

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

**Application Number:** A-2023-0313  
**Property Address:** 5 Mill Street North  
**Legal Description:** Plan BR 4, Part Lots 55, 56, Ward 1  
**Agent:** Franco Romano  
**Owner(s):** Cassar Property Management Inc.,  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, November 14, 2023 at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To add a third unit to a legal non-conforming two unit dwelling, whereas, the by-law does not permit a third unit; and
2. To expand the envelope of a legal non-conforming use, whereas the by-law does not permit the expansion of a legal non-conforming use.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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, November 9, 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](mailto: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, November 9, 2023**, by emailing [coa@brampton.ca](mailto: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](http://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](http://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](mailto: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](mailto:olt.clo@ontario.ca).

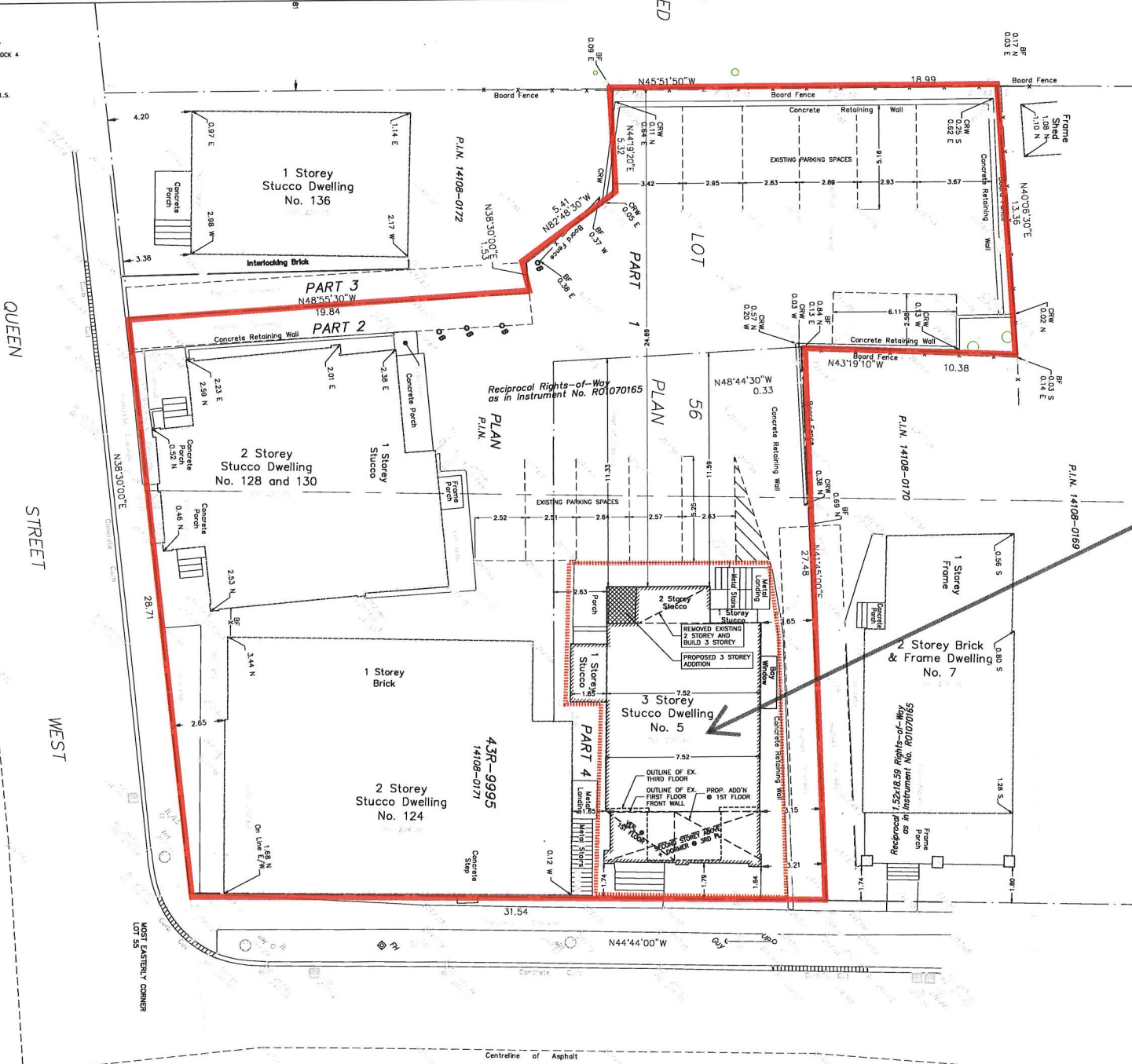
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 3<sup>rd</sup> day of November 2023

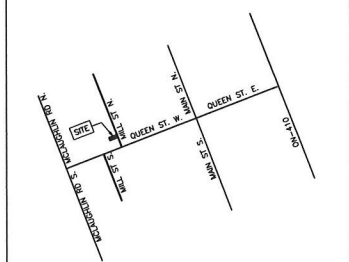
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

NOTE:  
SEE SURVEY BY O.L.S. FOR VERIFICATION.  
SURVEY INFORMATION TAKEN FROM PLAN  
SHOWING PART OF LOTS 50 & 56 IN BLOCK 4  
PLAN REFERRED TO AS BR-4  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
PREPARED BY: AVANTI SURVEYING INC.  
CHRIS BERSHEDWICZ, O.L.S.  
DATED: AUGUST 16TH 2023

1 SITE PLAN  
A1 SCALE 1:100 M



MILL STREET NORTH  
(By Registered Plan BR4)  
P.I.N. 14123-0131



ENTIRE LANDHOLDING  
5 MILL ST. NORTH AREA

SITE STATISTICS			
	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	88.07 M <sup>2</sup>	10.96 M <sup>2</sup>	99.03 M <sup>2</sup>
SECOND FLOOR	94.90 M <sup>2</sup>	2.78 M <sup>2</sup>	97.68 M <sup>2</sup>
THIRD FLOOR	70.06 M <sup>2</sup>	17.42 M <sup>2</sup>	87.48 M <sup>2</sup>
GROSS FLR. AREA	253.03 M <sup>2</sup>	31.16 M <sup>2</sup>	284.19 M <sup>2</sup>
	74.40 X	9.16 X	83.56 X

COMBINE LOT AREA 1198.72 M<sup>2</sup>  
#5 LOT AREA = 340.06 M<sup>2</sup>  
ZONED AS: CMU-1  
MAX FSI = 2.0 (657.32 M<sup>2</sup>)  
**SCOPE OF WORK:**  
1- REBUILD EXISTING FLOORS AND ROOF DUE TO FIRE DAMAGE  
2- PROPOSED ADDITION AT REAR  
3- PROPOSED BASEMENT ENTRANCE AT REAR

NOTES

All drawings and specifications are an instrument of service and remain the exclusive property of Ambient Designs Ltd., and are protected under the Copyright Act. They may not be reproduced, distributed, altered or submitted for approval without written permission of the Designer.

Do not scale drawings, dimensions to take precedent over scale.

Contractor to check and verify all levels and dimensions on drawings and on site and report any discrepancies to Ambient Designs Ltd. and obtain clarification prior to commencing with the work.

The contractor accepts all responsibility for working with drawings, not marked "Issued for Construction" and for any changes to the drawings without the express approval of Ambient Designs Ltd.

All work to conform to all governing codes and By-laws

The undersigned has reviewed a later responsibility for the design, and has the Contractor not make the responsibility to be in the Ontario Building Code to be a design.

DESIGNER'S INFORMATION

Required unless design is marked under 21.1 of the building code

VECTOR 4.1: PROJECTS 53327  
Name: M.R.

Signature: M.R. Date: 28/08/2023  
Required unless design is marked under 21.1 of the building code  
AMBIENT DESIGNS LTD. 28808  
Firm Name: M.R.

7	REV. SITE PLAN AS PER SURVEY	AUG. 28 '23	M.R.
6	REV. AS PER CLIENT COMMENTS	MAY. 03 '23	M.R.
5	ISSUED FOR MUNICIPAL REVIEW	MAR. 31 '23	M.R.
4	ISSUED FOR APPROVALS	DEC. 10 '20	M.R.
3	ISSUED FOR REVIEW	NOV. 24 '20	M.R.
2	ISSUED FOR REVIEW	JUL. 27 '20	M.R.
1	ISSUED FOR REVIEW	JUN. 08 '20	M.R.
NO	ISSUE/REVISIONS	DATE	BY

BCIN: 20099

**AMBIENT DESIGNS LTD.**  
DESIGN & BUILDING CONSULTANTS

1115 COLLEGE STREET TORONTO, ONTARIO M6H 1B6  
T: (416) 537-6331 E: ambient@ambientdesigns.ca

PROJECT NAME

**PROPOSED ADDITION & ALTERATIONS  
AT  
5 MILL STREET NORTH  
CITY OF BRAMPTON**

CLIENT(S)

SHEET TITLE

**SITE PLAN**

SCALE: 1:100 M

DATE: MAY 2020

DRAWN BY: M.R.

CHECKED BY: V.H.

PROJECT NO: A20130

SHEET NO:

**A1**