



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MATTAMY (FLETCHERS CREEK) LIMITED** 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 325, Plan 43M-1386, municipally known as **6 WORTHINGTON AVENUE**, Brampton;

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

1. To permit a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 metres to Salvation Road (formerly Creditview Road), a setback of 3.0 metres to Worthington Avenue, and a setback of 18.9 metres to Bovaird Drive West whereas the by-law does not permit any buildings or structures;
2. To permit a landscaped open space area of 1.4 metres abutting Worthington Avenue whereas the by-law requires a minimum landscaped open space area of 3.0 metres;
3. To permit a landscaped open space area of 0.6 metres abutting Salvation Road (formerly Creditview Road) whereas the by-law requires a minimum landscaped open space area of 3.0 metres.

Note: Approval granted under application A16-112 for a temporary period of 5 years will expire in August, 2021.

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, April 20, 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 8th day of April, 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

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, April 15, 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 or jeanie.myers@brampton.ca by **4:30 pm, Friday, April 16, 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, April 16, 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 or 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. 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.

AMENDMENT LETTER

April 7, 2021

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE
MATTAMY (FLETCHER'S CREEK) LIMITED
PART OF LOT 11, CONCESSION 3 WHS
A-2021-0056 – 6 WORTHINGTON AVENUE
WARD 6**

Please **amend** application **A-2021-0056** to reflect the following:

1. To permit a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 metres to Salvation Road (formerly Creditview Road), a setback of 3.0 metres to Worthington Avenue, and a setback of 18.9 metres to Bovaird Drive West whereas the by-law does not permit any buildings or structures;
2. To permit a landscaped open space area of 1.4 metres abutting Worthington Avenue whereas the by-law requires a minimum landscaped open space area of 3.0 metres;
3. To permit a landscaped open space area of 0.6 metres abutting Salvation Road (formerly Creditview Road) whereas the by-law requires a minimum landscaped open space area of 3.0 metres.


Applicant/Authorized Agent

March 22, 2021

VIA COURIER

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

Attention: Jeanie Myers
Secretary-Treasurer, Committee of Adjustment

**Re: Minor Variance Application
Mattamy (Fletcher's Creek) Limited
Block 325, 43M-1386, Concession 3 WHS
6 Worthington Avenue
City of Brampton**

A-2021-0056

Ms. Myers,

On behalf of Mattamy (Fletcher's Creek) Limited ("Mattamy Homes"), enclosed please find minor variance application for the above-mentioned property.

A minor variance was granted in 2008 to allow for the construction of the new home sales pavilion for the temporary period of five years. Subsequent variances were granted in 2011 and 2016 to allow for the sales pavilion to continue to operate. Mattamy Homes would like to continue to offer new home sales for additional communities in Brampton out of this sales pavilion. As such, we are requesting a minor variance to allow the existing new home sales pavilion to continue to operate for a period of 5 years.

In support of the application, we are pleased to enclose the following:

- 1 copy of the executed minor variance application;
- 1 copy of the minor variance sketch, prepared by Korsiak Urban Planning, dated March 8, 2021;
- 1 copy of the aerial photo, prepared by Korsiak Urban Planning, dated March 8, 2021, and;
- A cheque in the amount of \$2,560.00, payable to The Corporation of the City of Brampton.

I trust the application is in order. Please feel free to contact me should you require any additional information.

Sincerely,

KORSIAK URBAN PLANNING

Catherine McEwan

Encl.

Copy: Lindsey Baskerville, Mattamy Homes Canada, Encl.

Flower City



brampton.ca

For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2021-0056

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)** Mattamy (Fletcher's Creek) Limited Attn: Lindsey Baskerville
Address Mattamy Homes Canada
Greater Toronto East Division Office
7880 Keele Street, Suite 500, Vaughan, ON L4K 4G7
Phone # (647) 924-1683 **Fax #** _____
Email lindsey.baskerville@Mattamycorp.com

2. **Name of Agent** Korsiak Urban Urban Planning Attn: Catherine McEwan
Address 206-277 Lakeshore Road West
Oakville, ON L6J 1H9
Phone # 905-580-5687 **Fax #** _____
Email catherine@korsiak.com

3. **Nature and extent of relief applied for (variances requested):**
To permit a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 meters to Salvation Road (formerly Creditview Road), a setback of 3.0 meters to Worthington Avenue, and a setback of 18.9 meters to Bovaired Drive West.

4. **Why is it not possible to comply with the provisions of the by-law?**
A minor variance was granted in July 2016 to permit a new home sales pavilion for a period of 5 years. We are requesting to extend the approval for an additional 5 years.

5. **Legal Description of the subject land:**
Lot Number Part of the West Half of Lot 11
Plan Number/Concession Number Concession 3, WHS
Municipal Address 6 Worthington Avenue, Block 325 43M-1386

6. **Dimension of subject land (in metric units)**
Frontage 175.69
Depth 30.34 m
Area 2,485 square metres

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.)

Gross floor area - 371.6 m²
One Storey
W- 21.5m
L - 19m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No new buildings proposed.

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	3.0 m
Rear yard setback	4.2 m
Side yard setback	45 m
Side yard setback	18.9 m

PROPOSED

Front yard setback	Same as above
Rear yard setback	Same as above
Side yard setback	Same as above
Side yard setback	Same as above

10. Date of Acquisition of subject land: July 22, 1994

11. Existing uses of subject property: Temporary sales pavilion

12. Proposed uses of subject property: Temporary sales pavilion

13. Existing uses of abutting properties: Commercial, residential

14. Date of construction of all buildings & structures on subject land: February 2008

15. Length of time the existing uses of the subject property have been continued: 13 years

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 # A16-112	Decision Approved	Relief Temporary sales pavillion
File # A11-214	Decision Approved	Relief Temporary sales pavillion
File # A08/019	Decision Approved	Relief Temporary sales pavillion


Signature of Applicant(s) or Authorized Agent

DATED AT THE Town _____ OF Oakville _____

THIS 16th DAY OF March, 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, Catherine McEwan, OF THE City _____ OF Burlington _____

IN THE Region _____ OF Halton _____ 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.

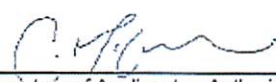
DECLARED BEFORE ME AT THE

Town _____ OF Oakville _____

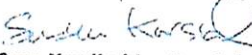
IN THE Region _____ OF _____

Halton THIS 16th DAY OF

March, 2021.


Signature of Applicant or Authorized Agent

A Commissioner etc.


Susan Mary Korsak, a Commissioner, etc.,
Regional Municipality of Halton, for
Korsak & Company Ltd, Land Use Planners.
Expires November 3, 2023.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Agricultural A-Section 1002

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

March 23, 2021

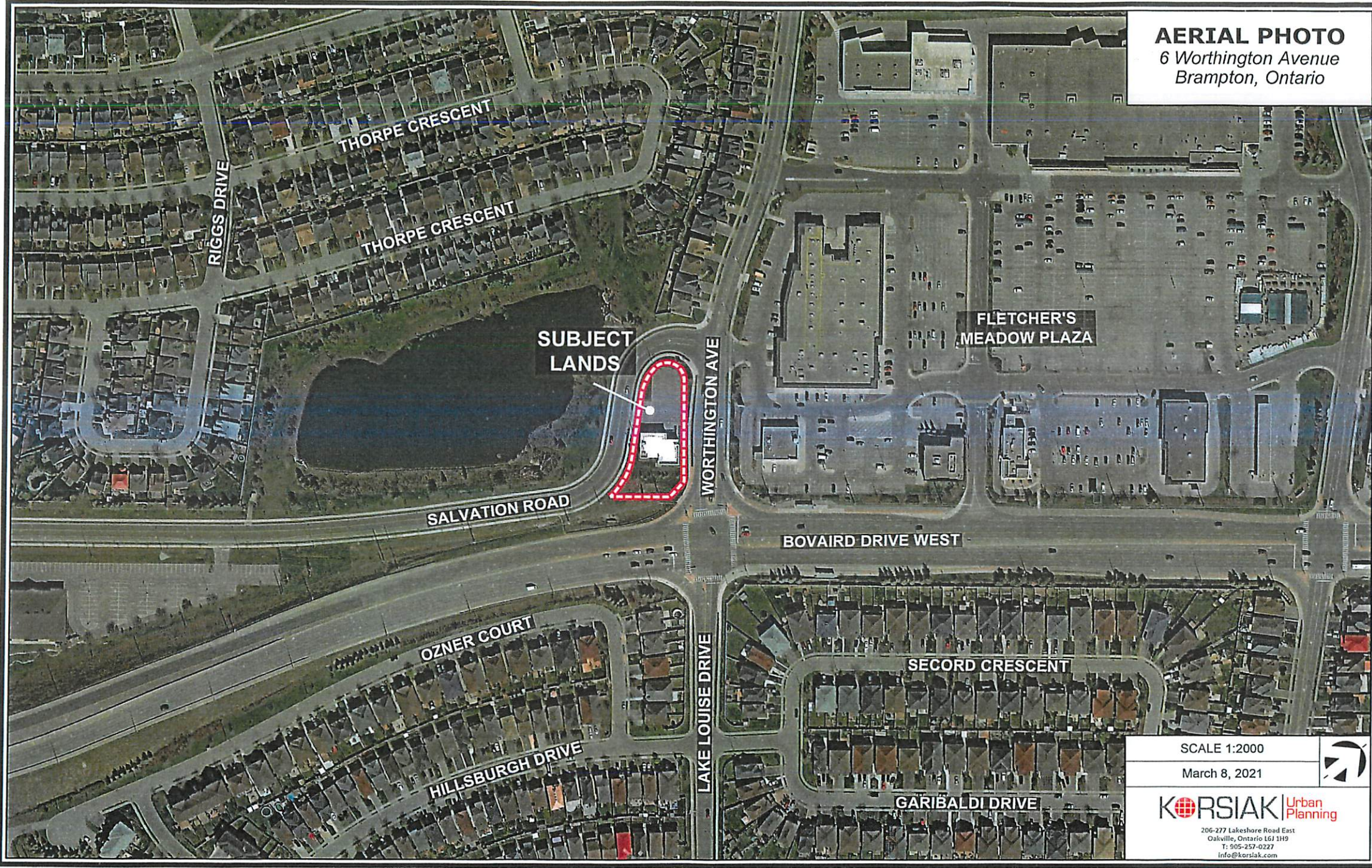
Date

DATE RECEIVED

March 23, 2021

Date Application Deemed
Complete by the Municipality

March 23, 2021



AERIAL PHOTO

6 Worthington Avenue
Brampton, Ontario

SUBJECT
LANDS

FLETCHER'S
MEADOW PLAZA

BOVAIRD DRIVE WEST

SECOND CRESCENT

GARIBALDI DRIVE

SCALE 1:2000

March 8, 2021



KORSIAK Urban
Planning

206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com

6 WORTHINGTON AVENUE

PREVIOUS DECISIONS



Notice of Decision

Committee of Adjustment

FILE NUMBER A98/019HEARING DATE JANUARY 29, 2008APPLICATION MADE BY MATTAMY (FLETCHER'S CREEK) LIMITED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW THE FOLLOWING VARIANCES:

1. To allow a temporary new homes sales pavilion having a minimum setback of 3.0m to Creditview Road, a setback of 3.0m to Worthington Avenue and a setback of 18.9m to Bovaird Drive West;
2. To allow a landscaped area of 1.4m abutting Worthington Avenue;
3. To allow a landscaped area of 0.6m abutting Creditview Road;

(N/S OF BOVAIRD DR. W, BETWEEN CREDITVIEW RD & WORTHINGTON AVE. - BLOCK 325, PLAN 43M-1386)

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)

SEE SCHEDULE "A" ATTACHED

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.

MOVED BY: R. NURSESECONDED BY: P. S. CHAHALSIGNATURE OF CHAIR OF MEETING: [Signature]

WE, THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER
DATED THIS 29TH DAY OF JANUARY, 2008

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 18TH, 2008.

I, EILEEN COLLIE, 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.

[Signature]
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO. A08/019

DATED JANUARY 29, 2008

Conditions:

1. That the sales pavilion relate only to subdivision application 21T- 07016B and other plans of subdivision deemed appropriate by the Commissioner of Planning, Design and Development within Block Plan Area 44-1 of the Fletcher's Meadow Secondary Plan and Block Plan Area 45-3 of the Credit Valley Secondary Plan;
2. That the proposed variance be allowed for a temporary period of five (5) years from the final date of Committee's decision or until all dwelling units identified in condition (1) are sold, whichever comes first;
3. That the applicant obtain temporary structure site plan approval, which shall include approval of grading and servicing plans and access to the site; and the applicant entering into an agreement and posting a security of \$15,000 for the sales pavilion;
4. That the sales pavilion shall not be used for the purposes of entering into purchase of sales agreements with the public prior to:
 - a) draft approval of the subdivision from which the lots or dwelling units are being offered for sale;
 - b) the approval of a preliminary display map and information package; and
 - c) the approval of architectural control standards for dwellings to be sold;
5. That the applicant provides a security in the amount of \$25,000 along with their agreement with the City of Brampton that the sales pavilion shall not be used for the purposes of entering into purchase of sales agreements with the public prior to draft approval of the subdivision from which the lots or dwelling units are being offered for sale. The applicant shall further agree that should they contravene this agreement with the City of Brampton, the security amount of \$25,000 shall be forfeited, and the approval of minor variance A08/019 shall be rendered null and void.

A handwritten signature in dark ink, appearing to read 'Eileen Collie'. The signature is fluid and cursive, with a large initial 'E' and 'C'.

Eileen Collie
Secretary-Treasurer
Committee of Adjustment

Notice of Decision

Committee of Adjustment

FILE NUMBER A11-214

HEARING DATE SEPTEMBER 20, 2011

APPLICATION MADE BY MATTAMY (FLETCHER'S CREEK) LIMITED

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 VARIANCES:

1. To allow a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 metres to Creditview Road, a setback of 3.0 metres to Worthington Avenue, and a setback of 18.9 metres to Bovaird Drive West;
2. To allow a landscaped area of 1.4 metres abutting Worthington Avenue;
3. To allow a landscaped area of 0.6 metres abutting Creditview Road.

(6 WORTHINGTON AVENUE – BLOCK 325, PLAN 43M-1386)

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)

SEE SCHEDULE "A" ATTACHED

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.

MOVED BY: F. Turner

SECONDED BY: J. Massey-Singh

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER

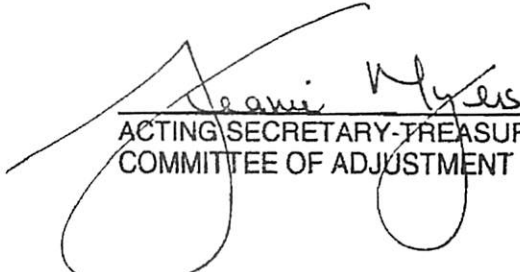

MEMBER


MEMBER

DATED THIS 20TH DAY OF SEPTEMBER, 2011

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 11, 2011

I, JEANIE MYERS, ACTING 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.


ACTING SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

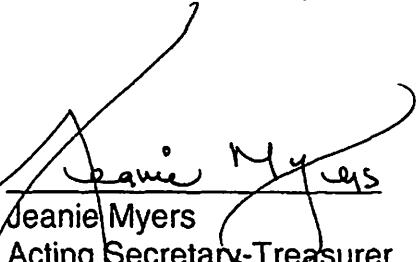
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A11-214**

DATED: **SEPTEMBER 20, 2011**

Conditions:

1. That the sales pavilion relate only to subdivision applications 21T-01014B, 21T-07016B, 21T-10013B, 21T-11008B, plans within the Mount Pleasant Secondary Plan Area (#51), and within Block Plan areas 44-1 and 45-3 and any other plans of subdivision as deemed appropriate by the Commissioner of Planning, Design and Development;
2. That the proposed variances be allowed for a temporary period of five (5) years from the final date of Committee's decision or until all dwelling units identified in condition (1) are sold, whichever comes first;
3. That the applicant maintain the existing temporary structure site plan approval, including adherence to the approved grading and servicing plans, access to the site; extension or amendment of the existing agreement and posting of or maintaining of a security of \$15,000 for the sales pavilion;
4. That the sales pavilion shall not be used for the purposes of entering into purchase of sale agreements with the public prior to:
 - a) Draft approval of the subdivision from which the lots or dwelling units are being offered for sale;
 - b) Approval of a preliminary homeowner's display map and information package; and
 - c) Approval of architectural control standards for the dwellings to be sold;
5. That the applicant provide or maintain security in the amount of \$25,000 along with their agreement with the City of Brampton that the sales pavilion shall not be used for the purposes of entering into purchase of sale agreements with the public prior to draft approval of the subdivision from which the lots or dwelling units are being offered for sale. The applicant shall further agree that should they contravene this agreement with the City of Brampton, the security amount of \$25,000 shall be forfeited, and the approval of minor variance A11/214 shall be rendered null and void.


Jeanie Myers
Acting Secretary-Treasurer
Committee of Adjustment



FILE NUMBER A16-112

HEARING DATE JULY 12, 2016

APPLICATION MADE BY MATTAMY (FLETCHER'S CREEK) LIMITED

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 VARIANCES:

1. To permit a new homes sales pavilion for a temporary period of five (5) years, having a minimum setback of 3.0 metres to Salvation Road (formerly Creditview Road), a setback of 3.0 metres to Worthington Avenue, and a setback of 18.9 metres to Bovaird Drive West;
2. To permit a landscaped area of 1.4 metres abutting Worthington Avenue;
3. To permit a landscaped area of 0.6 metres abutting Salvation Road (formerly Creditview Road).

(6 WORTHINGTON AVENUE – BLOCK 325, PLAN 43M-1386)

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)

SEE SCHEDULE "A" ATTACHED

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: R. Crouch

SECONDED BY: R. Nurse

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER


MEMBER


MEMBER

DATED THIS 12TH DAY OF JULY, 2016

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 1, 2016

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

Flower City



brampton.ca

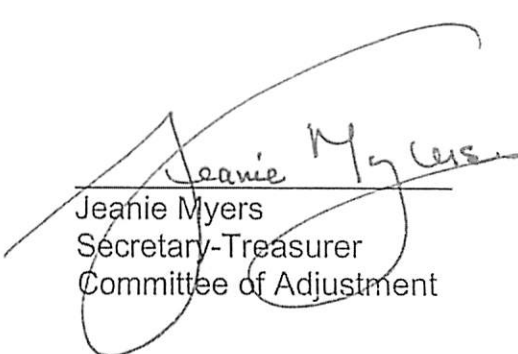
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-112

DATED: JULY 12, 2016

Conditions:

1. That the sales pavilion relate only to subdivision applications 21T-11008B, 21T-10022B, 21T-12006B, 21T-07016B, 21T-10013B, 21T-10015B, 21T-10011B and 21T-10012B, plans within Block Plan Areas 44-1, 55-1 and 51-2 and any other plans of subdivision as deemed appropriate by the Director of Development Services;
2. That the proposed variances be allowed for a temporary period of five (5) years from the final date of the Committee's decision or until all dwelling units identified in condition (1) are sold, whichever comes first;
3. That the applicant obtain scoped site plan approval for the temporary new homes sales office;
4. That the owner and builders amend the existing Temporary Structures Agreement with the City to extend the date of expiry 5 years from the date of the Committee's decision or until such time all dwelling units identified in condition (1) are sold, whichever comes first;
5. That the owner provide a security in the amount of \$40,000 to ensure the removal of the sales office, parking areas, temporary access and all associated signage and flags;
6. That all signage associated with the temporary sales office is to be in accordance with the Sign By-law and shall not be installed or displayed until such time as appropriate permits have been issued; and
7. That failure to comply with and maintain the conditions of the Committee will render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment

