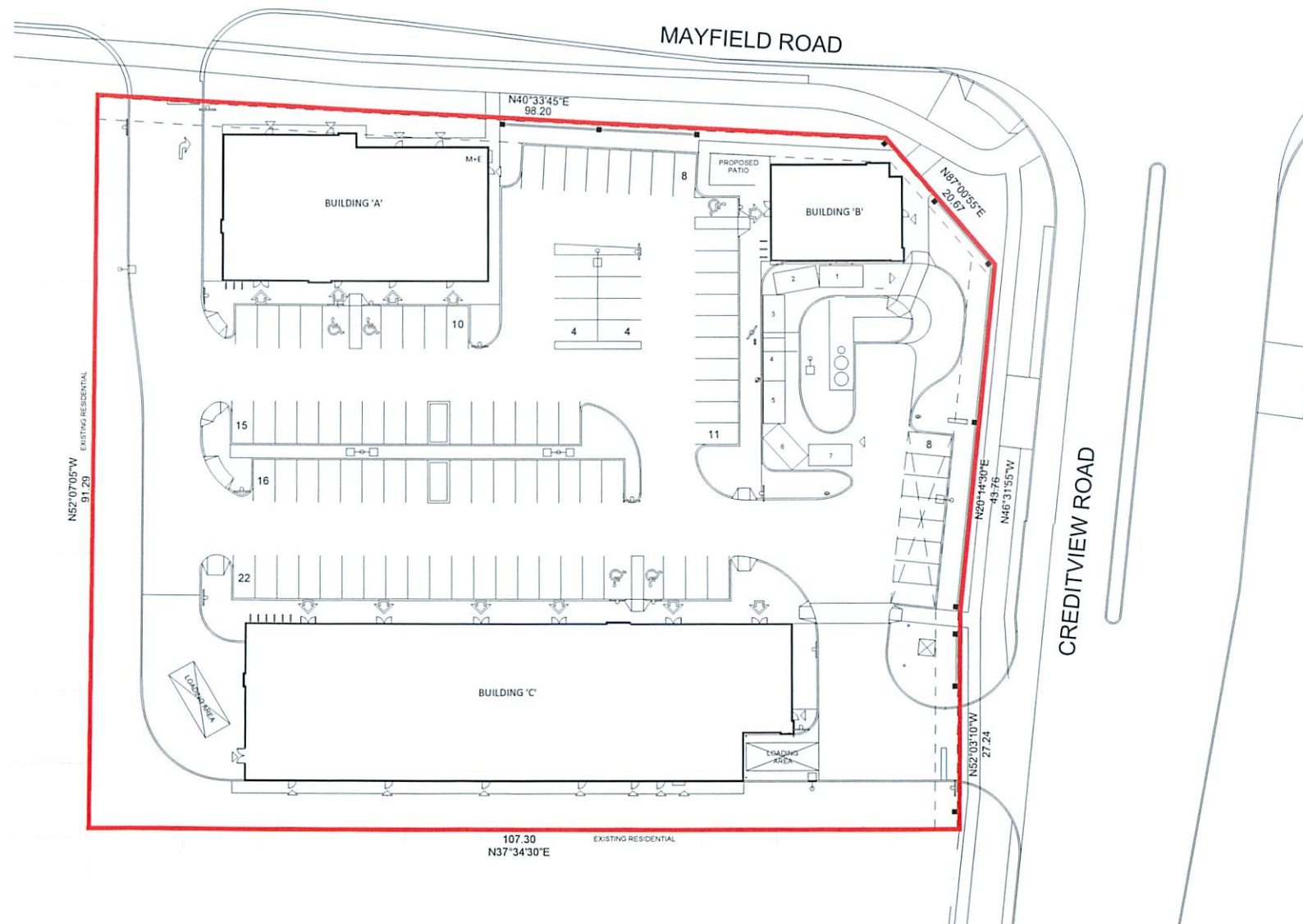
HC1 – Section 2235

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

J. Chau  
Zoning Officer

February 12, 2021  
Date

DATE RECEIVED February 12, 2021.



# MINOR VARIANCE SKETCH 1465 MAYFIELD ROAD

BLOCK 195,  
PLAN 43M1947  
CITY OF BRAMPTON  
REGION OF PEEL

 Subject Lands

**Development Statistics**  
Site Area: ±0.96ha (2.37ac)

## **Required Variance:**

To permit an office, including the office of a physician, dentist or drugless practitioner, whereas the by-law does not permit office uses.

  
Scale: 1:750  
February 11, 2021

 **GSAI**  
Glen Schnarr & Associates Inc.





## Committee of Adjustment

**HEARING DATE OCTOBER 22, 2019**

**IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):**

- 1. To permit a supermarket.**
- 2. To permit a minimum of 98 parking spaces on site.**
- 3. To permit a minimum of 7 stacking spaces for a restaurant drive-through.**
- 4. To permit a minimum setback of 1.5m (4.92 ft.) to a daylight triangle.).**

(SOUTHWEST CORNER OF MAYFIELD RD. & CREDITVIEW RD., BLOCK 195, PLAN 43M-1627)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS  
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF  
BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)


- 1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice; and,**
- 2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.**

**This decision reflects that in the opinion of the Committee:**

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

**SECONDED BY:** A. C. Marques

G: 

MEMBER

**DATED THIS 22ND DAY OF OCTOBER, 2019**

**NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE NOVEMBER 11, 2019**

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT





**APPLICATION MADE BY PD COMMERCIAL MAYFIELD ROAD INC.**

**IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):**

1. **To permit a commercial school (Kumon Math and Reading Centre).**

**(1455, 1465 AND 1475 MAYFIELD ROAD – BLOCK 195, PLAN 43M-1947)**

**THE REQUEST IS HEREBY APPROVED**  
**(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)**

**REASONS:**

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

**MOVED BY: D. Colp**

**SECONDED BY: R. Power**

**CHAIR OF MEETING: RON CHATHA**

**WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION**

***AUTHORIZED BY VOTE HELD AT A MEETING ON SEPTEMBER 8, 2020***

**RON CHATHA, MEMBER**

**DESIREE DOERFLER, MEMBER**

**ROD POWER, MEMBER**

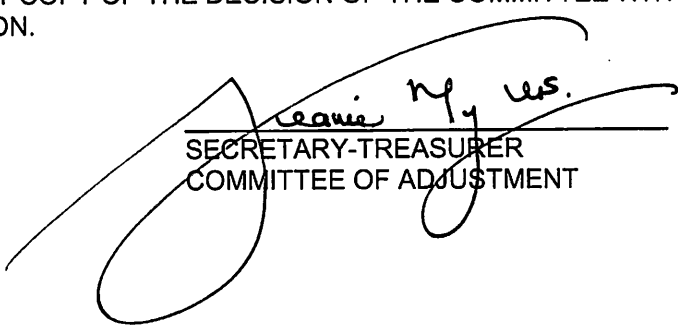
**DAVID COLP, MEMBER**

**ANA CRISTINA MARQUES, MEMBER**

**DATED THIS 8TH DAY OF SEPTEMBER, 2020**

***NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE SEPTEMBER 28, 2020***

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

  
**SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT**

A-2021-0032

