

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

Application Number: A-2022-0181
Property Address: 11953 CREDITVIEW ROAD AND 1577 MAYFIELD ROAD
Legal Description: PT LOT 17, CONC 3, PLAN 43R-16186, WARD 6
Agent: MHBC PLANNING
c/o Katherine Rauscher
Owner(s): CREDITVIEW ENTERPRISES INC., c/o JAY JAFFARI
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. TO PROVIDE 473 PARKING SPACES, WHEREAS 530 PARKING SPACES ARE REQUIRED; AND
2. TO PROVIDE 2 DRIVE THROUGH STACKING SPACES FOR A FINANCIAL INSTITUTION, WHEREAS THE BYLAW REQUIRES 4 STACKING SPACES FOR A FINANCIAL INSTITUTION.

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.

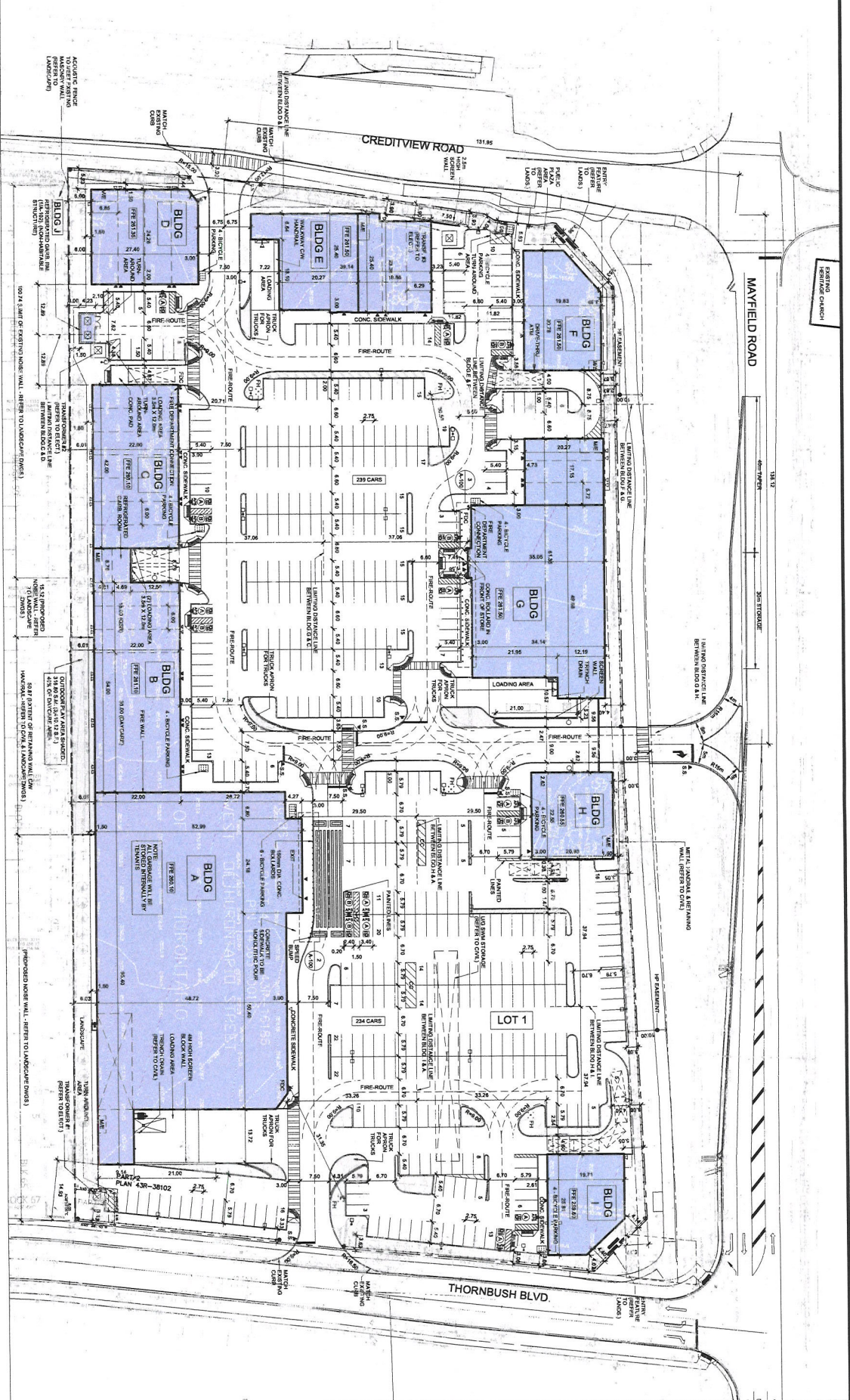
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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.

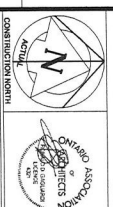
Dated this 13th day of October 2023

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



NO.	DATE	REVISIONS	B	REV
101	01/01/2010	ISSUED FOR BIDDING	1	1
102	01/01/2010	ISSUED FOR BIDDING	1	2
103	01/01/2010	ISSUED FOR BIDDING	1	3
104	01/01/2010	ISSUED FOR BIDDING	1	4
105	01/01/2010	ISSUED FOR BIDDING	1	5
106	01/01/2010	ISSUED FOR BIDDING	1	6
107	01/01/2010	ISSUED FOR BIDDING	1	7
108	01/01/2010	ISSUED FOR BIDDING	1	8
109	01/01/2010	ISSUED FOR BIDDING	1	9
110	01/01/2010	ISSUED FOR BIDDING	1	10
111	01/01/2010	ISSUED FOR BIDDING	1	11
112	01/01/2010	ISSUED FOR BIDDING	1	12
113	01/01/2010	ISSUED FOR BIDDING	1	13
114	01/01/2010	ISSUED FOR BIDDING	1	14
115	01/01/2010	ISSUED FOR BIDDING	1	15
116	01/01/2010	ISSUED FOR BIDDING	1	16
117	01/01/2010	ISSUED FOR BIDDING	1	17
118	01/01/2010	ISSUED FOR BIDDING	1	18
119	01/01/2010	ISSUED FOR BIDDING	1	19
120	01/01/2010	ISSUED FOR BIDDING	1	20
121	01/01/2010	ISSUED FOR BIDDING	1	21
122	01/01/2010	ISSUED FOR BIDDING	1	22
123	01/01/2010	ISSUED FOR BIDDING	1	23
124	01/01/2010	ISSUED FOR BIDDING	1	24
125	01/01/2010	ISSUED FOR BIDDING	1	25
126	01/01/2010	ISSUED FOR BIDDING	1	26
127	01/01/2010	ISSUED FOR BIDDING	1	27
128	01/01/2010	ISSUED FOR BIDDING	1	28
129	01/01/2010	ISSUED FOR BIDDING	1	29
130	01/01/2010	ISSUED FOR BIDDING	1	30
131	01/01/2010	ISSUED FOR BIDDING	1	31
132	01/01/2010	ISSUED FOR BIDDING	1	32
133	01/01/2010	ISSUED FOR BIDDING	1	33
134	01/01/2010	ISSUED FOR BIDDING	1	34
135	01/01/2010	ISSUED FOR BIDDING	1	35
136	01/01/2010	ISSUED FOR BIDDING	1	36
137	01/01/2010	ISSUED FOR BIDDING	1	37
138	01/01/2010	ISSUED FOR BIDDING	1	38
139	01/01/2010	ISSUED FOR BIDDING	1	39
140	01/01/2010	ISSUED FOR BIDDING	1	40
141	01/01/2010	ISSUED FOR BIDDING	1	41
142	01/01/2010	ISSUED FOR BIDDING	1	42
143	01/01/2010	ISSUED FOR BIDDING	1	43
144	01/01/2010	ISSUED FOR BIDDING	1	44
145	01/01/2010	ISSUED FOR BIDDING	1	45
146	01/01/2010	ISSUED FOR BIDDING	1	46
147	01/01/2010	ISSUED FOR BIDDING	1	47
148	01/01/2010	ISSUED FOR BIDDING	1	48
149	01/01/2010	ISSUED FOR BIDDING	1	49
150	01/01/2010	ISSUED FOR BIDDING	1	50
151	01/01/2010	ISSUED FOR BIDDING	1	51
152	01/01/2010	ISSUED FOR BIDDING	1	52
153	01/01/2010	ISSUED FOR BIDDING	1	53
154	01/01/2010	ISSUED FOR BIDDING	1	54
155	01/01/2010	ISSUED FOR BIDDING	1	55
156	01/01/2010	ISSUED FOR BIDDING	1	56
157	01/01/2010	ISSUED FOR BIDDING	1	57
158	01/01/2010	ISSUED FOR BIDDING	1	58
159	01/01/2010	ISSUED FOR BIDDING	1	59
160	01/01/2010	ISSUED FOR BIDDING	1	60
161	01/01/2010	ISSUED FOR BIDDING	1	61
162	01/01/2010	ISSUED FOR BIDDING	1	62
163	01/01/2010	ISSUED FOR BIDDING	1	63
164	01/01/2010	ISSUED FOR BIDDING	1	64
165	01/01/2010	ISSUED FOR BIDDING	1	65
166	01/01/2010	ISSUED FOR BIDDING	1	66
167	01/01/2010	ISSUED FOR BIDDING	1	67
168	01/01/2010	ISSUED FOR BIDDING	1	68
169	01/01/2010	ISSUED FOR BIDDING	1	69
170	01/01/2010	ISSUED FOR BIDDING	1	70
171	01/01/2010	ISSUED FOR BIDDING	1	71
172	01/01/2010	ISSUED FOR BIDDING	1	72
173	01/01/2010	ISSUED FOR BIDDING	1	73
174	01/01/2010	ISSUED FOR BIDDING	1	74
175	01/01/2010	ISSUED FOR BIDDING	1	75
176	01/01/2010	ISSUED FOR BIDDING	1	76
177	01/01/2010	ISSUED FOR BIDDING	1	77
178	01/01/2010	ISSUED FOR BIDDING	1	78
179	01/01/2010	ISSUED FOR BIDDING	1	79
180	01/01/2010	ISSUED FOR BIDDING	1	80
181	01/01/2010	ISSUED FOR BIDDING	1	81
182	01/01/2010	ISSUED FOR BIDDING	1	82
183	01/01/2010	ISSUED FOR BIDDING	1	83
184	01/01/2010	ISSUED FOR BIDDING	1	84
185	01/01/2010	ISSUED FOR BIDDING	1	85
186	01/01/2010	ISSUED FOR BIDDING	1	86
187	01/01/2010	ISSUED FOR BIDDING	1	87
188	01/01/2010	ISSUED FOR BIDDING	1	88
189	01/01/2010	ISSUED FOR BIDDING	1	89
190	01/01/2010	ISSUED FOR BIDDING	1	90
191	01/01/2010	ISSUED FOR BIDDING	1	91
192	01/01/2010	ISSUED FOR BIDDING	1	92
193	01/01/2010	ISSUED FOR BIDDING	1	93
194	01/01/2010	ISSUED FOR BIDDING	1	94
195	01/01/2010	ISSUED FOR BIDDING	1	95
196	01/01/2010	ISSUED FOR BIDDING	1	96
197	01/01/2010	ISSUED FOR BIDDING	1	97
198	01/01/2010	ISSUED FOR BIDDING	1	98
199	01/01/2010	ISSUED FOR BIDDING	1	99
200	01/01/2010	ISSUED FOR BIDDING	1	100

DRAWING ISSUE		
DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Bill Item Approval	
03.03.23	Issued for Pricing and Billing	ET
	Issued for Pricing Approval	
	Issued for "Freezing"	
	Issued for Completion	
	Issued for Record Book of Change	

[illegible]

VGA
Verenigd Gemiddeld Aardvark Test Inc.
255 John Street, Room 50, Alhambra, CA 91801, USA
Tel: 627 477 0665 Fax: 627 477 067
www.vga-test.com

PROJECT

**PROPOSED
COMMERCIAL
DEVELOPMENT**

#250, 250, 270, 290, & 290 THORNHURST BLVD.,
BURLINGTON, ONTARIO

DRAWING NAME	
SITE PLAN (PHASE 1)	
SPA # SPA-2022-0033	

SCALE	DATE OF DWG.	PROJECT NO.
AS NOTED	JUNE 20, 2023	17012
DRAWN BY RT/MJWL	SHEET NO.	
	A-100	
CHECK BY RDG		



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2022-0181

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)** Creditview Enterprises Inc. c/o Jay Jaffari
Address 6040 Yonge Street, Toronto ON, M2M 3W5

Phone # 416-908-5525 **Fax #** _____
Email jay@thejaffariteam.com

2. **Name of Agent** MHBC Planning c/o Katherine Rauscher
Address 442 Brant Street, Suite 204, Burlington ON, L7R 2G4

Phone # 905-639-8686 x 238 **Fax #** _____
Email krauscher@mhbcpplan.com

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

1. To permit a minimum of two stacking spaces per financial institution drive-thru, whereas the by-law required a minimum of four stacking spaces per financial institution.

2. To permit 1 parking spaces per 24.25 square metres of gross commercial floor area, whereas the by-law required 1 parking space for each 22 square metres of gross commercial floor area.

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

1. Due to parking requirements, building configuration and drive aisle placement.

2. Sufficient parking is provided to support the intent and function of the commercial uses.

5. **Legal Description of the subject land:**
Lot Number Part of Lot 17
Plan Number/Concession Number Concession 3
Municipal Address 11953 Creditview Road & 1577 Mayfield Road, Brampton

6. **Dimension of subject land (in metric units)**
Frontage +/- 113.66 m
Depth +/- 270.0 m
Area +/- 4.36 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	☐

RECEIVED REVISED
SEP 20 2023 CO
CITY CLERK'S OFFICE

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.)

Currently vacant land

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The total GFA of the proposal is 11,654.77 square metres, comprised of 9 units, labeled A through I. Building A (GFA of 4,375.00 sq.m.); Building B (GFA of 1,271.53 sq.m.); Building C (GFA of 924.00 sq.m.); Building D (GFA of 660.45 sq.m.); Building E (GFA of 1,005.86 sq.m.); Building F (GFA of 558.74 sq.m.); Building G (GFA of 1,930.10 sq.m.); Building H (GFA of 464.59 sq.m.); and Building I (GFA of 464.50 sq.m.).

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	<u>n/a</u>
Rear yard setback	<u>n/a</u>
Side yard setback	<u>n/a</u>
Side yard setback	<u>n/a</u>

PROPOSED

Front yard setback	<u>3.0m</u>
Rear yard setback	<u>7.25m</u>
Side yard setback	<u>3.0m</u>
Side yard setback	<u>3.0m</u>

10. Date of Acquisition of subject land: 2017
11. Existing uses of subject property: Vacant
12. Proposed uses of subject property: Commercial - shopping centre (food store, retail and restaurant uses)
13. Existing uses of abutting properties: Residential to the south and west; residential and open space to the north
14. Date of construction of all buildings & structures on subject land: To be determined
15. Length of time the existing uses of the subject property have been continued: since ownership

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 ☐

RECEIVED / REUSED

SEP 20 2023

CITY CLERK'S OFFICE

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 #	A-2022-0181	Decision	Deferred	Relief	_____
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____

Jay Jaffani

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto
THIS 18 DAY OF September, 20 23

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, Katherine Rauscher, 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 Burlington
IN THE Region OF
Halton THIS 19th DAY OF
September, 20 23

[Signature]

Signature of Applicant or Authorized Agent

[Signature]
Doris Ann Ainsworth, a
Commissioner, etc., Province of
Ontario, for MHBC Planning
Limited. Expires August 2, 2025.

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

RECEIVED / REUSED

SEP 20 2023

CITY CLERK'S OFFICE

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: 11953 Creditview Rd & 1577 Mayfield Rd

I/We, JT Developers c/o Jay Jaffari
please print/type the full name of the owner(s)

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

MHBC Planning
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 18 day of September, 2023.

Jay Jaffari

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

Jay Jaffari

(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.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 11953 Creditview Rd & 1577 Mayfield Rd

I/We, JT Developers c/o Jay Jaffari
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 18 day of September, 2023.

Jay Jaffari

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

Jay Jaffari

(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.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

Zoning Non-compliance Checklist

File No.

Applicant: Creditview Enterprises Inc. c/o Jay Jaffari
Address: 11953 Creditview Road & 1577 Mayfield Road
Zoning: C3-2454
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
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			
PARKING	To provide 473 parking spaces	Whereas 530 parking spaces are required	2454.2.10
SCHEDULE "C"			
OTHER – DECK	To provide 2 drive through stacking spaces for a financial institution	Whereas the by-law requires 4 stacking spaces for a financial institution	2454.2.11



Reviewed by Zoning

September 18, 2023
Date