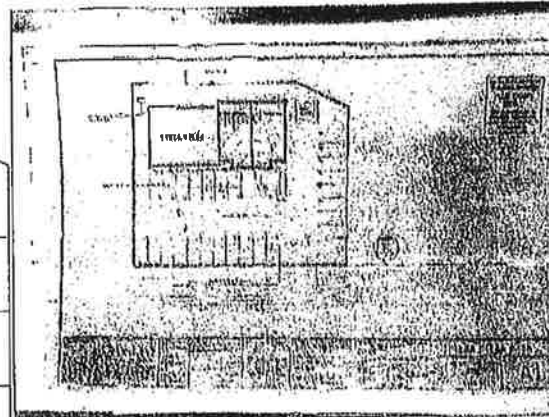
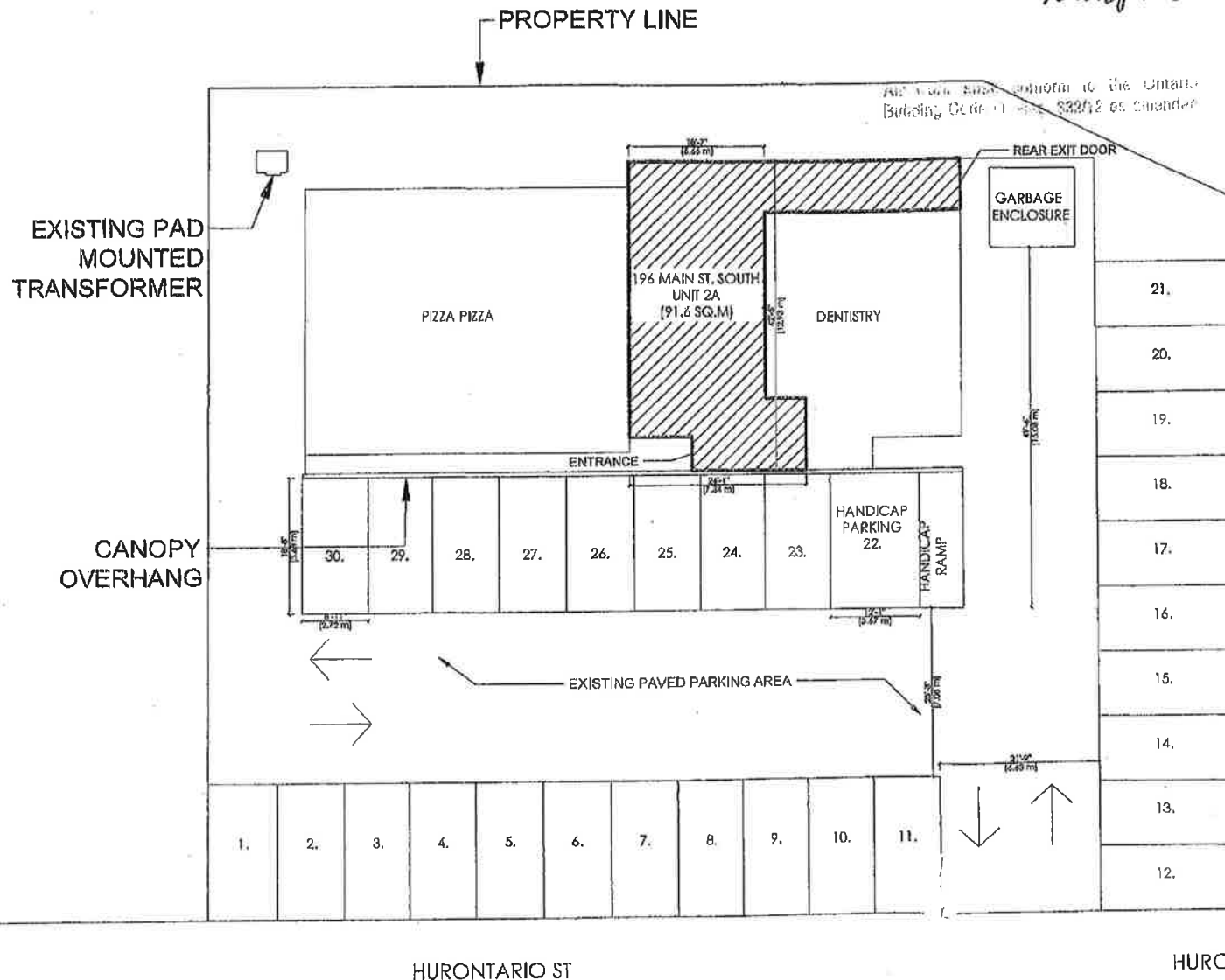


Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117 Fax: (905)874-2119
jeanie.myers@brampton.ca

CITY OF BRAMPTON
BUILDING DIVISION
RECEIVED
APR 2 0 2018
BY
LILLYAN MCINN

Revised for a Unit Finish
(Unit 2A) Tenant: Money Mart
Group occupancy



CITY OF BRAMPTON
BUILDING DIVISION
ZONING APPROVAL
FEB 13 2018
BY
AMANDA DICKIE

COPY
18-109471-pdb-00 CO

General Notes

RELEASED FOR BUILDING PERMIT

- * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
- * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- * DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

LICENSED PROFESSIONAL ENGINEER
H. SINGH
100156144
28/01/18
PROVINCE OF ONTARIO

No.	Revision/Issue	Date

Firm Name and Address

MEM ENGINEERING INC
3355 LEHIGH CRES.
MISSISSAUGA, ON, L4T 1W6
416-560-6755
Email: herry@memengineering.ca

Project Name and Address

196, MAIN ST. SOUTH
UNIT 2A, ONTARIO

Drawing Title

SITE PLAN

Project	Sheet
MONEY HUT	
Date	
JAN 20, 2018	A100
Scale	1/32" = 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 **May 9, 2023** 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, May 4, 2023.**

- 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, May 4, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 4, 2023.**
- 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, May 4, 2023.** 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.

A-2023-0101

City of Brampton
Committee of Adjustments

March 30, 2023

Re:194-196 Main Street South Brampton, Ontario

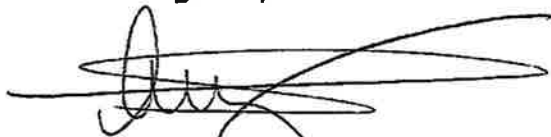
To Whom it May Concern,

I am the owner of 194-196 Main Street South in Brampton, Ontario. I would like to request a renewal of an existing Minor Variance Approval (File A17-184) allowing for retail service use. The use that I am requesting is also on the City of Brampton Secondary Plan Future Use

In the past 5 years there have been absolutely no issues with the prior approvals. The businesses and property in general have had a positive contribution to the landscape of Commercial Main Street. I would like to request that the Approval be permanent.

In addition to the completed application and site plan, I am enclosing documents regarding prior approvals

Kind Regards,



Samireh Ispahany
1666426 Ontario Inc



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) 1666426 Ontario Inc
Address 914 Burnhamthorpe Rd West
MISSISSAUGA, Ontario L5C 2S3
Phone # 416 910 0716 Fax # 905 281-1399
Email SISPahany@yahoo.ca

2. Name of Agent Samireh Ispahany
Address 914 Burnhamthorpe Rd West
MISSISSAUGA, Ontario L5C 2S3
Phone # 416 910 0716 Fax # 905 281-1399
Email SISPahany@yahoo.ca

3. Nature and extent of relief applied for (variances requested):
• Bank Trust financial
• Dental / Medical
• Retail, Service Shop, Pharmacy
• To provide parking spaces (30)

4. Why is it not possible to comply with the provisions of the by-law?
• Use not listed under current by law HCL
• Prior Committee of Adjustment Approval has expired (File A17-184)

5. Legal Description of the subject land:
Lot Number LOT 430 RP 43R6223 FPT RESERVE
Plan Number/Concession Number 625
Municipal Address 194-196 Main Street South Brampton Ontario
L6W 2E2

6. Dimension of subject land (in metric units)
Frontage 145
Depth 120
Area 17094.45 sq FT / 0.40 ACRES

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.)

One story Brick → 352.12 sq meters GFA
Width → 28.5 meters
Depth → 11.1 meters

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

18.8 meters / 64

Rear yard setback

3.3 meters / 15

Side yard setback

42.2

Side yard setback

10

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

N/A

10. Date of Acquisition of subject land:

MARCH 2014

11. Existing uses of subject property:

Pizza Pizza, Dental Office, money HUT

12. Proposed uses of subject property:

Retail → Pharmacy

13. Existing uses of abutting properties:

N/A Commercial

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

1982

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

41 yrs

16. (a) What water supply is existing/proposed?

Municipal

☒

Well

☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal

☒

Septic

☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers

☒

Ditches

☐

Swales

☐

Other (specify) _____

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?

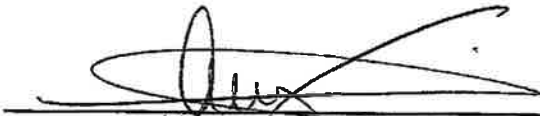
Yes ☐ No ☒

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 # <u>A284102</u>	Decision <u>APPROVED</u>	Relief _____
File # <u>A16037</u>	Decision <u>APPROVED</u>	Relief _____
File # <u>A17184</u>	Decision <u>APPROVED</u>	Relief _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON
THIS 11th DAY OF April, 2023

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.

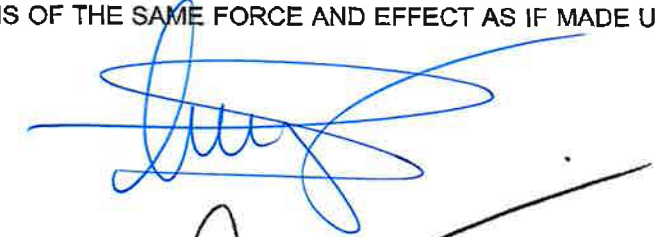
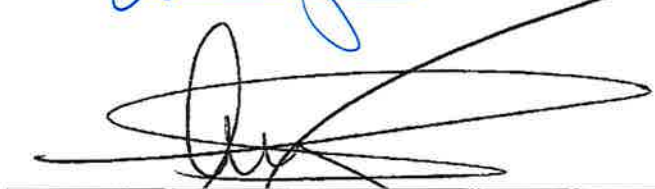
I, Samirah Ispahany, OF THE CITY OF MISSISSAUGA
IN THE Region OF PEEL SOLEMNLY DECLARE THAT:

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 11th DAY OF
April, 2023


A Commissioner etc.



Signature of Applicant or Authorized Agent
Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

HC1

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

HOTHU S.

Zoning Officer

APR 06 2023

Date

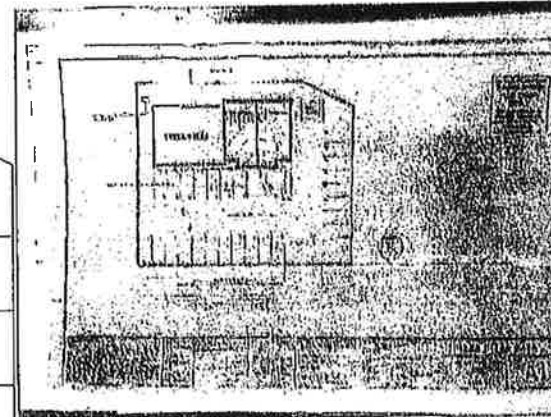
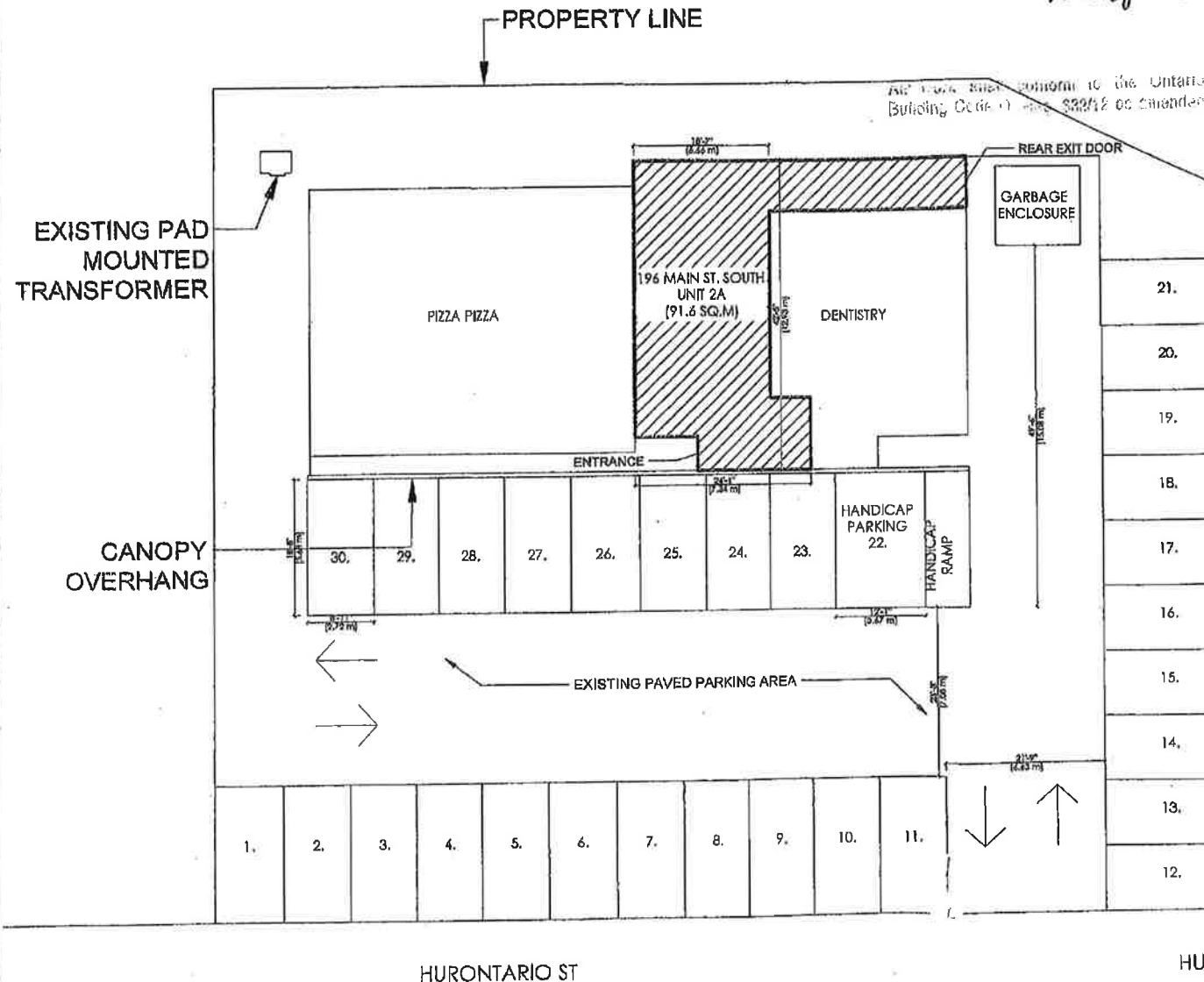
DATE RECEIVED

Date Application Deemed

April 11, 2023

CITY OF HAMPTON
BUILDING DIVISION
REVIEWED
ARR 2 07/2018
BY
LILLYAN MCINN

Reviewed for a Unit Finish
(unit 2A) Tenant: Money Hut
Group D occupancy

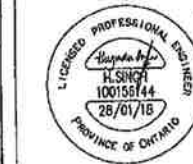


CITY OF HAMPTON
BUILDING DIVISION
ZONING REVIEW
FEB 13 2018
AMANDA DICKIE

ALL COPY
18-109471-pub-00 CO

General Notes
RELEASED FOR BUILDING PERMIT
* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
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* DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-



No.	Revision/Issue	Date

Firm Name and Address
MEM ENGINEERING INC
3356 LEHIGH CRES.
MISSISSAUGA, ON, L4T 1W9
416-568-6756
Email: herry@memengineering.ca

Project Name and Address
**196, MAIN ST. SOUTH
UNIT 2A, ONTARIO**

Drawing Title
SITE PLAN

Project MONEY HUT	Sheet
Date JAN 26, 2018	A100
Scale 1/16"=1'	

FILE NUMBER A17-184

HEARING DATE OCTOBER 24, 2017

APPLICATION MADE BY 1666426 ONTARIO INC.

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 bank, trust company or finance company;
2. To permit a retail establishment;
3. To provide 30 parking spaces.

(194-196 MAIN STREET SOUTH – LOT 430, PLAN 625)

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.

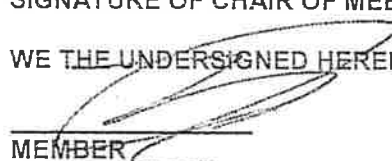
Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse

SECONDED BY: M. Russo

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER


MEMBER

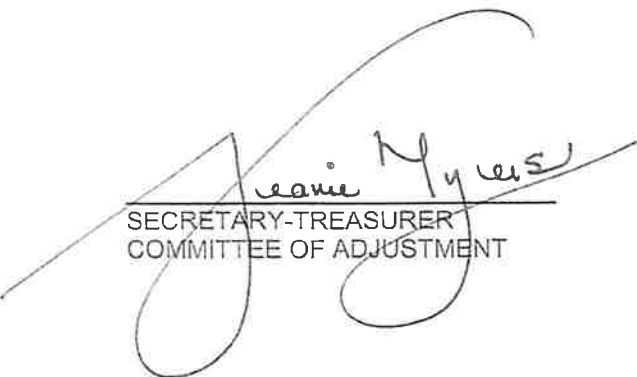
NOTE: MEMBERS R. CROUCH AND R. CHATHA
DISSENTED


MEMBER

DATED THIS 24TH DAY OF OCTOBER, 2017

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE NOVEMBER 13, 2017

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.


JEANIE MYERS
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

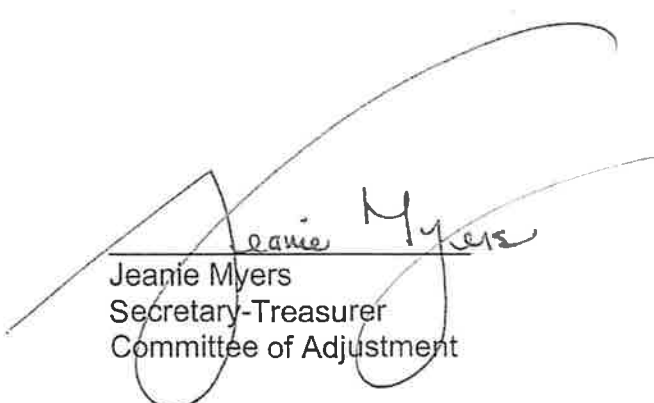
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A17-184**

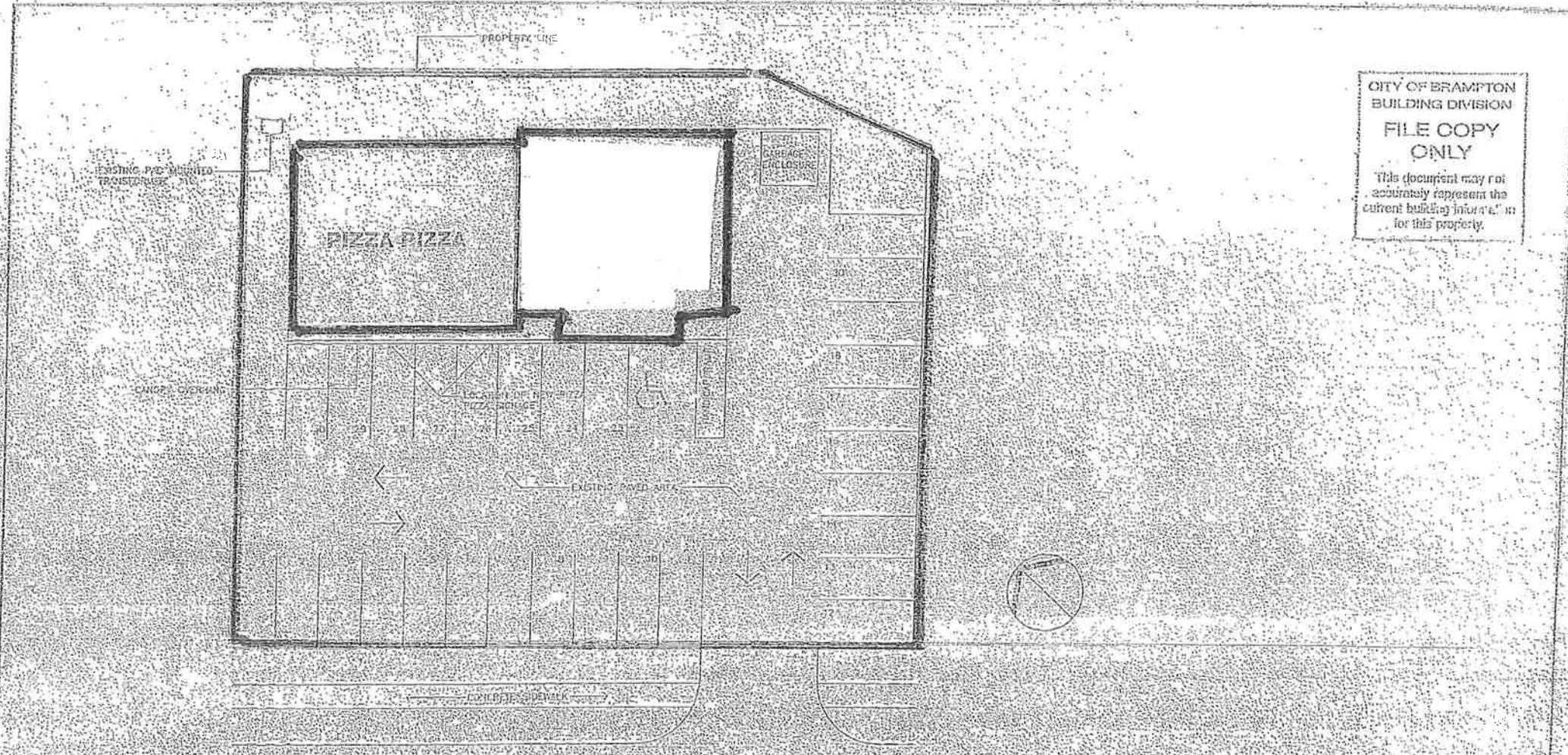
DATED: **OCTOBER 24, 2017**

Conditions:

1. That approval be granted for a temporary period of five (5) years from the final date of Committee's decision.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment

CITY OF BRAMPTON
BUILDING DIVISION
**FILE COPY
ONLY**
This document may not
accurately represent the
current building information
for this property.



HURONTARIO STREET

<p>General Notes</p> <p>DRAWINGS MUST NOT BE SEALED.</p> <p>CONTRACTOR MUST CHECK AND REPORT ALL DIMENSIONS AND RELATIONS TO THE DESIGNED PROJECT TO THE CITY OF BRAMPTON.</p> <p>ALL WORK SHALL COMPLY WITH THE CITY OF BRAMPTON BY-LAW 229-2012 AND THE CITY OF BRAMPTON ZONING BY-LAW 229-2012.</p> <p>ALL WORK SHALL COMPLY WITH THE CITY OF BRAMPTON ZONING BY-LAW 229-2012 AND THE CITY OF BRAMPTON ZONING BY-LAW 229-2012.</p> <p>FOR GENERAL COMMENTS, MATERIALS AND DIMENSIONS, SEE DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND THE CITY OF BRAMPTON ZONING BY-LAW 229-2012.</p>	<p>No. 1000-0-0000</p> <p>DATE 12/20</p> <p>DESCRIPTION BUILDING PERMIT</p>	<p>PIZZA PIZZA</p> <p>100 Jarvis Street</p> <p>Brampton, Ontario</p> <p>N7Y 2H9</p> <p>Tel: (905) 967-1010</p> <p>Fax: (905) 967-0891</p>	<p>Designed By: PETER ALMAGOR</p> <p>Drawn By: PETER ALMAGOR</p> <p>Scale: 1/8" = 1'-0"</p> <p>Date: MAR. 15/20</p>	<p>PIZZA PIZZA #43A</p> <p>104 MAIN STREET SOUTH</p> <p>BRAMPTON, ONT.</p> <p>A-1</p> <p>SITE PLAN</p>
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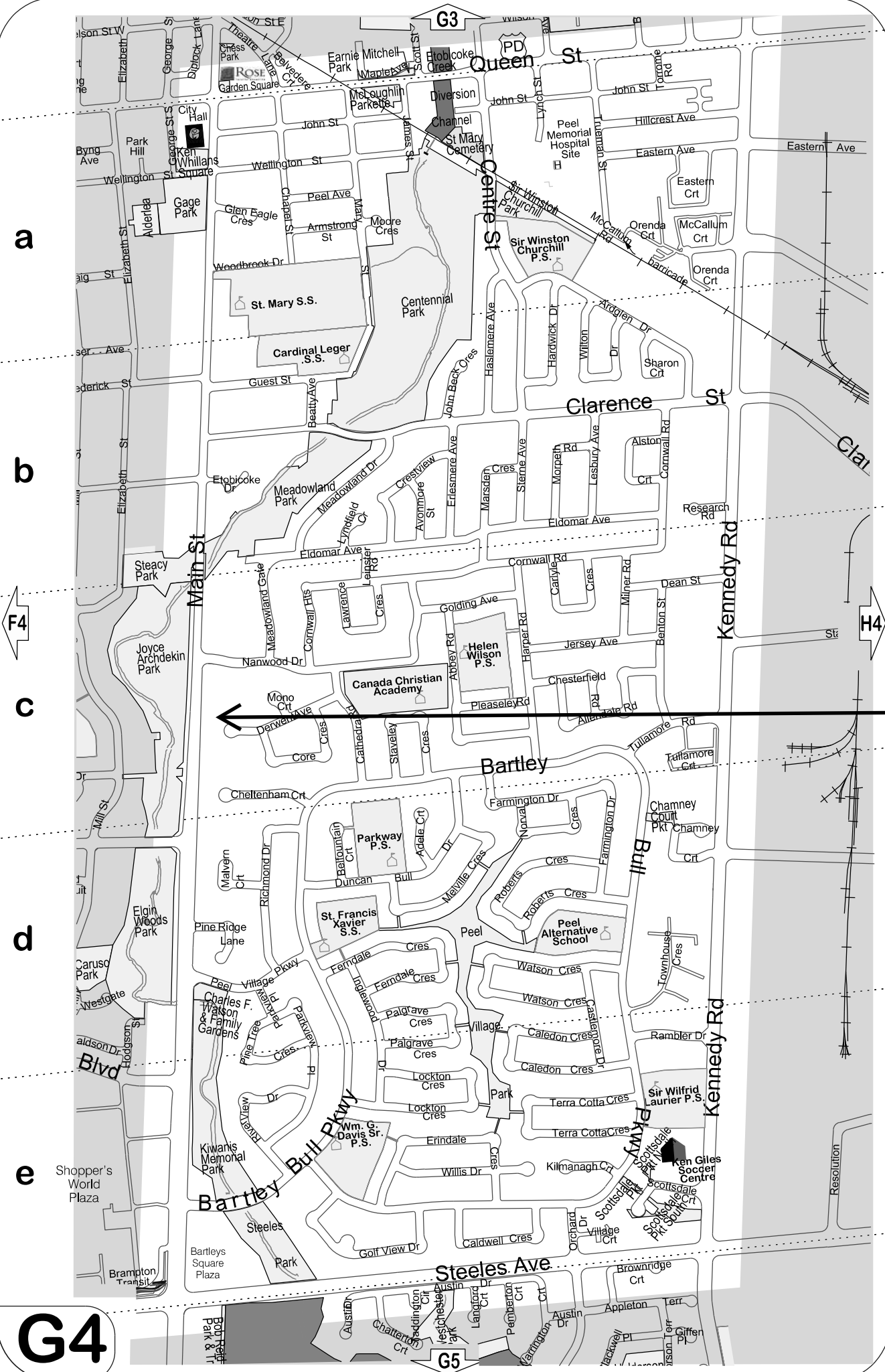
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A-2023-0101