

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2022-0022
Property Address: 8940 CREDITVIEW ROAD
Legal Description: PART LOT 5, CON 5 WHS
Agent: GLEN SCHNARR AND ASSOCIATES INC.
c/o COLIN CHUNG
Owner(s): BRANTHAVEN CREDITVIEW INC., C/O ARDEN SEMPER
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, OCTOBER 24, 2023 at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. THAT THE LANDS SUBJECT TO THE AGRICULTURAL (A) ZONE BE PERMITTED A MINIMUM FRONT YARD SETBACK OF 5.0 METRES, WHEREAS THE BYLAW REQUIRES A MINIMUM FRONT YARD SETBACK OF 12.0 METRES; AND
2. THAT THE LANDS SUBJECT TO THE AGRICULTURAL (A) ZONE BE PERMITTED A MINIMUM SIDE YARD SETBACK OF 0.6 METRES, WHEREAS THE BYLAW REQUIRES A MINIMUM SIDE YARD SETBACK OF 7.5 METRES.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:00 pm on Thursday, October 19, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, October 19, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

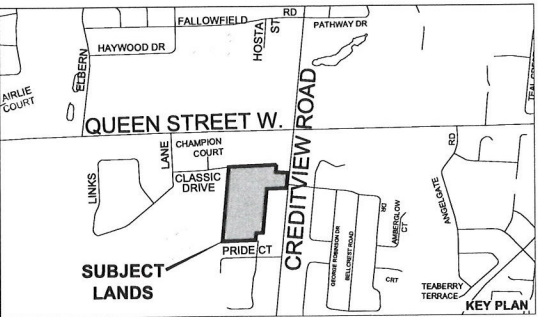
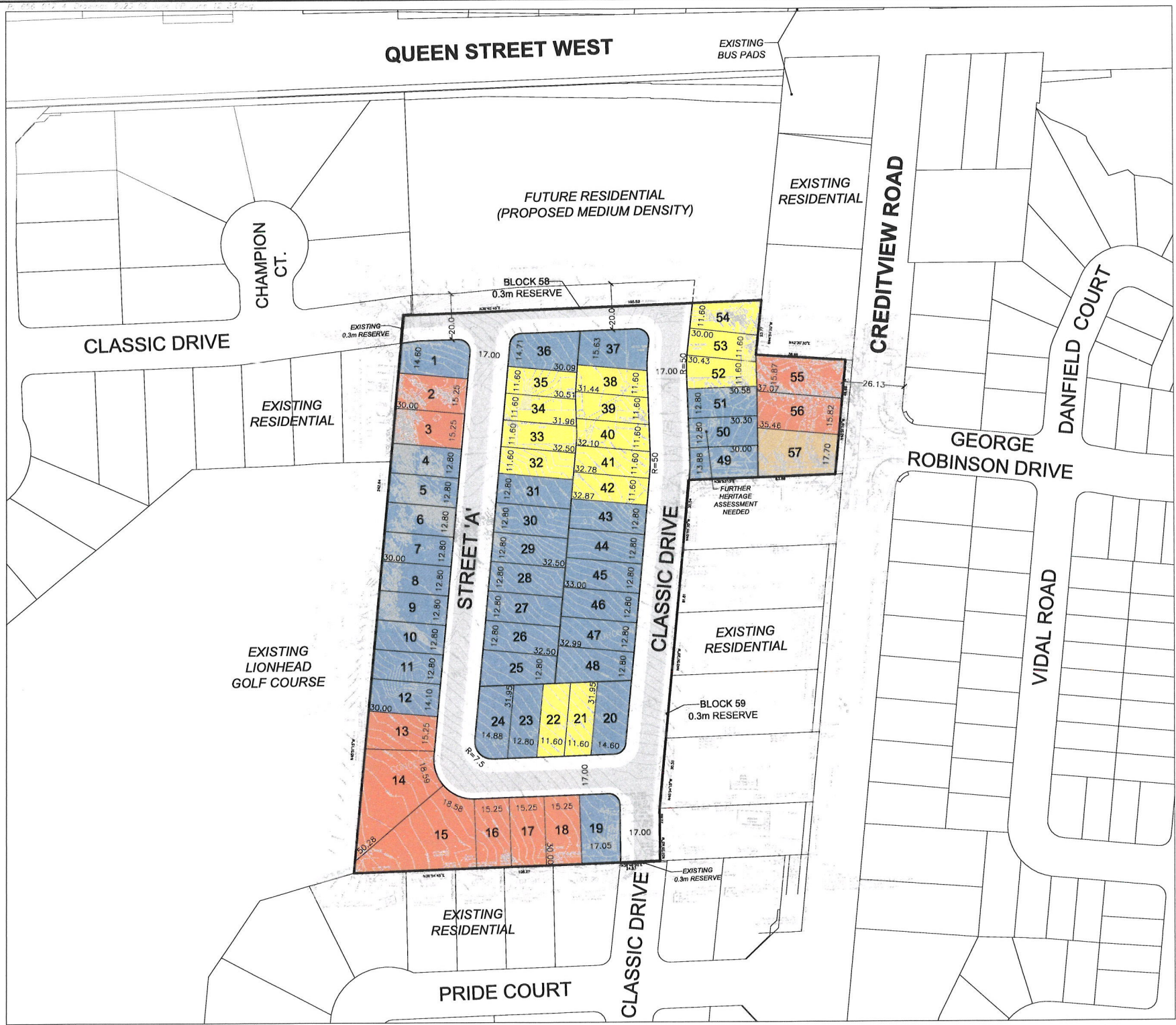
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 13th day of October 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca




**DRAFT PLAN OF SUBDIVISION
BRANTHAVEN CREDITVIEW INC.
FILE # 21T-22001B**

8940 CREDITVIEW ROAD
PART OF LOT 5,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED  DATE JULY 25, 2022
ARDEN SEPPER, A.S.O.
BRANTHAVEN CREDITVIEW INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED  DATE MAY 6th, 2022
A. U. KUMARANAYAKE, O.L.S.
R-PE SURVEYING LTD.

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

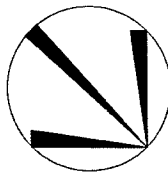
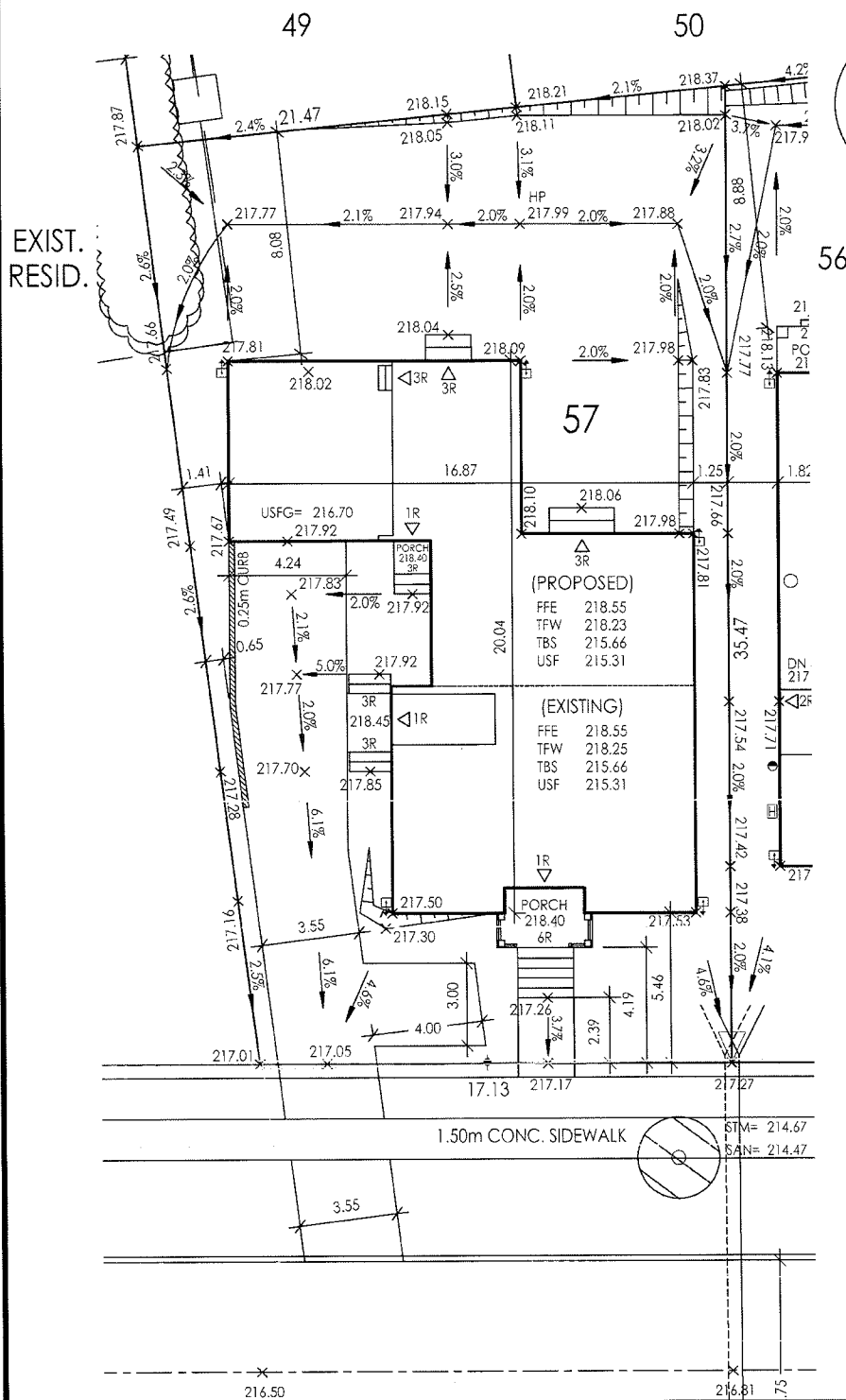
LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
DETACHED RESIDENTIAL - 11.6m (38')	1-57	0.52	1.28	14
DETACHED RESIDENTIAL - 12.8m (42')		1.35	3.34	32
DETACHED RESIDENTIAL - 15.25m (50')		0.62	1.53	10
HERITAGE HOUSE - 16.7m (55')		0.07	0.16	1
0.3m RESERVE	58,59	0.00	0.00	
17.0m R.O.W. (LENGTH: 490m)		0.85	2.10	
20.0m R.O.W. (LENGTH: 125m)		0.13	0.32	
TOTAL	59	3.54	8.74	57

NOTES
- ULTIMATE PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



























SCALE: 1:750
(24 x 36)
JUNE 12, 2023





NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

LEGEND

FFE	FINISHED FLOOR ELEVATION		SUMP PUMP
TWF	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDestal
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK		STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
REV	REVERSE PLAN		SEWER CONNECTIONS 2 LOTS
STD	STANDARD PLAN		SEWER CONNECTIONS 1 LOT
△	DOOR		WATER CONNECTION
□	WINDOW		WATER VALVE CHAMBER
	AIR CONDITIONING		HYDRANT AND VALVE
	DOWN SPOUT TO SPLASH PAD		HYDRO METER
	DOWN SPOUT CONNECTED TO STM		GAS METER
	SWALE DIRECTION		MANHOLE - STORM
—X—	CHAINLINK FENCE		MANHOLE - SANITARY
—XX—	PRIVACY FENCE		
—XXX—	SOUND BARRIER		
	FOOTING TO BE EXTENDED		


[illegible]

URBANTECH NOTES:

- 6) Grading, leveling, Utilities, services, and civil works as shown on the site plans are based on preliminary information that is not yet approved. Purchasers should be advised that street furniture may be added or removed from their frontages. Builders should verify locations of all above ground street furniture and features prior to construction for absence of conflict, and relocate if necessary at his/her own expense.
- 7) Builder to lower underside of footings where adjacent to R/CBs leads, and/or sewers. Exact depth to be determined onsite during footing excavation, under the supervision and direction by a qualified Geotechnical Engineer.
- 8) Builder to match existing grading where applicable.
- 9) Prior to pre and post sod lot grading inspections and certifications, builder to this range to be rectified by builder prior to requesting inspections.
- 10) Footing to be stepped accordingly to ensure min. 1.22m frost cover around entire house, builder to verify.
- 11) Sump pumps to be installed as of Town of Hamilton Standards.

IMPORTANT FOOTING NOTE:

- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS REFORM CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.
- LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
- IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
 - UP TO 9" FOOTING, LOWER USF BY 0.07
 - 10" FOOTING, LOWER USF BY 0.10
 - 11" FOOTING, LOWER USF BY 0.13
 - 12" FOOTING, LOWER USF BY 0.15
 - 13" FOOTING, LOWER USF BY 0.18
 - 14" FOOTING, LOWER USF BY 0.20



WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C.PART-3 SUBSECTION-3.2. OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN:	21032
FIRM BCIN:	26995
DATE:	

SIGNATURE: _____

CLIENT
Branthaven Creditview Inc.

PROJECT/LOCATION
CREDITVIEW
BRAMPTON

DRAWING SITE PLAN

DRAWN BY AG	SCALE 1:250
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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRAMPTON



**HERITAGE HOUSE
RELOCATION PLAN
BRANTHAVEN CREDITVIEW INC.
FILE # 21T-22001B**

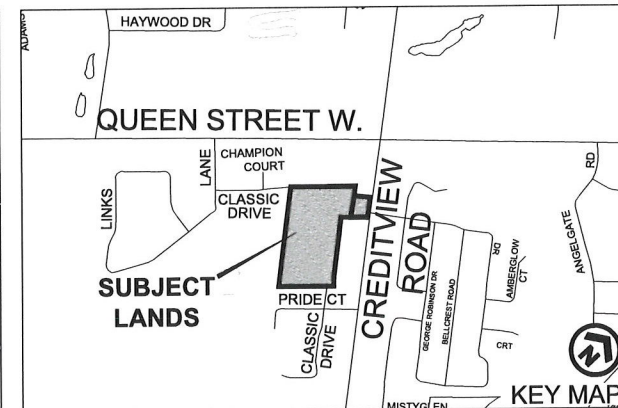
8940 CREDITVIEW ROAD
PART OF LOT 5,
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

- REMOVE REAR EXTENSION
- RETAIN / RELOCATE HERITAGE HOME
- NEW ADDITION
- PATH OF TRAVEL



SCALE: 1:400
SEPTEMBER 19, 2023

GSAI
Glen Schnarr & Associates Inc.



8940 CREDITVIEW ROAD
PART OF LOT 5
CONCESSION 4, W.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

1. **THAT THE LANDS SUBJECT TO THE 'AGRICULTURAL' (A) ZONE BE PERMITTED A MINIMUM FRONT YARD SETBACK OF 5.0 METERS; WHEREAS THE ZONING BY-LAW REQUIRES A MINIMUM FRONT YARD SETBACK OF 12.0 METERS.**
2. **THAT THE LANDS SUBJECT TO THE 'AGRICULTURAL' (A) ZONE BE PERMITTED A MINIMUM SIDE YARD SETBACK OF 0.6 METERS; WHEREAS THE ZONING BY-LAW REQUIRES A MINIMUM SIDE YARD SETBACK OF 7.5 METERS.**



SCALE 1:400
SEPTEMBER 26, 2023



Partners:

Glen Broll, MCIP, RPP
Colin Chung, MCIP, RPP
Jim Levac, MCIP, RPP
Jason Afonso, MCIP, RPP
Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner:
Glen Schnarr

September 26, 2023

GSAI File: 656-017

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

Attention: Clara Vani
Secretary Treasurer

RE: Resubmission of Minor Variance Application
Branthaven Creditview Inc.
8940 Creditview Road
City of Brampton, Regional Municipality of Peel
File No.: A-2022-0022

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents and planning consultants for Branthaven Creditview Inc. ("Branthaven"), owners of the property municipally addressed as 8940 Creditview Road (the "subject property"). On behalf of our client, we are pleased to re-submit this application for Minor Variance to seek relief of the 'Agricultural (A)' zone in the City of Brampton Zoning By-law 270-2004 to facilitate the relocation of the existing heritage residence known as the Edwin Trimble House.

Branthaven originally filed the minor variance application (A-2022-0022) on February 7th, 2022 to facilitate the development of a temporary sales office. Branthaven is proposing to amend the minor variance application to seek zoning relief from the 'Agricultural (A)' zone to facilitate the new location of the Edwin Trimble House.

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 has a frontage of approximately 49 meters (160 feet) along Creditview Road, a depth of approximately 193 meters (163 feet) and a total site area of approximately 3.54 ha (8.74 ac).

The subject property is located in the City's Built Boundary and 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: the Edwin Trimble House, 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. A Heritage Impact Assessment (HIA) prepared by Parslow Heritage Consultancy Inc. identified the Edwin Trimble House as having Historical/Associative Value and Contextual Value. The HIA recommended that the relocation of the Edwin Trimble House within the subject property to continue to be used for residential purposes and that upon relocation and restoration, the building be designated under Part IV of the Ontario Heritage Act.

Proposal – Relocation of Heritage House

A Heritage Building Protection Plan and Heritage Conservation Plan was prepared by Parslow Heritage Consultancy Inc. to outline the actions that will be taken to conserve, protect, and restore the dwelling. This includes providing general details on the relocation, as well as plan for physical improvement to be made to the building, and protection measures to be taken ahead of relocation. On July 26, 2023, City Heritage Staff brought forward a Recommendation Report to the Brampton Heritage Board recommending acceptance of the Heritage Conservation Plan and Heritage Building Protection Plan for the Edwin Trimble House to facilitate its relocation and restoration. The Brampton Heritage Board meeting minutes were received by the City's Planning and Development Committee at its meeting on July 31, 2023 and the subsequent Planning and Development Committee meeting minutes were received by City Council at its meeting on August 9, 2023.

We note that the submitted Official Plan Amendment and Zoning By-law Amendment and Draft Plan of Subdivision Applications (OZS-2022-0014) are currently under appeal at the Ontario Land Tribunal (OLT). Branthaven is proposing to develop the subject property with fifty-seven (57) lots consisting of single detached residential dwellings. Three (3) of the proposed lots will front onto Creditview Road and the remaining fifty-four (54) 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 proposes to redesignate the lands as 'Low Density 1' in the Credit Valley Secondary Plan and rezone the lands 'Residential Single Detached F – 11.6 – Special Exception (R1F-11.6-3692);' Residential Single Detached F -11.6 – Special Exception (R1F-11.6-3693); and Residential Single Detached F – (R1F-15.0-XXXX).

Proposal

The Edwin Trimble House is proposed to be relocated with frontage closer to Creditview Road (refer to Heritage House Relocation Plan) on the proposed Lot 57 as identified in the above-noted Draft Plan of Subdivision and Minor Variance Sketch.

The Edwin Trimble House is a two storey residence with an approximate building area of 228 sq. metres and one vehicular access point onto Creditview Road, adjacent to George Robinson Drive. The Edwin Trimble House is intended to be used for residential purposes upon its relocation and restoration under above-noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications.

Proposed Variances

Branthaven is proposing the following variances under the 'Agricultural' (A) parent zone to facilitate the new siting of the Edwin Trimble House:

- 1. That the lands subject to the 'Agricultural' (A) zone be permitted a minimum front yard setback of 5.0 meters; whereas the Zoning By-law requires a minimum front yard setback of 12.0 meters.**
- 2. That the lands subject to the 'Agricultural' (A) zone be permitted a minimum side yard setback of 0.6 meters; whereas the Zoning By-law requires a minimum side yard setback of 7.5 meters.**

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 subject property is located in Schedule A1 – Upscale Executive Housing Special Policy Area. 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 to amend the Secondary Plan to redesignate the subject property as 'Low Density 1' and remove the subject property from Schedule A1 – Upscale Executive Housing Special Policy Area.

In keeping with the submitted Official Plan Amendment and the current land use designations, the relocated Edwin Trimble House will continue to be used for residential purposes and maintains the general intent of the Residential land use designation of the subject property. As such, the proposed variances to facilitate the relocation is consistent with the land use intent and purpose as set out in 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. The variance maintains the general intent and purpose of the Zoning By-law, as the use for a single detached dwelling will be maintained as permitted by the 'Agricultural (A)' zone. The proposal seeks relief from the zoning to establish an urban standard which is consistent with the existing residences of the surrounding area. Additionally, a Zoning By-law Amendment application has been submitted to the City to rezone the subject property to R1F-11.6-3693, R1F-11.6-3693, and R1F-15.0-XXXX. The Edwin Trimble House will continue to be used for residential purposes upon its relocation and restoration.

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

The variance is desirable for the appropriate development or use of the land, as the proposed siting of the Edwin Trimble House is consistent with the existing residences of the surrounding area. The requested relief from the zoning establishes an urban standard, as the subject property is located within the City's Built-Up Urban Boundary. The proposed development generally conforms with the intent of the Official Plan and Secondary Plan to designate these lands for residential purposes. The relocation of the Edwin Trimble House will continue to support the long-term viability of its residential use as part of the proposed draft plan of subdivision.

4. The variance is minor in nature.

The variance is minor in nature as the proposal contemplates minor relief from the parent zoning standards as described above to allow for the new location of the Edwin Trimble House. The relocation does not contemplate a major change to the existing subject property, as the Edwin Trimble House will be shifted closer to Crediview Road. Further, the Edwin Trimble House is appropriate as it is compatible with the surrounding residential land uses.

Conclusion

It is my opinion that the proposal satisfies Section 45(1) of the Planning Act, as the requested zoning relief is in keeping with the proposed draft plan of subdivision and the City's approval of the Heritage Conservation Plan and Heritage Building Protection Plan.

Application Materials:

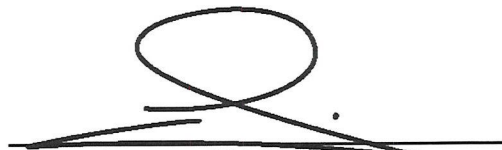
In support of the Minor Variance Application, please find enclosed the following materials:

- One (1) copy of Minor Variance Sketch, prepared by Glen Schnarr and Associates Inc., dated September 26, 2023;
- One (1) copy of the Heritage House Relocation Plan, prepared by Glen Schnarr and Associates Inc., dated September 19, 2023;
- One (1) copy of the Heritage Impact Assessment, prepared by Parslow Heritage Consultancy Inc., dated November 2, 2021;
- One (1) copy of the Heritage Building Protection Plan, prepared by Parslow Heritage Consultancy, dated November 23, 2022;
- One (1) copy of the Heritage Conservation Plan, prepared by Parslow Heritage Consultancy Inc., dated April 26, 2023;
- One (1) copy of the Draft Plan of Subdivision, prepared by Glen Schnarr and Associates Inc., dated June 12, 2023;
- One (1) copy of the Heritage Building Site plan, prepared by RN Design, dated September 26, 2023; and
- One (1) copy of the Staff Recommendation Report to the Heritage Board Committee Meeting, dated June 29, 2023.

We trust that these materials are sufficient for Staff's review and look forward to being considered for the October 24, 2023 hearing date. Please contact the undersigned should you require additional information or wish to clarify anything contained in this application.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Colin Chung, MCIP, RPP
Managing Partner

cc. Thomas Kastelic, Branthaven Creditview Inc.
Enzo Bertucci, Branthaven Creditview 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)** 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 ☐ **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.)

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 | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 # <u>A-2021-0153</u>	Decision <u>Approved</u>	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 Mississauga OF Region OF Peel
IN THE 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: _____

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

Date

DATE RECEIVED Sept 20, 2023

Date Application Deemed Complete by the Municipality Clara

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 8940 Creditview Road, Brampton, L6Y 0G4

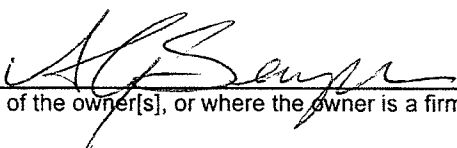
I/We, Branthaven Creditview Inc c/o Arden Semper
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Glen Schnarr and Associates Inc. (c/o Colin Chung)
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 4th day of FEB, 2022


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Arden Semper
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.


NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

Zoning Non-compliance Checklist

File No.
A-2022-0022

Applicant: Branthaven Creditview Inc. (c/o Arden Semper)
Address: 8940 Creditview Road
Zoning: Agricultural
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a temporary sales office for a period of 3 years	Whereas the By-law does not permit the use	46.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
FENCING/SCREENING (Industrial)			
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

February 8, 2022

Date