

**APPLICATION # A-2021-0143**  
**WARD #9**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **LAMCO 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 9, Plan 43M-1907 municipally known as **5 DOCKSTEADER ROAD**, Brampton;

AND WHEREAS the applicants are requesting the following variances:

1. To permit a building setback of 24.68m (80.97 ft.) from Dixie Road whereas the by-law permits a maximum setback of 20m (65.62 ft.) from Dixie Road;
2. To permit a building setback of 26.90m (88.25 ft.) from Dockstader Road whereas the by-law permits a maximum setback of 8.0m (26.25 ft.) to Dockstader Road;
3. To permit a 4.2m (13.78 ft.) wide landscaped open space strip along Dixie Road whereas the by-law requires a minimum 6.0m (19.68 ft.) wide landscaped open space strip along Dixie Road, except at approved intersections.

**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)



PROPOSED VARIANCE 2:  
26.90m BUILDING SETBACK WHEREAS THE  
BY-LAW REQUIRES A MAXIMUM OF 8.00m

FEE SIMPLE (EASEMENT) AS PER  
DIXIE ROAD IMPROVEMENT  
PROPERTY IMPACT PLAN

PROPOSED VARIANCE 1:  
24.68 (24.77m AT WIDEST POINT)  
BUILDING SETBACK WHEREAS THE BY-  
LAW REQUIRES A MAXIMUM OF 20.00m

PROPOSED VARIANCE 3:  
4.20m (4.42m AT WIDEST POINT)  
LANDSCAPE BUFFER WHEREAS  
THE BY-LAW REQUIRES 6.00m

VACANT LOT

DIXIE ROAD

VACANT LOT

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TO EXECUTION OF THE WORK.

ISSUES & REVISIONS	
REV	DESCRIPTION
1	Issued for pre-screening

YYYY/MM/DD  
2021/06/23



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## MAYFIELD FORD LINCOLN

5 DOCKSTEADER ROAD BRAMPTON,  
ONTARIO

## SITE PLAN

PROJECT No	2020.013
SCALE	1 : 1000
DATE	2021/06/23
DRAWING No	

SKT-01



**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.



RH CARTER ARCHITECTS

June 23, 2021

A-2021-0143

Committee of Adjustment  
City of Brampton  
C/o The City Clerk's Office, 1st Floor  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Re: New Automotive Facility for Mayfield Ford Lincoln – 5 Docksteader Road**

Dear Members of the Committee of Adjustment,

This letter and supporting drawings have been prepared to provide an explanation for the variances requested.

This is a new project located at the south west corner of Dixie Road and Docksteader Road. The lands immediately surrounding the property are currently vacant. There is an existing Automall located to the west and North West between Ace Drive and Coachworks Crescent.

The proposed building is a Ford and Lincoln automotive retail facility with a showroom, sales offices, parts storage, and repair garage. The building exterior finishes will comprise of aluminum composite panel cladding and glazed curtain wall assemblies.

Under current zoning (M1-2262), the required building setback from Dixie Road is a maximum of 20.0m and from Docksteader Road a maximum of 8.0m. The required landscape buffer along Dixie Road is 6.00m.

As demonstrated in the attached plan, these setbacks will create traffic issues both on Docksteader as well as within the property and will render the project unsuitable for the purpose intended.

**Case for Increased setback from Docksteader Road**

The proposed building has two separate drive throughs for Ford and Lincoln facilities facing Docksteader Road. It is anticipated that traffic to these drive throughs will be continuous throughout the day and peaking in the morning hours. For a continuous flow,





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space is required between the street and the entrance to provide stacking space for cars in waiting. If the building is too close to Dockstader Road, these cars will overflow onto road and create potential traffic issues on the road.

Moving the building closer to Dockstader Road will also create a large parking area at the rear which will be visible from Dixie Road.

**Case for increased setback from Dixie Road**

In order to meet the required setback from Dixie Road, the building needs to move closer to Dixie Road and thereby causing the site entrance driveway on Dockstader to move with it. This results in the site entrance driveway being too close to the Dixie and Dockstader intersection.

**Case for reduced landscape buffer along Dixie Road**

Implementing the landscape band as required over and above the road widening land being expropriated by the Region creates a condition on site limiting the circulation and usable space such that the display and inventory of cars would not meet the manufacturers or dealer requirements.

In conclusion, we are of the opinion that for the building to function properly, placement of the building on site and traffic flow in and around the site is critical and therefore we request that the committee approve the variances.

Yours truly,

Tushar Patel

Architect

**R.H. Carter Architects Inc.**

Attachments: Minor Variance Application Form and Supporting Documents



FILE NUMBER: A-2021-0143

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)  
Address  
  
Phone #  
Email

BRIAN BONE (LAMCO INC.)  
1650 THE QUEENSWAY, TORONTO, ONTARIO. M8Z 1X1  
  
416 288 5552  
bbone@humberviewgroup.com

Fax #

2. Name of Agent  
Address  
  
Phone #  
Email

TUSHAR PATEL (R.H. CARTER ARCHITECTS INC.)  
5040 DUNDAS STEET WEST, TORONTO, ON. M9A 1B8  
  
416 233 5583  
tushar.patel@rhcarter.com

Fax # 416 233 5585

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

VARIANCE 1: INCREASE BUILDING SETBACK FROM DIXIE ROAD TO 24.68m WHEREAS MAXIMUM 20m IS REQUIRED BY ZONING BY-LAW  
  
VARIANCE 2: INCREASE BUILDING SETBACK FROM DOCKSTEADER ROAD TO 26.90 m WHEREAS 8.00m MAXIMUM IS REQUIRED BY ZONING BY-LAW  
  
VARIANCE 3: REDUCE LANDSCAPE STRIP ALONG DIXIE ROAD TO 4.20m (4.42m AT WIDEST POINT) WHEREAS 6.0m IS REQUIRED BY ZONING BY-LAW

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

PLEASE SEE ATTACHED COVER LETTER DATED JUNE 23, 2020.

5. Legal Description of the subject land:  
Lot Number  
Plan Number/Concession Number  
Municipal Address

BLOCK 9, PLAN 43M-1907  
5 DOCKSTEADER ROAD

6. Dimension of subject land (in metric units)  
Frontage  
Depth  
Area

126.38m  
137.02m  
19,244.22 sq.m

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.)

N/A

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

GROUND FLOOR AREA: 4,318.41 sq.m  
GROSS FLOOR AREA: 5,056.43 sq.m  
NO. OF STOREYS: 2  
BUILDING COVERAGE: 22.44%  
FLOOR SPACE INDEX: 0.27

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

**PROPOSED**

Front yard setback	24.68 m
Rear yard setback	21.41 m
Side yard setback	26.90 m (NORTH SIDE)
Side yard setback	46.30 m (SOUTH SIDE)

10. Date of Acquisition of subject land: FEBRUARY 28, 2020
11. Existing uses of subject property: VACANT LAND
12. Proposed uses of subject property: MOTOR VEHICLE SALES ESTABLISHMENT AND REPAIR SHOP.
13. Existing uses of abutting properties: VACANT LAND
14. Date of construction of all buildings & structures on subject land: N/A
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 ☒ 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 ☐ PAC REF. FILE No.: PRE-2020-0114

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



Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ CITY \_\_\_\_\_ OF \_\_\_\_\_ TORONTO  
THIS 23RD DAY OF JUNE, 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, BRIAN BONE, OF THE CITY \_\_\_\_\_ OF \_\_\_\_\_ TORONTO

IN THE PROVINCE \_\_\_\_\_ OF \_\_\_\_\_ ONTARIO \_\_\_\_\_ 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 \_\_\_\_\_ TORONTO  
IN THE PROVINCE \_\_\_\_\_ OF \_\_\_\_\_  
ONTARIO THIS 23RD DAY OF  
JUNE, 2021.



Signature of Applicant or Authorized Agent

  
A Commissioner etc.

Brian Charles Bone,  
a Commissioner, etc.,  
Province of Ontario, for  
Humberview Inc.  
and its subsidiaries.  
Expires December 3, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

M1-2262

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



Zoning Officer

June 30, 2021

Date

DATE RECEIVED June 30, 2021

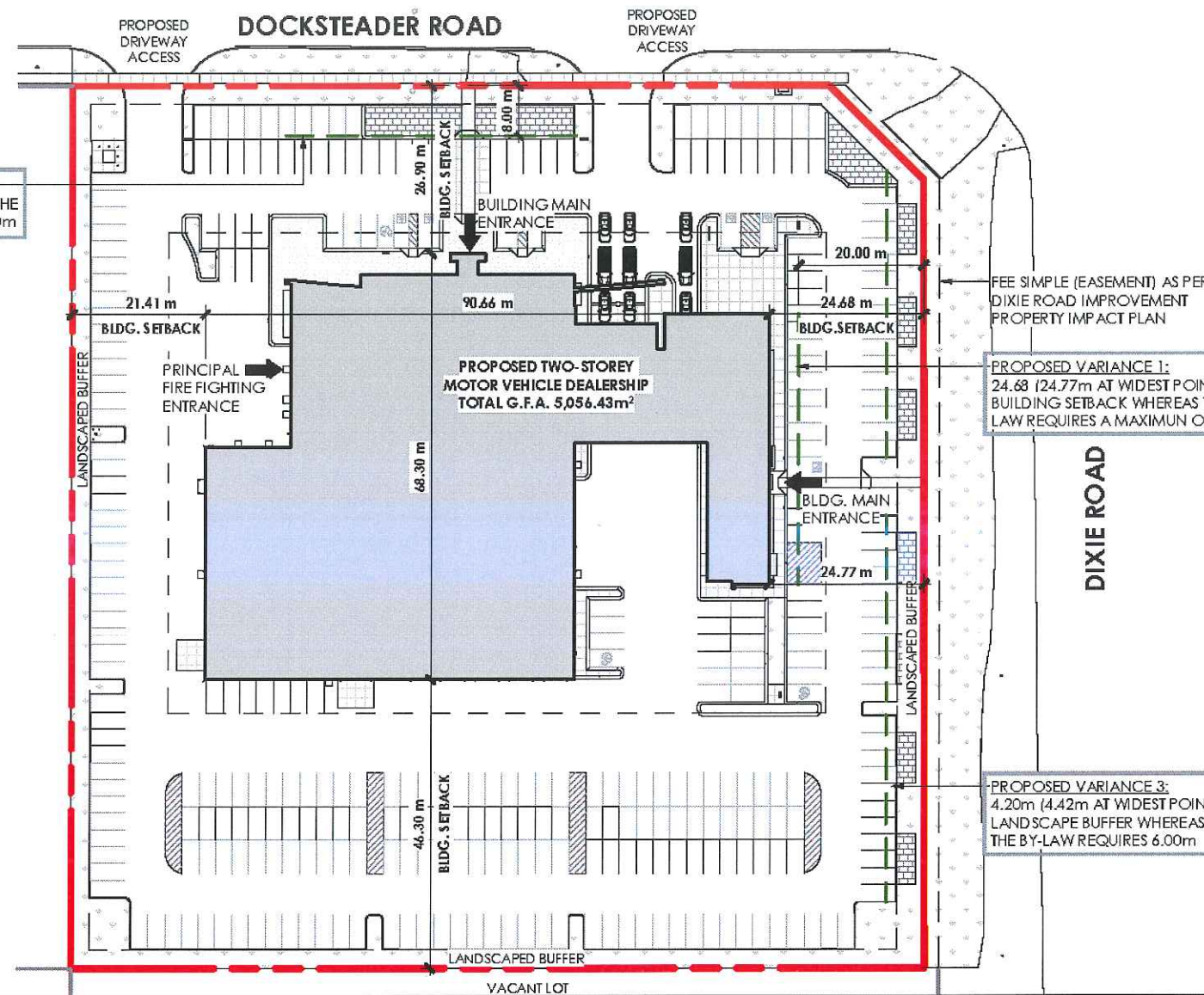
Date Application Deemed  
Complete by the Municipality

June 30, 2021



PROPOSED VARIANCE 2:  
26.90m BUILDING SETBACK WHEREAS THE  
BY-LAW REQUIRES A MAXIMUM OF 8.00m

VACANT LOT



PROPOSED VARIANCE 1:  
24.68 (24.77m AT WIDEST POINT)  
BUILDING SETBACK WHEREAS THE BY-  
LAW REQUIRES A MAXIMUM OF 20.00m

PROPOSED VARIANCE 3:  
4.20m (4.42m AT WIDEST POINT)  
LANDSCAPE BUFFER WHEREAS  
THE BY-LAW REQUIRES 6.00m

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DO NOT SCALE DRAWINGS. CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE PRIOR TO EXECUTION OF THE WORK.

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**MAYFIELD FORD LINCOLN**

5 DOCKSTEADER ROAD BRAMPTON,  
ONTARIO

**SITE PLAN**

PROJECT No	2020.013
SCALE	1 : 1000
DATE	2021/06/23
DRAWING No	

**SKT-01**



A-2021-0143

a

H1

b

Teapot Lake

Kettle Pond

Mayfield Rd

● Mayfi

Heart Lake Rd

410

Countryside Dr

Ace Dr

Dixie Rd

J1

Ingoldsb Park

Captain Frank Channel North

Tasker Pond

410

Environmental  
Malland

12

11

George Rd  
Spokane St  
Grove End Way  
Thornapple St  
Beatrice Lane  
Inspire Blvd  
Hasely Lane  
Ledger Point  
Trentonian St  
Cres  
Wardwood Dr  
Dolbyhill  
Runians Park  
Zamel St  
St Zelia Rd  
Blackstone River Dr  
Tombrook Cres  
Openbay Gdns  
Tombrook Cres  
Father Tol  
St Marguerite d'Youville S.S.  
Mainard Cres  
Hopecrest Pl  
Mainard Cres  
Saintsbury Cres  
Saintsbury Cres

Sussexvale Dr  
Lofthoor St  
Pentonville Rd  
Sussexvale Dr  
Templehill Rd  
Vantress St  
Vortress Park  
Delantray St  
Ripple St  
Gostfield Dr  
Gostfield Dr  
Norton Dr  
Lorenzo  
Lorenzo Parkette  
Sealand  
Cres  
Jaxie Rd  
Via Rosedale  
Aisima  
Calliandra  
Trail  
Faintalley St  
Antilia St  
Hornst Dr  
Jacorra Way  
Sage Poly Cres