

Flower City



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after application is deemed complete)

FILE NUMBER: A-2023-0217

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)

7927959 Canada Corp.

Address

4 Everglade, Brampton Ontario, L6P 0R2

Phone #

N/A

Fax #

N/A

Email

surjit@armour-insurance.com

2.

Name of Agent

Gagnon Walker Domes Ltd.

Address

7685 Hurontario Street, Suite 501, Brampton, Ontario, L6W 0B4

Phone #

(905) 796-5790

Fax #

N/A

Email

asi@anni@gwdplanners.com

3.

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

A Committee of Adjustment Minor Variance Application is being submitted to the City of Brampton seeking relief from the Zoning By-law in order to permit the following two (2) additional uses on the subject site: 1) Medical Office; and 2) Residential Care Home.

4.

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

Requested uses not identified as permitted uses in the City of Brampton Zoning By-law.

5.

Legal Description of the subject land:

Lot Number

9

Plan Number/Concession Number

Concession 2, WHS

Municipal Address

9610 McLaughlin Road North

6.

Dimension of subject land (in metric units)

Frontage

32.08 metres (105.24 ft) McLaughlin Road and 44.39 metres (145.63 ft) Williams Parkway

Depth

60.28 metres

Area

0.25 ha (0.62 ac)

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.)

One (1) Single Detached Residential dwelling. The existing dwelling is one (1) storey in height and is approximately 289.42 m² (3,115.29 ft²) in size.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

None

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	14.04m
Rear yard setback	28.69m
Side yard setback	18.35m
Side yard setback	N/A

PROPOSED

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: June 26th, 2012
11. Existing uses of subject property: Office
12. Proposed uses of subject property: Medical Office and Residential Care Home.
13. Existing uses of abutting properties: Residential, Open Space, Industrial
14. Date of construction of all buildings & structures on subject land: 1997
15. Length of time the existing uses of the subject property have been continued: 11 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 # N/A Status N/A

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

Anthony Sirianni
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 04TH DAY OF JULY, 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, Anthony Sirianni, OF THE Town OF Halton Hills
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 Brampton
IN THE Region OF
Red THIS 04TH DAY OF
JULY, 2023

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

Anthony Sirianni
Signature of Applicant or Authorized Agent

Jeanie Myers
A Commissioner etc.

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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.

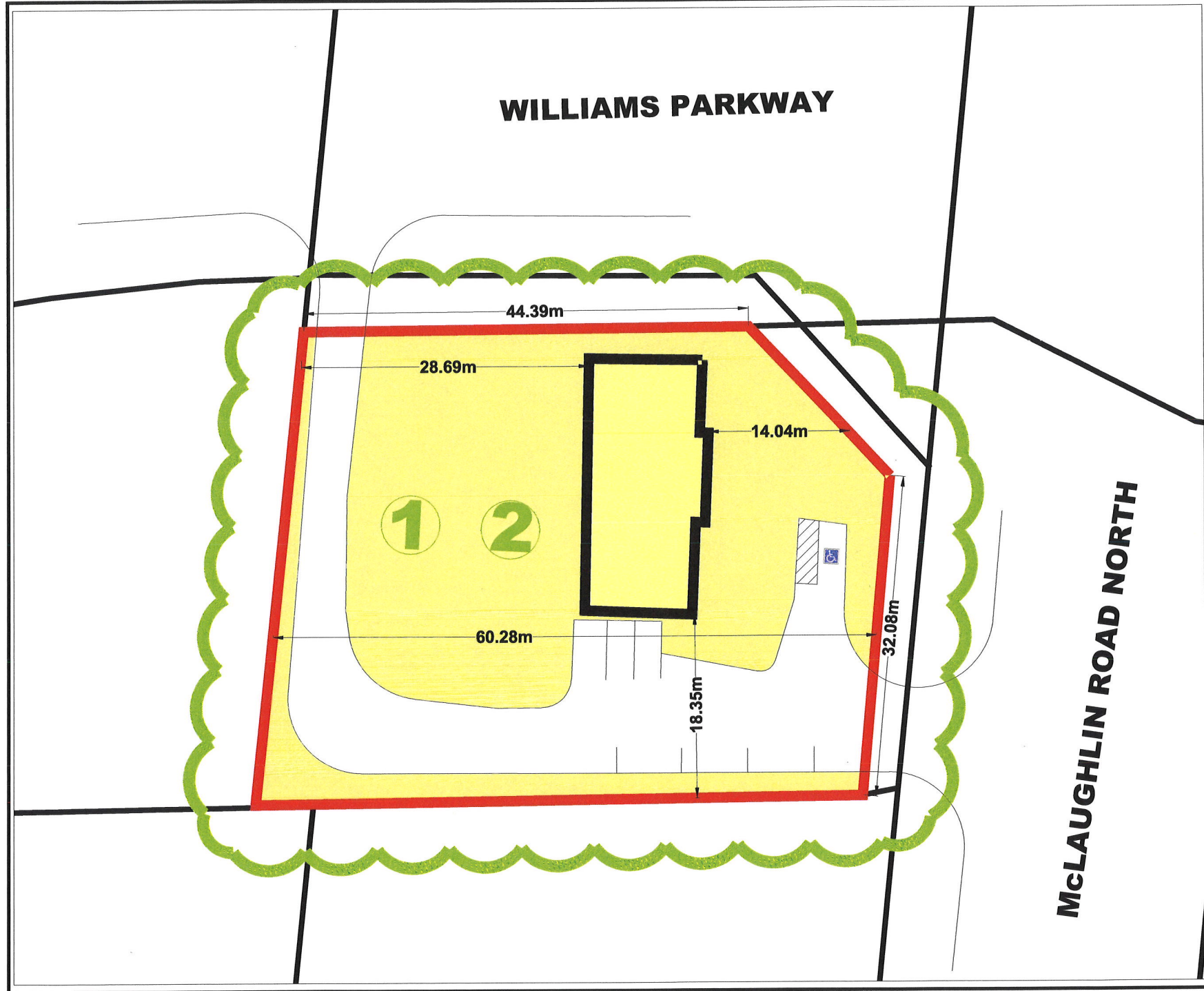
Zoning Officer

Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



MINOR VARIANCE

- 1. To permit a Medical Office use on the subject site whereas the Zoning By-law does not allow a Medical Office use.
- 2. To permit a Residential Care Home use on the subject site whereas the Zoning By-law does not allow a Residential Care Home use.

STATISTICS OVERVIEW

TOTAL LOT AREA: 0.25 ha (0.62 ac)

LEGEND

- PROPERTY BOUNDARY
- MINOR VARIANCE
- MINOR VARIANCE

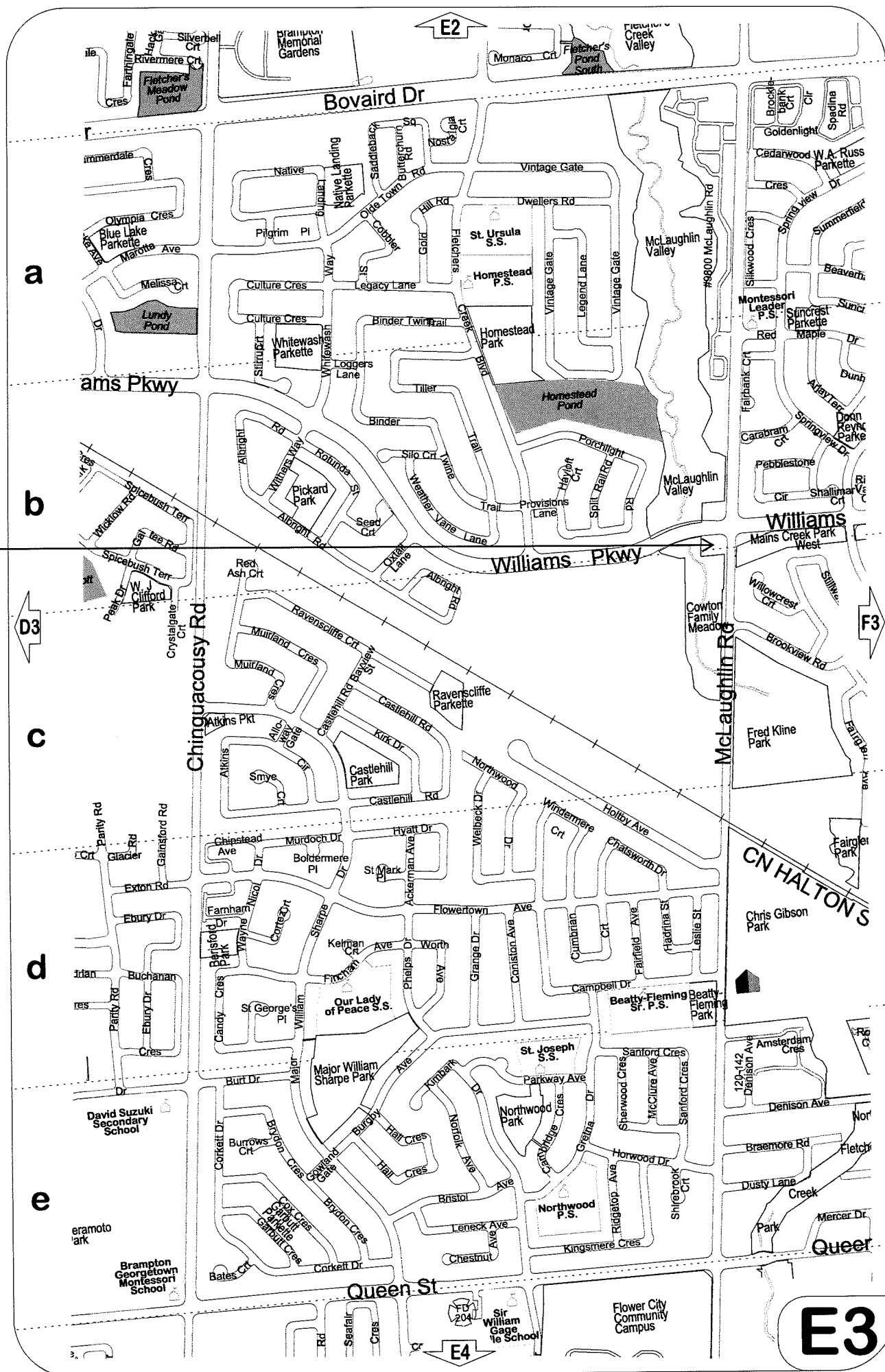
MINOR VARIANCE PLAN
9610 McLAUGHLIN ROAD
CITY of BRAMPTON

P.N.: 23.2962.00	Date: July 4, 2023
Scale: N.T.S	Revised:
Drawn By: H.S.	File No.: PN 2962 Minor Variance Plan



GWD
Gagnon Walker Domes
PROFESSIONAL PLANNERS

7685 Hurontario Street
Suite 501
Brampton, Ontario
L6W 6B4
p: (905) 756-5790
f: 1 (855) 771-7266
w: www.gwdplanners.com



Zoning Non-compliance Checklist

File No.
A-2023-0217

Applicant: 7927959 Canada Corp.
Address: 9610 McLaughlin Road
Zoning: Service Commercial Section 2254
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a medical office use.	Whereas the by-law does not permit a medical office.	
	To permit a residential care home use.	Whereas the by-law does not permit a residential care home.	
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

July 5, 2023
Date



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

July 20, 2023

Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attn: François Hémon-Morneau, Planner III, Development Services
Jeanie Myers, Secretary Treasurer, Committee of Adjustment

Re: Letter of Use – Medical Office
Committee of Adjustment - Minor Variance Application
9610 McLaughlin Road North, City of Brampton, Ontario
(City File: A-2023-0217) (GWD File: 2962.00)

Dear François:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 7927959 Canada Corp. the Registered Owner of 9610 McLaughlin Road North, in the City of Brampton (hereinafter referred to as the "subject site").

In response to comments received by City Staff regarding the Committee of Adjustment Minor Variance Application (City File: A-2023-0217) for the subject site, this Letter of Use has been prepared on behalf of our Client and *Queen West X-ray and Ultrasound Services* in order to provide City Staff with a description of the proposed Medical Office use for the subject site.

The operations of *Queen West X-ray and Ultrasound Services* is described as follows:

- A total of twenty (20) staff members are proposed to be working with rotational shifts for *Queen West X-ray and Ultrasound Services* on the subject site.
- Hours of operation are from 8:00a.m. to 8:00p.m. 7-days a week.
- *Queen West X-ray and Ultrasound Services* provides X-ray, Ultrasound and Walk-in Clinic services.

Queen West X-ray and Ultrasound Services has been operating successfully from their location at 400 Queen Street West in the City of Brampton since 2005.

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

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Further information regarding the services provided by *Queen West X-ray and Ultrasound Services* can be found on their website: www.queenwestimaging.com

Should you have any further questions regarding the operations of *Queen West X-ray and Ultrasound Services*, please feel free to contact the undersigned.

Yours truly,

Anthony Sirianni,
Planning Associate
asirianni@gwdplanners.com

C.c.: 7927959 Canada Corp.
Dr. Anil Sharma
Charles Ng – City of Brampton
A. Walker, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

July 20, 2023

Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attn: François Hémon-Morneau, Planner III, Development Services

Re: **Letter of Use – Residential Home Care**
Committee of Adjustment - Minor Variance Application
9610 McLaughlin Road North, City of Brampton, Ontario
(City File: A-2023-0217) (GWD File: 2962.00)

Dear François:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 7927959 Canada Corp., the Registered Owner of 9610 McLaughlin Road North, in the City of Brampton (hereinafter referred to as the "subject site").

In response to comments received by City Staff regarding the Committee of Adjustment Minor Variance Application (City File: A-2023-0217) for the subject site, this Letter of Use has been prepared on behalf of our Client and *Rise Respite Resource Solutions* in order to provide City Staff with a description of the proposed Residential Home Care use for the subject site.

The operations of *Rise Respite Resource Solutions* is described as follows:

- A total of seven (7) staff members are proposed to be working for *Rise Respite Resource Solutions* on the subject site.
- A total of ten (10) students/patrons/patients would be attending *Rise Respite Resource Solutions*; however, each individual has a specific schedule based on the service they are accessing and all will not be on the premises at the same time.
- *Rise Respite Resource Solutions* provides Family Support Services for persons with a developmental disability, inclusive of after school/Day respite care, life skills training, group activities, social activities, and behavioral therapy.
- *Rise Respite Resource Solutions* would also like the opportunity to provide our clients with short term over night Respite Support. Over night respite Support is a

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short term stay that provides supervised care to persons with developmental disabilities whose family members might have personal emergencies which requires them to need someone to care for their loved ones in their absences.

Rise Respite Resource Solutions has been operating successfully from their existing location in the City of Mississauga for five (5) years and has proven to be a well needed service in the Region of Peel. As a result of the increasing demand, *Rise Respite Resource Solutions* hopes to expand their services into the City of Brampton.

Currently *Rise Respite Resource Solutions* is operating from 6535 Millcreek Drive, Unit #65, in the City of Mississauga. Further information regarding the services provided by *Rise Respite Resource Solutions* can be found on their website: <https://www.3rsolutions4u.ca>

Should you have any further questions regarding the operations of *Rise Respite Resource Solutions* please feel free to contact the undersigned.

Yours truly,

Anthony Sirianni,
Planning Associate
asirianni@gwdplanners.com

C.c.: 7927959 Canada Corp.
Rise Respite Resource Solutions
Charles Ng – City of Brampton
A. Walker, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

July 4, 2023

A - 2023-0217

Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attn: Jeanie Myers – Secretary Treasurer, Committee of Adjustment

**Re: Committee of Adjustment
Minor Variance Application
9610 McLaughlin Road North,
City of Brampton, Ontario
Ward 5
(GWD File: 2962.00)**

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 7927959 Canada Corp. the Registered Owner of 9610 McLaughlin Road North, in the City of Brampton (hereinafter referred to as the “subject site”).

In support of the Committee of Adjustment – Minor Variance Application, GWD is pleased to submit the following submission package:

- One (1) completed application form (Committee of Adjustment Minor Variance);
- One (1) Cover Letter, prepared by GWD dated July 4, 2023; and
- One (1) copy of the Minor Variance Plan, prepared by GWD dated July 4, 2023.

Subject Property & Surrounding Area

The subject site measures approximately 0.25 hectares (0.62 acres), with a street frontage of approximately 32.08 metres (105.24 feet) along McLaughlin Road and 44.39 metres (145.63 feet) along Williams Parkway. The property is currently occupied by a single detached residential dwelling and accessory structure. Driveway access is provided from McLaughlin Road and Williams Parkway.

Surrounding land uses generally include single detached residential, open space, and industrial uses. Fletcher’s Creek is located west and south of the subject site.

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TAB 1 includes Air Photos from Google Earth of the subject site and area context

Planning Analysis

A Committee of Adjustment Minor Variance Application is being submitted to the City of Brampton seeking relief from the Zoning By-law in order to permit the following two (2) additional uses on the subject site: 1) Medical Office; and 2) Residential Care Home.

The proposed Committee of Adjustment Minor Variance Application has been analyzed in the context of the governing planning documents. The following represents a summary of the highlights of the Planning Analysis.

TAB 2 includes the proposed Minor Variance Plan prepared by Gagnon Walker Domes Ltd. dated July 4, 2023.

City of Brampton Official Plan, September 2020

The City of Brampton Official Plan (BOP) designates the subject site as '**Residential**' and as being located within a '**Community**'. Uses permitted on lands designated **Residential** are predominantly residential; including, a full range of dwelling types; ranging from single detached houses to residential high-rise apartments. Complimentary uses which are permitted within the Commercial, Institutional and Public Uses designation of the BOP may be permitted subject to specific Secondary Plan policies/designations (Policy 4.2.1.1).

According to the BOP, smaller scale **Institutional** and **Public** uses such as service clubs, day care centres, **Residential Care Facilities** for more than 10 persons, and long-term care centres shall be permitted as complementary uses within all relevant designations provided that such uses are specifically designated in the appropriate Secondary Plan (Policy 4.9.1.1).

The BOP also states that the City shall permit **Residential Care Facilities** for more than 10 persons within the Institutional and Public Uses designation indicated on Schedule "A" in accordance with the general policies of this Plan and also within the Residential and Commercial designations of this Plan provided that such use has been designated in the relevant Secondary Plan (Policy 4.9.1.5).

The Brampton Flowertown Secondary Plan (Area 6) designates the subject site **Convenience Retail**. According to Policy 2.5.1 of the Secondary Plan Uses permitted on lands designated **Convenience Retail** on Schedule 6 shall permit the range of uses and be developed in accordance with the **Local Retail** policies of Section 4.3.5 and other relevant policies of the Official Plan.

Section 4.3.5 of the BOP indicates that complementary uses such as those permitted in the **Institutional** and **Open Space** designations (i.e., **Residential Care Facilities**) may also be permitted within areas designated for **Local Retail** purposes in Secondary Plans (Policy 4.3.5.6).



According to Policy 4.3.5.7 of the BOP, the City of Brampton may permit complementary uses such as gas bars, car washes, service commercial, **office** (i.e., medical offices) and entertainment uses in conjunction with any of these **Local Retail** designations.

It is our opinion that the proposed minor variances and use of the subject site for Medical Office and Residential Care Home conforms to the Official Plan.

Brampton Flowertown Secondary Plan (Area 6), October 2019

The subject site is designated on Schedule 6: Brampton Flowertown Secondary Plan Area 6 as **Convenience Retail** and **Recreation Open Space**.

According to Policy 2.5.1 of the Secondary Plan Uses permitted on lands designated **Convenience Retail** on Schedule 6 shall permit the range of uses and be developed in accordance with the **Local Retail** policies of Section 4.3.5 and other relevant policies of the Official Plan.

Section 4.3.5 of the BOP indicates that complementary uses such as those permitted in the **Institutional** and **Open Space** designations (i.e., **Residential Care Facilities**) may also be permitted within areas designated for **Local Retail** purposes in Secondary Plans (Policy 4.3.5.6).

According to Policy 4.3.5.7 of the BOP, The City may permit complementary uses such as gas bars, car washes, service commercial, **office** (i.e., medical offices) and entertainment uses in conjunction with any of these **Local Retail** designations.

Lands designated **Recreational Open Space** shall be developed in accordance with the **Recreational Open Space** policies of Section 4.7 of the BOP. Development is generally prohibited within **Recreational Open Space** areas with the exception of recreational and cultural facilities, conservation projects, cemeteries, public transit and essential public works and utilities (BOP Policy 4.7.1.4). The proposed uses will avail themselves of the existing structure and parking and no expansions are contemplated. As such, there will be no impact to the Recreational Open Space than what currently exists.

It is our opinion that the proposed minor variance(s) and use of the subject site for Medical Office and Residential Home Care conform to the spirit and intent Secondary Plan.

Zoning By-law 270-2004

The subject site is zoned both '**Service Commercial**' and '**Floodplain (F)**' and is subject to Special Section 2254 (SC-2254).

The '**Service Commercial – SC- 2254**' Zoning only permits: Single Detached Dwelling, Office (excluding a medical office and a real-estate office), Hair Salon, Animal Care and Grooming Establishment, Nursing Home, Animal Hospital; and Commercial School (excluding driver education).



The **Residential Care Home** facility is an after-school care program for individuals with developmental disabilities, offering customized programs to address the needs of each individual in their care. This use also includes a short-term overnight respite service for families to take an extended break when emergencies arise and is funded by the provincial and Federal government.

The requested **Residential Care Home** use is similar to the permitted Nursing Home use as both provide associated support services for persons requiring semi-independent or supervised assistance and are licensed or funded under Federal or Provincial legislation. It is our opinion that the **Residential Care Home** use complies with the spirit and intent of the Zoning By-law.

The '**Floodplain (F)**' zoning permits: Flood and Erosion Control, Any Conservation Area/Purpose, Public Park, and Golf Course.

According to the **Service Commercial – SC- 2254** zoning, a **Medical Office** is not permitted. While a **Medical Office** is an office use, an office is a permitted use per the Zoning By-law. The proposed **Medical Office** use will be limited to the existing structure and parking on the subject site. No expansions are contemplated.

The requested **Medical Office** use is similar to the permitted Animal Hospital use as both are licensed institutions, provide diagnostic and therapeutic patient services for medical conditions for patients that are sick/injured, and generate similar parking requirements.

As both McLaughlin Road North and Williams Parkway are identified in the BOP as Primary Transit Corridors, patrons of the **Medical Office** will be afforded this mobility option to access the subject site, thereby reducing public dependency on automobile usage.

It is our opinion that the proposed variance(s), including the use of the subject site **Medical Office** and **Residential Care Home**, is in keeping with the intent of the Zoning By-law.

Desirable and Appropriate Development of the Land

The proposed variances will facilitate the use of the subject site for Medical Office, and Residential Home Care uses which is in keeping with the general intent of the Official Plan and Zoning By-law. The proposed Medical Office and Residential Home Care uses are in keeping with and is compatible with the residential and industrial uses within the vicinity of the subject site. The proposed use of the subject site will not adversely impact the use and operation of surrounding lands.

In this regard, we are of the opinion that the proposed variances are considered desirable and appropriate for the development of the land.



Minor in Nature

The proposed Medical Office and Residential Home Care uses are in keeping with the uses in the surrounding area and meets the general intent and purpose of both the Official Plan and Zoning By-Law. The proposal makes efficient use of existing, available municipal services and is deemed appropriate and desirable.

In this regard, we are of the opinion that the proposed variances are considered minor in nature and should be supported.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**Anthony Sirianni, B.A.,
Associate Planner**

c.c.: 7927959 Canada Corp.
Andrew Walker, Gagnon Walker Domes Ltd.
Michael Gagnon, Gagnon Walker Domes Ltd.