

**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, July 29, 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 Thursday, July 29, 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 **Thursday, July 29, 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.

BOVAIRD ROAD

KENNEDY ROAD

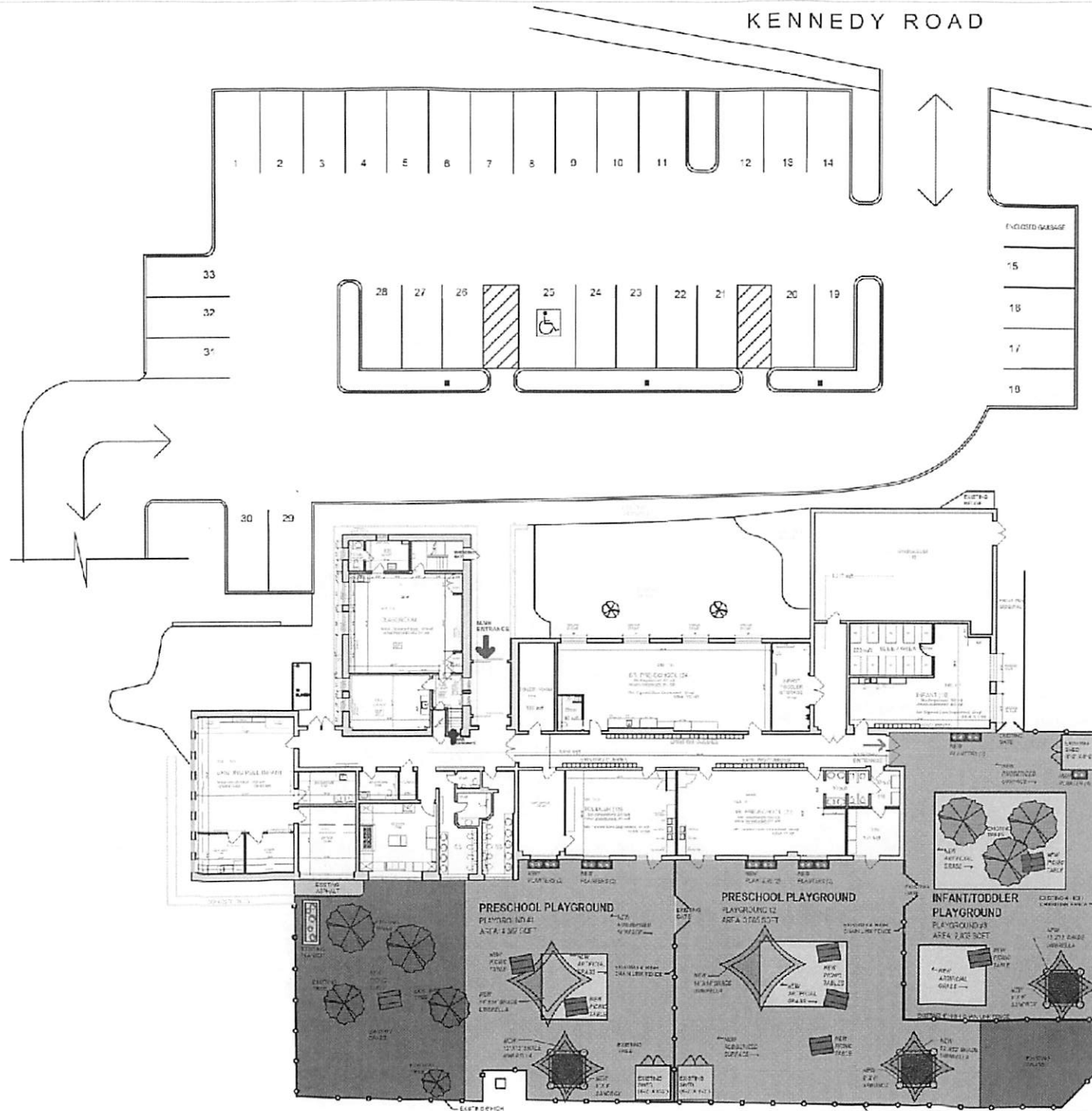
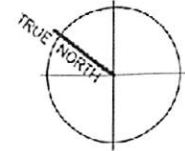
# PARKING LAYOUT

YMCA OF GREATER TORONTO

KENNEDY ROAD CHILDCARE

GROUND FLOOR

9996 KENNEDY ROAD NORTH BRAMPTON, ON.





July 6, 2021

A - 2021-0158

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

Dear Committee Members:

RE: Application for Minor Variance or Special Permission – 9996 Kennedy Road North

In 1985 the owners of 9996 Kennedy Road North, the Region of Peel, retrofitted the building in order to begin operating a licensed child care facility. Since May 2014, we, the YMCA of Greater Toronto have been successfully operating a child care centre at 9996 Kennedy Road North with the Region of Peel as Landlord. Recently, the Region, which had been occupying a small portion of the building for its own use, vacated its premises and offered the additional square footage to us in order for us to expand the current child care operation.

In a Staff Report dated May 26, 2021 ( RM 44/2020 Planning, Bld & Ec Dev-2021-660) staff noted that "Brampton is lagging behind Ontario's average in terms of the total number of licensed child care facilities." While we will not be adding a new child care facility we will be increasing the size of an existing one and thus contribute to meeting the demand for Licensed Child Care services.

The City of Brampton's Official Plan Policy 4.9.11 states that "the City, in collaboration with the Region of Peel and appropriate provincial agencies, shall plan for and establish Day Care Centres at appropriate and convenient locations throughout the City." Policy 4.9.11.3 states that "Day Care Centres shall be designed to provide appropriate facilities for parking, pick-up and drop-off areas."

In 2009 permission was granted by the Committee of Adjustment to expand the existing legal non-conforming of the property as a Child Care Centre by converting an ancillary office into additional child care space.

The expansion of the child care meets a stated need within the City of Brampton and also meets the four tests under the Planning Act:

1. As a legal non-conforming use since 1985, the variance requested with regard to the parking relief and the permission to expand the existing child care both meet the general intent and purpose of the bylaw;
2. The variance requested specifically meets the intent and purpose of Official Plan Policy 4.9.11 by establishing a child care centre at an appropriate and convenient location in the City of Brampton. By providing appropriate facilities for parking, pick-up and drop-off areas, the current site configuration conforms to the intent and purpose of Official Plan Policy 4.9.11.3;
3. Given the long history of the site as a child care centre, the expansion of the child care centre into a vacant portion of the existing building is desirable and appropriate;
4. An expansion of 15% of the existing child care centre and relief of 2 parking spaces on a total required parking count of 35 (5.7%) are both minor in nature.

Our intent with this expansion, which has the full support and cooperation of the Region of Peel, is to continue to meet the ever growing demand for licensed child care services in the City of Brampton.

We respectfully request that the Committee of Adjustment grant our request and thank the Committee in advance for its consideration.

Sincerely,



Todd Pierce  
Vice President, Real Estate



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made **THE REGIONAL MUNICIPALITY OF PEEL** 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 Part of Lot 10, Concession 1 E.H.S. Part 1, Plan 43R-10623 municipally known as **9996 KENNEDY ROAD NORTH**, Brampton;

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

1. To provide 33 parking spaces on site whereas the by-law requires a minimum of 35 parking spaces resulting from a proposal to expand the existing child care operation, operated by the YMCA of Greater Toronto.

**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 \_\_\_\_\_ File Number: \_\_\_\_\_  
Application for Consent: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, August 3, 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 **22nd Day of July, 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)





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)** The Regional Municipality of Peel  
**Address** 10 Peel Centre Drive, Suite B, 6th Floor  
Brampton, ON, L6T 4B9  
**Phone #** 905-791-7500 x 7636 **Fax #** \_\_\_\_\_  
**Email** lori-ann.thomsen@peelregion.ca

2. **Name of Agent** Todd Pierce  
**Address** c/o YMCA of Greater Toronto  
2200 Yonge Street, Unit 300  
Toronto, ON, M4S 2C6  
**Phone #** 437-990-7406 **Fax #** \_\_\_\_\_  
**Email** todd.pierce@ymcagta.org

3. **Nature and extent of relief applied for (variances requested):**

The existing tenant, the YMCA of Greater Toronto, which is a legal non-conforming use, intends to expand its child care operation, by approximately 133 sq. m into recently vacated space previously occupied by the Region of Peel, the existing owner of the building. The existing parking lot has a total of 33 parking spaces. Permission is requested to expand the existing legal non-conforming use of the property as a Child Care Centre by converting the recently vacated Region of Peel space into additional child care space and to seek relief from the zoning by law which requires a total of 35 parking spaces.

4. **Why is it not possible to comply with the provisions of the by-law?**

The existing child care is a legal non-conforming use and has been in operation since 1985. In order to expand the existing operation into the recently vacated space, additional parking is required. However, given the current site configuration there is no possibility of adding two additional spaces to the existing number of 33.

5. **Legal Description of the subject land:**

**Lot Number** Part of Lot 10  
**Plan Number/Concession Number** CON 1 EHS, designated as Part 1 on Reference Plan 43R-10623, save and except Part 1 on 43R-34350 (road dedication).  
**Municipal Address** 9996 Kennedy Road North, Brampton, ON

6. **Dimension of subject land (in metric units)**

**Frontage** 79 metres  
**Depth** 74 metres  
**Area** 5666 square metres

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: List all structures (dwelling, shed, gazebo, etc.)

The property is improved with a single storey institutional building containing approximately 934 square metres of gross floor area (Rentable area = 880 square metres). The building is irregular in shape.

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

There are no proposed revisions to the existing improvements.

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	29.3 metres
Rear yard setback	14.4 metres
Side yard setback	14.4 metres
Side yard setback	8.0 metres

**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: January 20, 1983
11. Existing uses of subject property: Institutional - Commercial Land
12. Proposed uses of subject property: Institutional - Commercial Land
13. Existing uses of abutting properties: 1-31 Parkholme Place, Brampton, ON - Residential Townhouses
14. Date of construction of all buildings & structures on subject land: The one-storey building (previously Parkholme School) was in existence when the plot was acquired.
15. Length of time the existing uses of the subject property have been continued: 1985 - Present
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐



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 # A09-104	Decision Approved	Relief
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 7th DAY OF JULY, 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, Todd Pierce, OF THE Town OF Whitby

IN THE Region OF Durham 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  
Pee THIS 7th DAY OF

July, 2021  
Jeanie Myers  
A Commissioner etc.

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

INSTITUTIONAL 2

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

HOTHIS.

Zoning Officer

JULY 15 2021

Date

DATE RECEIVED

July 7, 2021.

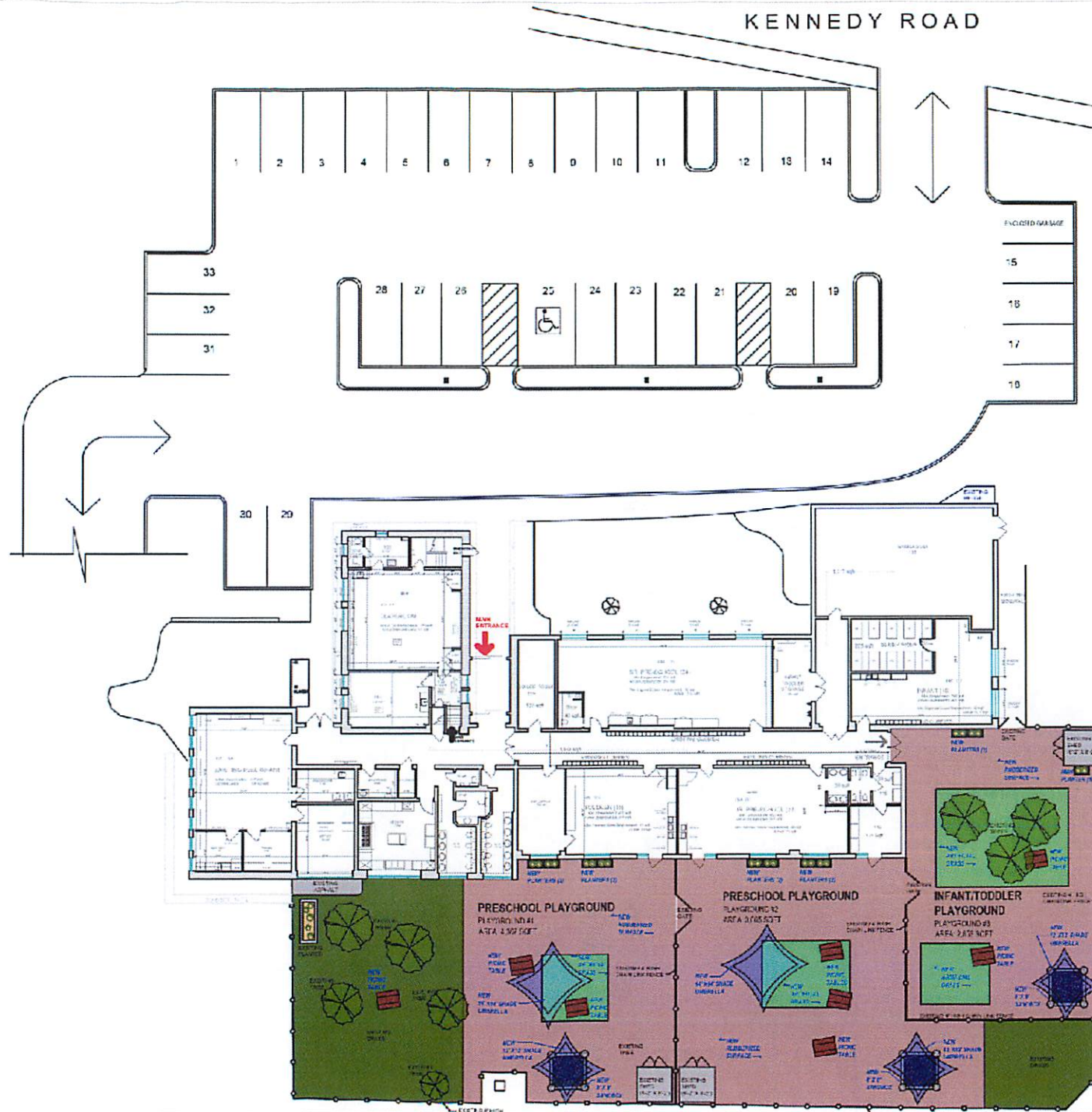
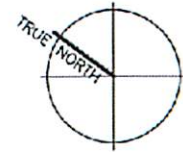


BOVAIRD ROAD

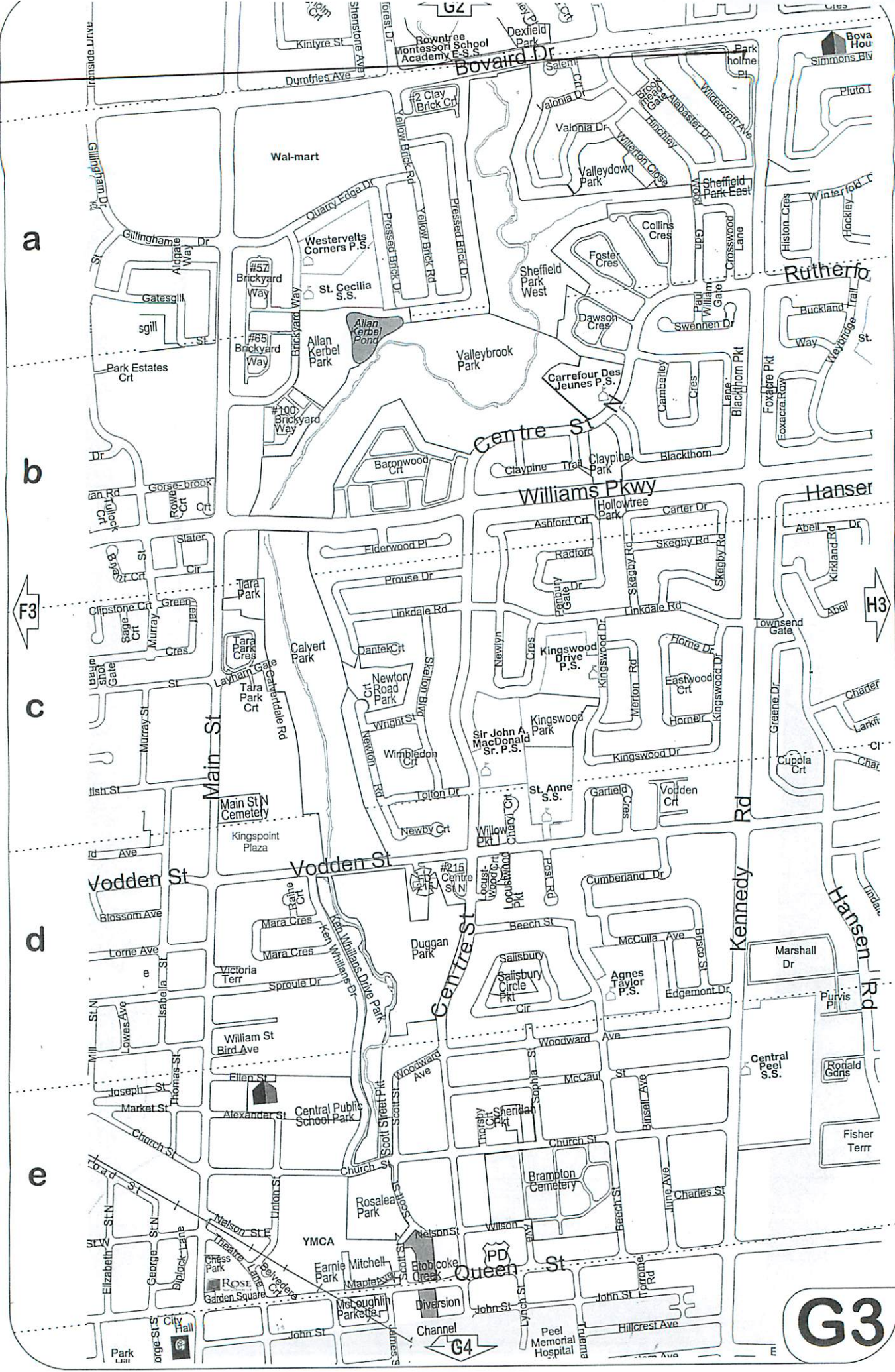
KENNEDY ROAD

# PARKING LAYOUT

YMCA OF GREATER TORONTO  
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GROUND FLOOR  
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G3