

**APPLICATION # A-2022-0195**  
**WARD #10**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **901580 ONTARIO LTD.** 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 17, Concession 6 EHS municipally known as **5981 MAYFIELD ROAD**, Brampton;

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

1. To vary Schedule C - Section 213 of the by-law to permit parking and drive-through stacking lanes in an area identified as required landscaping whereas the by-law requires compliance with Schedule C-Section 213 of the by-law;
2. To vary Schedule C - Section 213 of the by-law to allow landscaping in areas identified as parking whereas the by-law requires compliance with Schedule C-Section 213 of the by-law;
3. To vary Schedule C - Section 213 of the by-law to permit a total of 34 parking spaces whereas Schedule C – Section 213 identifies a total of 47 parking spaces to be provided.

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, July 12, 2022 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 an Ontario Land 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 Ontario Land 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.**

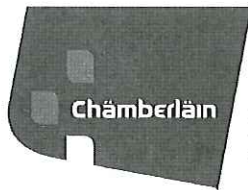
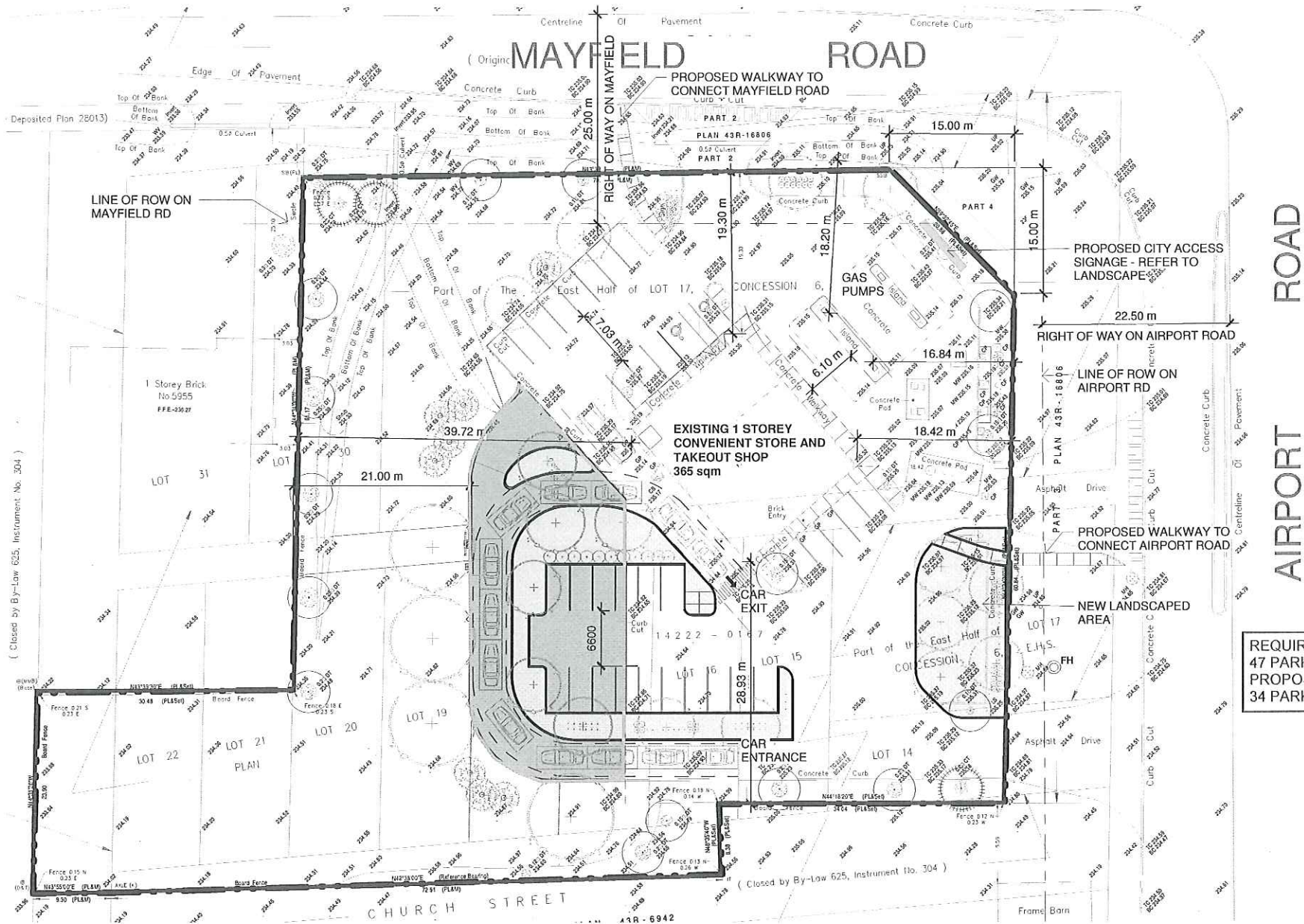
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 30th Day of June, 2022

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)





Architects  
Constructors  
Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)  
Burlington, Ontario, L7M 0W9  
CANADA

Phone: 905.631.7777

www.chamberlainipd.com

# 5981 MAYFIELD ROAD

5981 Mayfield Road, Brampton, ON.

## Site Plan

Project number	121068
Date	2022-06-29
Scale	1 : 500
Drawn by	Author

# A01



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 and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **July 12, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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 7, 2022.**
- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely 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 7, 2022.**
  2. To participate in-person, please email 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 7, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 7, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

***The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.***



Mayfield – Drive Thru  
5981 Mayfield Road, Brampton, ON. L6T 3Z8

Chamberlain Architect  
Services Limited  
4671 Palladium Way, Unit 1  
Burlington, Ontario L7M 0W9  
CANADA

Date: June 28, 2022

A-2022-0195 AMENDED

Tel: 905-631-7777

[www.chamberlainipd.com](http://www.chamberlainipd.com)

Description of File: Cover Letter

Recipient Name: Jeanie Myers, Legislative Coordinator  
[jeanie.Myers@brampton.ca](mailto:jeanie.Myers@brampton.ca)  
City of Brampton  
2 Wellington Street West, Brampton, ON L6Y 4R2

The proposal comprises an addition of a 13 car drive-thru lane that will serve an existing takeout shop using the existing pick-up window, no new structure is proposed, the proposal also includes re-arranging the site and parking areas and Other landscaped areas are proposed on the site to maintain percentages of hardscape & landscape.

This letter is regarding the minor variance application for the subject land located at 5981 Mayfield Road to request approval for:

1. drive-through stacking lanes
2. extending parts of the proposed drive thru-lane on a portion of areas that are to be landscaped
3. A reduction of 13 parking spaces from a required 47 spaces to 34 spaces

Regards,  
**Kyle Nichols, Vice President**

Signature:

A handwritten signature in black ink, appearing to be 'K. Nichols'.

**CHAMBERLAIN ARCHITECT SERVICES LIMITED**

**shaping your world**

✉: 4671 Palladium Way Suite 1 • Burlington, Ontario • L7M0W9 • Canada

☎: 905.631.7777 ext 226

🌐: [www.chamberlainIPD.com](http://www.chamberlainIPD.com)

Creating and Sustaining Value for the Built Environment



June 29<sup>th</sup> 2022

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

Attn: Ms. Amandeep Bains  
Traffic Planning Analyst

**Re: Parking Justification Letter  
Proposed Starbucks Drive-Thru Addition to the Development  
5981 Mayfield Road  
City of Brampton  
901580 Ontario Ltd.  
Committee of Adjustment File A-2022-0195  
Our File No. W21146**

Dear Ms. Bains:

This letter summarizes the results of our Parking Justification Study for the proposed Starbucks Drive-Thru Addition to the Development at 5981 Mayfield Road, in the City of Brampton. This Study is required to support the A-2022-0195 Committee of Adjustment Minor Variance application.

This Parking Justification Letter utilizes the results of our parking occupancy survey to justify the proposed parking supply.

#### **EXISTING DEVELOPMENT**

The Subject property that is located immediately south of Mayfield Road and west of Airport Road has a total area of 0.78 hectares. The Location Plan is provided in **Figure 1**.

The existing commercial development comprises a building with two (2) units. The north unit is occupied by an existing gas station with a convenience market that has a gross floor area (G.F.A.) of 128 m<sup>2</sup> and eight (8) gas pumps. The south unit has a G.F.A. of 236 m<sup>2</sup> and is currently vacant.

The Subject Development is being serviced by a right-in/right-out access (north) at Airport Road, a full-moves access (south) at Airport Road and a full-moves access at Mayfield Road.

Page 2  
June 29<sup>th</sup> 2022  
Attn: Ms. Amandeep Bains  
Traffic Planning Analyst  
Re: **Parking Justification Letter**  
**Proposed Starbucks Drive-Thru Addition to the Development**  
**5981 Mayfield Road**  
**City of Brampton**  
**901580 Ontario Ltd.**  
**Committee of Adjustment File A-2022-0195**  
**Our File No. W21146**

**THE PROPOSED ADDITION TO THE DEVELOPMENT**

A Starbucks Restaurant will occupy the south unit and a drive-thru facility that supports the Starbucks Restaurant will be constructed. The drive-thru facility will be immediately west of the existing building and the entrance and the exit will align with the existing south access that connects to Airport Road. The Site Plan with the proposed addition is attached herein.

**EXISTING PARKING REQUIREMENT AND SUPPLY**

Based on the current City of Brampton parking standard, with the north unit classified as a gas bar that has a minimum parking rate requirement of one (1) parking space per 23 m<sup>2</sup>, six (6) parking spaces are required for the existing commercial development. With a parking supply of 47 parking spaces in total with one (1) barrier free parking space, the existing commercial development has a surplus of 41 parking spaces. The findings are summarized in **Table 1**.

**TABLE 1**  
**THE EXISTING PARKING REQUIREMENT AND SUPPLY**

Uses	Quantity	Parking Rate	Parking Spaces Required Based on By-Law	Parking Spaces Provided
Gas Bar	128 m <sup>2</sup>	1 per 23 m <sup>2</sup>	6	47

Page 3  
June 29<sup>th</sup> 2022  
Attn: Ms. Amandeep Bains  
Traffic Planning Analyst  
Re: **Parking Justification Letter**  
**Proposed Starbucks Drive-Thru Addition to the Development**  
**5981 Mayfield Road**  
**City of Brampton**  
**901580 Ontario Ltd.**  
**Committee of Adjustment File A-2022-0195**  
**Our File No. W21146**

**PROPOSED PARKING REQUIREMENT AND SUPPLY**

The Subject Development will provide 34 parking spaces in total, which includes two (2) barrier free parking spaces, as per the Site Plan prepared by Chamberlain Architect Services Limited<sup>1</sup>.

The Starbucks Restaurant that will occupy the south unit of the building is classified as a Convenience Restaurant in the current City of Brampton parking standard. Therefore, the Starbucks Restaurant has a minimum parking rate requirement of one (1) parking space per 6.5 m<sup>2</sup> and will increase the parking requirement for the Subject Development by 37 parking spaces to a total of 43 parking spaces. With the proposed Starbucks Drive-Thru Addition to the Development increasing the parking requirement to 43 parking spaces, the Subject Development will have a deficiency of nine (9) parking spaces. The findings are summarized in **Table 2**.

**TABLE 2**  
**THE PROPOSED PARKING REQUIREMENT AND SUPPLY**

Uses	Quantity	Parking Rate	Parking Spaces Required Based on By-Law	Parking Spaces Provided
Gas Bar	128 m <sup>2</sup>	1 per 23 m <sup>2</sup>	6	6
Convenience Restaurant	236 m <sup>2</sup>	1 per 6.5 m <sup>2</sup>	37	28
<b>TOTAL</b>	<b>364 m<sup>2</sup></b>	-	<b>43</b>	<b>34</b>

<sup>1</sup> Drawing A001a – Site Plan, Chamberlain Architect Services Limited, November 22<sup>nd</sup> 2021



Page 4

June 29<sup>th</sup> 2022

Attn: Ms. Amandeep Bains

Traffic Planning Analyst

**Re: Parking Justification Letter**

**Proposed Starbucks Drive-Thru Addition to the Development**

**5981 Mayfield Road**

**City of Brampton**

**901580 Ontario Ltd.**

**Committee of Adjustment File A-2022-0195**

**Our File No. W21146**

## **PARKING JUSTIFICATION**

With the proposed drive-thru facility, it is anticipated that the parking demand for the Starbucks Restaurant will be significantly less than the City of Brampton Zoning By-Law parking requirement. Although a drive-thru facility is permitted under the definition for a Convenience Restaurant, the parking demand is expected to be between the parking demand for a Dining Room Restaurant that has the same minimum parking rate (one (1) parking space per 6.5 m<sup>2</sup>) and a Take-Out Restaurant that has a minimum parking rate of one (1) parking space per 20 m<sup>2</sup>. Unlike a Dining Room Restaurant, the majority of customers here will not stay in the restaurant and will use the drive-thru facility instead. With the proposed parking supply of 28 parking spaces for the Starbucks Restaurant, we find that the parking demand will be sufficient.

To support our justification, a parking occupancy survey was conducted on Tuesday June 28<sup>th</sup> 2022 from 11:30 A.M. to 1:00 P.M. for the Tim-Hortons Restaurant at 5998 Mayfield Road to capture the peak parking demand for the similar proposed use. The Tim-Hortons Restaurant comprises a G.F.A. of 264 m<sup>2</sup> and a total of 38 parking spaces. We find that it is appropriate to apply the parking occupancy results from the Tim-Hortons Restaurant since the development is immediately north of the Subject Property, which also consists of a drive-thru facility. Based on the survey completed, the number of occupied parking spaces were collected every half an hour. **Table 3** summarizes the results of the parking occupancy survey.



Page 5  
June 29<sup>th</sup> 2022  
Attn: Ms. Amandeep Bains  
Traffic Planning Analyst  
Re: **Parking Justification Letter**  
**Proposed Starbucks Drive-Thru Addition to the Development**  
**5981 Mayfield Road**  
**City of Brampton**  
**901580 Ontario Ltd.**  
**Committee of Adjustment File A-2022-0195**  
**Our File No. W21146**

**TABLE 3**  
**PARKING OCCUPANCY SURVEY FOR 5998 MAYFIELD ROAD**

Time	# Of Occupied Space
11:30 A.M.	16
12:00 P.M.	15
12:30 P.M.	14
1:00 P.M.	11

With a G.F.A. of 264 m<sup>2</sup> and a peaking parking demand of 16 parking spaces, the peak parking rate captured for the Tim-Hortons Restaurant was one (1) parking space per 16.5 m<sup>2</sup>, which occurred between 11:30 A.M. and 12:00 P.M. By applying the results of the parking occupancy survey above, the peak parking demand for the proposed Starbucks Restaurant is projected to be 15 parking spaces.

For the Subject Development, with a proposed total parking supply of 34 parking spaces and a projected parking demand of 21 parking spaces, it will have a surplus of 13 parking spaces and a peak parking utilization rate of 62%.

Page 6

June 29<sup>th</sup> 2022

Attn: Ms. Amandeep Bains

Traffic Planning Analyst

**Re: Parking Justification Letter**

**Proposed Starbucks Drive-Thru Addition to the Development**

**5981 Mayfield Road**

**City of Brampton**

**901580 Ontario Ltd.**

**Committee of Adjustment File A-2022-0195**

**Our File No. W21146**

We trust that this Letter justifies the parking supply for the proposed Starbucks Drive-Thru Addition to the Development at 5981 Mayfield Road. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

**CANDEVCON LIMITED**



Brian Wong, P. Eng.  
Intermediate Transportation Engineer



David Lee, P. Eng.  
Project Manager

Attachments: Figure 1 – Location Plan,  
Site Plan prepared by Chamberlain Architect Services Limited dated  
November 22<sup>nd</sup> 2021.





**PARKING JUSTIFICATION LETTER**

**PROPOSED STARBUCKS DRIVE-THRU  
ADDITION TO THE DEVELOPMENT**

**5981 MAYFIELD ROAD  
CITY OF BRAMPTON**

**LOCATION PLAN**

**CDC CANDEVCON LIMITED**  
CONSULTING ENGINEERS AND PLANNERS  
9358 GOREWAY DRIVE  
TEL. (905) 794-0600  
BRAMPTON, ONTARIO L6P 0M7  
FAX (905) 794-0611

DRAWN BY:

K.F.

PROJECT No.

W21146

CHECKED BY:

B.W.

FIGURE No.

SCALE:

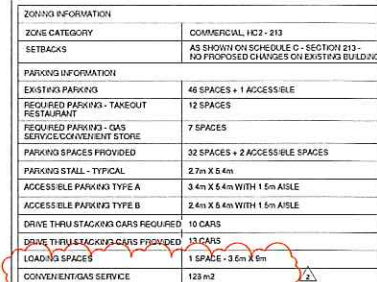
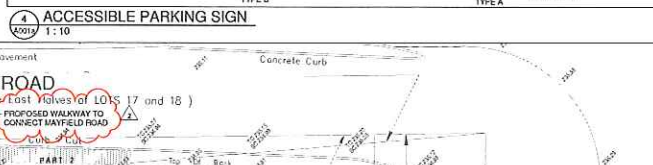
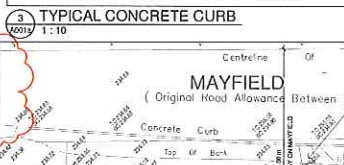
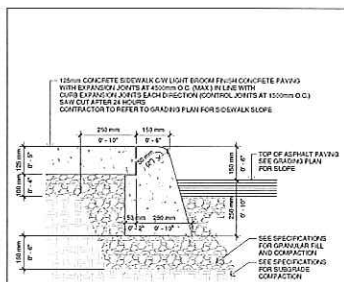
N.T.S.

**1**

DATE:

DEC 16th 2021




























TAKE-OUT SHOP		250.50 m <sup>2</sup>	
SITE STATISTICS			
DESCRIPTION	AREA (CM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	270.00 m <sup>2</sup>	2911 sf	4.6%
CARS PULPS	58.00 m <sup>2</sup>	418 sf	0.5%
HARD LANDSCAPE	420.00 m <sup>2</sup>	4493 sf	5.2%
CONCRETE WALKWAY	100.00 m <sup>2</sup>	1055 sf	1.3%
EXPOSURE ASPHALT	2628.00 m <sup>2</sup>	2822 sf	33.7%
NEW ASPHALT	600.00 m <sup>2</sup>	6244 sf	7.4%
SOFT LANDSCAPE	3300.00 m <sup>2</sup>	3501 sf	42.4%
EXISTING HARD LANDSCAPE	3565.75 m <sup>2</sup>	3833 sf	45.7%
NEW LANDSCAPE	618.95 m <sup>2</sup>	5568 sf	6.7%
TOTAL	4004.75 m <sup>2</sup>	4230 sf	50.3%
SITE TOTAL	7803.65 m <sup>2</sup>	8359 sf	100.0%
PARKING SCHEDULE			
TYPE	DESCRIPTION	COUNT	
TYPICAL PARKING	55' PARKING - 2,735.4m	32	
ACCESSIBLE PARKING	TYPE A	1	
ACCESSIBLE PARKING	TYPE B	1	
TOTAL PARKING		34	



### SITE PLAN LEGEND

	ENTRANCE / EXIT		DESIGNATED BARRIER/FREE PARKING SPACE
	PROPERTY LINE		BARRIER FREE PARKING SPACE
	BUILDING SETBACK LINE		BARRIER FREE PARKING SPACE FOR PASSENGER VEHICLES AT SPACES NOTATED
	STAIRWELL CONNECTION		6 IN WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
	FIRE HYDRANT		HEAVY DUTY ASPHALT
	LIGHT STANDARD		LANDSCAPE / SOFT AREA
	LIGHT POST		CONCRETE SIDEWALK
	PROPOSED PAD MOUNTED TRANSFORMER		PATIO
	BARRIER FREE DEPRESSURED CURB RAMP TO CITY STANDARD		FOREST/RAIN CROSSING
	TACTILE STRIP		NOTE: FOREST/RAIN CROSSING TO CORRELATE WITH TRAFFIC MANUAL, BOOK 11
	ACCESSIBLE W/INTRUSION CONTRACT ORIGINAL LINES		TRAFFIC DIRECTION
	PARKING SPACE COUNT		

 **Chamberlain**  
Architects  
Constructors  
Managers

Chamberlain Architect  
Services Limited

4671 Palladium Way (Unit 1)  
Burlington, Ontario L7M 0N9  
CANADA

Phone: 905.631.7777

[www.chamberlain70.com](http://www.chamberlain70.com)

[illegible]

DATE: 11/11/2021

TIME: 10:00 AM

PROJECT: A001a

LOCATION: SITE PLAN

SCALE: As indicated

PROJECT NO: 121068

DRAWING: 121068



Flower City



brampton.ca

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

FILE NUMBER: A-2022-0195  
AMENDED PAGE 1

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) Sandy Dhaliwal 1901580 Ontario Ltd.  
Address 2 Mohan Court, Brampton, Ontario L6Z 3N6

Phone # 416 526 5280 Fax # \_\_\_\_\_  
Email sandy007@hotmail.com  
sandyd007@hotmail.com

2. Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

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

Use a portion of the area required to be landscaped by schedule C-213 and make it a drive-thru which will serve an existing takeout window.

A reduction of 13 parking spaces from a required 47 spaces to 34 spaces.

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

The proposed parking spaces & stacking lane extends into the landscaped area outlined on Schedule C-213

The stacking lane of 13 cars and the requested removal of parking adjacent to Airport Rd.

5. Legal Description of the subject land:

Lot Number PLAN CH 4 PT LOT 30 CON 6 EHS PT LOT E 1/2 LOT 17 RP 43R16806 PART 1

Plan Number/Concession Number PLAN CH 4

Municipal Address 5981 Mayfield Road, Brampton, ON. L6R 0A8

6. Dimension of subject land (in metric units)

Frontage 60M

Depth Varies ~ 107M, 85M

Area 6300M2

7. Access to the subject land is by:

Provincial Highway ☐

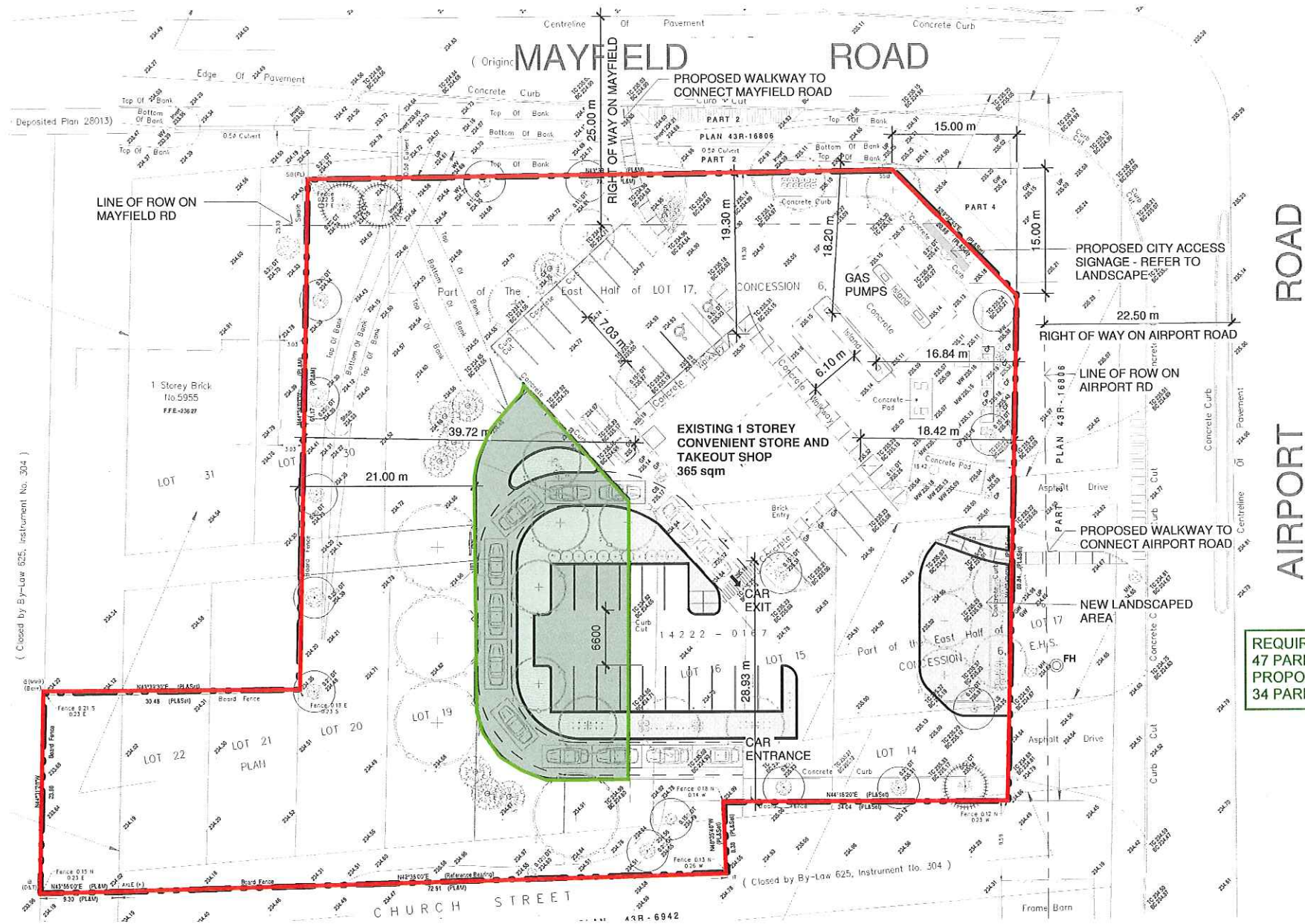
Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐



Architects  
Constructors  
Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)  
Burlington, Ontario. L7M 0W9  
CANADA

Phone: 905.631.7777

www.chamberlainpd.com

## 5981 MAYFIELD ROAD

5981 Mayfield Road, Brampton. ON.

### Site Plan

Project number	121068
Date	2022-06-29
Scale	1 : 500
Drawn by	Author

# A01





Architects  
Constructors  
Managers

**Mayfield – Drive Thru**  
**5981 Mayfield Road, Brampton, ON. L6T 3Z8**

Chamberlain Architect  
Services Limited 4671 Palladium  
Way, Unit 1  
Burlington, Ontario L7M 0W9  
CANADA

Date: June 07, 2022

A-2022-0195

Tel: 905-631-7777

Description of File: Cover Letter

[www.chamberlainipd.com](http://www.chamberlainipd.com)

Recipient Name: Jeanie Myers, Legislative Coordinator  
[jeanie.Myers@brampton.ca](mailto:jeanie.Myers@brampton.ca) City of Brampton  
2 Wellington Street West, Brampton, ON L6Y 4R2

This letter is regarding the minor variance application for the subject land located at 5981 Mayfield Road to request approval on extending parts of the proposed drive thru-lane on a portion of areas that are to be landscaped according to "Schedule C213".

The proposal comprises an addition of a 13 car drive-thru lane that will serve an existing takeout shop using the existing pick-up window, no new structure is proposed, the proposal also includes re-arranging the site and parking areas and Other landscaped areas are proposed on the site to maintain percentages of hardscape & landscape.

Regards,  
**Kyle Nichols, Vice President**

Signature:

**CHAMBERLAIN ARCHITECT SERVICES LIMITED**

**shaping your world**

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☎: 905.631.7777 ext 226

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

FILE NUMBER: A-2022-0195

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) Sandy Dhaliwal 1901580 Ontario Ltd.  
Address 2 Mohan Court, Brampton, Ontario L6Z 3N6

Phone # 416 526 6260

Fax # \_\_\_\_\_

Email sandy007@hotmail.com

sandyd007@hotmail.com

2. Name of Agent \_\_\_\_\_  
Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

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

Use a portion of the area required to be landscaped by schedule C-213 and make it a drive-thru which will serve an existing takeout window.

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

The proposed parking spaces & stacking lane extends into the landscaped area outlined on Schedule C-213

5. Legal Description of the subject land:

Lot Number PLAN CH 4 PT LOT 30 CON 6 EHS PT LOT E 1/2 LOT 17 RP 43R16806 PART 1

Plan Number/Concession Number PLAN CH 4

Municipal Address 5981 Mayfield Road, Brampton, ON. L6R 0A8

6. Dimension of subject land (in metric units)

Frontage 60M

Depth Varies ~ 107M, 85M

Area 6300M2

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.)

Gas station convenience store and takeout shop: 1 storey, ~ 365m<sup>2</sup> in area  
Gas pumps canopy ~ 193m<sup>2</sup>

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

No proposed structures on the subject land

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 18m, 16m

Rear yard setback 39m

Side yard setback 18m

Side yard setback 29m

**PROPOSED**

Front yard setback No change

Rear yard setback No change

Side yard setback No change

Side yard setback No change

10. Date of Acquisition of subject land: August 2001
11. Existing uses of subject property: Commercial HC2 213
12. Proposed uses of subject property: No change
13. Existing uses of abutting properties: Residential
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: \_\_\_\_\_
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?

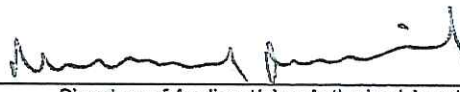
Yes ☒ No ☐

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



Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 8th DAY OF June, 2022.

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, Sandy Dhalwal, OF THE CITY OF BRAMPTON  
IN THE REGION OF PEEL 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

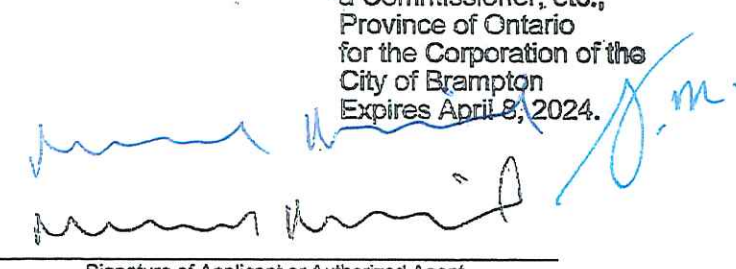
City OF Brampton

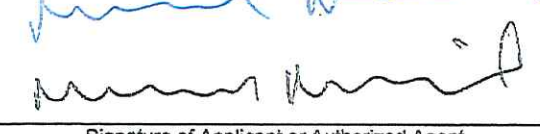
IN THE Region OF

Peel THIS 8th DAY OF

June, 2022

  
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: \_\_\_\_\_

HC2-213

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 9.22

Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

Revised 2022/02/17

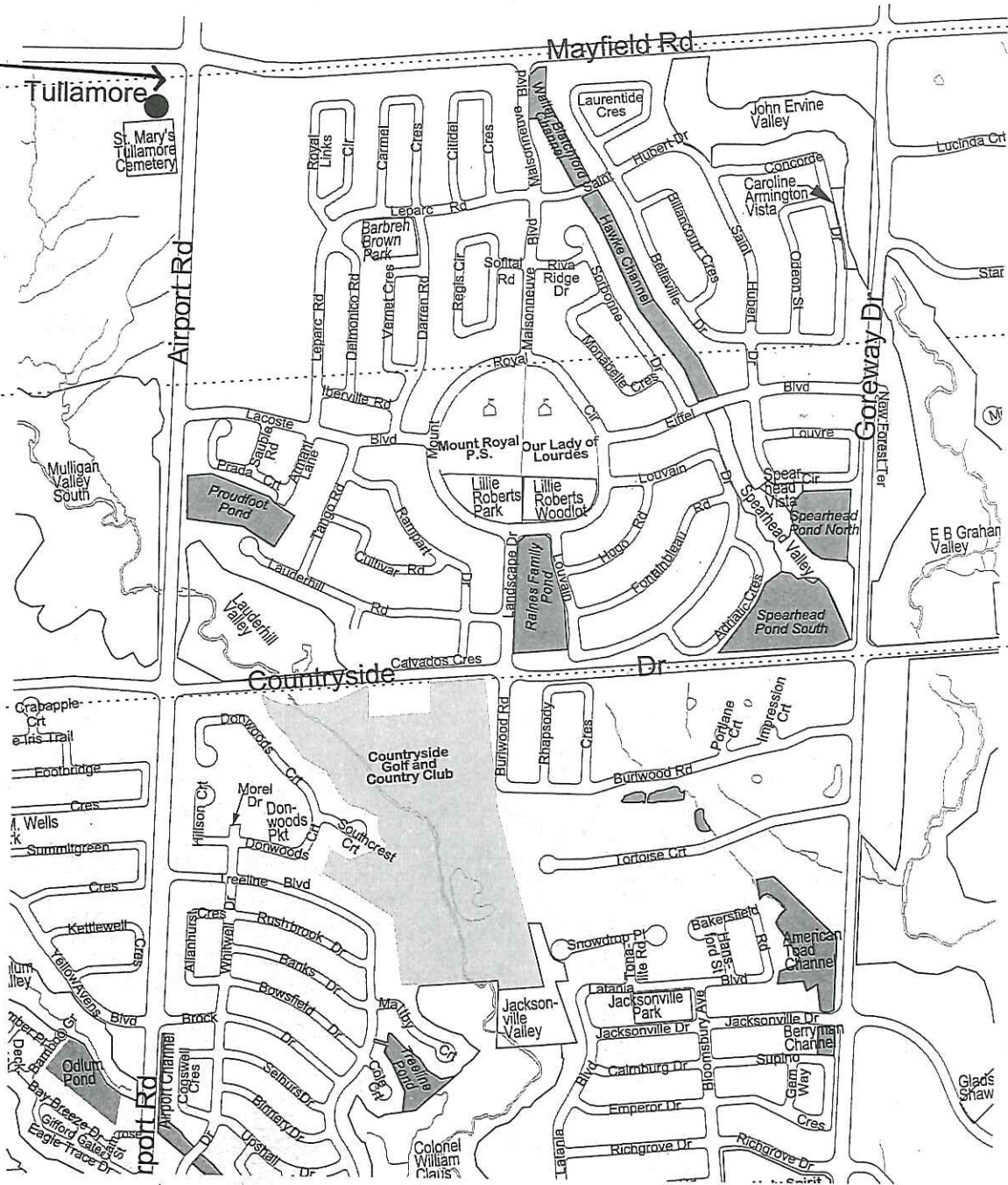




A-2022-0195

a  
L1

b



M2

M1