

APPLICATION # A-2022-0239
WARD 10

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MAYFIELD ARCADEIUM HOLDINGS 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 7 ND, municipally known as **6445, 6455, 6465 and 6475 MAYFIELD ROAD**, Brampton;

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

1. To permit a building setback of 1.3m (4.27 ft.) to the easterly side property line whereas the by-law requires a minimum building setback of 1.5m (4.92 ft.) to the easterly side property line.

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 23, 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.

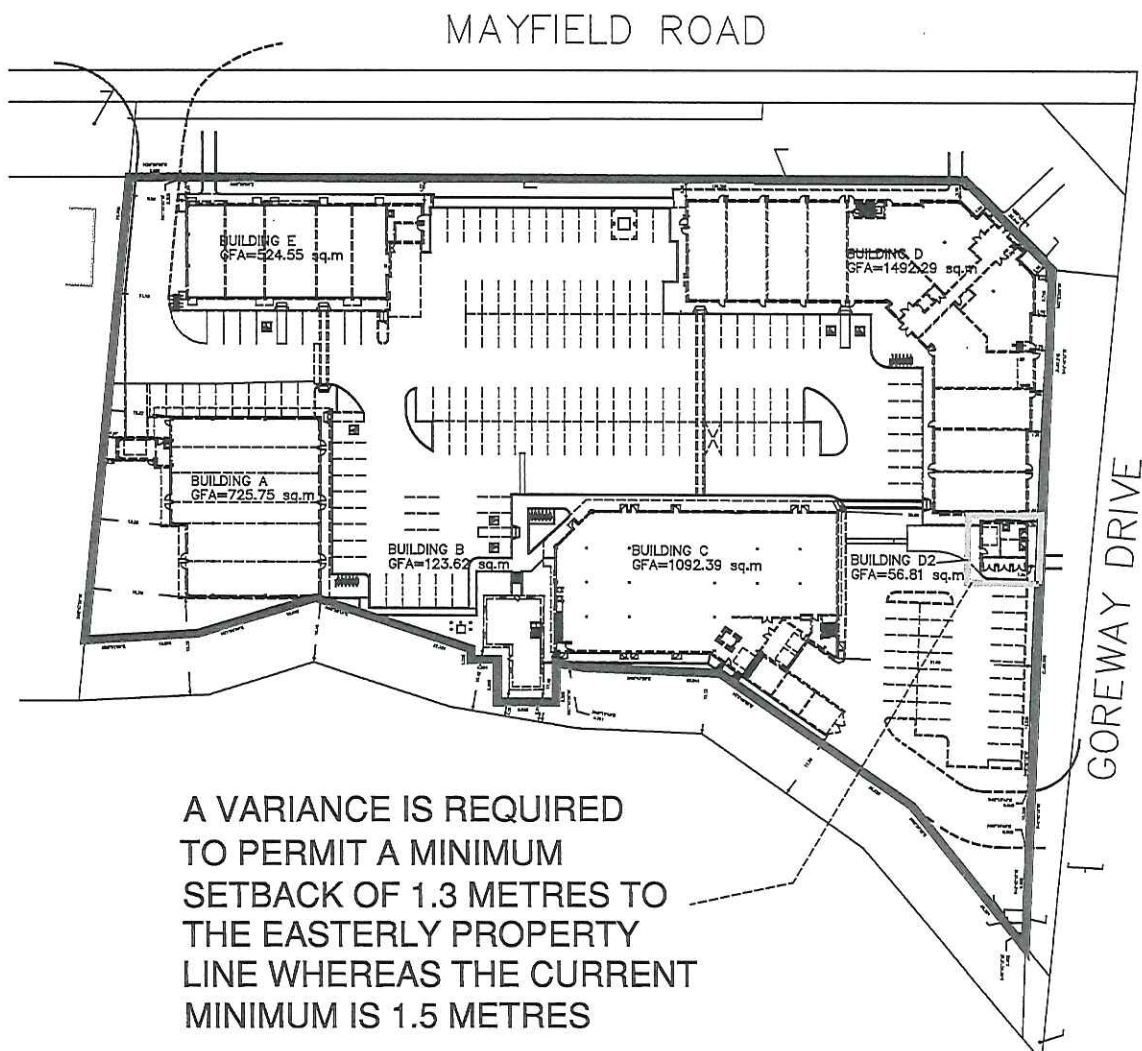
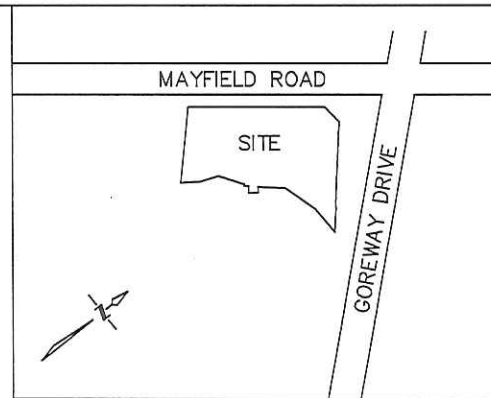
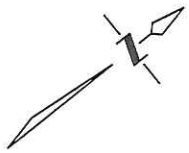
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 11th Day of August, 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



A VARIANCE IS REQUIRED
TO PERMIT A MINIMUM
SETBACK OF 1.3 METRES TO
THE EASTERLY PROPERTY
LINE WHEREAS THE CURRENT
MINIMUM IS 1.5 METRES

MAYFIELD ARCADEIUM HOLDINGS LTD

MINOR VARIANCE PLAN

6445, 6455, 6465 & 6475 MAYFIELD ROAD
LOT 17 CONC 7 N.D.
CITY OF BRAMPTON

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

TEL (905) 794-0600

FAX (905) 794-0611

DATE JULY., 18, 2022

JOB No W22023

DRAWN S.G

PLAN No.

SCALE 1:300

MV-1

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 23, 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, August 18, 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, August 18, 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, August 18, 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, August 18, 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 18, 2022

The City of Brampton
Legal Services Division
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2022-0239

ATTN: Ms. Jeanie Myers
Secretary - Treasurer

Re: **Committee of Adjustment
Minor Variance Application
Mayfield Arcadeium Holdings Ltd
6445, 6455, 6465 & 6475 Mayfield Road
Candevcon File No. W22023**

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Minor Variance Application:

1. A Minor Variance Application form, with Authorization and Permission to Enter signed by the Owner;
2. A copy of the Minor Variance Plan (MV-1).
3. Fee in the amount of \$2,662 as per the application fee schedule.

The purpose of this application is to request relief from Zoning By-law Commercial One - Special Section 2942 to permit a minimum setback of 1.3 metres to the easterly property line. It is not possible to comply with the provisions of the by-law since the current minimum setback is 1.5 metres to the easterly property line. A Site Plan application (SP19-040.000) was previously approved to permit the construction of the existing buildings on the site. A Condominium application (DPC-2022-0004) was previously submitted to facilitate a plan of condominium on the property and is currently in review.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Sincerely,

Steven Giankoulas, RPP Candidate
Candevcon Limited

cc: Surinder Ahuja
Nayaab Sharma



GTA WEST OFFICE (CORPORATE)
9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING
TRANSPORTATION PLANNING
TRAFFIC & PARKING STUDIES
ROADS & BRIDGES
DEVELOPMENT ENGINEERING SERVICES
WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

Emma De Melo
Diarmuid Horgan
Maria Jones



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)

Mayfield Arcadium Holdings Ltd

Address

7-1087 Meyerside Drive

Mississauga, Ontario

L5T 1M7

Phone #

416-821-7180

Fax #

Email

ahuja@arcadium.com
2.

Name of Agent

Candevcon Limited (Steven Giankoulas)

Address

9358 Goreway Drive

Brampton, Ontario

L6P 0M7

Phone #

905-794-0600 ext. 2060

Fax #

Email

steven@candevcon.com
3.

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

To permit a minimum setback of 1.3 metres to the easterly property line
4.

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

The current minimum setback to the easterly property line is 1.5 metres as identified in the by-law for the subject land (Commercial One-2942)
5.

Legal Description of the subject land:

Lot Number

17

Plan Number/Concession Number

7 N.D.

Municipal Address

6445, 6455, 6465 & 6475 Mayfield Road
6.

Dimension of subject land (in metric units)

Frontage

139.5m

Depth

110m

Area

1.46 ha
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.)

Building A: 1 storey school GFA=725.75 square metres
Building B: 1 storey heritage house GFA=123.62 square metres
Building C: 1 storey Grocery store GFA=1092.39 square metres
Building D: 2 storey commercial building GFA=1492.29 square metres
Building D2: garbage enclosure & utility room GFA=56.81 square metres
Building E: 1 storey commercial building GFA=524.55 square metres

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

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	3.64m
Rear yard setback	0m
Side yard setback	1.32m
Side yard setback	1.97m

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: 2017
11. Existing uses of subject property: Commercial retail, institutional, open space
12. Proposed uses of subject property: N/A
13. Existing uses of abutting properties: Open Space, Residential
14. Date of construction of all buildings & structures on subject land: June 2021
15. Length of time the existing uses of the subject property have been continued: 1 year
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 22 DAY OF July, 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, Steven Giannoulas, OF THE City OF Richmond Hill
IN THE Region OF York 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

July THIS 22nd DAY OF July, 2022

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

Jeanie Myers
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

C1-2942

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

Todd Payne
Zoning Officer

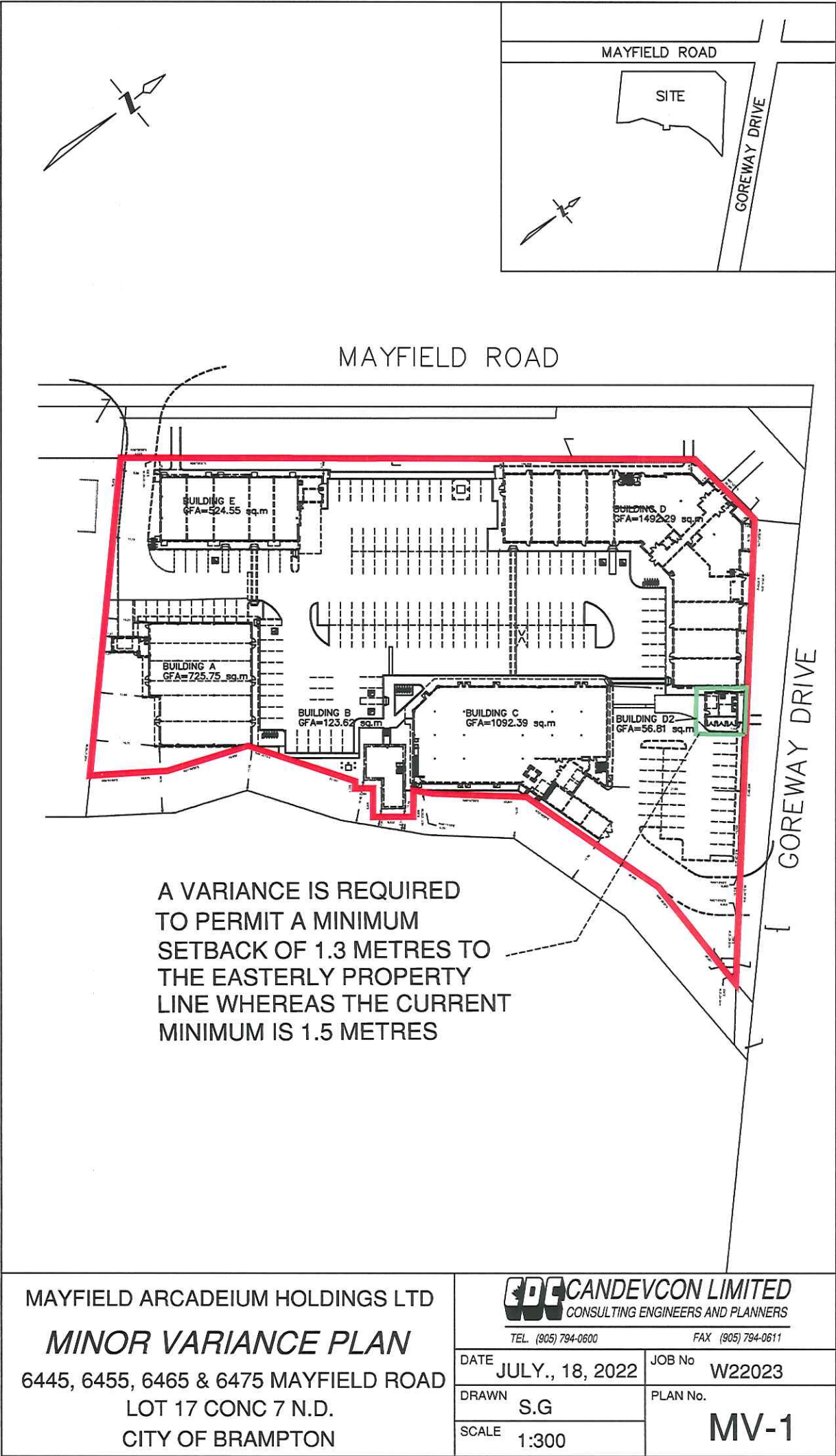
July 20, 2022

Date

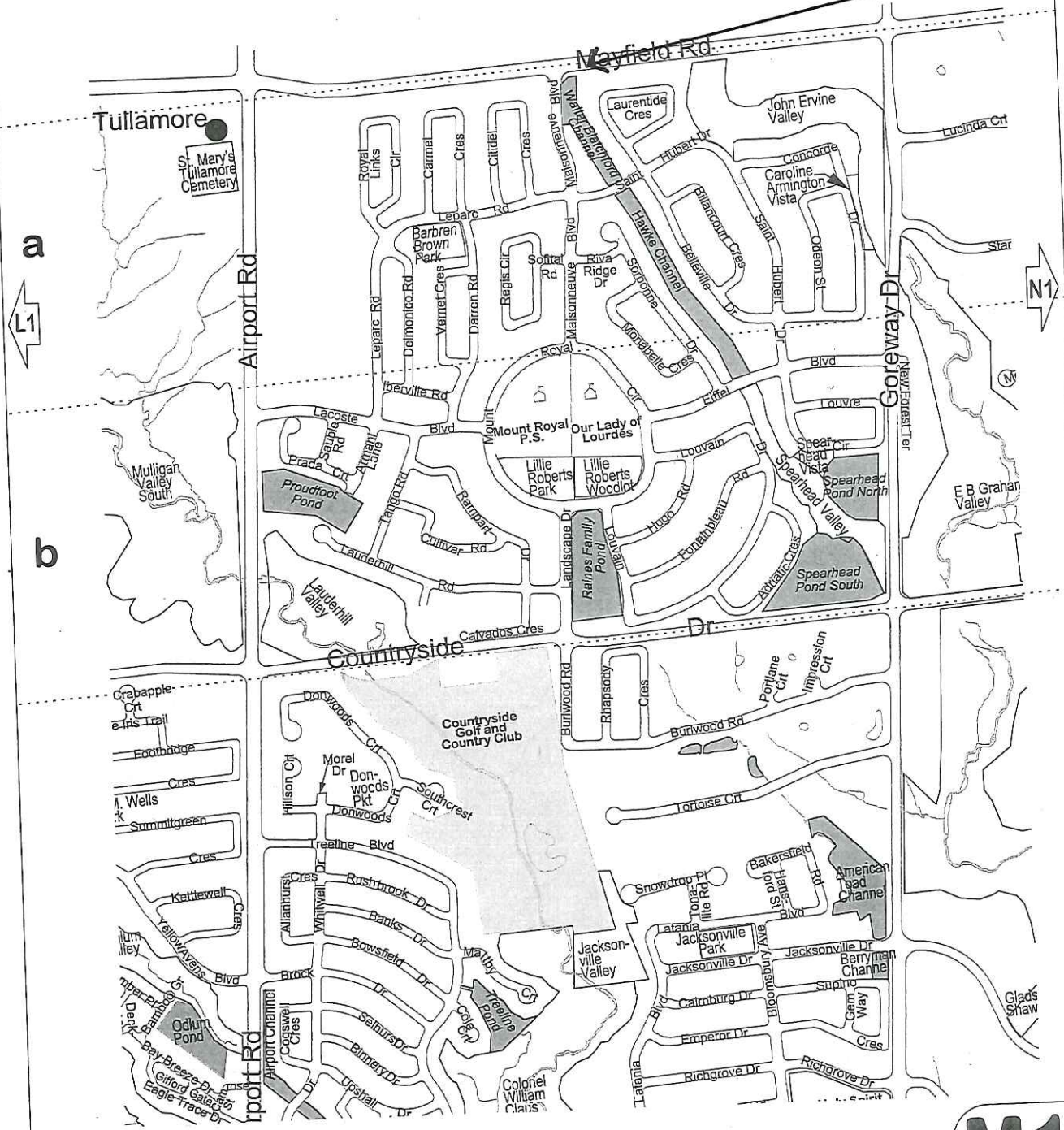
DATE RECEIVED

July 22, 2022

Revised 2022/02/17



A-2022-0239



M2

M1