

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
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jeanie.myers@brampton.ca



**MINOR VARIANCE
SKETCH
MAYFIELD ROAD AND
VETERANS DRIVE
BLOCK 21, PLAN 43M2083
CITY OF BRAMPTON
REGION OF PEEL**

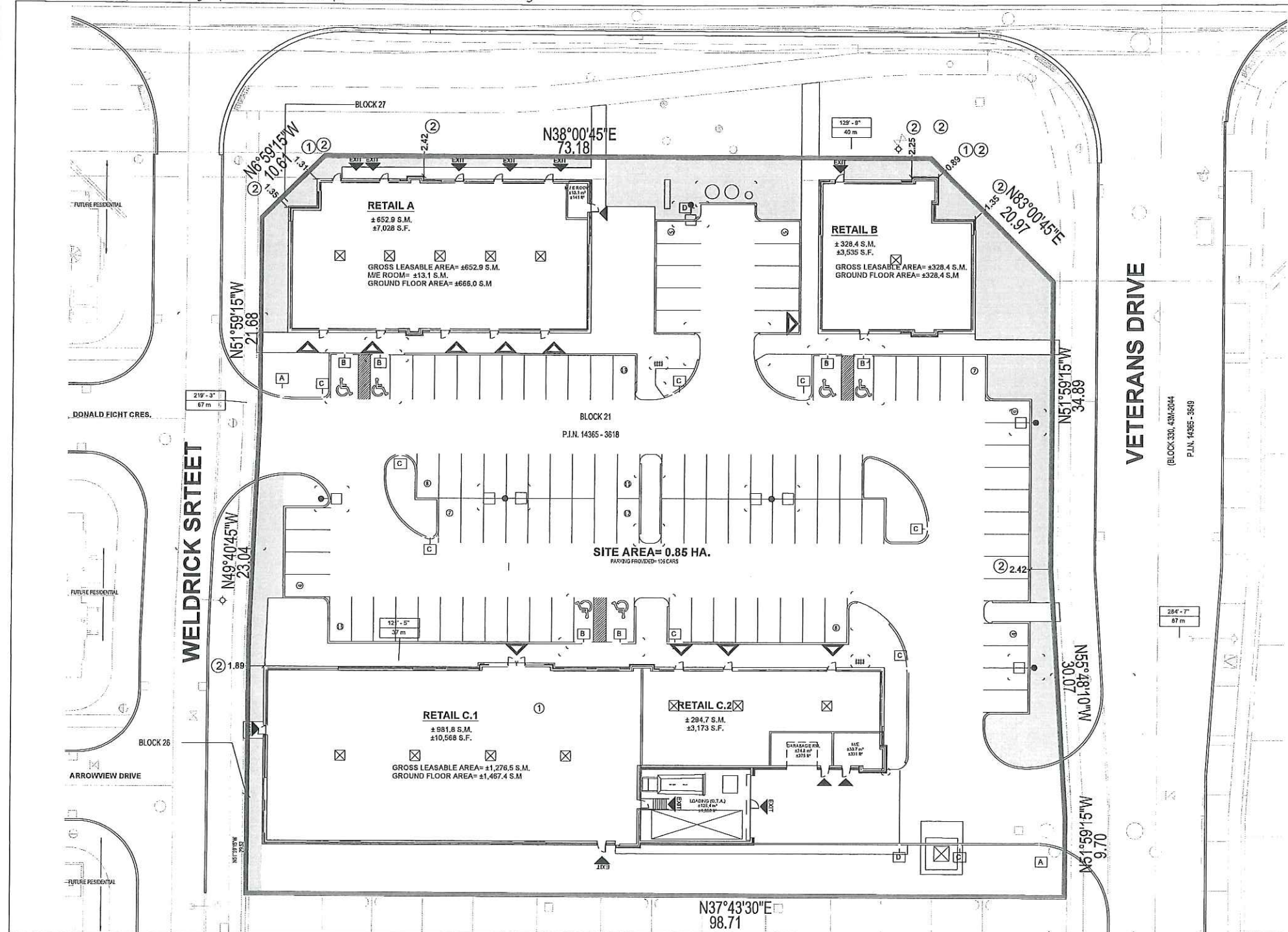
Site Statistics

— Subject Lands: 0.85ha (2.10ac)

Required Variances:

1. To permit a minimum setback of 0.8 metres to any lot line abutting a street or daylight triangle; whereas the Zoning By-law requires a minimum setback of 3.0 metres; and,
2. To permit a minimum 0.8 metre wide landscape strip along all property lines; whereas the Zoning By-law requires a minimum of 3.0 metres.

Notes



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 **August 2, 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 28, 2022**. *Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday*
- 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 28, 2022**.
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 28, 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 28, 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 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.

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 to indicate your interest and you will be contacted with more information.



July 4, 2022

GSAI File No. 930-005B

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

A - 2022 - 0.209

Attention: Jeanie Myers
Secretary – Treasurer, Committee of Adjustment

RE: Minor Variance Application
Paridise Homes NW Inc.
Southwest corner of Mayfield Road and Veterans Drive
City of Brampton

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for Paridise Homes NW Inc., the registered owner of the above-noted lands (herein referred to as the 'Subject Property'). In this regard, we are pleased to submit the enclosed Minor Variance application. Paridise Homes NW Inc. is proposing to redevelop the Subject Property for a commercial plaza. A Site Plan application to facilitate the proposed plaza has been submitted to the City of Brampton and is currently under review (City File No. SPA-2022-011). The purpose of the enclosed Minor Variance Application is to seek relief from the following zoning deficiencies that were identified by City staff through the review of SPA-2022-0011.

To facilitate the proposed development, relief from the Zoning By-law is required for:

1. *To permit a minimum setback of 0.8 metres to any lot line abutting a street or daylight triangle; whereas the Zoning By-law requires a minimum setback of 3.0 metres; and,*
2. *To permit a minimum 0.8 metre wide landscape strip along all property lines; whereas the Zoning By-law requires a minimum of 3.0 metres.*

The structure and wording of the proposed variances were recommended by City staff and are intended to capture setback and landscaping deficiencies along Mayfield Road, Veterans Drive, and Weldrick Street.



Subject Property / Proposed Development

The Subject Property is currently vacant and is generally located at the southwest corner of Veterans Drive and Mayfield Road. The Subject Property fronts onto Mayfield Road by approximately 95.6 metres, Veterans Drive by approximately 89.5 metres, and Weldrick Street by approximately 89.40 metres and has a total area of 0.85 hectares (2.10 acres).

The Subject Property was redesignated (By-law 265-2019) to “Mixed Use Area” and rezoned (By-law 265-2019) “Commercial One” (C1 – 2958) through a site-specific Official Plan and Zoning By-law Amendment, which received Council approval in October 2019.

As submitted through SPA-2022-0011, Paradise Homes NW Inc. is proposing to redevelop the Subject Property into a commercial plaza consisting of 3 separate retail buildings. The proposed development meets the City’s Zoning By-law requirement for parking.

Policy/Regulation Overview

The Subject Property is designated ‘Residential’ on Schedule A – General Land Use Plan of the City of Brampton Official Plan. The Residential designation permits a full range of residential uses. This designation also permits complementary uses such as commercial and institutional and public uses subject to specific Secondary Plan policies. The Subject Property is located within an existing settlement area which is intended to be the focus for growth and development. The proposed development provides for the efficient and orderly re-development of the lands for residential and mixed use purposes that represent a compact built form that will contribute positively to the existing housing supply and mix of land uses in the surrounding Mount Pleasant community.

The Subject Property is also within the Mount Pleasant Secondary Plan and is designated ‘Mixed Use’. The general intent of the Mixed Use designation is to accommodate a combination of commercial, retail, office, institutional, recreational open space, medium density residential, and live-work uses.

As amended through By-law 265-2019, the City’s Zoning By-law zones the Subject Property Commercial 1 with a site-specific exception (C1 – 2958). The site-specific zoning permit all C1 permitted uses, as defined in Section 21.1, which includes:

- Retail establishments;
- Grocery store;
- Service shop/personal service shop;
- Office
- Dine in restaurant/convenience restaurant/take-out restaurant;
- Animal hospital; and
- Bank/financial uses.



Analysis

The following provides an analysis demonstrating how the variances satisfy the four tests of a minor variance as set out in Section 45(1) of the *Planning Act*.

- ***Meets the general intent and purpose of the Official Plan***

As demonstrated through the corresponding Official Plan Amendment (By-law 265-2019), the proposed development is consistent with the general intent and vision for the Mount Pleasant Secondary Plan as a complete mixed-use and transit-oriented community. The variances facilitate a commercial plaza at the intersection of Mayfield Road and Veterans Drive that has a sufficient amount of commercial floor space to serve the retail/commercial needs of the surrounding Mount Pleasant community through the development of a single storey retail plaza.

It is our opinion, that the proposed variances meet the general intent of the Official Plan.

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

The variances seek a reduction in landscaping and setback reduction along the municipal right-of-ways and daylight triangles at Mayfield/Veterans and Mayfield/Weldrick. The proposed development allows for a street oriented design while maintaining sufficient landscaping and adequate vehicle site lines at both intersections. In support of the proposed development, a landscape plan and planting plan has been submitted through the corresponding Site Plan Application. The municipal road frontages will be supplemented with an enhanced planting program, which offers an enhanced pedestrian oriented streetscape.

It is our opinion, that the requested variances meet the general intent of the Zoning By-law.

- ***Desirable for the appropriate development of the land / Minor in Nature***

The proposed variances are required to facilitates the development of a commercial plaza as submitted through the Site Plan application. It is our opinion that the required variances are desirable for the appropriate development of the land and are minor in nature, as they facilitate an efficient site configuration and adequate landscape, and planting can be achieved through a reduced buffer. The variances facilitate a street oriented design, while maintaining sufficient landscaping and adequate vehicle site lines at both intersections.

Conclusion

In summary, the requested variances meet the general intent of the City's Official Plan and Mount Pleasant Secondary Plan and Zoning By-law 270-2004, as amended. Furthermore, based on the above noted analysis, the variances are desirable for the development of the land are minor in nature.



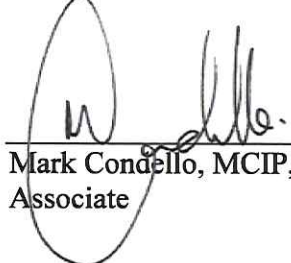
In support of the application, please find enclosed the following materials:

- Minor Variance Application Form (Commissioned);
- Minor Variance Sketch, prepared by Glen Schnarr & Associates Inc., dated June 21, 2022; and,
- Minor Variance Application Fee (\$2,662.00)

We look forward to City staff's review of the enclosed application and request to be considered for the August 23, 2022, Committee of Adjustment hearing. Please contact the undersigned should you have any questions or require additional information.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Mark Condello, MCIP, RPP
Associate

cc. M. Taleski, Paradise Developments

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)** Paridise Homes NW Inc. (c/o Mitch Taleski)
Address 1 Herons Hill Way
Toronto, ON M2J 0G2
Phone # 416-756-1972 ext. 329 **Fax #** _____
Email mitch@paradisedevelopments.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (c/o Mark Condello)
Address 700 - 10 Kingsbridge Garden Circle.
Mississauga, ON L5R 3K6
Phone # 905-568-8888 ext. 265 **Fax #** _____
Email markc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
1. To permit a minimum setback of 0.8 metres to any lot line abutting a street or daylight triangle; whereas the Zoning By-law requires a minimum setback of 3.0 metres; and,
2. To permit a minimum 0.8 metre wide landscape strip along all property lines; whereas the Zoning By-law requires a minimum of 3.0 metres.

4. **Why is it not possible to comply with the provisions of the by-law?**
Variances required to facilitate proposed retail plaza, refer to enclosed Cover Letter.
1.To permit a minimum setback of 0.8 metres to any lot line abutting a street or daylight triangle; whereas the Zoning By-law requires a minimum setback of 3.0 metres; and,
2. To permit a minimum 0.8 metre wide landscape strip along all property lines; whereas the Zoning By-law requires a minimum of 3.0 metres.

5. **Legal Description of the subject land:**
Lot Number Block 21
Plan Number/Concession Number Plan 43M2083
Municipal Address No Municipal Address - southwest corner of Mayfield Road and Veterans Drive

6. **Dimension of subject land (in metric units)**
Frontage ~ 89.5 metres (Mayfield Road); ~95.6 metres (Veterans Drive)
Depth varied - 95.6 metres
Area 0.85 hectares (2.10 acres)

7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☐
Private Right-of-Way ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Commercial Plaza: total 3 one storey retail/commercial buildings.
Building A - GFA : 665 square metres (7158 square feet)
Building B - GFA: 327 square metres (3519 square feet)
Building C - GFA: 1341 square metres (14,434 square feet)

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 2.7 metres (Mayfield Road)
Rear yard setback 6.0 metres
Side yard setback 1.5 metres (Weldrick Street)
Side yard setback 3.0 metres (Veterans Drive)

10. Date of Acquisition of subject land: November 1, 2015
11. Existing uses of subject property: Vacant
12. Proposed uses of subject property: Commercial Plaza
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: 2023
15. Length of time the existing uses of the subject property have been continued: Vacant
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 # SPA-2022-0011 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 30 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, Mark Condello, 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

City OF Mississauga

IN THE Region OF

Peel THIS 30th DAY OF

June, 2022

Signature of Applicant or Authorized Agent

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

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

C1-2958

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

July 5.22

Date

DATE RECEIVED July 5th 2022

Revised 2022/02/17



MINOR VARIANCE SKETCH MAYFIELD ROAD AND VETERANS DRIVE BLOCK 21, PLAN 43M2083 CITY OF BRAMPTON REGION OF PEEL

Site Statistics
 Subject Lands: 0.85ha (2.10ac)

- Required Variances:**
1. To permit a minimum setback of 0.8 metres to any lot line abutting a street or daylight triangle; whereas the Zoning By-law requires a minimum setback of 3.0 metres; and,
 2. To permit a minimum 0.8 metre wide landscape strip along all property lines; whereas the Zoning By-law requires a minimum of 3.0 metres.

Notes

A-2022-0209

a

B1

b

Mississauga Rd

Mayfield Rd

Nance
Horwood
Valley

Finegan
Park

Bill
Bettridge
Pond

Remembrance Rd

Wanless Dr

Eccles
Valley

Alloa
Cemetery
Alloa
Pond

Princess
Point
Pond

Miracle Pond

Pkwy

Creditview Rd

Creditview Rd

D1

C1