

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

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	A-2023-0365
Property Address:	N/W Corner Bovaird Drive West and Creditview Road
Legal Description:	PL 43M1927 PT BLK 1 RP 43R38813 PARTS 12 TO 16, Ward 6
Agent:	Weston Consulting c/o Jenna Thibault
Owner(s):	Bovaird Commercial Centre Ltd., c/o Sandy Minuk
Other applications: under the <i>Planning Act</i>	nil
Meeting Date and Time:	Tuesday, December 19, 2023 at 9:30 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 allow Lands Zoned R4A-3522 and R4A-3523 on the attached sketch to permit the uses in the C3-3525 Zone and be subject to the requirements and restrictions of the C3-3525 zone.
2. To permit a 0.0m setback to lands zoned R4A-3522 and R4A-3523.
3. To permit a Mixed Use Development Building that is not within 25 metres of Lagerfeld Drive, whereas the By-law requires a Mixed Use Development Building having a minimum height of 2 storeys be located within 25 metres of Lagerfeld Drive.
4. To permit a 4.95 metre setback to a lot line abutting a public street, whereas the By-law permits a maximum setback of 4.5 metres to a lot line abutting a public street.
5. To permit a building height of 3 storeys for a Mixed Use Development building located within 12 metres of Bovaird Drive West, whereas the By-law Requires a minimum building height of 6 storeys for a Mixed Use Development Building located within 12 metres of Bovaird Drive West.
6. To allow all garbage, refuse and waste containers to be located outside of the Mixed Use Development Building and to permit the waste collection loading area to be located more than 9.0m from the main entrance, whereas the By-law requires all garbage, refuse and waste containers be located within the Mixed Use Development building and the waste loading area to be located a minimum of 9.0 metres from the main entrance.
7. To provide 210 parking spaces, whereas the By-law requires a minimum 384 parking spaces
8. To provide 2 loading spaces, whereas the by-law requires a minimum of 3 loading spaces

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, December 14, 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, December 14, 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 6th day of December 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

