

**CONCEPT SITE PLAN
PROPOSED TEMPORARY
HOME SALES OFFICE**

BRANTHAVEN CREDITVIEW INC.

PART OF LOT 5,
CONCESSION 5, W.H.S.,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

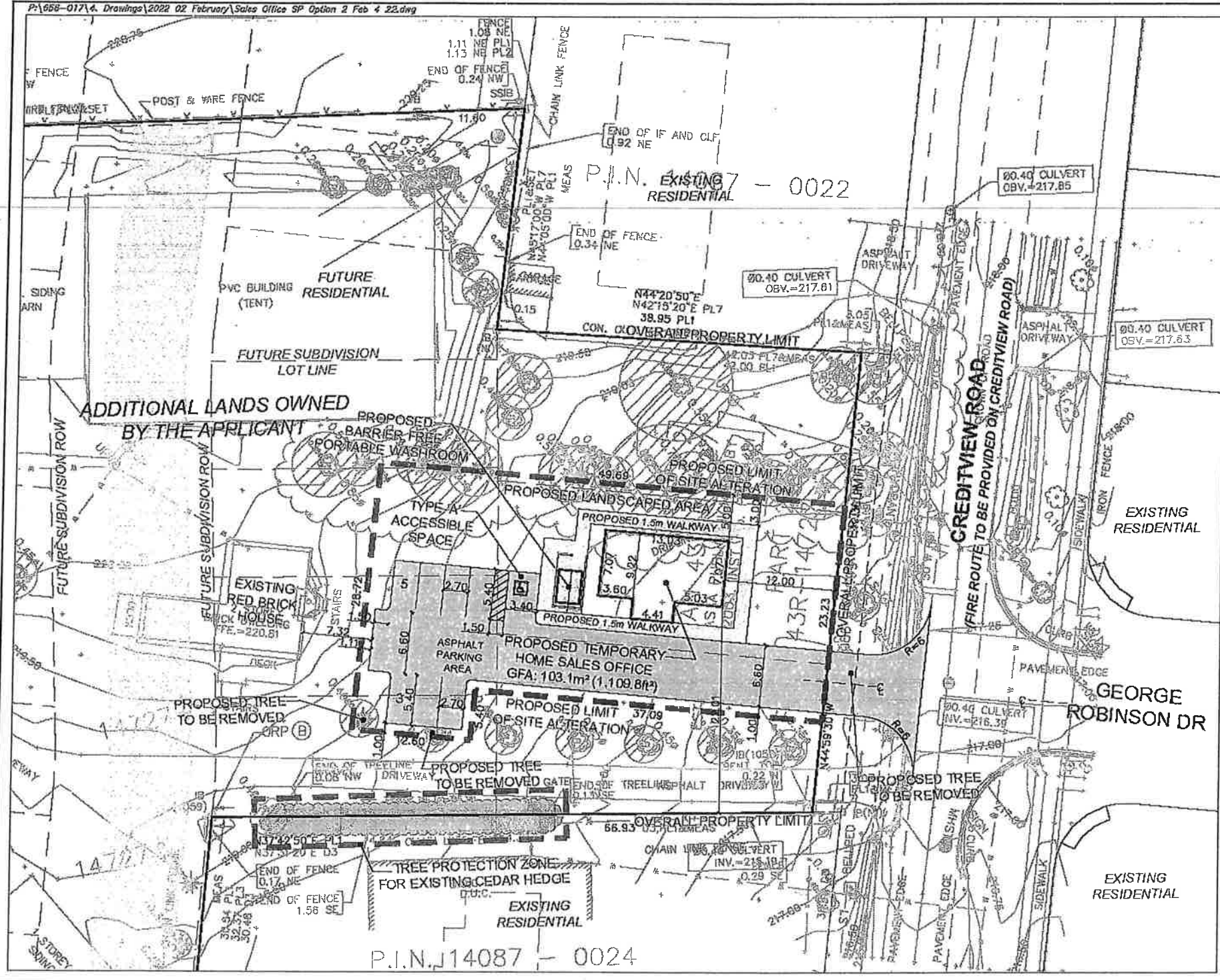
DEVELOPMENT STATISTICS
SITE ALTERATION AREA: 0.12ha (0.52ac)
ADDITIONAL LANDS AREA: 3.32ha (8.20ac)
TOTAL AREA: 3.53ha (8.72ac)
TOTAL BUILDING GFA: 103.1m² (1,109.8ft²)
BLDG. COVERAGE (TOTAL AREA): 0.29%

ZONING MATRIX
EXISTING ZONE CATEGORY: A - AGRICULTURAL
(FOR A LOT HAVING AN AREA OF 5 HECTARES OR LESS)

CATEGORY	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	45.0m	49.4m
MINIMUM FRONT YARD DEPTH	12.0m	12.0m
MINIMUM SIDE YARD DEPTH	7.5m	20.3m
MINIMUM REAR YARD DEPTH	15.0m	18.0m

PARKING STATISTICS
(OTHER OFFICE 1 SPACE PER 30m²)
PARKING REQUIRED: 4 SPACES
PARKING PROVIDED: 8 SPACES*
ACCESSIBLE SPACES REQUIRED: 1 SPACE (TYPE 'A')
ACCESSIBLE SPACES PROVIDED: 1 SPACE (TYPE 'A')

NOTES:
- TYPICAL PERPENDICULAR PARKING SPACE: 2.7m x 5.4m
- TYPICAL BARRIER FREE SPACE: 3.4m x 5.4m + 1.5m AISLE
- TYPICAL DRIVEWAY AISLE WIDTH: 6.6m



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 **June 20, 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, June 15, 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, June 15, 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, June 15, 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 **4:30 pm Thursday, June 15, 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.



February 7, 2022

GSAI File: 656-017

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

A - 2022-0022

Attention: Jeanie Myers
 Secretary Treasurer

RE: Minor Variance Application
Branthaven Creditview Inc.
8940 Creditview Road
Part Lot 5, Concession 5, WHS
City of Brampton, Regional Municipality of Peel

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents and planning consultants for Branthaven Creditview Inc., owners of the property municipally addressed as 8940 Creditview Road (herein referred to as the “subject property”). As such, we are pleased to submit this application for Minor Variance to permit a temporary sales office.

Site Description

The subject property is municipally addressed as 8940 Creditview Road, located on the west side of Creditview Road, generally south of the intersection of Queen Street West and Creditview Road in the City of Brampton. The subject property is legally described as Part Lot 5, Concession 5, WHS. The subject property has a frontage of approximately 49.79m (163.18ft) along Creditview Road, a depth of 89.21m (292.68ft) and a total site area of approximately 3.49ha (8.62ac).

The subject property is designated ‘Residential’ in the City of Brampton Official Plan and Executive Residential’ in Credit Valley Secondary Plan (SPA45). Additionally, the subject property is zoned ‘Agricultural (A)’ in the City of Brampton Zoning Bylaw (270-2004) and is currently occupied by eight freestanding structures: a residential dwelling, a small timber frame barn, a large timber frame barn with a cement silo, a concrete block milk house, a modern fabric Quonset hut, two (2) horse stables, and a modular home.

10 KINGSBRIDGE GARDEN CIRCLE
 SUITE 700
 MISSISSAUGA, ONTARIO
 L5R 3K6
 TEL (905) 568-8888
 FAX (905) 568-8894
 www.gsai.ca



We note for staff that there is a recently submitted Draft Plan of Subdivision and Official Plan and Zoning By-law Amendment Application (PRE-2021-0055) application which proposes the redevelopment of the subject property. Under this application, the applicant is proposing to redevelop the subject property with sixty-two (62) lots comprised of single detached residential dwellings. Three (3) of the proposed lots will front onto Creditview Road and the remaining fifty-nine (59) lots are proposed along the internal road network, fronting along the extension of Classic Drive as well as the proposed street, Street 'A'. The Official Plan and Zoning By-law Amendment propose to redesignate the lands as 'Low Density 2' in the Credit Valley Secondary Plan and rezone the lands 'Residential Single Detached F – 11.6 – Special Exception (R1F-XX)'. The application is currently undergoing a completeness review and we anticipate it will be presented at a public meeting in short order.

The Proposed Development

Branthaven Creditview Inc. is proposing to develop a portion of the subject property for a single-storey temporary sales office with a gross floor area of approximately 103.1 m² (1,109.8 ft²) along with eight (8) on-site parking spaces. One vehicular access point is proposed on Creditview Drive, adjacent to George Robinson Drive. The portion of the subject property intended to be used for the proposed temporary sales office comprises 0.12 ha (0.52 ac) of the overall property. A 1.5 m walkway is proposed along the periphery of the sales office and will context to the asphalt parking area. Further, a barrier free portable washroom is also proposed adjacent to the sales office for customer use. The existing red brick house is proposed to be maintained as part of the development of the sales office.

As per the submitted Minor Variance Sketch, prepared by GSAI dated February 2, 2022, the proposed sales office meets all the setback requirements of the 'Agricultural (A)' zone. A minimum front yard depth of 12.0m is required and 12.0m is provide. A minimum side yard depth of 7.5m is required and 20.3m is provided. A minimum rear yard depth of 15m is required and 168m is provided. The subject property also meets the minimum lot width requirement of 45m, having a lot width of 49.4m. Parking is required at the 'Other Office' rate of 1 space per 30m² for a total of four (4) spaces. Eight (8) spaces are provided, including a required Type 'A' accessible space.

The sales office is intended to be used for the sale of homes proposed under the above-noted Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment application.

In order to permit the proposed sales office, we are proposing a Minor Variance to request relief from the Zoning By-law to permit a temporary sales office use whereas the zoning by-law does not permit the use in this instance. The temporary use is being requested for a period of three (3) years from date of opening.



The Proposed Variance

We propose the following variance in order to permit the proposed temporary sales office:

1. To permit the use of a temporary sales office for a period of three (3) years, whereas Zoning By-law 270-2004 does not permit this use in an *Agricultural (A)* zone.

Planning Rationale for Proposed Variances

Section 45(1) of the Planning Act, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. The following section provides an analysis demonstrating how the variances satisfies these tests.

1. *The variance maintains the general intent and purpose of the Official Plan.*

The subject property is designated 'Residential' in the City's Official Plan and 'Executive Residential' in the Credit Valley Secondary Plan (SPA45). The 'Residential' designation of the Official Plan is intended to permit predominantly residential land uses (Policy 4.2.1.1) with an objective to provide opportunities for the development of a broad mix of housing. The 'Executive Residential' designation of the Secondary Plan also intends to permit residential uses, but those with larger lot sizes and frontages. As previously mentioned, an Official Plan Amendment has been applied for to amend the Secondary Plan designation to 'Low Density 2', which permits residential uses with smaller lot sizes and frontages than the "Executive Residential" designation.

In light of the submitted Official Plan Amendment and given the current land use designations, the temporary home sales office will permit the sale of a new residential development within an establish residential area. The sales office is only proposed on the lands for a temporary basis, until the sale of the units is complete while the Draft Plan, Official Plan and Zoning By-law Amendment applications are being processed. As such, the proposed variances to permit a temporary sales office is consistent with the land use intent and purpose of the Official Plan.

2. *The variance maintains the general intent and purpose of the Zoning By-law.*

The subject property is zoned 'Agricultural (A)' in the City of Brampton Zoning By-law 270-2004. Similar to the justification above, while the Zoning By-law allows for agricultural uses, the temporary nature of the proposed sales office does not preclude the long-term use of the property for agricultural purposes. As previously mentioned, a Zoning By-law Amendment application has been submitted to the City to rezone the subject lands for single-detached residential uses and the temporary sales office is required to facilitate the sales of the future residential lots.

Further, the proposed temporary sales office maintains all other zoning requirements of the 'Agricultural (A)' zone, including setback requirements, lot width requirements and parking requirements. The variance simply seeks the permission of the sales office use on a temporary



basis. Based on the temporary nature of the proposed variance, the general intent and purpose of the Zoning By-law is maintained.

3. *The variance is desirable for the appropriate development or use of the land.*

The proposed sales office will not interfere with the achievement of the City's future land use objectives of the long-term viability of agricultural uses as per the existing zoning. Further, as the Official Plan and Secondary Plan designate the lands for residential purposes, the temporary sales office will also not interfere in the long-term viability of its residential use. Instead, the variance seeks to uphold that use by facilitating the sale of the upcoming residential units. The proposed sales office is therefore minor in nature by virtue of being temporary.

4. *The variance is minor in nature.*

The subject property is subject to forthcoming residential construction activity where it is common to find new home sales offices. As such, the proposed temporary sales office will be appropriate in terms of compatibility with surrounding land uses. Further, the proposed location for the temporary sales office is desirable as it is located at prominent and highly visible intersection in close proximity to the lands within which the units to be sold from this sales office.

Application Materials:

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

- One (1) copy of the completed Minor Variance Application Form with the signed Authorization and Permission to Enter Forms;
- One (1) copy of Minor Variance Sketch, prepared by Glen Schnarr and Associates Inc., dated January 26, 2022;
- One (1) cheque in the amount of \$2,560.00 for Minor Variance Application Fees.

We trust that these materials are sufficient for Staff's review and look forward to being considered for the March 8, 2022, hearing date. Please contact the undersigned at colinc@gsai.ca if you require additional information or wish to clarify any thing contained in this application.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Partner



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)** Branthaven Creditview Inc. (c/o Arden Semper)
Address 720 Oval Court, Burlington ON

Phone # 905.333.8364 ext. 240 **Fax #** _____
Email asemper@branthaven.com

2. **Name of Agent** Glen Schnarr and Associates Inc. (c/o Colin Chung)
Address 700-10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6

Phone # 905.568.8888 x224 **Fax #** _____
Email colinc@gsai.ca

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

To permit the use of a temporary sales office for a period of three (3) years, whereas Zoning By-law 270-2004 does not permit this use in an Agricultural (A) zone.

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

A temporary sales office is not a permitted use within the 'Agricultural (A)' zone.

5. **Legal Description of the subject land:**
Lot Number Part Lot 5
Plan Number/Concession Number Concession 5 WHS
Municipal Address 8940 Creditview Road, Brampton, ON, L6Y 0G4

6. **Dimension of subject land (in metric units)**
Frontage 49.79 m
Depth 155.77 m
Area 34, 923 m²

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

Single Detached Dwelling (red brick house); a small timber frame barn; a large timber frame barn with a concrete silo; a concrete block milk house; two (2) horse stables; a modern fabric Quonset hut; a modular home

PROPOSED BUILDINGS/STRUCTURES on the subject land:

A 1-storey temporary sales office with a gross floor area of 103.1 square metres. Eight (8) parking spaces are proposed as part of the development application.

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 19.32m
Rear yard setback _____
Side yard setback _____
Side yard setback _____

PROPOSED

Front yard setback 12m
Rear yard setback 168m
Side yard setback 20.3m
Side yard setback 22.01

10. Date of Acquisition of subject land: July 30, 2021

11. Existing uses of subject property: Agricultural/Vacant

12. Proposed uses of subject property: Temporary Home Sales Office

13. Existing uses of abutting properties: Low Density Residential

14. Date of construction of all buildings & structures on subject land: Approx. 1987

15. Length of time the existing uses of the subject property have been continued: 20+ 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 # PRE-2021-0055 Status In Review

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 # A-2021-0153 Decision Approved Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Burlington
THIS 8th DAY OF February, 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, Glen Schnarr and Associates Inc. (c/o Colin Chung), 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.

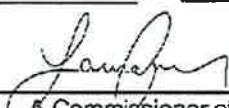
DECLARED BEFORE ME AT THE

City OF Mississauga
IN THE Region OF
Peel THIS 7th DAY OF
February, 2022



Signature of Applicant or Authorized Agent

Submit by Email



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: Agricultural

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

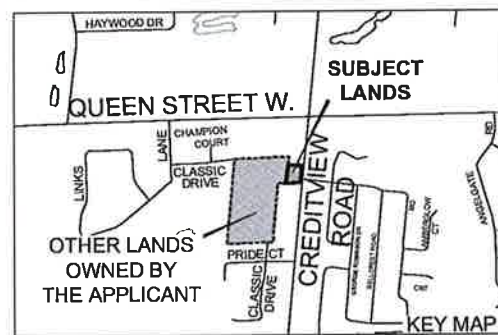
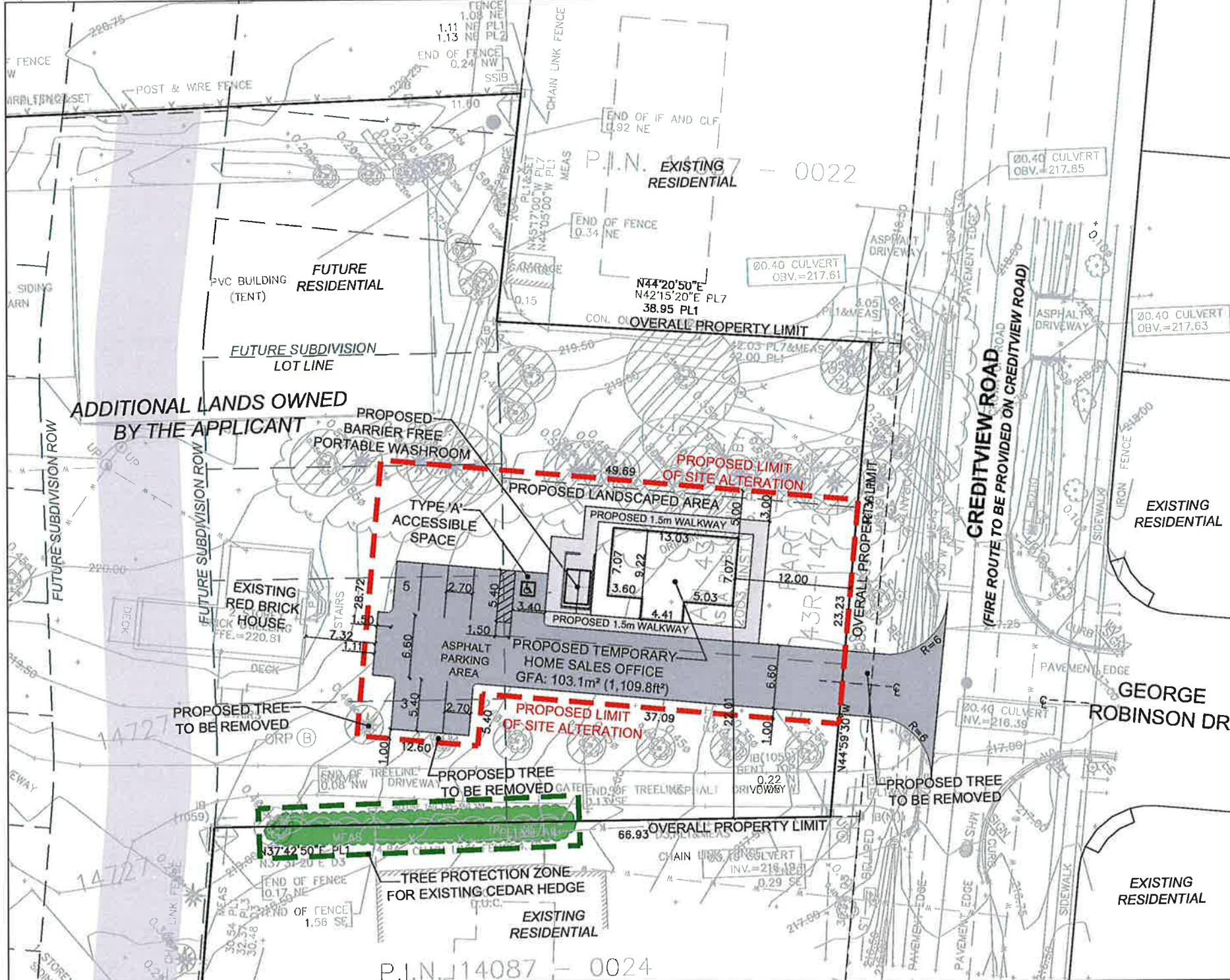


Zoning Officer

Feb 8 22

Date

DATE RECEIVED February 8, 2022
Date Application Deemed Complete by the Municipality February 8, 2022



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PROPOSED TEMPORARY
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BRANTHAVEN CREDITVIEW INC.

PART OF LOT 5,
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CITY OF BRAMPTON
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A-2022-0022

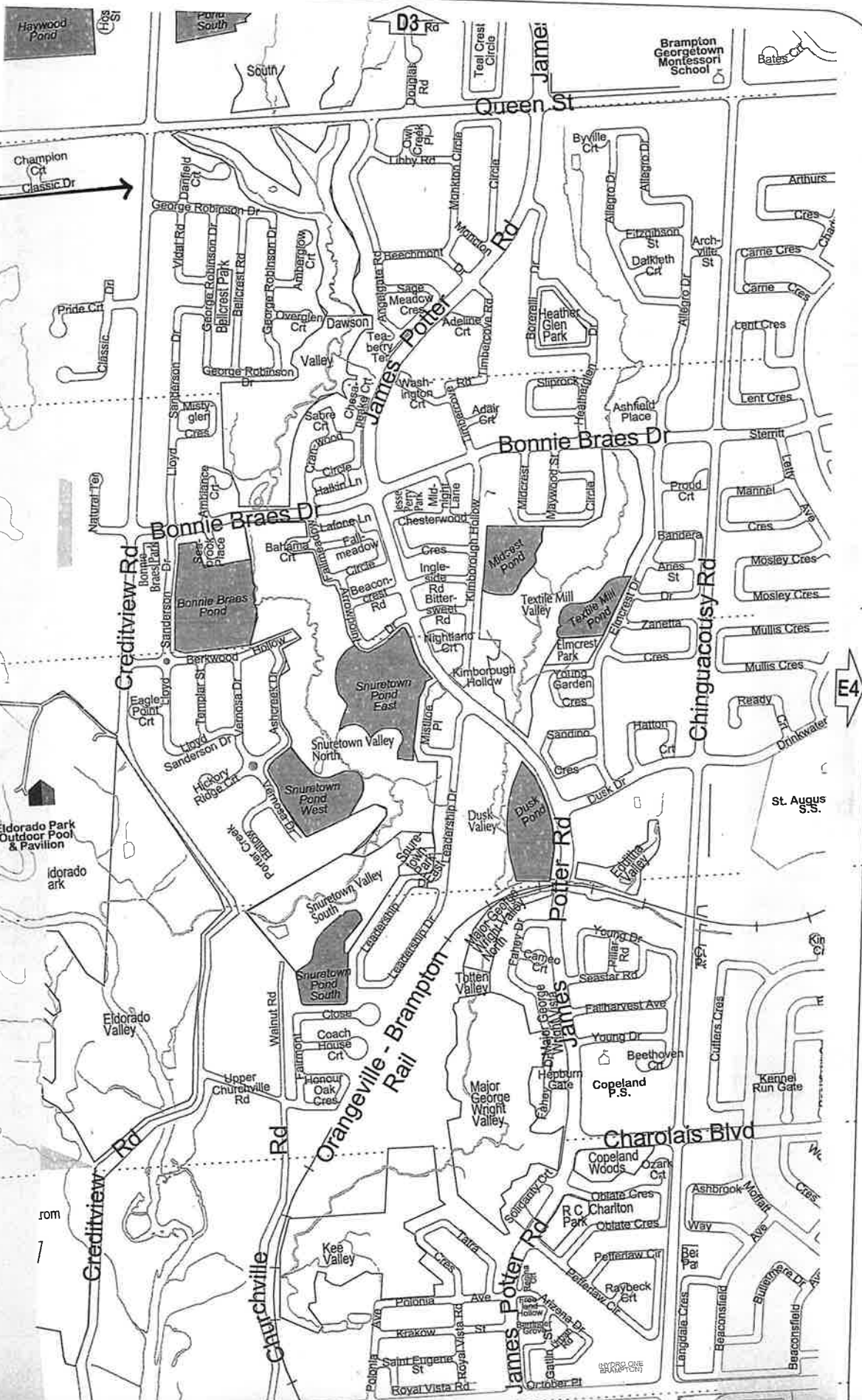
a

b

c

d

e



Haywood Pond

Parra South

D3 Rd

Brampton Montessori School

Champion Ct
Classic Dr

Eldorado Park Outdoor Pool & Pavilion
Ildorado ark

Eldorado Valley

rom

1

St. August S.S.

Copeland P.S.

R.C. Chariton Park

Major George Wright Valley

WINDY CREEK BRAMPTON

MI