

Agenda Committee of Adjustment The Corporation of the City of Brampton

Date: Tuesday, June 24, 2025 Time: 9:30 a.m. Location: Hybrid Meeting - Virtual Option & In-Person in Council Chambers - 4th Floor -City Hall Members: Jarmanjit Singh Dehriwal (Chair) Baljit Mand (Vice-Chair) Jotvinder Sodhi (Vice-Chair) Ron Chatha Paul Khaira James Reed Sarbjeet Saini Thisaliny Thirunavukkarasu Manoharan Vaithianathan

The CoA meeting agenda, including minor variance and consent applications only, is published two Fridays prior to the scheduled Hearing date and the revised agenda, including staff reports and additional correspondence, etc. related to each application, is published the Friday prior to the scheduled Tuesday Hearing date.

Accessibility of Documents:

Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Secretary-Treasurer at coa@brampton.ca or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

1. Call to Order

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Brampton, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

- 2. Adoption of Minutes
- 2.1 Committee of Adjustment Minutes May 27, 2025
- 3. Region of Peel Comments
- 3.1 Dana Jenkins, Region of Peel Comments, dated June 12, 2025
- 4. Declarations of Interest under the Municipal Conflict of Interest Act
- 5. Withdrawals Requests
- 6. Review of the Agenda for Immediate Approval

To be published prior to the meeting.

- 7. Deferral Requests
- 8. New Consent Applications

8.1 B-2025-0006

Brijinderpal Singh Bhullar, Jagtar Raman, Davinder Mangat (1000395283 Ontario Inc.)

0 Finley Road and Glidden Road

Plan 676, Part Block A, RP 43R435, Part 5, Ward 3

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5695.76 square metres. The proposed severed lot has a frontage of approximately 12.33 metres and a depth of approximately 439.49 metres. It is proposed that the severed parcel be merged with the adjacent parcel to the north municipally addressed as 110 Glidden Rd and south municipally addressed as 0 Finley Rd (PIN 141620154 and PIN 141620032).

8.2 B-2025-0008

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The purpose of this consent application is to request consent to sever a parcel of land currently having a total area of approximately 42,555.56 square metres (4.256 hectares / 10.52 Acres) together with mutual access easements for a shared driveway and walkway and servicing easements. The proposed severed lot has a frontage of approximately 54.1 metres; a depth of approximately 100.5 metres and an area of approximately 7,207.15 square metres (0.72 hectares / 1.78 Acres). The consent application seeks to enable the creation of one non-residential lot under separate ownership and to establish a mutual access and servicing easements between the retained and severed lots. No new construction or site alteration is being contemplated.

(See item 9.5)

9. New Minor Variance Applications

Tejinderpal Bedi, Sukhdeep Kaur

31 Rosegarden Drive

Plan M350, Lot 21, Ward 10

The applicant(s) are requesting the following variance(s):

- 1. To permit a proposed single detached dwelling having a maximum building height of 14.87 metres, whereas the by-law permits a maximum building height of 10. metres; and
- 2. To permit a maximum garage door height of 2.74 metres for the attached garages, whereas the by-law permits a maximum garage door height of 2.4 metres.

Williams Parkway Torbram Holdings LP

9501-9511 Tobram Road

Chinguacousy Con 6, EHS Part Lots 8 and 9, RP 43R12541, Parts 5 to 8, Part, Parts 1, 2, 3, RP 43R40673, Parts 14, 15, 18 to 20 and 24, Ward 8

The applicant(s) are requesting the following variance(s):

- 1. To permit a 0.0 metres setback to a Floodplain zone, whereas the By-law required a minimum setback of 30 metres;
- 2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the By-law requires a minimum street line setback of 25 metres from North Park Drive;
- 3. To permit a building height of 15.3 metres, whereas the By-law permits a maximum building height of 9.0 metres;
- 4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the By-law requires a minimum side yard setback of 30.0 metres;
- 5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the By-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;
- 6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the By-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;
- 7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the By-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
- 8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the By-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;
- 9. To provide 381 parking spaces, whereas the By-law requires 457 parking spaces; and
- 10. To permit a building within a Floodplain zone, whereas the By-law prohibits buildings within a Floodplain zone.

2320478 Ontario Inc.

54 Nuggett Court

Plan 977, Part Blocks S, U, Plan M643, Part Block 1, RP 43R14908, Parts 26, 27, 28, Ward 8

The applicant(s) are requesting the following variance(s):

- 1. To permit the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles, whereas the by-law does not permit a motor vehicle repair shop; and
- To permit two loading spaces measuring 3.23 metres in width and 9.0 metres in length, whereas the by-law requires two loading spaces measuring 3.7 metres in width and 9.0 metres in length.

9.4 A-2025-0053

Agyei Peprah-Asiase, Irene Sarpong

25 Frederick Street

Plan BR 27, Part Lot 17, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 3.0 metres to a proposed carport, whereas the by-law requires a front yard setback of 6.0 metres to a carport.

9.5 A-2025-0054

Multiland Pacific Holdings Ltd.

2-6 Maritime Ontario Boulevard

Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.

(See item 8.2)

10. Deferred Consent Applications

11.1 A-2024-0068

Baligh Graieb, Nora Graieb

10 Hazelwood Drive

Plan 717, Lot 100, Ward 7

Deferred from April 23, 2024, July 16, 2024, August 20, 2024, October 15, 2024, December 10, 2024, and April 29, 2025.

The applicant(s) are requesting the following variance(s):

- 1. To permit a front yard setback of 2.15 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
- 2. To permit an interior side yard setback of 2.587 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
- 3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
- 4. To permit a setback of 4.1 metres for a garage door opening to a front yard line, whereas the by-law requires a minimum setback of 6.0 metres from a front or flankage line to a carport or garage door opening;
- 5. To permit a maximum lot coverage of 38%, whereas the by-law permits a maximum lot coverage of 25%;
- To permit 2 accessory structures (Existing Pergola 'C' & Existing Shed 'B') to be constructed on an easement, whereas the by-law does not permit accessory structures to be constructed upon any easement;
- 7. To permit 3 accessory structure, whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot;
- To permit an accessory structure (Existing Pergola 'A') having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
- To permit an accessory structure (Existing Pergola 'A') having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
- 10. To permit an accessory structure (Existing Pergola 'C') to be used for human habitation, whereas the by-law does not permit an accessory structure to be used for human habitation;

- 11. To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.35 square metres (402 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
- To permit an accessory structure (Existing Pergola 'C') having a height of 3.1 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
- 13. To permit a combined gross floor area of 65.13 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
- 14. To permit a semicircular Residential Driveway with a maximum surface area of 64.28% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway; and
- 15. To permit a garage door having a maximum height of 2.75 metres as an Attached Garage, whereas the by-law permits a maximum garage door height of 2.4 metres.

11.2 A-2024-0413

1000340771 Ontario Inc.

2084 Steeles Avenue East, Unit 3 and 4

PSCP 1124, LVL 1, UN 48, Ward 7

Deferred from April 29, 2025 and January 28, 2025.

The applicant(s) are requesting the following variance(s):

- 1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
- 2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 605 parking spaces to be provided on site.

12. Correspondence Discussion Required

- 12.1 Andrew Walker, Gagnon Walker Domes Fee Reduction Request, dated May 29, 2025
- 13. Adjournment

Next Scheduled Meeting: July 29, 2025

Minutes



Committee of Adjustment

The Corporation of the City of Brampton

Tuesday, May 27, 2025

| Members Present: | Jarmanjit Singh Dehriwal (Chair) Baljit Mand (Vice-Chair) Jotvinder Sodhi (Vice-Chair) Paul Khaira James Reed Sarbjeet Saini Thisaliny Thirunavukkarasu Manoharan Vaithianathan |
|------------------|--|
| Members Absent: | Ron Chatha |
| Staff Present: | Ross Campbell, Manager, Zoning and Sign By-law, Planning, Building and Growth Management Francois Hemon-Morneau, Principal Planner/Supervisor, Planning, Building and Growth Management Ellis Lewis, Planner, Planning, Building and Growth Management Emily Mailling, Planning Technician, Planning, Building and Growth Management Marcia Razao, Planning Technician, Planning, Building and Growth Management Marina Shafagh, Planner I, Planning, Building and Growth Management Qian (Andrea) Zhang, Planner I, Planning, Building and Growth Management Shiza Athar, Planner I, Planning, Building and Growth Management Courtney Sutherland, Assistant Planning, Building and Growth Management Clara Vani, Secretary-Treasurer/Legislative Coordinator |

1. Call to Order

The meeting was called to order at 9:31 a.m. and adjourned at 11:48 a.m.

As this Committee of Adjustment Committee meeting was conducted with electronic and in-person participation by Members of Committee, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Jarmanjit Singh Dehriwal (Chair), Baljit Mand (Vice-Chair), Jotvinder Sodhi (Vice-Chair), Sarbjeet Saini, Manocharan Vaithianathan James Reed, Thisaliny Thirunavukkarasu, and Paul Khaira.

Members absent during roll call: Ron Chatha (personal)

2. Adoption of Minutes

2.1 Committee of Adjustment Minutes - April 29, 2025

Moved by: B. Mand

Seconded by: S. Saini

That the minutes of the Committee of Adjustment hearing held April 29, 2025 be approved, as printed and circulated.

Carried

3. <u>Region of Peel Comments</u>

3.1 Dana Jenkins, Region of Peel Comments, dated May 16, 2025

The Committee Chair J. Dehriwal noted correspondence received from the Region of Peel.

4. <u>Declarations of Interest under the Municipal Conflict of Interest Act</u> Nil

5. <u>Withdrawals Requests</u>

5.1 A-2025-0010

Thangrasa Kirubakaran, Kirubakaran Dilani

24 Caboose Street

Plan 43M2054, Block 76, Plan 43M2058, Block 402, Ward 6

The applicant(s) are requesting the following variance(s):

1. To permit a 0.62 metres setback to an existing building addition (open roofed porch), whereas the by-law requires a minimum setback of 4.5 metres for open roofed porches and or uncovered terraces.

That Application A-2025-0010 be withdrawn from consideration.

5.2 A-2024-0420

Surjit Singh Boparai, Naranjan Boparai, Navneet Boparai, Harminder Boparai

22 Hedgerow Avenue

Plan M652, Lot 105, Ward 4

The applicant(s) are requesting the following variance(s):

 To permit a proposed garden suite having a gross floor area of 37.0 square metres, whereas the by-law permits a maximum gross floor area of 35 square metres for a garden suite in all other residential zones.

That Application A-2024-0420 be withdrawn from consideration.

6. Review of the Agenda for Immediate Approval

Moved by: J. Sodhi

Seconded by: J. Reed

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its May 27, 2025, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

| Item # | Application # | Location |
|--------|---------------|-------------------------|
| 8.1 | B-2025-0005 | 156 Main Street South |
| 9.5 | A-2025-0041 | 142 Kennedy Road |
| 9.6 | A-2025-0042 | 10 Grafton Crescent |
| 9.8 | A-2025-0044 | 14 Abacus Road |
| 9.9 | A-2025-0045 | 547 Steeles Avenue East |

| 9.10 | A-2025-0047 | 2573 Embleton Road |
|------|-------------|-----------------------|
| 9.11 | A-2025-0048 | 740 Steeles Avenue W. |

- 2. This decision reflects that in the opinion of the Committee, for each application:
 - 1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
 - 2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan is maintained, and the variance is minor.

7. Deferral Requests

7.1 A-2025-0034

2494747 Ontario Ltd.

98 Rutherford Road South, 1C

Chinguacousy Con 2, EHS Part Lot 4 and RP 43R39471, Parts 3 and 4, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit a motor vehicle sales and leasing establishment at 98 Rutherford Rd. S. in Unit 1C, whereas the by-law does not permit a motor vehicle sales and leasing establishment.

Moved by: B. Mand

Seconded by: T. Thirunavukkarasu

That application A-2025-0034 be deferred no later than the last hearing of August 2025.

Carried

8. <u>New Consent Applications</u>

8.1 B-2025-0005

Crombie Property Holdings Limited c/o Nathan Hines

156 Main Street South (12-160)

Plan 581, Lots 1 to 13, Block B, Part Blocks C and N, Part Eldomar Avenue SE

The purpose of the application is to request the consent of the Committee of Adjustment for a lease in excess of 21 years. The land to be leased is occupied by a commercial building (Metro Supermarket). The effect of the application is to facilitate a long-term lease (in excess of 21 years) between the owner of the lands, Crombie Property Holdings Limited, and Metro Ontario Real Estate Limited.

This application was approved under the Review of the Agenda section, as follows:

Moved by: J. Sodhi

Seconded by: J. Reed

That application B-2025-0005 is supportable, subject to the following conditions being imposed:

- 1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
- 2. That the Owner/Applicant shall pay the planning review fee of \$1,250.00 to the Toronto and Region Conservation Authority; and
- 3. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

Carried

9. <u>New Minor Variance Applications</u>

9.1 A-2025-0034

2494747 Ontario Ltd.

98 Rutherford Road South, 1C

Chinguacousy Con 2, EHS Part Lot 4 and RP 43R39471, Parts 3 and 4, Ward 3

The applicant(s) are requesting the following variance(s):

 To permit a motor vehicle sales and leasing establishment at 98 Rutherford Rd. S. in Unit 1C, whereas the by-law does not permit a motor vehicle sales and leasing establishment.

Brought forward and dealt with under item 7.1

9.2 A-2025-0037

Carpreit Ltd. Partnership

5 Kings Cross Road

Plan 962, Block D and 3-11 Knightsbridge Rd, Ward 7

The applicant(s) are requesting the following variance(s):

 To vary Schedule 'C' – Section 149 of the by-law to permit 213 units in Building C, whereas the by-law permits Building C a maximum of 196 units in accordance to Schedule 'C' - Section 149 of the by-law.

Kelsey Moir, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2025-0037 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
- 2. That the applicant obtain a building permit for the residential unit within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
- 3. That the applicant provides the required \$1,250.00 Toronto and Region Conservation Authority (TRCA) review fee as per the letter dated May 16, 2025; and
- 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.3 A-2025-0039

Thilak Krishnamoorthy, Nirmala Thilak

20 Fern Street

Plan 354, Lot 52, Ward 3

The applicant(s) are requesting the following variance(s):

- 1. To permit a front yard setback of 6.01 metres to a proposed two storey addition, whereas the by-law requires no part of any dwelling or accessory building be erected or placed at a distance less than 8 metres from any lot line abutting a street; and
- 2. To permit a lot coverage of 35.3%, whereas the by-law permits a maximum lot coverage of 30%.

Shams Syed, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Ted Doherty, Brampton resident was present and advised committee his house is directly behind the applicant property, and drainage problems will be caused by it; he noted his property already keeps getting flooded out and this will cause more problems. He is currently in the process of a \$15,000 repair to the basement because of the drainage. There is a major drainage concern in this area, involving streets Fern Street, Elliot Street and Mill Street. If they expand to a three-unit home, they will require additional parking. There is not sufficient parking in the driveway, where will the overflow of the parking go? The overflow will be on the streets, the street parking is already excessive, there was an accident on the street yesterday with a parked car.

Hayley Tacoma, Brampton resident, noted they are directly behind this home, flooding is a major concern. Their backyard is the lowest and with every rainfall the backyard has extreme flooding. Currently, they are going through a \$30,000 basement repair due to the flooding. The home is going to add a lot more hardscape, where will the rainwater be directed too? Increasing hardscape reduces soil to absorb the rain. The trees provide privacy for them, and they hope the trees are not removed from the property. This home has eleven bedrooms, would this be considered a lodging home? There are major concerns with parking, there will not be enough parking on the property, the streets are not parking lots.

Staff outlined the proposed conditions of the staff report.

Member J. Sodhi inquired if the flooding and the parking concerns the residents raised were taken into consideration when reviewing the application.

Staff advised the concerns were considered and the conditions imposed are to ensure that all their concerns are addressed.

Member B. Mand inquired if the sump-pump is directly discharging on the driveway.

Staff advised the sump-pump would be reviewed at the custom home application stage.

Member J. Reed commented the committee has supported these types of variances in the past. Typically, they have the adverse condition for drainage, staff is advising the application will capture this through custom home.

Staff advised the condition of custom home was imposed in order for the drainage issue can be reviewed and corrected. The City of Brampton is aware that the drainage is an issue in the downtown area.

The Committee Chair J. Dehriwal commented that most of the concerns were addressed in the conditions.

The authorized agent commented that a lot of conditions were imposed on this application. These conditions will address all the concerns of the neighbors.

Member J. Reed advised he would like to add the condition of the drainage. At least there is some protection with the added condition for the neighbors.

The authorized agent agreed with the conditions.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2025-0039 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
- 2. That the applicant obtain a Custom House Architectural Control approval prior to the submission of a building permit application;
- 3. That the applicant submits a tree inventory and preservation plan and report as part of the Custom Home application review to the satisfaction of Open Space Development staff;

- 4. That the applicant contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required;
- 5. That drainage on adjacent properties shall not be adversely affected; and
- 6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.4 A-2025-0040

Brilliant Big Data Services Inc.

30 Abercrombie Crescent

Plan 43M1991, Lot 83, Ward 6

The applicant(s) are requesting the following variance(s):

- 1. To permit a 1.09 metre wide pedestrian path of travel leading to the principal entrance of an additional residential unit, whereas the by-law requires an unobstructed pedestrian path of travel having a minimum width of 1.2 metre leading to the principal entrance of an additional residential unit; and
- 2. To permit an existing deck having a rear yard setback of 2.75 metres, whereas the by-law requires a rear yard setback of 3.5 metres for a deck off the main floor.

Aakanksha Sharma, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Dave Wilson, Brampton resident was present online and expressed his concerns with the pathway being extended when it is already on the property line.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired with staff if the pathway is on the property line.

Staff advised the larger path of travel will bring them directly to the property line.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: T. Thirunavukkarasu

That application A-2025-0040 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
- 2. The owner shall obtain a building permit, within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
- 3. That the below grade entrance shall not be used to access an unregistered second unit;
- 4. That drainage on adjacent properties not be adversely affected; and
- 5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.5 A-2025-0041

1534738 Ontario Inc., c/o Lakhbir Singh Nirwan

142 Kennedy Road

Plan 625, Part Lot 432, RP 43R16836, Parts 2 and 3, Ward 3

The applicant(s) are requesting the following variance(s):

1. To allow uses permitted in the Service Commercial zone within 109 metres of the front lot line, whereas the by-law permits Service Commercial uses within 50 metres of the front lot line.

This application was approved under the Review of the Agenda section, as follows:

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2025-0041 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision or as modified through an Approved Site Plan;
- 2. That a site plan application shall be submitted within 90 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services; and
- 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.6 A-2025-0042

Simarjit Singh Sandhu

10 Grafton Crescent

Plan M304, Lot 64, Ward 10

The applicant(s) are requesting the following variance(s):

- 1. To permit a door height of 2.92 metres to accessory buildings (cabana), whereas the by-law permits a maximum door height of 2.4 metres to accessory buildings;
- 2. To permit an accessory structure (cabana) having a height of 5.71 metres, whereas the by-law permits an accessory structure having a maximum height of 3.5 metres;
- To permit an accessory structure (cabana) having a gross floor area of 57.40 square metres, whereas the by-law permits a maximum gross floor area of 23 square metres, for an individual accessory structure;
- 4. To permit a garage door height of 2.92 metres, whereas the by-law permits a maximum garage door height of 2.4 metres;
- 5. To permit a detached garage having a gross floor area of 58.19 square metres, whereas the by-law permits a detached garage having a maximum gross floor area of 48 square metres;

- 6. To permit a detached garage having a height of 5.71 metres, whereas the by-law permits a detached garage with a maximum height of 3.5 metres; and
- 7. To permit a detach garage on a lot having an attached garage, whereas the by-law requires only one detached private garage, or carport shall be permitted on each lot, and only if there is no attached private garage or carport already on the lot.

This application was approved under the Review of the Agenda section, as follows:

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2025-0042 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
- 2. That the applicant provides the required \$660.00 Toronto and Region Conservation Authority (TRCA) review fee as per the letter dated May 16, 2025; and
- 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.7 A-2025-0043

Planchet Ambler Inc.

30 Delta Park Blvd.

Plan 43M773, Lots 15 and 16 and RP 43R15051, Parts 1 and 2, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit a waste transfer/processing station, whereas the by-law doesn't permit the proposed use.

Edward Vago, authorized agent was present and provided an overview of the application.

Michael J. Campbell, Deacon, Spears, Fedson and Montizambert Barristers and Solicitors was present online and presented the opposition of the neighboring properties, located at 50 and 70 Delta Park. The tenant of this property will be operating the waste transfer and they advise there is no environmental impact, noise, vibrations, or odors. Each of the owners located at the neighboring units are opposed to the application and submitted documentation. The City of Brampton provides notice within 60 metres radius in the area and the other neighboring tenants did not receive the public notice. All the owners have an interest and substantial objection to the application. The waste transfer will have at least some environmental impact and produce some noise. All other condo owners are opposed and are requesting an adjournment to be able to review the application in detail at the expense of the applicant.

The Committee Chair J. Dehriwal highlighted correspondence received.

Sukwinder Gill, Brampton resident, was present and advised he had received the notice, as well as other documentation from the applicant and did not have time to go through this. He advised the timeline just wasn't enough.

Member J. Reed inquired with the authorized agent to explain the product transfer and process.

The authorized agent advised the company deals with curbside recycling materials. Blue box items picked up at your curbside, they sort and audit that material.

Member J. Reed inquired if this was a recycling center.

The authorized agent advised they do not repurpose the materials. They have notified all the area businesses to open the door for all to come and see what the facility does. The documentation the gentleman spoke of was provided by them as part of their Provincial NACP requirements. This regulates how and why they operate.

Member J. Reed inquired with staff if there are any complaints from their previous location on Advance Blvd.

Member J. Sodhi inquired with staff was the distribution to the neighboring properties provided. Does Committee require additional legal opinion on this matter?

Clara Vani, Secretary-Treasurer advised the Public Notice was circulated on May 12, 2025 to a 60 metre radius.

Ross Campbell, Manager, Zoning and Sign By-Law advised there was a complaint in 2013 but he cannot confirm who was operating at that time.

Member J. Reed inquired if the applicant was occupying 171 Advance Blvd. at that time.

The authorized agent confirmed the applicant did move into the unit until 2023 on a sub-lease basis.

The Committee Chair J. Dehriwal inquired if the committee should provide additional time for the neighboring properties to address their concerns regarding the Public Notices.

Clara Vani, Secretary-Treasurer advised the Public Notices were mailed out earlier than the ten days set out in the *Planning Act* and the applicant is required to post signage on the property. The signage consists of all the details of the meeting as well as a link to the City of Brampton meetings and agendas page where any interested parties can review the materials submitted.

Member J. Reed advised he has the utmost confidence that procedures were followed.

Member S. Saini inquired if the company will be sorting materials.

The authorized agent advised they will be sorting materials, in order to classify the materials by weight and material type.

Member J. Sodhi inquired what is the process after that. What is being done to the materials that are sorted.

The authorized agent advised the materials are packed up and shipped off site. No retention and no processing of the materials is done onsite.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired with staff if there is any information regarding the complaints in the past.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the complaints were in regards to refuse. The details are not clear of what was being left out and what business was operating at that time.

Moved by: J. Reed

Seconded by: B. Mand

That application A-2025-0043 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
- 2. The owner to obtain a building permit for any alterations to the building prior to occupancy of the units.
- 3. The applicant shall be responsible to comply with all applicable legislations, statutes, codes and by-laws related to the proposed operations. All required permits/approvals/licenses shall be obtained prior to the site being operational;
- 4. That the waste being transferred and/or processed on-site shall be strictly limited to non-hazardous waste;
- 5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

9.8 A-2025-0044

TAK Investments Inc.

14 Abacus Road

Plan M772, Block 10, Ward 8

The applicant(s) are requesting the following variance(s):

- To permit an office building addition, having a building height of 13.26 metres, whereas the by-law permits a maximum building height of 10.0 metres;
- 2. To permit a lot coverage of 36.7%, whereas the by-law permits a maximum lot coverage of 35%;
- 3. To permit a total of 119 parking spaces, whereas the by-law requires a minimum of 133 parking spaces;
- 4. To permit a total of 1 loading space, whereas the by-law requires a minimum of 2 loading spaces for a building having a floor area of over 280 up to 7,450 square metres; and

5. To vary Schedule 'C', Section 1536 of the by-law to permit the landscape open space as per the site plan attached to the public notice (0.38 metres in the rear yard), whereas the by-law requires 7 metres of landscape open space located in accordance with Schedule 'C' - Section 1536.

This application was approved under the Review of the Agenda section, as follows:

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2025-0044 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variances be limited to that shown on the revised sketch attached as Appendix B;
- 2. That a total of 116 parking spaces be approved;
- 3. That a minimum landscaped open space buffer of 3.0 metres be approved;
- 4. That drainage on adjacent properties shall not be impacted;
- 5. That the owner finalize site plan approval under City File SPA-2024-0145, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
- 6. That the amount of glazed openings on the wall facing the side yard setback will be restricted based on the limiting distance as defined in the Ontario Building Code and is required to conform to Div. B 9.10.15.4 of the OBC; and
- 7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.9 A-2025-0045

First Gulf Business Park Inc.

547 Steeles Avenue East

Plan M947, Part Block 1, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit a personal service shop in Unit 2E-1, whereas the by-law doesn't permit the proposed use.

This application was approved under the Review of the Agenda section, as follows:

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2025-0045 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
- 2. The owner is to obtain a building permit for any alterations to the building prior to occupancy of the unit; and
- 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.10 A-2025-0047

Iqbal Gill

2573 Embleton Road

Con 6, WHS, Part Lot 5, Ward 6

The applicant(s) are requesting the following variance(s):

1. To permit a transitional housing shelter, whereas the by-law does not permit the use.

This application was approved under the Review of the Agenda section, as follows:

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2025-0047 is supportable, subject to the following conditions being imposed:

1. That the use be approved for a temporary period of three (3) years from the final date of the decision of the Committee; and,

2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.11 A-2025-0048

Country Fruit & Farm Market

740 Steeles Avenue W.

Con 2, WHS, Part Lot 1, RP 43R11346, Part 2, Ward 4

The applicant(s) are requesting the following variance(s):

- 1. To permit a day nursery and private school, whereas the By-law does not permit the uses.
- 2. To permit a front yard setback of 11.01m, whereas the By-law requires a minimum front yard setback of 15.0 metres
- 3. To permit a parking aisle providing access to a parallel parking space to have a width of 3.5m, whereas the by-law requires a parking aisle providing access to a parallel parking space to have a minimum width of minimum 4.0m
- 4. To permit 42 parking spaces, whereas the By-law requires a minimum of 61 parking spaces.

This application was approved under the Review of the Agenda section, as follows:

Moved by: J. Sodhi

Seconded by: J. Reed

That application A-2025-0048 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variances be generally limited to that shown on the sketch attached to the Notice of Decision or an approved Site Plan;
- 2. That the owner obtain a building permit for any alterations or construction to the building, prior to occupancy of the unit;
- 3. That a Noise study shall be submitted and approved within 90 days of the Committee's final and binding decision or within an extended period of time as approved by the City's Noise Technologist Division;

- 4. That a Traffic Brief shall be submitted and approved within 90 days of the Committee's final and binding decision or within an extended period of time as approved by Traffic Services Staff; and
- 5. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

10. Deferred Consent Applications

10.1 B-2024-0008

Mantella Corporation

21 Van Kirk Drive

Plan M286, Part Blocks J and L, RP 43R8869, Parts 3 and 4

The purpose of this application is to request the consent of the Committee of Adjustment to the grant of an easement over Parts 15, 16, and 17 in favour of PIN 14249-0033 and an easement over Part 11 in favour of PIN 14249-0032. Additionally to sever Parts 5, 6, 7, 8, 9, 14, 15, 16, and 17 from PIN 14249-0033 for conveyance to PIN 14249 0032.

Nicholas Malta, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: T. Thirunavukkarasu

Seconded by: P. Khaira

That application B-2024-0008 is supportable, subject to the following conditions being imposed:

- 1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
- Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;

- 3. Subsection 50(3) and/or(5) of the Planning Act R.S.O. 1990 as amended, shall apply to any subsequent conveyance or transaction involving the parcel of land that is the subject of this consent.
- 4. A solicitor's undertaking shall be received indicating that the "severed" land and the abutting land, being Lot XX on Plan 43M-XXXX, shall be "merged" for Planning Act purposes at the time of the registration of the Transfer to which the Secretary-Treasurer's Certificate is affixed.
- 5. An undertaking shall be received from a solicitor confirming that the legal description of the "resultant" lot and the legal description in any mortgage(s) encumbering the "resultant" lot will be identical within four (4) weeks of the date of the Secretary-Treasurer's Certificate under the Planning Act; or alternatively, that no part of the "resultant" lot is encumbered by any mortgage(s). (The "resultant" lot is the "severed" land and the land to which the "severed" land is to be merged.)

11. <u>Deferred Minor Variance Applications</u>

11.1 A-2023-0333

Li Chen

705 Remembrance Road

Pscp 1118, Level 1, Unit 1

The applicant(s) are requesting the following variance(s):

1. To permit a total of 44 parking spaces, whereas the by-law requires a minimum 62 parking spaces.

Shashank Citale, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Nick Dell, Harper Dell Planning was present and advised he is representing adjacent properties at 645 Remembrance that share the drive isle and an easement. To the west there is a larger condominium building with much more parking that is being relied on to satisfy parking needs for this site. In 2017 there was a minor variance, there was a capped rate for parking spaces, 1 space required for 23 metre squared parking for retail. His clients purchased their units and in the due diligence of review, there was an investigation of the strength of the easement and parking justification and it was found there were serious issues with the uses on site. There are medical uses that the parking spaces required at 695 Remembrance Drive are 1 space for 19 metre squared. There is ongoing litigation, does the staff report reflect receipt of that. He expressed it is his belief it is important that staff acknowledged that there are no changes since the application was heard in November. There are potential damages going forward with the dysfunctional easement. Their lawyer submitted a letter and it should be on file. It may result in greater damages on the City itself, which is part to this litigation. They have concerns with the shared easement not operating properly and the insufficient parking on this site.

Mirza Chaudhary, authorized agent was present online and advised there are three buildings on the property currently. There are a Tim Hortons, a small convenience store, a gas station, and a carwash, and all these cause no pressure on the parking. They have a medical building and those clients are only by appointment. There are no parking issues on this site. This corner lot has been undeveloped for the last few years. If we get the minor variance we can start developing the day care centre and this does not require any parking. The condominium corporation is the owner over the easement. Their cars are passing through, there is no easement where this building is going to be constructed. The footprint for the building is the same if it is single storey or double. As soon as we obtain approval with the minor variance application we will begin building.

Evan Moore, Counsel was present online and provided additional information in regards to the opposition, there is no evidence provided that supports the concern that parking will be impacted. There also is no comment in regards to the *Planning Act* four-part test to provide support of their concerns. They have made no attempt to progress the litigation until last week. This is an ongoing litigation and they haven't made attempts to resolve in a timely manner. The committee should consider only the four-part test of the *Planning Act*.

Staff outlined the proposed conditions of the staff report.

Naimal Nadeem, City of Brampton Counsel was presented and advised the City respects the neighboring properties have an ongoing litigation but we cannot put our planning processes on hold. The applicant is entitled to a timely and fair decision, provided that the application has been reviewed by all departments.

Member J. Reed commented there hasn't been any new information since November.

The Committee Chair J. Dehriwal inquired with staff if there is any enforcement action in regards to parking on this property.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there was no enforcement currently.

Member S. Saini inquired with staff when permission is provided is there any other parking in the area for over flow or are they parking on the road.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised the application is to approve a parking variance. The applicant has provided a parking justification study and it has been found sufficient. The applicant is proposing a few new parking spaces and they will be providing a new site plan for review as part of the conditions.

Moved by: P. Khaira

Seconded by: B. Mand

That application A-2023-0333 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variance be generally limited to that shown on the sketch attached to the Notice of Decision or an approved Site Plan;
- 2. That the Owner shall submit a site plan application to facilitate the proposed work; and
- 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

11.2 A-2024-0215

Swaran Singh

4 Maple Avenue

Plan Br 2, Part Lots 17, 18, Ward 1

The applicant(s) are requesting the following variance(s):

 To permit a combined gross floor area of 20.44 square metres (220 square foot) for two (2) accessory structures (existing sheds), whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;

- 2. To permit 0.30 metres of permeable landscaping abutting southern side lot line, whereas the by-law requires a minimum 0.6 metres of permeable landscaping abutting the side lot lines;
- 3. To permit a driveway to extend into the rear yard, whereas the bylaw does not permit the rear yard to be paved for the purpose of parking except on a driveway that leads to a garage; and
- 4. To permit a parking space depth of 5.12 metres, whereas the by-law required a minimum depth of 5.4 metres for a parking space.

Tanvir Rai, Noble Prime Solutions, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Charles Zammit, Brampton resident was present online and expressed his concerns with the parking overflow. The home has many renters, where are they all going to park, on the road. Is the plumbing and electricity available for people to live in it. I do not agree with this.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired with staff if there is any enforcement action on this property.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there are many complaints regarding the property prior to 2019. They are all closed at this point.

The Committee Chair J. Dehriwal inquired if there is any recent enforcement action.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there was one recently but it was complied with and closed.

The Committee Chair J. Dehriwal inquired if the property is rented.

The authorized agent advised the property is rented with two families. One in the basement and one on the upper level.

Moved by: B. Mand

Seconded by: S. Saini

That application A-2024-0215 is supportable, subject to the following conditions being imposed:

- 1. That the extent of the variances be limited to that shown on the revised sketch attached to the Notice of Decision;
- 2. The owner shall obtain a building permit, within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
- 3. A minimum 1m offset is required from the driveway edge to the existing City street tree. Any widening is to taper around the existing street tree.
- 4. Applicant to contact the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval.
- 5. That the owner enter into an encroachment agreement with the City prior to any works on the site;
- 6. That drainage on adjacent properties shall not be adversely affected; and
- 7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

11.3 A-2024-0420

Brought forward and dealt with under item 5.2

11.4 A-2025-0010

Brought forward and dealt with under item 5.1

11.5 A-2025-0015

1000144109 Ontario Inc.

2600 North Park Drive

Chinguacousy Con 6 EHS, Part Lots 9 and 10, RP 43R15102 Part 1, Part Part 2, RP 43R23087, Parts 3 to 5, Ward 8

The applicant(s) are requesting the following variance(s):

1. To permit the additional use of a place of commercial recreation in an existing Industrial Mall on lands zoned M2-896.

Rob Russell, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the reason for refusal within the staff report.

The Committee Chair J. Dehriwal inquired when they will receive the study of the employment timelines.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised staff is currently engaged in the study.

Member J. Reed commented his position remains the same as the last meeting. The City needs to protect the employment land.

Member J. Sodhi commented businesses are needed but at the same time we need to protect this land.

The Committee Chair J. Dehriwal commented the employment land needs to be protected. If we give them a temporary permit until the studies are completed, will it affect the City's studies.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised even a temporary permit requires substantial changes done to the site to accommodate these uses. Once the business is established it will be difficult to remove once their permit expires.

Member B. Mand inquired if the property is vacant and how long.

The authorized agent advised the property is vacant. These studies the City is undergoing sometimes takes years. We have done our best to work with the City, we are losing money everyday. We are only requesting one use instead of three.

The Committee Chair J. Dehriwal commented that the City has a bigger picture and this will cause significant change.

Member J. Sodhi inquired with the agent, all city buildings have a higher manager did you have a discussion with them. They may have potential clients that can make that a home.

The authorized agent advised this is ongoing project for more than six months. There have been multiple discussions with City staff. The Province and Federal levels are saying we need to keep communication open. The use being requested is not the first time the committee has heard these types of application. Member P. Khaira inquired if a temporary permission is provided will it affect the City's studies.

Francois Hemon-Morneau, Principal Planner/Supervisor, responded that yes it will impact the outcome of the studies. Policy advised the review is projected to be complete by the Fall or end of this year.

Paul Aludante, Senior Manager, Economic Development advised he can assist them to find clients through the Economic Development network.

Moved by: J. Reed

Seconded by: S. Saini

That application A-2025-0015 be refused.

Carried

11.6 A-2025-0029

Acumen Brampton Inc.

21 Coventry Road

Plan 977, Part Block E, RP 43R12163, Parts 1,2, Ward 8

The applicant(s) are requesting the following variance(s):

- 1. To permit a commercial school, whereas the by-law doesn't permit a commercial school; and
- 2. To provide 48 parking spaces, whereas the by-law requires 158 parking spaces.

Ulysses Perkunder, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: P. Khaira

That application A-2025-0029 is supportable, subject to the following conditions being imposed:

- That the extent of the variances be limited to those generally shown on the sketch attached to the Notice of Decision, with the exception of the variance related to the permitted commercial school use, provided it complies with the applicable parking requirements; and
- 2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

12. Adjournment

Moved by: J. Reed

Seconded by: M. Vaithianathan

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on June 24, 2025 at 9:30 a.m. or at the call of the Chair.

Carried

J. Singh Dehriwal, Chair

C. Vani, Secretary-Treasurer



June 12, 2025

Re:

Clara Vani Secretary-Treasurer Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON, L6Y 4R2 Clara.Vani@brampton.ca

Public Works

10 Peel Centre Dr. Suite B Brampton, ON L6T 4B9 tel: 905-791-7800

peelregion.ca

Region of Peel Consolidated Comments City of Brampton Committee of Adjustment Hearing June 24,[,] 2025

In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province. Therefore, on July 1, 2024, the current Region of Peel Official Plan became the City of Brampton Official Plan and shall be implemented by the City of Brampton.

Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable, and effective delivery of infrastructure and services.

These comments will continue to serve as crucial inputs intended to inform the deliberations and decision-making of the Committee members.

Dear Ms. Vani,

Regional development review staff have reviewed the applications listed on the <u>June 24</u>, <u>2025</u>, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-25-050B, A-25-053B and for the following deferred application: A-25-036B.

Previous Regional comments and conditions have been included for the deferred applications below.



Deferred Minor Variance Applications

Regarding Deferred Minor Variance Application: A-24-068B / 10 Hazelwood Dr: <u>Servicing – Wendy Jawdek 905-866-7478 extension 6019</u>

Comments:

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 4.3, that all hydrants near driveways shall have a minimum of 1.25m clearance from the projected garage or edge of driveway, whichever is greater.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at <u>siteplanservicing@peelregion.ca</u>.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at <u>siteplanservicing@peelregion.ca.</u>
- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

Regarding Deferred Minor Variance Application: DEF-A-24-413B / 3&4-2084 Steeles Avenue East

Development Services – Dana Jenkins (905) 791-7800 extension 4027

Comment:

• All matters of Regional interest have been addressed via the associated planning application SP-21-044B.

Deferred Consent Applications

Regarding Deferred Consent Application: B-25-006B / 0 Finley Road: Servicing – Wendy Jawdek (905) 791-7800 extension 6019

Comment:

• Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.

Public Works

10 Peel Centre Dr. Suite B Brampton, ON L6T 4B9 tel: 905-791-7800

peelregion.ca



New Minor Variance Applications

Regarding Minor Variance Application: A-25-049B / 31 Rosegarden Dr: <u>Servicing – Wendy Jawdek (905) 791-7800 extension 6019</u>

Comments:

• This site does not have frontage to existing municipal sanitary sewer.

Public Works

10 Peel Centre Dr. Suite B Brampton, ON L6T 4B9 tel: 905-791-7800

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- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at <u>servicingconnections@peelregion.ca.</u>
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- All unutilized water services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at <u>servicingconnections@peelregion.ca</u>.
- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design, standards specification and procedures.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at https://www.ontarioonecall.ca/portal/.
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail <u>PWServiceRequests@peelregion.ca.</u>

Regarding Minor Variance Application: A-25-051B / 54 Nuggett Ct: <u>Servicing – Wendy Jawdek (905) 791-7800 extension 6019</u>

Comments:

- There is a Regional sanitary easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted.
- Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Deferred Consent and Associated New Minor Variance Application

Regarding Deferred Consent and Associated New Minor Variance Application: A-25-054B, DEF-B-25-008B / 2-6 Maritime Ontario Boulevard:

Development Services – Dana Jenkins (905) 791-7800 extension 4027

Comment:

• No new access will be supported along Queen Street East. All Regional requirements were addressed through site நிதை இறிப்பில் SP-22-087B.



Servicing – Sabrina Martins (905) 791-7800 extension 3094

Comment:

• Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.

Concluding Comments

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at dana.jenkins@peelregion.ca or at (905) 791-7800 ext. 4027. Thank you, Clara.

Regards,

Dana Jenkíns Dana Jenkins, MCIP, RPP Principal Planner

cc: John Hardcastle, MCIP, RPP, Manager, Development Services, Region of Peel

10 Peel Centre Dr. Suite B Brampton, ON L6T 4B9 tel: 905-791-7800

Public Works

peelregion.ca





For Office Use Only (to be inserted by the Secretary-Treasurer after application is deemed complete) SER: <u>"B"-2025-</u>0005 APPLICATION NUMBER:



The personal Information collected on this form is collected pursuant to subsection 53(2) 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 | | | | |
|-------------|--|--|---------------------------------------|--|
| | | Consent | | |
| | | (Please read Instructions) | | |
| information | n or material as the Committee | he <i>PLANNING ACT</i> , the applicant shall provide to e of Adjustment may require. The Committee of rescribed information, material and the required for | of Adjustment may refuse to accept or | |
| 1. (a) | Name of Owner/Applicant Address <u>0 Glidden Road. Bi</u> | Brijinderpal Singh Bhullar, Jagtar Raman, Davinder Man (print given and family | | |
| | <u> </u> | | | |
| | Phone # 647-292-5757 | Fax # | | |
| | Email jraman@can-truck.co | m | | |
| (b) | Name of Authorized Agent | Harjinder Singh/ MEM Engineering Inc. | | |
| | Address 28-2355 Derry Roa | ad East, Mississauga, ON, L5S 1V6. | | |
| | Phone # 905-673-9100 | Fax # | | |
| | Email mem.bldgpermits@gr | nail.com | | |
| 2. | | of the proposed transaction, such as trans arge, a lease or a correction of title. | sfer for a creation of a new lot, lot | |
| | Specify: Proposed severan | ce and dividing one lot into 2 lots. | | |
| 3. | If known, the name of the perso | on to whom the land or an interest in the land is to | be transferred, charged or leased | |
| 4. | Description of the subject la | and ("subject land" means the land to be seve | red and retained): | |
| | a) Name of Street Finley R | coad, Glidden Road | Number | |
| | b) Concession No. CON. 3 | E.H.S | Lot(s) | |
| | c) Registered Plan No. 676 | | Lot(s) | |
| | e) Assessment Roll No. 100900 | 24023000000 Geographic or F | ormer Township | |
| 5. | Are there any easements or | restrictive covenants affecting the subject lar | nd? | |
| | Yes Specify: INST.'s VS187827 , | No | | |

| 6. | Descriptio | tion of severed land: (in metric units) | | | | |
|----|------------|--|-------------------------|---------------------|--|--|
| | a) | Frontage 12.33 Depth | 245.80 | Area 3044.94 | | |
| | b) | Existing Use VACANT LAND | Proposed Use | VACANT LAND | | |
| | c) | Number and use of buildings and structures (both existing and proposed) on the land to be severe | | | | |
| | | (existing) <u>N/A</u> | | | | |
| | | (proposed N/A | | | | |
| | d) | Access will be by: | Existing | Proposed | | |
| | | Provincial Highway | | | | |
| | | Municipal Road - Maintained all year | $\overline{\mathbf{X}}$ | | | |
| | | Other Public Road | | | | |
| | | Regional Road | | | | |
| | | Seasonal Road | | | | |
| | | Private Right of Way | | | | |
| | e) | If access is by water only, what parkin approximate distance of these facilities fro N/A | | | | |
| | f) | Water supply will be by: | Existing | Proposed | | |
| | ., | Publicly owned and operated water system | _ | | | |
| | | Lake or other body of water | | | | |
| | | - Privately owned and operated individual or communal well | | | | |
| | | Other (specify): N/A | | | | |
| | | Owners discussed will be buy | Prote Afra - | Deserved | | |
| | g) | Sewage disposal will be by: | | Proposed | | |
| | | Publicly owned and operated sanitary sewer system | | | | |
| | | Privy | | | | |
| | | Privately owned and operated individual or communal septic system | | | | |
| | | Other (specify): N/A | | | | |
| 7 | Deserie | ion of retained land: (in metric units) | | | | |
| 7. | • | · · · | 189.76 | Area 2654.53 | | |
| | a) | Existing Use VACANT LAND | | VACANT LAND | | |
| | b) c) | Number and use of buildings and structure | | | | |
| | -, | | ··· · · | | | |
| | | (proposed N/A | | | | |
| | | | | | | |

-2-

-3-

| Access will be by: | Existing | Proposed |
|--------------------------------------|----------|----------|
| Provincial Highway | | |
| Municipal Road - Maintained all year | | |
| Other Public Road | | |
| Regional Road | | |
| Seasonal Road | | |
| Private Right of Way | | |

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

| • | Water supply will be | by: | Existing | Proposed | |
|--|--|--|-------------|---|--|
| | Publicly owned and | operated water systen | | | |
| | Lake or other body o | of water | | | |
| | Privately owned and or communal well | operated individual | | | |
| | Other (specify): | | | | |
| g) | Sewage disposal wi | ll be by: | Existing | Proposed | |
| | Publicly owned and sewer system | operated sanitary | | | |
| | Privy | | | | |
| | Privately owned and or communal septic | • | | | |
| | Other (specify): | | | 1.0.0.00 BOOM BOOM BOOM BOOM BOOM BOOM BOOM BO | |
| What is t | he current designation | n of the land in any app Land to be Severed | dicable zon | ing by-law and official plan? Land to be Retained | |
| | | Land to be Severed | | | |
| Zoning E | ¦v-Law | N/A | | N/A | |
| Zoning B Official P City c | - | | - | N/A | |
| Official P City o | lans | <u>N/A</u> | - - - | | |
| Official P City o Re Has the section s | r Ians of Brampton gion of Peel subject land ever be 51 of the Planning Act | N/A 676 en the subject of an | application | for approval of a plan of subdiv the Act and if the answer is yes ar | |
| Official P City o Re Has the section s | r Ians of Brampton gion of Peel subject land ever be 51 of the Planning Act | N/A 676 en the subject of an or a consent under se ion and the decision or | application | for approval of a plan of subdiv the Act and if the answer is yes ar | |

| Yes 🗔 | No | \checkmark |
|------------------|----|--------------|
| Date of Transfer | | |

Land Use

d)

e)

<u>N/A</u>

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

| | | File Number | Status |
|-----|---------------------------------|----------------------------|---|
| | Official Plan Amendment | N/A | |
| | Zoning By-law Amendment | N/A | |
| | Minister's Zoning Order | N/A | |
| | Minor Variance | N/A | |
| | Validation of the Title | N/A | , |
| | Approval of Power and Sale | N/A | |
| | Plan of Subdivision | N/A | · |
| 12. | Is the proposal consistent with | h Policy Statements issued | under subsection 3(1) of the <i>Planning Act?</i> Yes No 🔽 |
| 13. | Is the subject land within an a | rea of land designated und | er any Provincial Plan? |

13. Yes 🔲 No 🔽 If the answer is yes, does the application conform to the applicable Provincial Plan? 14.

If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF 15. AGENTS" form attached).

Yes 🗖

No

| Dated at the <u>City</u> this <u>H</u> day of <u>M</u> | of Br | 2025 | |
|---|---------------------------------------|-----------|------------------|
| /1 | | Check box | if applicable: |
| Signature of Applicant, or Author | ZBA ized Agent, see note on next p | | uthority to bind |

DECLARATION

1, ABHISHEK RAJGOR of the CITY of TORONTO in the County/District/Regional Municipality of TORONTO solemnly declare that all the statements contained in th

application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

| Declared before me at the <u>City</u> of <u>Brampton</u> | 1. |
|---|---|
| in the <u>Region</u> of <u>Peel</u> | aphishe 415 K |
| this 24 day of March 2025. Mercelyn Osayamen Osaze a Commissioner, etc., Province of Ontario, for the Corporation of the City of Brempton. Expires June 20, 2025. | Signature of applicant/solicitor/authorized agent, etc. |
| FOR OFFICE USE ONLY - To Be Completed | |
| This application has been reviewed with respect to possible var of the said review are outlined on the attache | |
| Zoning Officer | Date |
| DATE RECEIVED March 34 Date Application Deemed Complete by the Municipality McCcely V | 1,2025 |

-4-

-5-

NOTES:

- 1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
- 2. Each copy of the application must be accompanied by a sketch and a key map showing the location of the subject land
- 3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least one reproduction reduced to Legal Size is filed with the application.
- 4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
- 5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - j) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
- **6.** It is required that **1 original copy** of this application be filed, together with **2 copies** of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

Revised 2022/02/17

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Jagtar Raman, Brijiner Singh Bhullar & Davinder Mangat (1000395283 Onatrio Inc.) (Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

1. Signing and filing the application(s) on behalf of the undersigned;

1. Harjinder Singh/ Abhishek Rajgor / MEM Engineering INC. (Flease print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

2. Representing the undersigned before the Committee of Adjustment,

2. Harjinder Singh/Abhishek Rajgor / MEM Engineering INC. (Rease print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

3. Acting on behalf of the owner with respect to all matters related to the application, including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

,

3. Harjinder Singh/Abhishek Rajgor / MEM Engineering INC. (Rease print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

Dated this <u>17</u> day of <u>March</u>, 20<u>25</u>.

Ange Briginder Singh Bhullar lloman on, the signing officer of the own

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

NOTES:

- 1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
- 2. If there is more than one owner, all owners shall complete and sign individual appointment and authorization forms.
- 3. If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

To: The Secretary-Treasurer Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, Ontario L6Y 4R2 <u>coa@brampton.ca</u>

LOCATION OF THE SUBJECT LAND: 0 GLIDDEN RD Clear BRAMPTON, ON, L6T3W6

I/We, Jagtar Raman, Brijiner Singh Bhullar & Davinder Mangat (1000395283 Onatrio Inc.) 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 17 day of _____ March ____, 2025. (signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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 heretc

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

| 8.1 | Residential* Minor | /ariance Applica | tions |
|-------|--|------------------------------|---|
| 8.1.1 | Above/Below Grade Door/Window related Application | \$11,949 | Per Application |
| 8.1.2 | Driveway and/or Parking related Application | \$11,949 | Per Application |
| 8.1.3 | Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law | \$11,949 | Per Application |
| 8.1.4 | All Other Variances | \$2,990 | Per Variance to a Maximum Fee \$11,949 |
| 8.1.5 | "After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval. | \$11,949 | Per Application |
| 8.1.6 | Maximum Fee | \$11,949 | Per Application |
| 8.2 | Institutional, Commercial, Industrial, Residentia | Apartment Bui | ding Minor Variance Application |
| 8.2.1 | Minor Variance Application | \$11,949 | Per Application |
| 8.3 | Consent | Applications | ····· |
| 8.3.1 | Consent Application – Lot Creation | \$10,157 | Per Application |
| 8.3.2 | Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23) | \$5,078 | Per Application |
| 8.3.3 | Consent Certificate | \$2,127 | Per Certificate |
| 8.4 | General Committe | e of Adjustment | Fees |
| 8.4.1 | Committee of Adjustment Application Re- Circulated Pursuant to A Request by The Applicant to Defer an Application | 50% of Application Fee | Per Deferral |
| 8.4.2 | Replacement Notice Sign | \$75 | Per Sign |

50% refund if withdrawn prior to circulation of public notice of a hearing.
No refund if withdrawn once the circulation of the public notice of a hearing has occurred

AUTHORIZATION LETTER

To: Whom it May Concern &

Re: Owner's Authorization to submit Consent application for severance on his/her behalf.

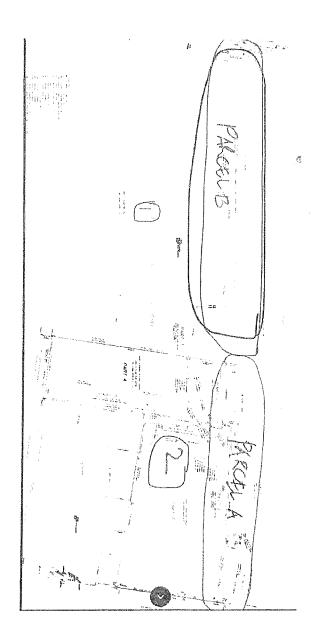
I/we Brijinderpal Singh Bhullar, Jagtar Raman and Davinder Mangat the owners of 1000395283 Ontario Inc., hereby authorize and appoint MEM Engineering Inc. as the applicant/ agent for the purposes of submitting the Consent application for severance of Parcels A & B on our behalf. (Copy Enclosed).

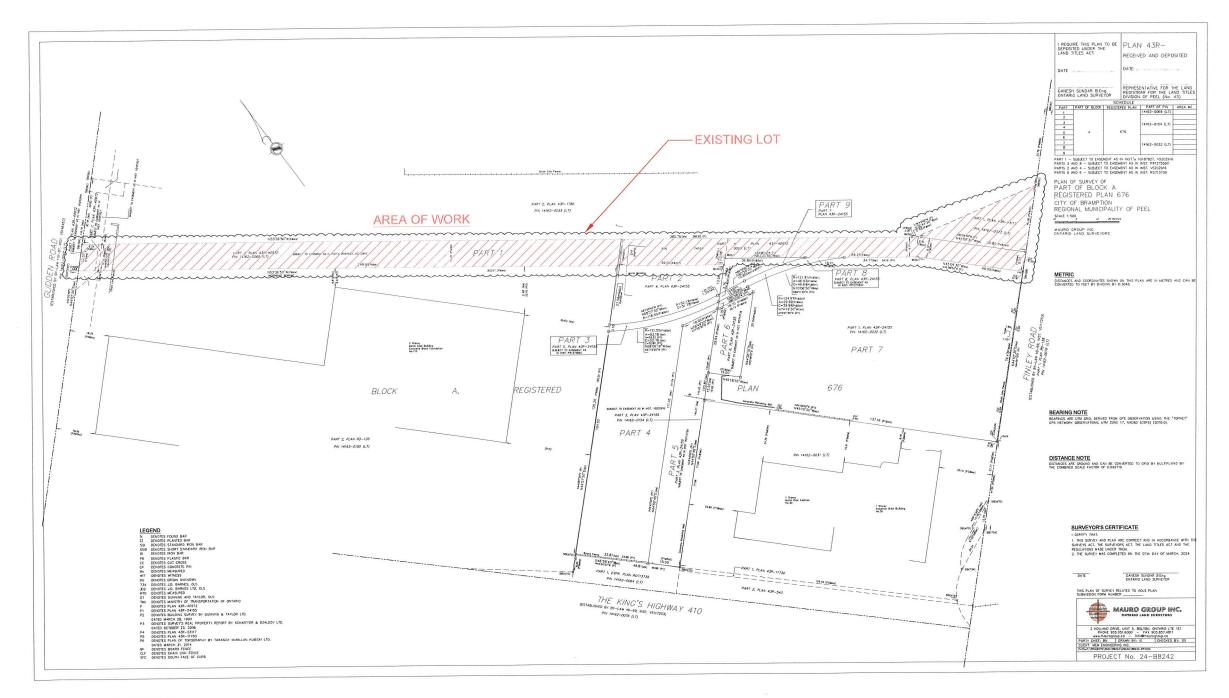
We approve the transfer of Parcel B to Brijinderpal Singh Bhullar's Company and Parcel A to Jagtar Raman's Company, the co-owners of company, for submitting the application. (Copy Enclosed).

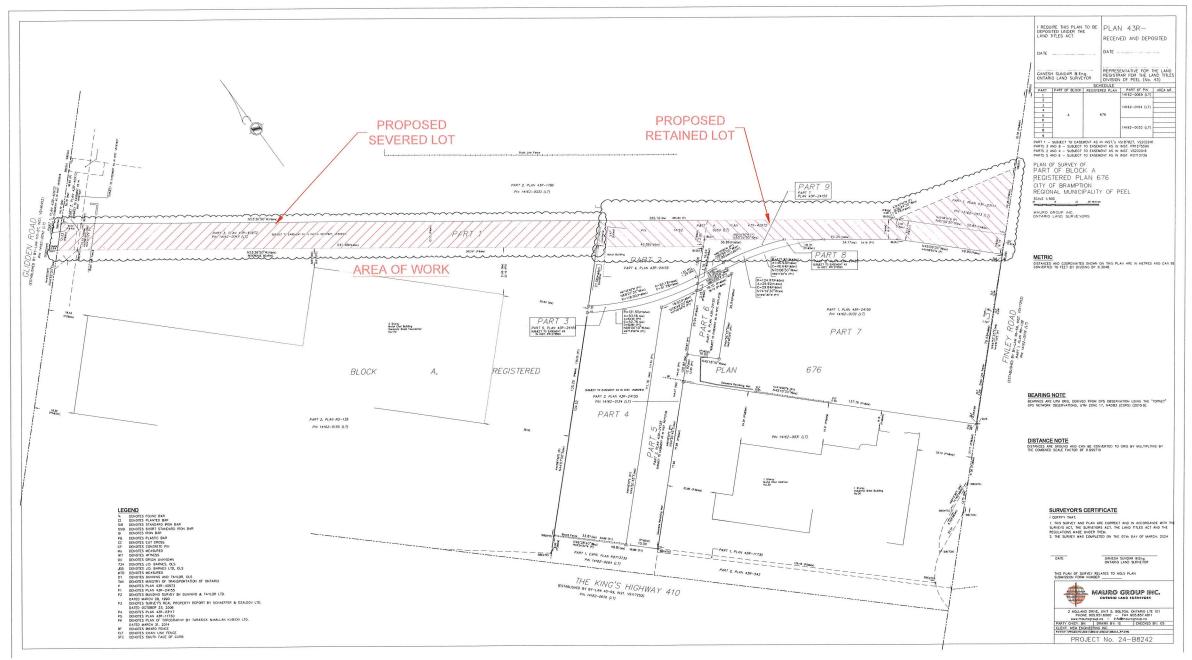
We understand that all communications and correspondence regarding this application shall be directed to the applicant.

Dated day..... of August (Signature of owner) Brijinderpal Singh Bhullar (Signature of owner) Jagtar Raman (Signature of owner)

Davinder Mangat

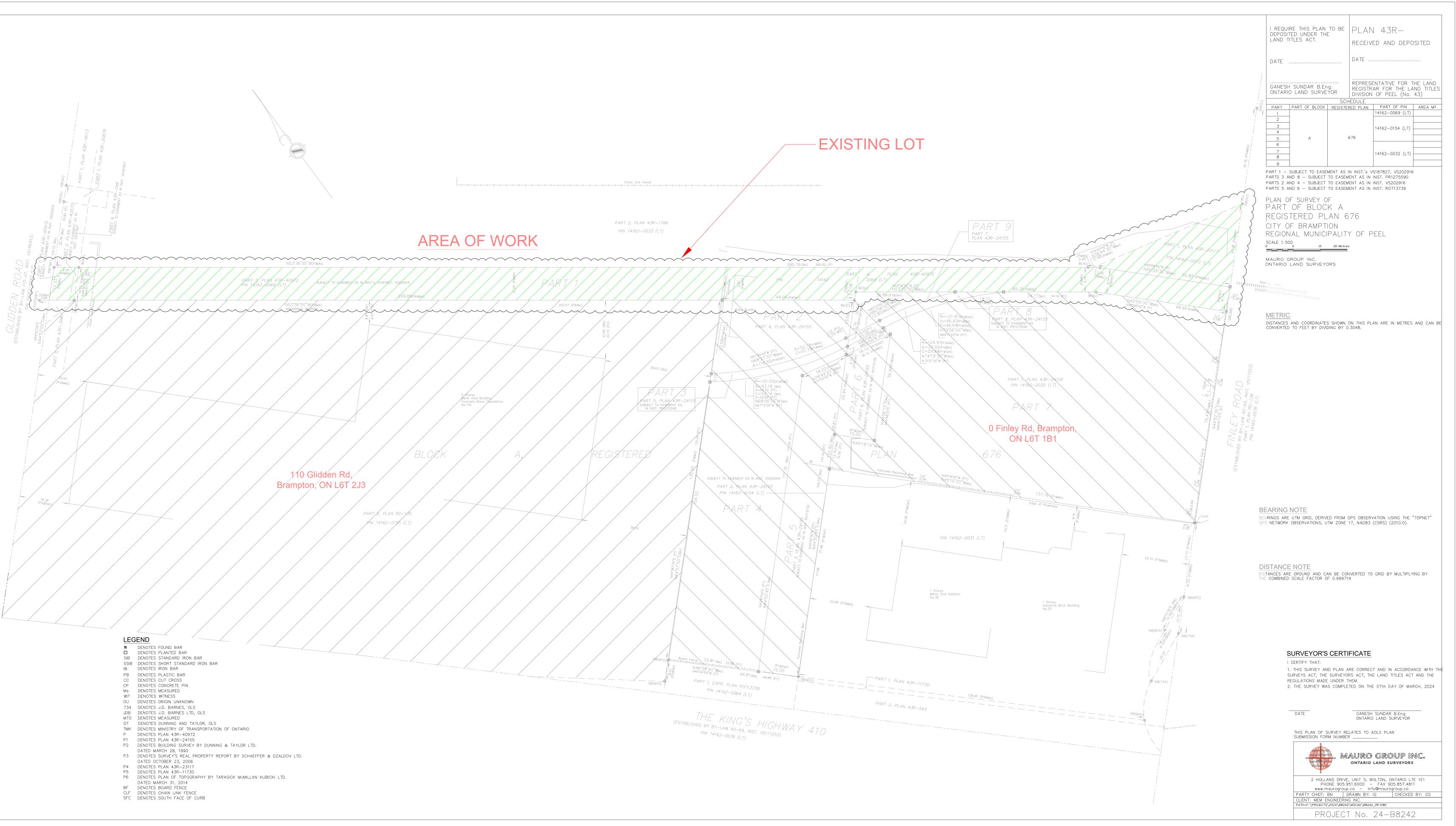


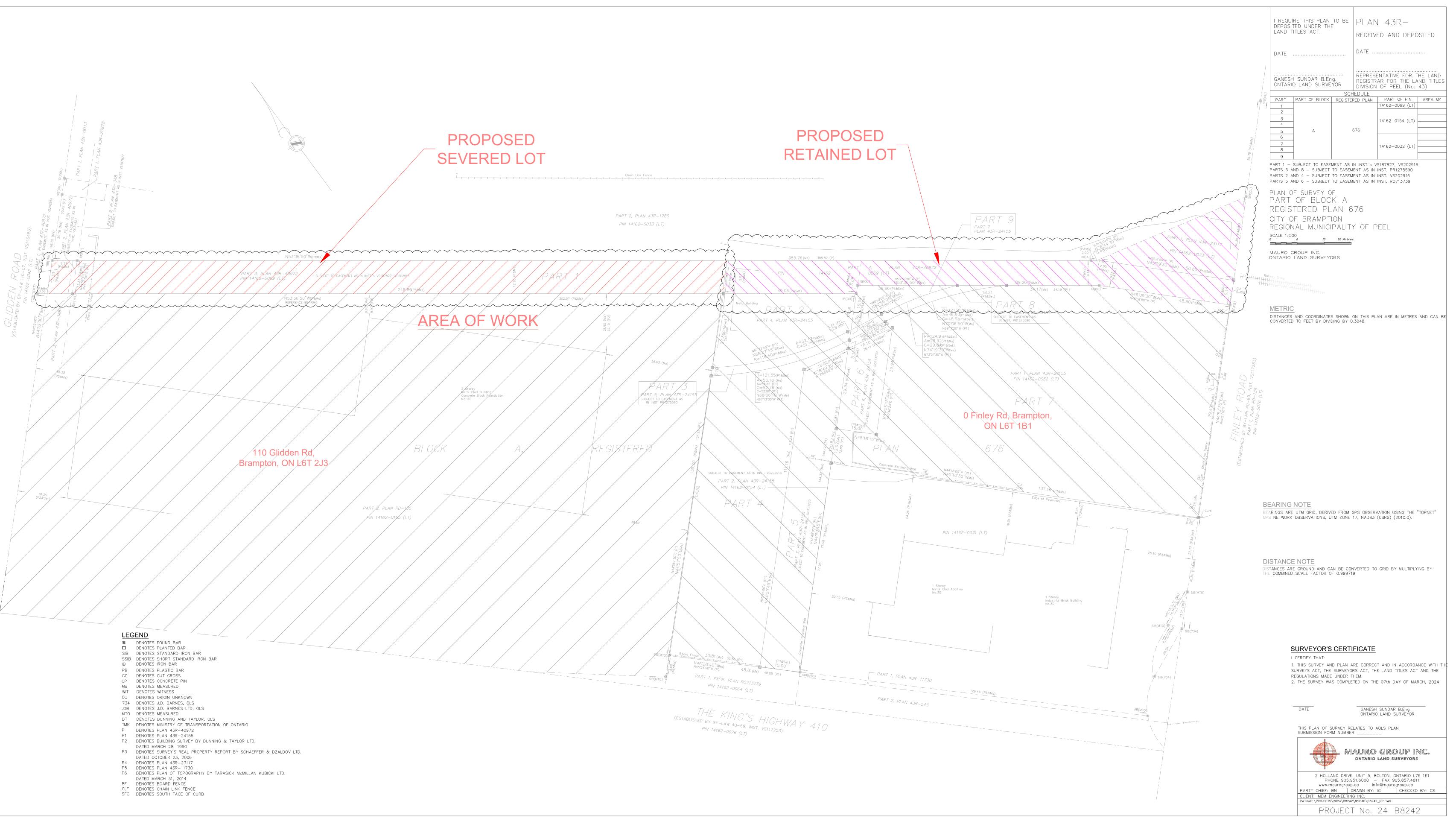




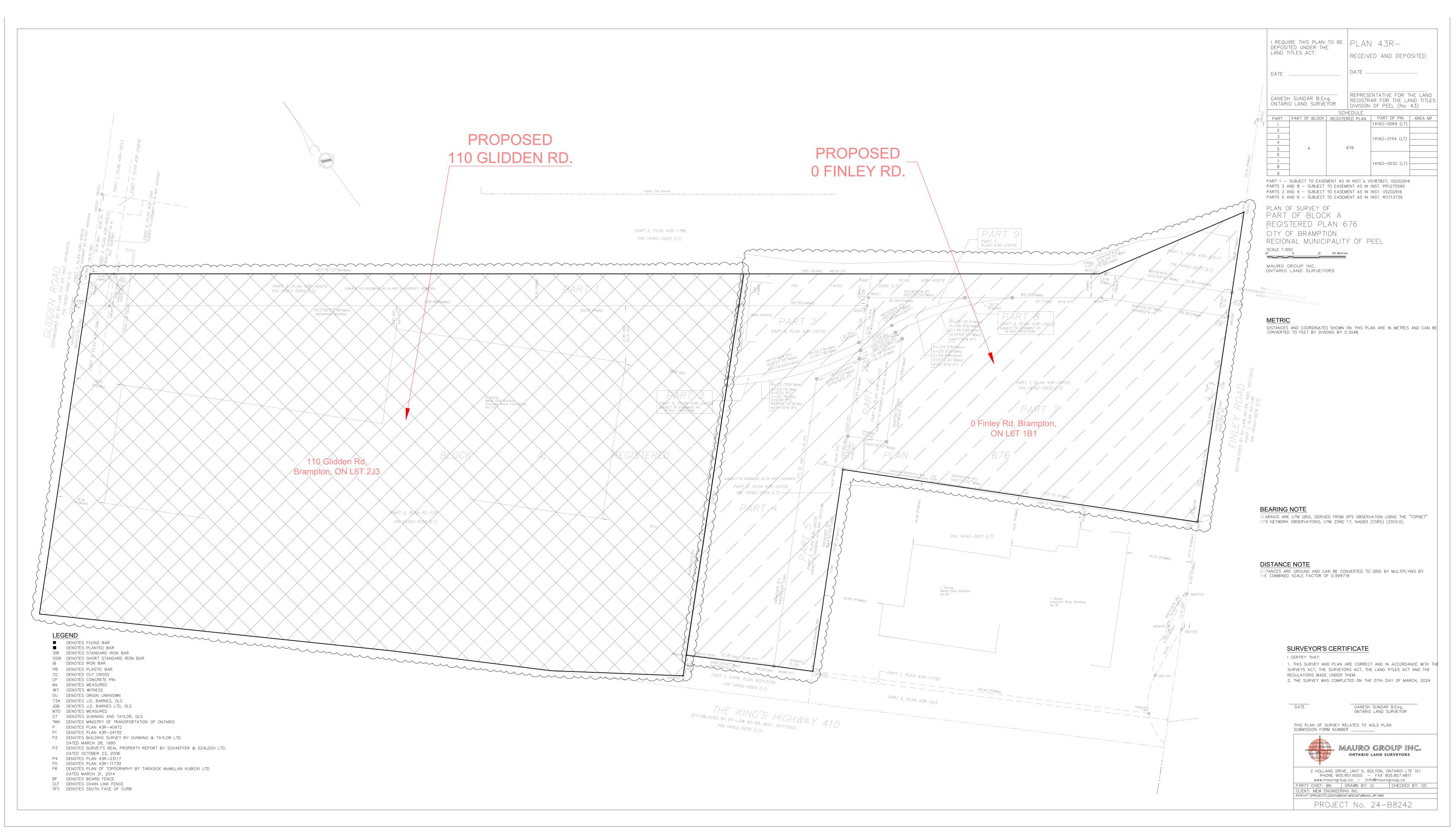
PROPOSED SITE PLAN SCALE : N.T.S

.





- PROPOSED SITE PLAN SCALE : N.T.S



PROPOSED SITE PLAN (MERGED) SCALE : N.T.S



Application for Consent

Section 53 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: | B-2025-0006 |
|--|---|
| Property Address: | 0 Finley Road and Glidden Road |
| Legal Description: | Plan 676, Part Block A, RP 43R435, Part 5 |
| Agent: | Harjinder Singh/ Mem Engineering Inc. |
| Owner(s): | Brijinderpal Singh Bhullar, Jagtar Raman, |
| | Davinder Mangat (1000395283 Ontario Inc.) |
| Other applications: under the <i>Planning Act</i> | nil |
| Meeting Date and Time: | Tuesday, June 24, 2025, at 9:30 am |
| Meeting Location: | Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose and Effect of the Application:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 5695.76 square metres. The proposed severed lot has a frontage of approximately 12.33 metres and a depth of approximately 439.49 metres. It is proposed that the severed parcel be merged with the adjacent parcel to the north municipally addressed as 110 Glidden Rd and south municipally addressed as 0 Finley Rd (PIN 141620154 and PIN 141620032).

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than 12:00 pm on Thursday, June 19, 2025.
- 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 <u>coa@brampton.ca</u> 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 12:00 pm on Thursday, June 19, 2025, 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 record and will be posted on the City's website. If you do not participate in the public meeting, Committee may decide 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 <u>www.brampton.ca/en/city-hall/meetings-agendas</u> 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 <u>www.brampton.ca</u>.

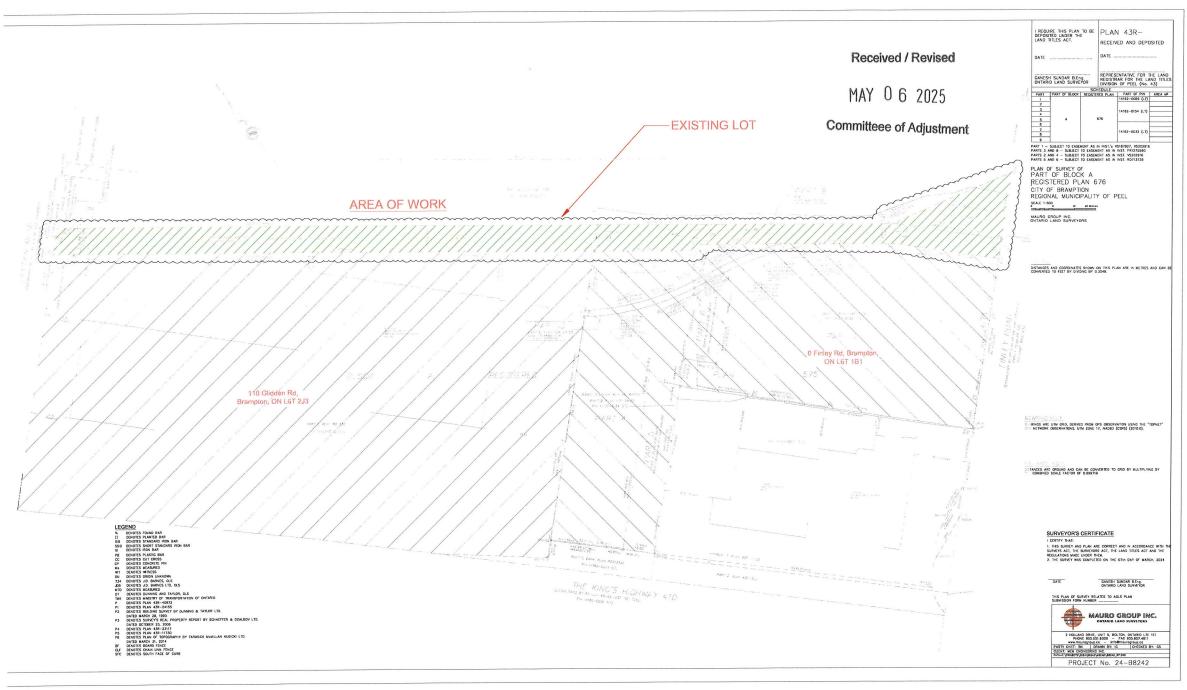
Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

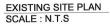
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

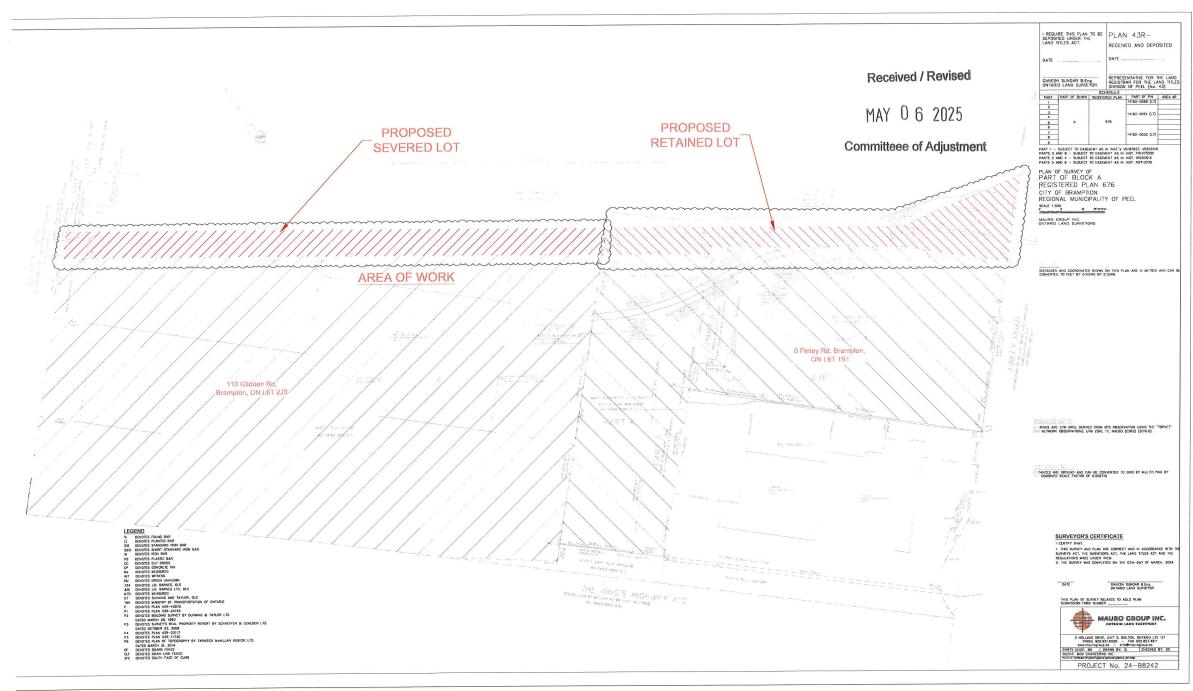
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

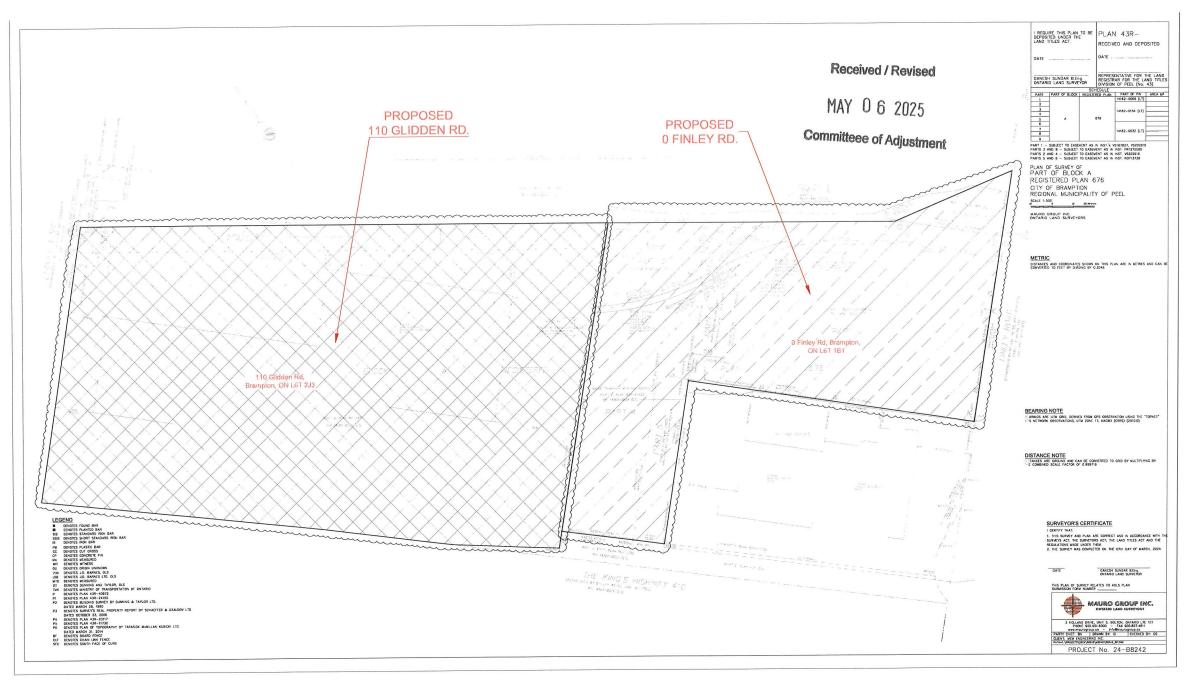
Dated this 6th day of June 2025

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











PAR-DPP-2025-00792; xRef: CFN 64199.04; V5366

June 12, 2025

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani Legislative Coordinator & Secretary-Treasurer Committee of Adjustment Committee of Adjustment 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Consent Application – B-2025-0006 0 Finley Road and 0 Glidden Road (north-east of 110 Glidden Road) Plan 676, Part Block A, RP 43R435, Part 5 City of Brampton, Region of Peel Owner: Brijinderpal Singh Bhullar; Jagtar Raman; Davinder Mangat (1000395283 Ontario Inc.) Agent: Harjinder Singh/ Mem Engineering Inc.

This letter will acknowledge receipt of the City's circulation of the above noted Consent Application received by Toronto and Region Conservation Authority (TRCA) on May 26, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the <u>Conservation Authorities Act</u> (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the <u>Planning Act</u>, Conservation Authorities (CAs) must help ensure that decisions under the <u>Planning Act</u> are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Consent Application B-2025-0006 is to:

 To sever one lot into two lots (namely 110 Glidden Road – Parcel 1 – B and 0 Finley Road – Parcel 2 – A). It is our understanding that the requested variances are required to facilitate the severance of parcels A & B to transfer Parcel B to Brijinder Singh Bhullar's Company and Parcel A to Jagtar Raman's Company.

Background

In June 2023, City staff were notified of flood issues related to the creek backing up into private property at 22 Finley Road. The City had discovered that the property at 110 Glidden Road had been working within the channel without approvals or Erosion and Sediment Control measures.

On September 9, 2023, TRCA Enforcement staff inspected the property and met with the property owners representative Mr. Avi Dhaliwal. TRCA approval is required for the proposed channel work to stabilize the site. It is unclear what works have been done to date including fill and debris removal, including the concrete blocks(dam). TRCA staff understand that the proposed restoration activities would be completed by the City through SLA agreement. Documentation is required demonstrating that this outstanding violation has been fully addressed prior to further approvals being given.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, the north portion of the subject lands are located within TRCA's Regulated Area of the Etobicoke Creek Watershed and are subject to O. Reg. 41/24 and the CA Act due to the water channel on City owned lands.

Based on our review of the subject application, the proposed development is located within the regulated portion of the subject lands. As such, TRCA Permits will be required from TRCA prior to any works commencing within the TRCA Regulated Area.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Consent Application assigned City File No. **B-2025-0006** is not consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. TRCA staff recommend **deferral** to provide the applicant with the opportunity to revise the proposed works and address TRCA's staff concerns. Should the Committee not grant deferral of the application at the June 24, 2025 Committee of Adjustment meeting, TRCA staff recommend denial of the application at this time.

TRCA staff request a meeting with the applicant to discuss this project.

<u>Fee</u>

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,590.00 – Consent review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 11, 2025.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely, Marina Janakovic

Marina Janakovic Planner I Development Planning and Permits | Development and Engineering Services Toronto and Region Conservation Authority Telephone: (437) 880-2368 Email: Marina.Janakovic@trca.ca CC: Applicant (jraman@can-truck.com) Agent (mem.bldgpermits@gmail.com)

Appendix 'A' Materials Received by TRCA

- Minor Variance Application
- Site Plan, page 10 of Minor Variance Application
- Existing Site Plan, page 11 of Minor Variance Application, prepared by Mauro Group Inc., dated March 7, 2024 (duplicate provided)
- Proposed Site Plan, page 12 of Minor Variance Application, prepared by Mauro Group Inc., dated March 7, 2024 (duplicate provided)
- Proposed Site Plan (merged), page 15 of Minor Variance Application, prepared by Mauro Group Inc., dated March 7, 2024



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

APPLICATION NUMBER:

"B"-2025-0008

The personal Information collected on this form is collected pursuant to subsection 53(2) 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.

| 8 15 | (Please read Instructions) | |
|--|---|---|
| n or mate | o subsection 53(2) of the <i>PLANNING ACT</i> , the applicant shall provide the Committee of Ad erial as the Committee of Adjustment may require. The Committee of Adjustment may application until the prescribed information, material and the required fee are received. | |
| Name of | f Owner/Applicant Multiland Pacific Holdings Ltd. | n ja b Tarihan |
| Address | (print given and family names in full) s <u>3775 Lougheed Highway, Burnaby, BC, V5C 0J4</u> | |
| Phone # | # 604-205-3111 Fax # | |
| Email | tahir.ayub@openroadautogroup.com | |
| Name of | f Authorized Agent Michael Foderick McCarthy Tétrault LLP | |
| Address | s PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto, ON M5K 1E6 | |
| - <u>1. 1.</u> 1. 21 | | |
| Phone # | # (416) 601-7783 Fax # | |
| Email The type | mfoderick@mccarthy.ca | of a new |
| Email The type addition | mfoderick@mccarthy.ca | of a new |
| Email The type addition | mfoderick@mccarthy.ca be and the purpose of the proposed transaction, such as transfer for a creation n, an easement, a charge, a lease or a correction of title. | of a new |
| Email The type addition Specify | mfoderick@mccarthy.ca be and the purpose of the proposed transaction, such as transfer for a creation n, an easement, a charge, a lease or a correction of title. fy: Creation of a new lot with reciprocal easements. | |
| Email The type addition Specify If known, | mfoderick@mccarthy.ca be and the purpose of the proposed transaction, such as transfer for a creation n, an easement, a charge, a lease or a correction of title. fy: Creation of a new lot with reciprocal easements. Please see cover letter for further details. h, the name of the person to whom the land or an interest in the land is to be transferred, charge output of the subject land ("subject land" means the land to be severed and retained): | ged or leased |
| Email The type addition Specify If known, Descript a) Name | mfoderick@mccarthy.ca be and the purpose of the proposed transaction, such as transfer for a creation n, an easement, a charge, a lease or a correction of title. fy: Creation of a new lot with reciprocal easements. Please see cover letter for further details. h, the name of the person to whom the land or an interest in the land is to be transferred, charged to be severed and retained): e of Street Maritime Ontario Boulevard | ged or leased |
| Email The type addition Specify If known, Descript a) Name b) Conce | mfoderick@mccarthy.ca be and the purpose of the proposed transaction, such as transfer for a creation of, an easement, a charge, a lease or a correction of title. fy: Creation of a new lot with reciprocal easements. Please see cover letter for further details. h, the name of the person to whom the land or an interest in the land is to be transferred, charge otion of the subject land ("subject land" means the land to be severed and retained): e of Street Maritime Ontario Boulevard Number 2- ession No. CON 7 ND | ged or leased |
| Email The type addition Specify If known, Descript a) Name b) Conce c) Regist | mfoderick@mccarthy.ca be and the purpose of the proposed transaction, such as transfer for a creation of a new lot with reciprocal easements. fy: Creation of a new lot with reciprocal easements. Please see cover letter for further details. h, the name of the person to whom the land or an interest in the land is to be transferred, charged the person to whom the land or an interest in the land is to be transferred, charged the of Street Maritime Ontario Boulevard Number 2- ession No. CON 7 ND Lot(s) P tered Plan No. PLAN 43R-31072 Lot(s) P | ged or leased |
| Email The type addition Specify If known, Descript a) Name b) Conce c) Regist d) Refere | mfoderick@mccarthy.ca be and the purpose of the proposed transaction, such as transfer for a creation of a new lot with reciprocal easements. fy: Creation of a new lot with reciprocal easements. Please see cover letter for further details. h, the name of the person to whom the land or an interest in the land is to be transferred, charged the person to whom the land or an interest in the land is to be transferred, charged the of Street Maritime Ontario Boulevard Number 2- ession No. CON 7 ND Lot(s) P tered Plan No. PLAN 43R-31072 Lot(s) P | ged or leased 6 T LOT 6 ARTS 1 AND 2 |

| 6. | Descriptio | ion of severed land: (in metric units) | | | | |
|----|--|--|---------------------------|------------------------------------|--|--|
| | a) | Frontage Approx. 55 metres Depth A | Approx. 125 metres | Area 7,208.1 square metres | | |
| | b) | Existing Use Motor Vehicle Washing Establishment | Proposed Use Ma | tor Vehicle Washing Establishment | | |
| | c) Number and use of buildings and structures (both existing and proposed) on the land to be | | | | | |
| | | (existing) 1 Motor Vehicle Washing Establishmen | t (under construction) | | | |
| | | (proposed 1 Motor Vehicle Washing Establishment | | | | |
| | d) | Access will be by: | Existing | Proposed | | |
| | | Provincial Highway | | | | |
| | | Municipal Road - Maintained all year | ~ | ✓ | | |
| | | Other Public Road | | | | |
| | | Regional Road | | | | |
| | | Seasonal Road | | | | |
| | | Private Right of Way | | | | |
| | e) | If access is by water only, what parking approximate distance of these facilities from | | | | |
| | f) | Water supply will be by: | Existing | Proposed | | |
| | | Publicly owned and operated water systen | v | ✓ | | |
| | | Lake or other body of water | | | | |
| | | Privately owned and operated individual or communal well | | | | |
| | | Other (specify): | | | | |
| | g) | Sewage disposal will be by: | Existing | Proposed | | |
| | | Publicly owned and operated sanitary sewer system | ✓ | | | |
| | | Privy | | | | |
| | | Privately owned and operated individual or communal septic system | | | | |
| | | Other (specify): | | | | |
| 7. | Descripti | on of retained land: (in metric units) | | | | |
| | a) | Frontage Approx. 200 metres Depth | Approx. 180 metres | Area 35,355.7 square metres | | |
| | b) | Existing Use Motor Vehicle Sales and Leasing | Proposed Use M | otor Vehicle Sales and Leasing | | |
| | c) | Number and use of buildings and structure | es (both existing and pro | posed) on the land to be retained: | | |
| | | (existing) 2 Motor Vehicle Sales and Leasing Es | tablishments | | | |
| | | (proposed 2 Motor Vehicle Sales and Leasing Establishments | | | | |

-2-

| -3- |
|-----|
|-----|

| Access will be by: | Existing | Proposed |
|--------------------------------------|----------|----------|
| Provincial Highway | | |
| Municipal Road - Maintained all year | ~ | ~ |
| Other Public Road | | |
| Regional Road | | |
| Seasonal Road | | |
| Private Right of Way | | |

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

| f) | Water supply will be by: | Existing | Proposed |
|----|---|--------------|----------|
| | Publicly owned and operated water systen | \checkmark | v |
| | Lake or other body of water | | |
| | Privately owned and operated individual or communal well | | |
| | Other (specify): | | |
| | | | |
| g) | Sewage disposal will be by: | Existing | Proposed |
| | Publicly owned and operated sanitary sewer system | | ~ |
| | Privy | | |
| | Privately owned and operated individual or communal septic system | | |
| | Other (specify): | | |

8. What is the current designation of the land in any applicable zoning by-law and official plan?

| | Land to be Severed | Land to be Retained |
|------------------------------------|----------------------|----------------------|
| Zoning By-Law | SC-1912 | SC-1912 |
| Official Plans City of Brampton | Mixed-Use Employment | Mixed-Use Employment |
| Region of Peel | Urban System | Urban System |

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

| Yes 🔲 | No | ¥ | | | |
|--------|----|---|-----------------|------|--|
| File # | | | Status/Decision | | |
| | | | | | |

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

| Yes 🔲 No | ~ |
|----------|---|
|----------|---|

Date of Transfer

d)

Land Use_____

| 11. | If known, is/was the | e subject land the sub | ject of any other | application under | the Planning Act, suc | h as: |
|-----|----------------------|------------------------|-------------------|-------------------|-----------------------|-------|
|-----|----------------------|------------------------|-------------------|-------------------|-----------------------|-------|

-4-

| Z M M V | official Plan Amendment oning By-law Amendment linister's Zoning Order linor Variance alidation of the Title | | - | | | | |
|--|--|--|---|---|---|------------------|----------------------------|
| M M V | linister's Zoning Order linor Variance | | i initia initia initia initia | | | | |
| M | linor Variance | | | 121.111 | an mainteacha Ann ¹¹ a | 11 | |
| v | | | | | | | |
| | alidation of the Title | A-2023-0144 | | Approved | | | |
| А | | | | | | | |
| | pproval of Power and Sale | tanonico, tanonico Tas 11 m. Masim | | arere si Los Ta | | | |
| Р | lan of Subdivision | | | | | | |
| 12. Is | the proposal consistent with | Policy Statements is | ssued unde | r subsection 3(Yes | | lanning No | Act? |
| 13. Is | s the subject land within an a | ea of land designated | d under any | Provincial Plan Yes | | No | ~ |
| 14. lf | the answer is yes, does the a | pplication conform t | o the applic | able Provincial Yes | | No | |
| is | the applicant is not the own s authorized to make the ap | er of the subject land plication, shall be a | d, the writte ttached. (S | n authorizatior ee "APPOINTM | n, of the ov MENT AND | wner tha AUTH | at the applic ORIZATION |
| A | GENTS" form attached). | | | | | | |
| | | a Tananta | | | | | |
| Dated a | | of Toronto | | | | | |
| this 1 | 7 day of <u>April</u> | n an | , 20 <u>25</u> . | | | | |
| | 14/5- | | | Check box if | applicable | : 18 41. 1 | |
| | Signature of Applicant, or Authorized A | gent, see note on next page | | I have the auth the Corporatio | | d | |
| | | DECLAR | ATION | the Corporatio | n | d | |
| I, <u>N</u> | lichael Foderick McCarthy Tétrault | DECLAR | ATION City | the Corporatio | n onto | | nto contoino |
| I, <u>M</u> he Count <u>y</u> plication a | Aichael Foderick McCarthy Tétrault y/District/Regional Municipality are true and I make this as if ma e me at the <u>City</u> of | DECLAR <u>LP</u> of the of Toronto | ATION City | the Corporatio of olemnly declare | n onto that all the | | ents contained |
| I, <u>M</u> he County blication a clared before the <u>C</u> | Aichael Foderick McCarthy Tétrault y/District/Regional Municipality are true and I make this as if ma e me at the <u>City</u> of <u>City</u> of <u>Toronto</u> | DECLAR of the of Toronto de under oath and by w | ATION | the Corporatio | n onto that all the nce Act". | stateme | |
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| I, <u>M</u> he County blication a clared before the <u>C</u> | Aichael Foderick McCarthy Tétrault y/District/Regional Municipality are true and I make this as if mage e me at the City of Signature of a Commissioner, etc. FOR OFFIC This application has been revise | DECLAR of the of Toronto de under oath and by v Toronto _, 20 ²⁵ . | ATION City Structure of "The Completed E Dessible variation | the Corporatio | n onto that all the nce Act". nt/solicitor/au | stateme | |
| I, <u>M</u> he Count <u>y</u> plication a | Aichael Foderick McCarthy Tétrault y/District/Regional Municipality are true and I make this as if mage e me at the City of Signature of a Commissioner, etc. FOR OFFIC This application has been revise | DECLAR of the of Toronto de under oath and by w Toronto _, 20 ²⁵ . | ATION City Structure of "The Completed E Dessible variation | the Corporatio | n onto that all the nce Act". nt/solicitor/au | stateme | |

NOTES:

- 1. If this application is signed by an agent or solicitor on behalf of the applicant, the owner's written authorization must accompany this application. If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation. If the application is signed by an agent or solicitor on behalf of the applicant who is a Corporation, the applicant's written authorization must accompany this application and must be signed by an Officer of the Corporation with a declaration and must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the corporation with a declaration indicating that the said Officer has the authority to bind the Corporation.
- 2. Each copy of the application must be accompanied by a sketch and a key map showing the location of the subject land
- 3. Sketches or reproductions are to be no larger than Legal Size. Application plans which are larger may be submitted provided at least **one reproduction** reduced to Legal Size is filed with the application.
- 4. Where it is determined that a sketch will not adequately provide the information required, it may be necessary to provide a plan prepared by an Ontario Land Surveyor.
- 5. The sketch shall show:
 - a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - **b**) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - c) the boundaries and dimensions of the subject land, the part that is to be severed (shown in double hatch lines XXXX) and the part that is to be retained (shown in single hatched lines ////);
 - d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
 - g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
 - i) the location and nature of any easement affecting the subject land; a
 - **j**) if a natural or artificial feature is to be the proposed new property line or part thereof, identify the feature(s) as such on the sketch.
- 6. It is required that 1 original copy of this application be filed, together with 2 copies of the sketch described in item 2 above, with the Secretary-Treasurer, accompanied by the applicable fee.

APPOINTMENT AND AUTHORIZATION OF AGENT(S)

To: The Committee of Adjustment, City of Brampton,

I, Multiland Pacific Holdings Ltd. (Please print or type full name of the owner)

the undersigned, hereby appoint and authorize/have appointed and authorized as my agent(s) for the purpose of:

Signing and filing the application(s) on behalf of the undersigned; 1.

1. Michael Foderick McCarthy Tétrault LLP (Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

Representing the undersigned before the Committee of Adjustment, 2.

2. Michael Foderick McCarthy Tétrault LLP (Piease print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

Acting on behalf of the owner with respect to all matters related to the application, 3. including but not limited to fulfilling conditions and acquiring the Secretary-Treasurer's Certificate,

3. Michael Foderick McCarthy Tétrault LLP (Please print or type full name(s) of the agent(s) or the firm or corporation name. Add a separate sheet if necessary.)

AND, I do hereby declare and confirm that I am the (an) owner of the land to which this application relates;

AND, I do hereby ratify, confirm and adopt as my own, the act(s), representation(s), reply (replies) and commitment(s) made on my behalf by the said agent(s).

| day of April | , 20_25 |
|---|---|
| 11/1 | |
| 4 1 | |
| or where the owner is a firm or corporation th | he signing officer of the owner.) |
| of where the owner is a first of corporation, a | |
| | |
| hir Auch | |
| | Il name of the person signing.) |
| | or where the owner is a firm or corporation, the hir Avub |

NOTES:

If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this 1. appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If there is more than one owner, all owners shall complete and sign individual appointment and authorization forms.

If the agent is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, 3. specify by name(s) the person(s) of the firm or corporation that are appointed.

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 2-6 Maritime Ontario Boulevard, Brampton, ON

I/We, Multiland Pacific Holdings Ltd.

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 4 | day of | April | | , 20 <u>25</u> . | | A | 1 | |
|------------------|------------|-------------------|-------------------|-------------------------|------------------|---------------------|--------------------|--|
| | | | | | L | ntt | 54 | |
| (signature of th | ne owner[s |], or where the o | owner is a firm o | or corporation, | the signature of | of an officer of th | e owner.) | |
| | | Ayub | | print or type the | full some of t | ho poroop signir | | |
| | | | oration, please | print or type the | e full name of t | he person signir | ו <mark>g.)</mark> | |

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

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

mccarthy tetrault

0 1 1 4

McCarthy Tétrault LLP PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto ON M5K 1E6 Canada Tel: 416-362-1812 Fax: 416-868-0673

Michael Foderick* Partner Direct Line: 416-601-7783 Direct Fax: 416-868-0673 Email: <u>mfoderick@mccarthy.ca</u> *Professional Corporation

Assistant: Barredo, Hayley Direct Line: 416-601-8200 x542065 Email: hbarredo@mccarthy.ca

April 17, 2025

via courier and email (coa@brampton.ca)

Clara Vani, Secretary-Treasurer Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Ms. Vani:

Re: Consent Application 2-6 Maritime Ontario Boulevard

We are the solicitors for Multiland Pacific Holdings Ltd., the registered owner of the lands municipally known as 2-6 Maritime Ontario Boulevard (the "**Property**") in the City of Brampton (the "**City**"). On behalf of our client, we are submitting a consent application for the Property (the "**Application**"), which is identified as Parts 1 to 18, as shown on the attached draft reference plan.

The Application is directly associated with a recently approved minor variance application (A-2023-0144) permitting a motor vehicle washing establishment on the Property. A site plan approval application (SPA-2022-0087) for the Property was also recently approved.

Our client requests consent to permit the division of the Property into two separate lots as illustrated on the attached draft reference plan. The proposed conveyed lot, identified as Parts 1 and 3 to 8, will be for the car washing establishment which is currently under construction, located on the western portion of the Property. The proposed retained lot, identified as Parts 2 and 9 to 18, will be for the two existing car dealerships, located on the eastern portion of the Property. The Application will facilitate the future conveyance of the proposed conveyed lot (Parts 1 and 3 to 8). For the purpose of the Application, no alteration or construction is proposed and the existing buildings will be maintained on the proposed lots.

Background and Planning Context

The Property is situated at the western corner of Queen Street East and Maritime Ontario Boulevard and is approximately 42,565 square metres in size. The Property is designated *Mixed-Use Employment* in the City's Official Plan. Under the Airport Intermodal Secondary Plan (Area 4), the Property is designated *Highway & Service Commercial* and further designated *Office Centre*, and is within Special Site Area 7. The *Highway & Service Commercial* designation permits a broad range of commercial uses. The Property is zoned Service Commercial (SC-1912) in the City of Brampton Zoning By-law No. 270-2004, as amended.

Proposed Severance

The attached draft reference plan illustrates the parts of the two proposed lots. The parts from the draft reference plan are detailed below:

| PARCEL | PARTS ON DRAFT REFERENCE PLAN |
|------------------|---|
| Lot 1 – Conveyed | • Parts 1, 3, 4, 5, 6, 7 and 8 |
| Lot 2 – Retained | Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 |



8 6

Proposed Easements

As a result of the above noted consent, certain easements are also being requested which ensure the functional operation of the buildings and which are detailed below:

Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot) will be subject to an easement for non-exclusive vehicular and pedestrian ingress and egress over the at-grade paved driveway, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot).

Parts 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (retained lot) will be subject to an easement for non-exclusive pedestrian ingress and egress over the at-grade walkways, over the areas so designated for same which may be altered by the fee simple owner from time to time, in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

Parts 13, 14, 15 and 17 (part of the retained lot) will be subject to an easement for nonexclusive access, installation, connection and maintenance of services and utilities located below grade in favour of Parts 1, 3, 4, 5, 6, 7 and 8 (conveyed lot).

While both of the proposed lots will each have their own vehicular access, the vehicular easements requested above will allow for the existing internal circulation on the Property to be maintained in a continuous "loop" as well as for fire access, as shown on the site plan submitted with the Application.

Application Details

We respectfully submit that the Application represents good planning and is worthy of approval as it has appropriate regard for the matters in subsection 51(24) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "*Planning Act*"). The Application seeks to create to two self-sufficient, zoning-compliant commercial parcels, each of a functional size, and with necessary easements to ensure mutual access. The Application has regard for matters of provincial interest set out in Section 2 of the *Planning Act*, is consistent with the Provincial Planning Statement, 2024, and conforms to the City of Brampton Official Plan.

In support of the within Application, we enclose the following materials:

- 1. Completed and executed 2025 Committee of Adjustment Application form;
- 2. Draft Reference Plan;
- 3. Site Plan;
- 4. Survey; and
- 5. A cheque in the amount of \$10,157.00, representing the Application fee.

Should you have any questions or require further information with respect to the Application and supporting materials, we are available to discuss them at your convenience. Please contact the undersigned, or in his absence, Jamie Cole at (416) 601-7811 or Robert Jefferson at (416) 601-4339.

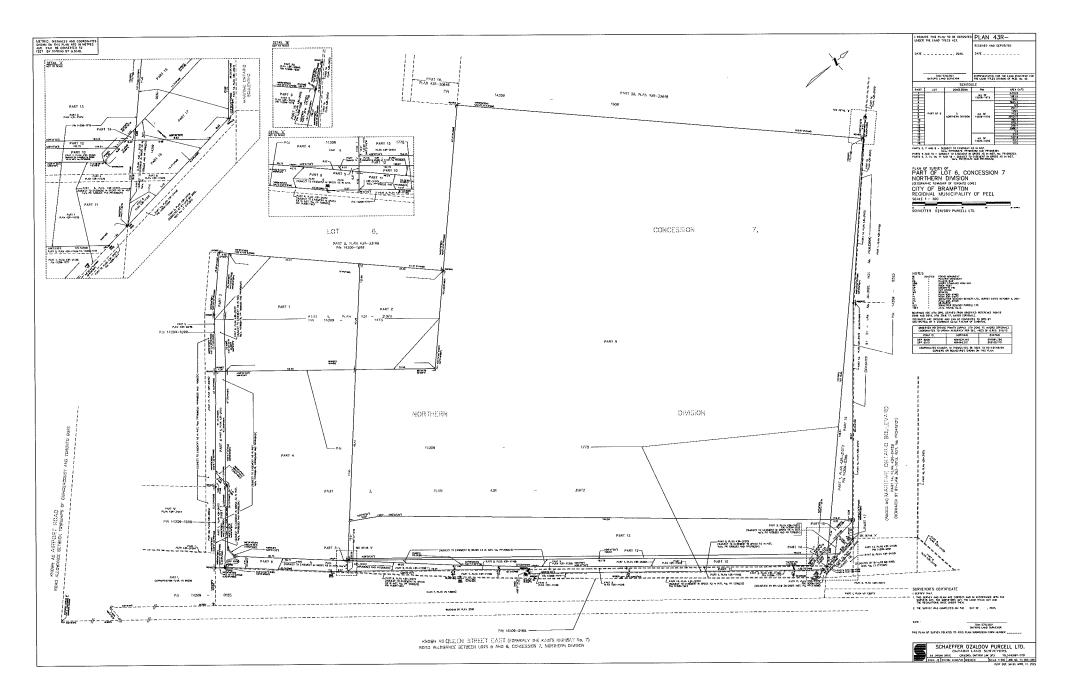
Sincerely,

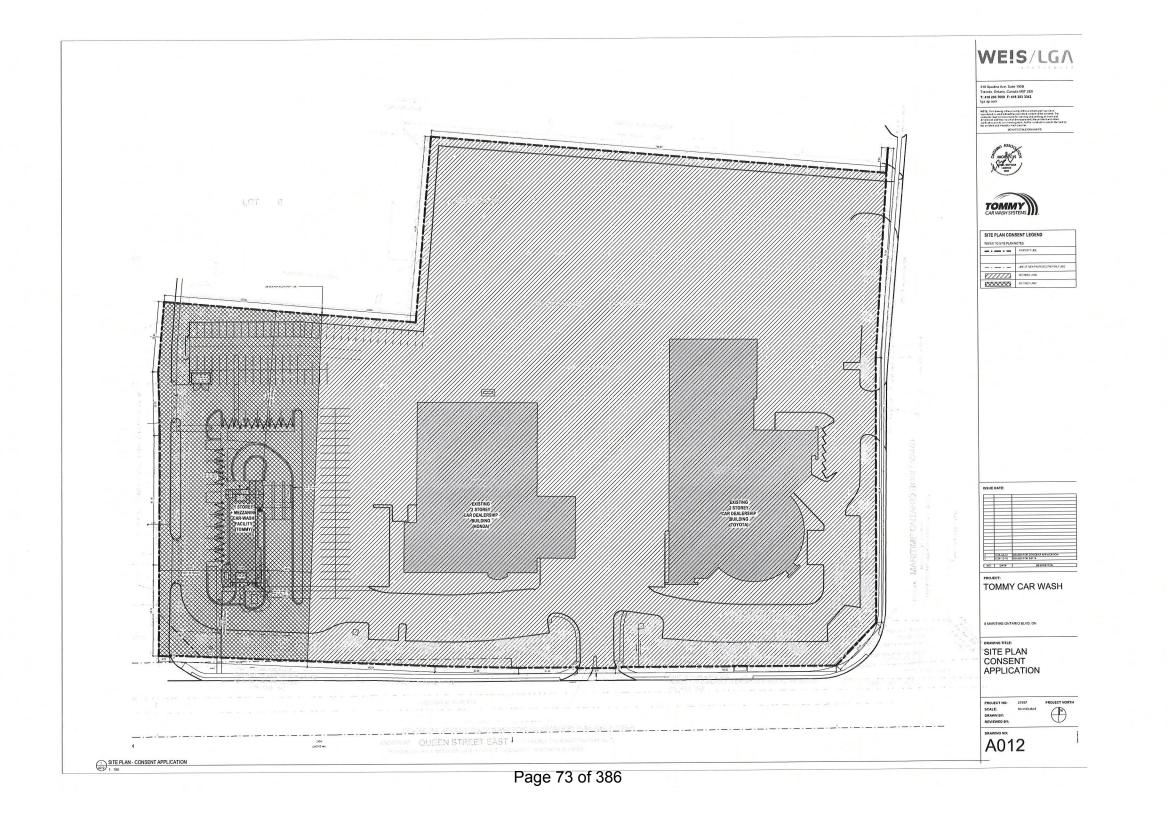
McCarthy Tétrault LLP

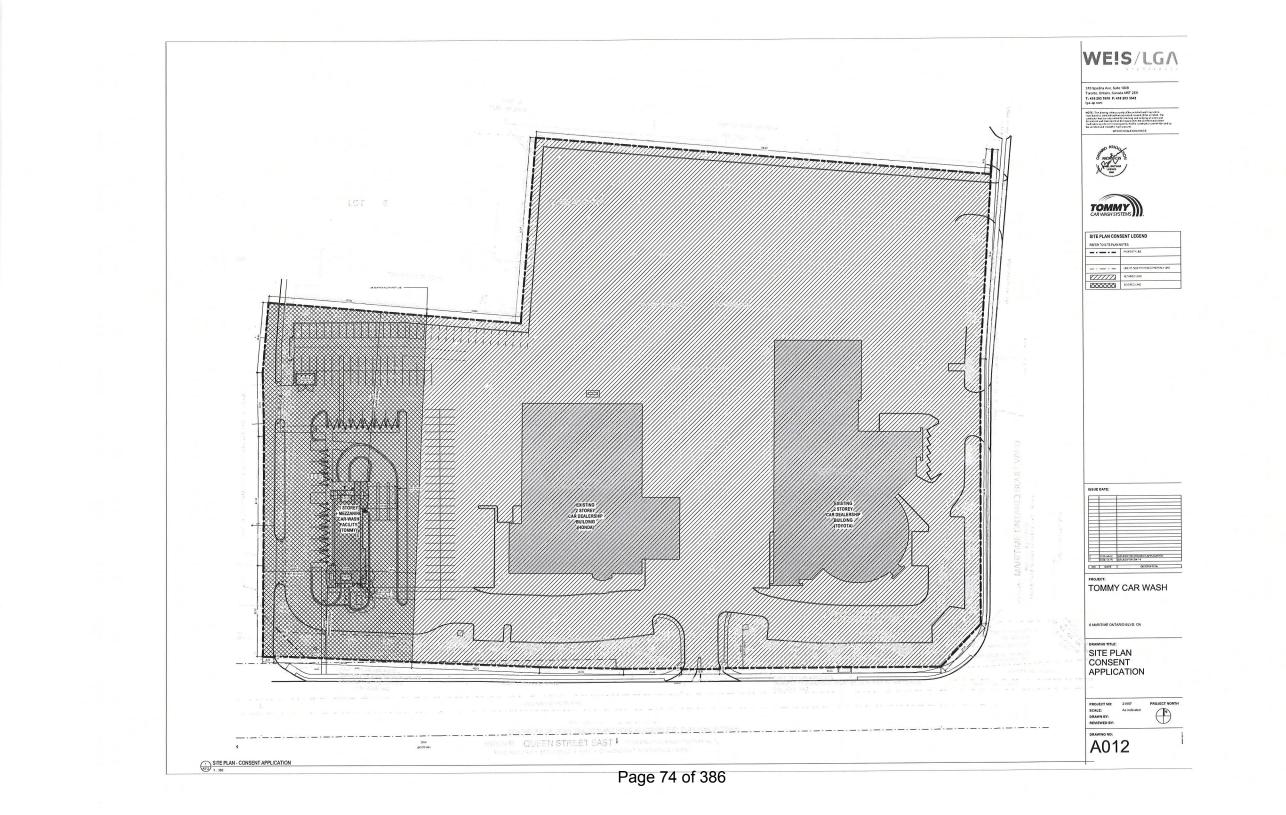
Michael Foderick

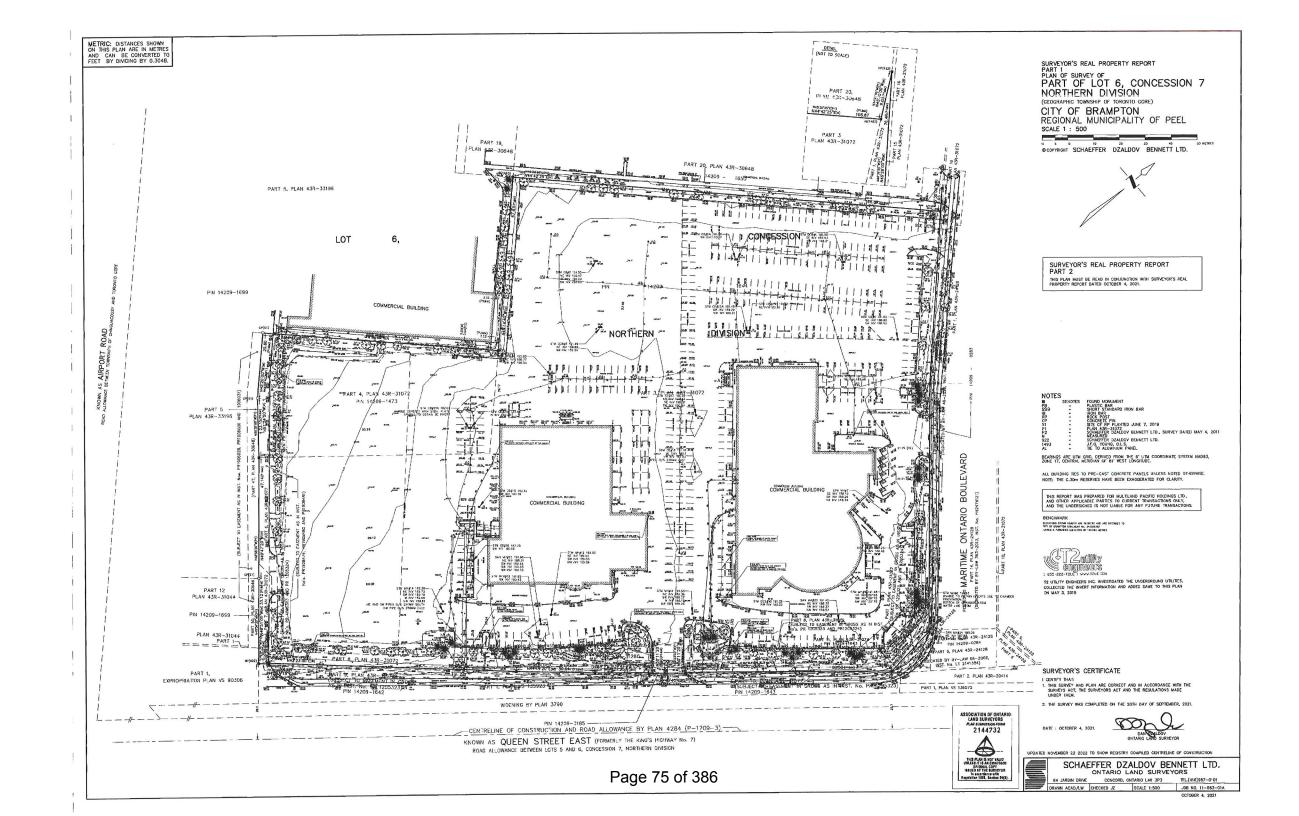
MF/JC/rj

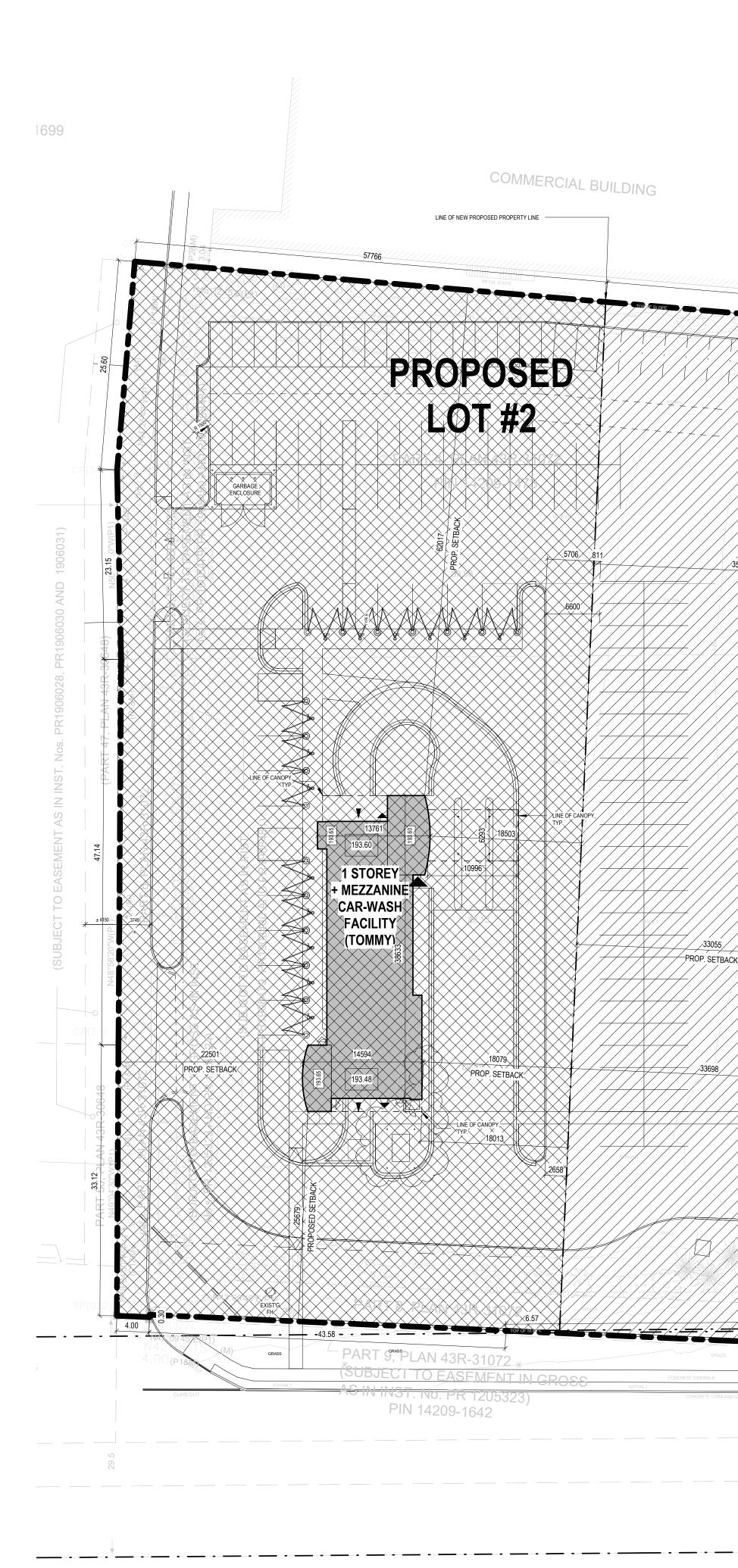
Enclosures











LOT

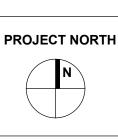
6,

1 A012b SITE PLAN - SIMPLIFIED - CONSENT APPLICATION 1: 350





PROJECT NO: SCALE: DRAWN BY: **REVIEWED BY:** 21957 As indicated



DRAWING TITLE: SITE PLAN SIMPLIFIED CONSENT APPLICATION

6 MARITIME ONTARIO BLVD, ON

TOMMY CAR WASH

PROJECT:

| } | 2025-05-13 | ISSUED FOR CONSENT APPLICATION | |
|-----|------------|--------------------------------|--|
| | 2025-04-02 | ISSUED FOR CONSENT APPLICATION | |
| | 2024-12-18 | ISSUED FOR SI# 14 | |
| | _ | | |
| NO. | DATE | DESCRIPTION | |

ISSUE DATE

| SITE PLAN CONSENT LEGEND | | |
|--------------------------|------------------------------------|--|
| REFER TO SITE PLAN NOTES | | |
| PROPERTY LINE | | |
| | | |
| | LINE OF NEW PROPOSED PROPERLY LINE | |
| | RETAINED LAND | |
| | SEVERED LAND | |
| | | |



CAR WASH SYSTEMS

NOTE: This drawing is the property of the architect and may not be reproduced or used without the expressed consent of the architect. The contractor shall be responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the architect and obtain clarification prior to commencing work. Not for construction unless stamped by the architect and issued for such purpose. DO NOT SCALE DRAWINGS



WE!S/LG/ architects



Application for Consent

Section 53 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: | B-2025-0008 |
|--|---|
| Property Address: | 2-6 Maritime Ontario Boulevard |
| Legal Description: | Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8 |
| Agent: | Michael Foderick McCarthy Tetrault LLP. |
| Owner(s): | Multiland Pacific Holdings Ltd. |
| Other applications: under the <i>Planning Act</i> | nil |
| Meeting Date and Time: | Tuesday, June 24, 2025, at 9:30 am |
| Meeting Location: | Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose and Effect of the Application:

The purpose of this consent application is to request consent to sever a parcel of land currently having a total area of approximately 42,555.56 square metres (4.256 hectares / 10.52 Acres) together with mutual access easements for a shared driveway and walkway and servicing easements. The proposed severed lot has a frontage of approximately 54.1 metres; a depth of approximately 100.5 metres and an area of approximately 7,207.15 square metres (0.72 hectares / 1.78 Acres). The consent application seeks to enable the creation of one non-residential lot under separate ownership and to establish a mutual access and servicing easements between the retained and severed lots. No new construction or site alteration is being contemplated.

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, June 19, 2025.**
- 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 <u>coa@brampton.ca</u> 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 **12:00 pm on Thursday, June 19, 2025,** by emailing <u>coa@brampton.ca</u>, 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 record and will be posted on the City's website. If you do not participate in the public meeting, Committee may decide in your absence, and you will not be entitled to any further notice in the proceedings.

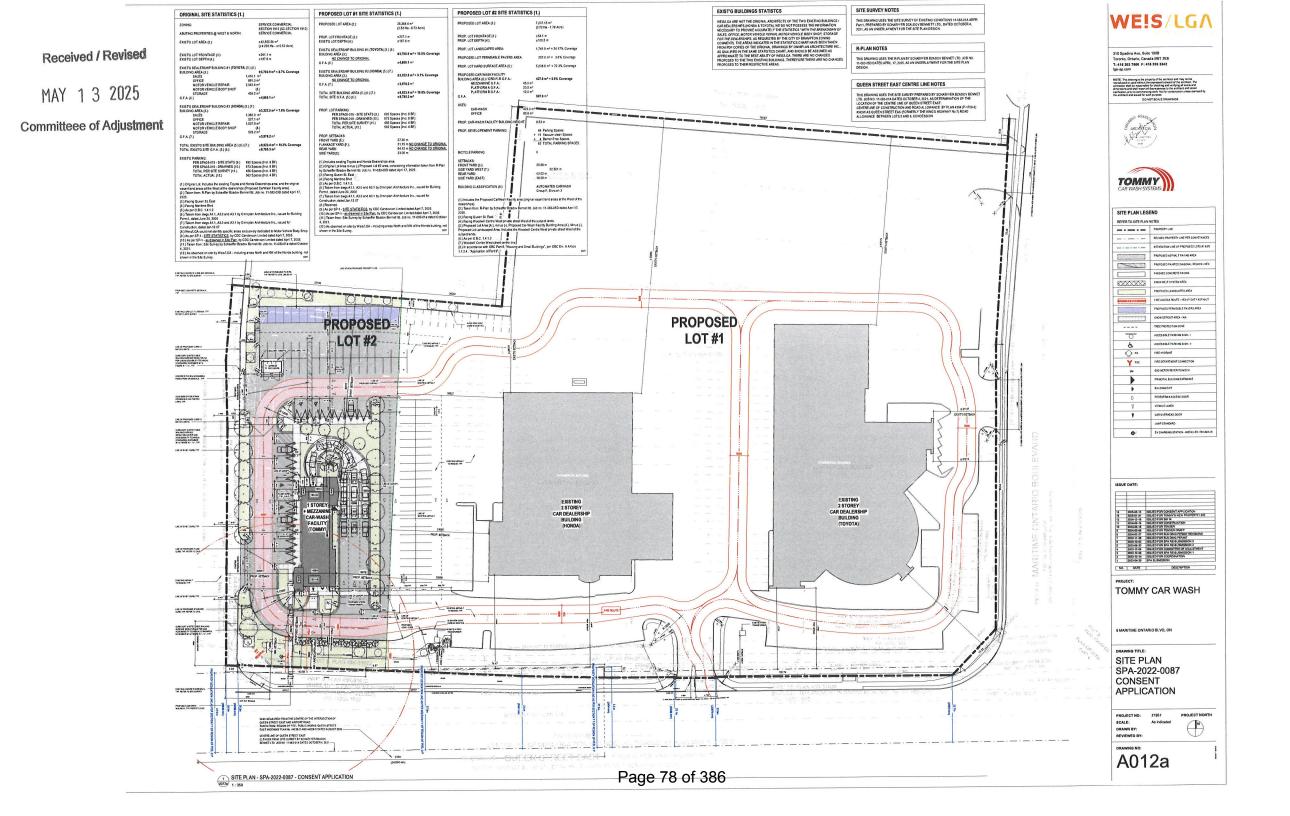
Viewing Application Materials: The application and related materials are available online at <u>www.brampton.ca/en/city-hall/meetings-agendas</u> and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at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

Appeal Process: If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

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 5th day of June 2025





PAR-DPP-2025-00793 (A-2025-0054; B-2025-0008) Xref: A-2023-0144

June 11, 2025

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani Legislative Coordinator & Secretary-Treasurer Committee of Adjustment Committee of Adjustment 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application – A-2025-0054 Consent Application – B-2025-0008 2-6 Maritime Ontario Boulevard City of Brampton, Region of Peel Owner: Multiland Pacific Holdings Ltd. Agent: Michael Foderick McCarthy Tetrault LLP.

This letter will acknowledge receipt of the City's circulation of the above noted Minor Variance and Consent Application received by Toronto and Region Conservation Authority (TRCA) on May 26, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the <u>Conservation Authorities Act</u> (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the <u>Planning Act</u>, Conservation Authorities (CAs) must help ensure that decisions under the <u>Planning Act</u> are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application A-2025-0054 is:

1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the bylaw does not permit all lands within this zone to be treated as one lot.

TRCA staff understand that the requested variance ensures that the entirety Property will, from a zoning perspective, continue to read from the street and function as one lot despite a legal lot division.

TRCA staff understand that the purpose of Consent Application B-2025-0008 is to:

1. To permit the division of the property into two separate lots.

The proposed created lot will be for car washing, located on the western portion of the larger property, which is currently under construction. The proposed retained lot will be for the two existing car sales dealerships, located on the eastern portion of the property. The consent application will facilitate the future conveyance of the proposed conveyed lot.

Reciprocal easements are proposed for car and pedestrian traffic between the conveyed and retained lots as part of the consent application. TRCA staff understand that for the purposes of both the minor variance and consent application, no alteration or new construction is proposed and the existing buildings will be maintained on the proposed lots.

Background

According to our records, TRCA staff have not been circulated and consequently did not provide comments on the Minor Variance no. A-2023-0144 (to permit a motor vehicle washing establishment on the property) and the approved Site Plan application no. SPA-2022-0087.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review, the proposed development is in close proximity to a Regulatory flood spill. As such, TRCA Permits will be required from TRCA prior to any works commencing within the TRCA Regulated Area. TRCA staff will discuss permit fees and requirements with the applicant at such time that the review and approvals have advanced and TRCA Permits are required to facilitate development of the subject lands.

Application Specific Comments

It is noted that a flood spill exists west of the subject property; however, TRCA has not yet determined the full extent of this spill. In the absence of detailed delineation, TRCA requires a conservative approach by applying the water surface elevation at the spill area. The maximum regional flood elevation in this area is approximately **194.19 m**. Accordingly, all floodproofing requirements should be based on the regional flood elevation plus a 0.3 m freeboard, resulting in a required elevation of **194.49 m**. This should be demonstrated on a site plan and submitted to TRCA staff for review.

At this time, it remains unclear whether the subject property is directly affected by the adjacent spill and the applicant will need to confirm ground conditions on site. Should the proponent wish to refine the floodplain extent beyond the above elevation and determine whether the property is impacted, they may retain a qualified consultant to undertake detailed hydraulic modelling. Any such modelling must be submitted to TRCA's Water Resources team for review and approval.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A-2025-0054 and Consent Application No. B-2025-0008 are not consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. TRCA staff recommend **deferral** to provide the applicant with the opportunity to revise the proposed works and address TRCA's staff concerns. Should the Committee not grant deferral of the application at the June 24, 2025 Committee of Adjustment meeting, TRCA staff recommend denial of the application at this time.

<u>Fee</u>

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,590.00 – Consent review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 11, 2025.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic

Marina Janakovic Planner I Development Planning and Permits | Development and Engineering Services Toronto and Region Conservation Authority Telephone: (437) 880-2368 Email: Marina.Janakovic@trca.ca

CC: Applicant (tahir.ayub@openroadautogroup.com) Agent(mfoderick@mccarthy.ca;jpcole@mccarthy.ca)

Appendix 'A' Materials Received by TRCA

- Minor Variance Application
- Cover Letter, page 2 of 2, dated June 2, 2025, prepared by Agent, page 7 of the minor variance application
- Drawing no. A012a, Site Plan SPA-2022-0087, Consent Application, dated May 13, 2025, prepared by WEIS Group, page 10 of minor variance appication
- Zoning Non-compliance Checklist, prepared by Zoning, dated June 3, 2025
- Survey
- Draft Reference Plan

Flower City



FILE NUMBER: A- 2025-0049

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

| | APPLICATION |
|--------------|---|
| | Minor Variance or Special Permission (Please read Instructions) |
| <u>NOTE:</u> | 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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law 270-2004 . |
| 1. | Name of Owner(s) Tejinderpal Bedi & Sukhdeep Kaur Address 31 Rosegarden Dr, Brampton, ON L6P 0C9 |
| | Phone # tbedi@connexinsurance.com Fax # Email 289-966-2500 |
| 2. | Name of Agent Shane Edwards / Kurtis Van Keulen (Huis Design Studio LTD.) Address 1A Conestoga Drive (Unit 301), Brampton, ON L6Z 4N5 |
| | Phone # 647-206-9655 / 1-833-456-4847 (ext.2) Fax # Email kurtis@huisdesigns.ca / shane@huisdesigns.ca |
| 3. | Nature and extent of relief applied for (variances requested): Proposed Two Storey (Partial Third Storey) detached single family dwelling: |
| | Zoning By-law Section 10.5 (a) - Attached garage door height shall not exceed 2.4 metres. The proposed garage door total height is 2.74 metres; seeking a relief of 0.34 metres. Zoning By-law Section 11.2.2 (h) - Maximum building height (10.6 metres). The proposed building height is 14.87 metres; requiring a relief of 4.27 metres. |
| | Why is it not possible to comply with the provisions of the by low? |
| 4. | Why is it not possible to comply with the provisions of the by-law? Proposed Two Storey (Partial Third Storey) detached single family dwelling: Section 10.5 (a) - The proposed garage door height is desired to better aesthetically and functionally suit this style and size of dwelling. Section 11.2.2 (h) - Due to the proposed width and sprawling nature of the dwelling an appropriate roof style/slope was designed to suit the architectural aesthetics. The steeper slope results in a height that exceeds what is permitted by the by-law. |
| 5. | Legal Description of the subject land: Lot Number 21 Plan Number/Concession Number Registered Plan M-350 Municipal Address 31 Rosegarden Dr, Brampton, ON L6P 0C9 |
| 6. | Dimension of subject land (<u>in metric units</u>) Frontage 72.31 m Depth <u>110.53 m</u> Area <u>8466.18 SQ.M (0.846619 HA)</u> |
| 7. | Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way Water |

0. Particulars of all buildings and structures on or proposed for the subject land: (specify in <u>metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

| EXISTING BUILDINGS/STRUCTURES on the subject land: Existing two storey single family dwelling: Dwelling (To be Demolished) | |
|---|--|
| Ground Floor Area = 163.87 sq.m, Gross Floor Area = 327.74 sq.m Building Height = 9.60 m (Estimated) , Building Length & Width = 16.48 m & 22.18 m | |
| | |
| | |
| | |
| PROPOSED BUILDINGS/STRUCTURES on the subject land: | |
| Proposed two storey (partial third storey) Single Family Dwelling: Ground Floor Area = 719.84 sg.m, Gross Floor Area = 1478.58 sg.m | |
| Building Height = 14.87 m, Building Length & Width = 32.92 m & 39.40 m | |
| | |
| | |
| | |

1. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING Dwelling (| | | |
|-----------|---|---|--|--|
| | Front yard setback | | | |
| | Rear yard setback | 69.50 m | | |
| | Side yard setback | 42.42 m (Exterior Side Yard - Towards Morris Court) | | |
| | Side yard setback | 12.21m (Interior Side Y | (ard) | |
| | PROPOSED Front yard setback | | | |
| | Rear yard setback | | | |
| | Side yard setback | | erior Side Yard - Towards Morris Court) | |
| | Side yard setback | Dwelling: 9.39 m (Interi | ior Side Yard) | |
| 0. | Date of Acquisition of | subject land: | 2023 | |
| 1. | Existing uses of subje | ect property: | Residential Single Family Dwelling | |
| 2. | Proposed uses of sub | ject property: | Residential Single Family Dwelling | |
| 3. | Existing uses of abutt | ing properties: | All abutting properties are residential dwellings. | |
| 4. | Date of construction of | of all buildings & struct | tures on subject land: 1995 (assumed) | |
| 5. | Length of time the exi | isting uses of the subje | ect property have been continued: <u>30 years</u> | |
| 16. (a) V | Vhat water supply is exi Municipal 🔀 Well 🗌 | sting/proposed? | Other (specify) | |
| (b) | What sewage dispo Municipal 🗔 Septic 🔀 | sal is/will be provided1 | ? Other (specify) | |
| (c) | | system is existing/pro | oposed? Other (specify) | |

| 17. | ls the subject subdivision o | property the subje r consent? | ct of an a | pplication under | the Planning Ac | t, for approval of | a plan of |
|-----------|---------------------------------|---|--------------------|---|--------------------|----------------------|-----------|
| | Yes 🗀 | No 🔀 | | | | | |
| | lf answer is y | es, provide details | : File | # | | Status | |
| 18. | Has a pre-cor | sultation application | on been fi | iled? | | | |
| | Yes 🗀 | No 🔀 | | | | | |
| 19. | Has the subje subject of an | ct property application for min | or varian | ce? | ever been th | e | |
| | Yes | No 🗔 | | Unknown 🔀 | | | |
| | lf answer is y | es, provide details: | | | | | |
| | File # | Decision | n | | Relief | | |
| | File # File # | Decision Decision | n n | | Relief Relief | | |
| | | | | | \sim | Q | |
| | | | | Signati | ure of Applicant(s |) or Authorized Ag | ent |
| DATE | DAT THE <u>Cit</u> | y | OF | Brampton | | | |
| тн | s 12th I | DAY OF March | - | 2025 | | | |
| | | S SIGNED BY AN | | | | | |
| | | IE CORPORATION ds (Huis Design Stud OF Peel | | | City | _OF <u>Brampton</u> | |
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| Pet | THIS | 5 DAY OF | | | X | | |
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| | Mai | NUMBO | i Vani mmission | er, etc., | | | |
| . <u></u> | A Commissio | oner etc. Prov | ince of Or | ntario, | | | |
| | | City | of Bramp | ation of the ton | | | |
| | | Exp | res Secie FOR O | mber 20, 2026 FFICE USE ONLY | , | | |
| | Present Offic | ial Plan Designatio | n: | | | 2 1500 | |
| | Present Zoni | ng By-law Classific | ation: | | KE2 | 2-1500 | |
| | This applica | tion has been review said revie | | espect to the varia ined on the attach | | d the results of the | |

| John C. Cabral | 2025-05-12 |
|----------------|--------------------------------|
| Zoning Officer | Date |
| DATE RECEIVED | Chara May 1570 - 2023/01/12 |

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: 31 Rosegarden Dr, Brampton, ON L6P 0C9

I/We, Tejinderpal Bedi and Sukhdeep Kaur please print/type the full name of the owner(s)

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

Shane Edwards / Kurtis Van Keulen (Huis Design Studio LTD.) 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 | 12th day of March | , 20 <u>25</u> . |
|------------|---|---|
| (signation | The owner[s], or where the owner is a tirm or corporation | n, the signature of an officer of the owner.) |
| | | <i>, , , , , , , , , ,</i> |

(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.

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: 31 Rosegarden Dr Brampton, ON L6P 0C9

I/We, Tejinderpal Bedi and Sukhdeep Kaur 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 12th day of March , 20 25 $\boldsymbol{<}$ rm or corporation, the signal

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

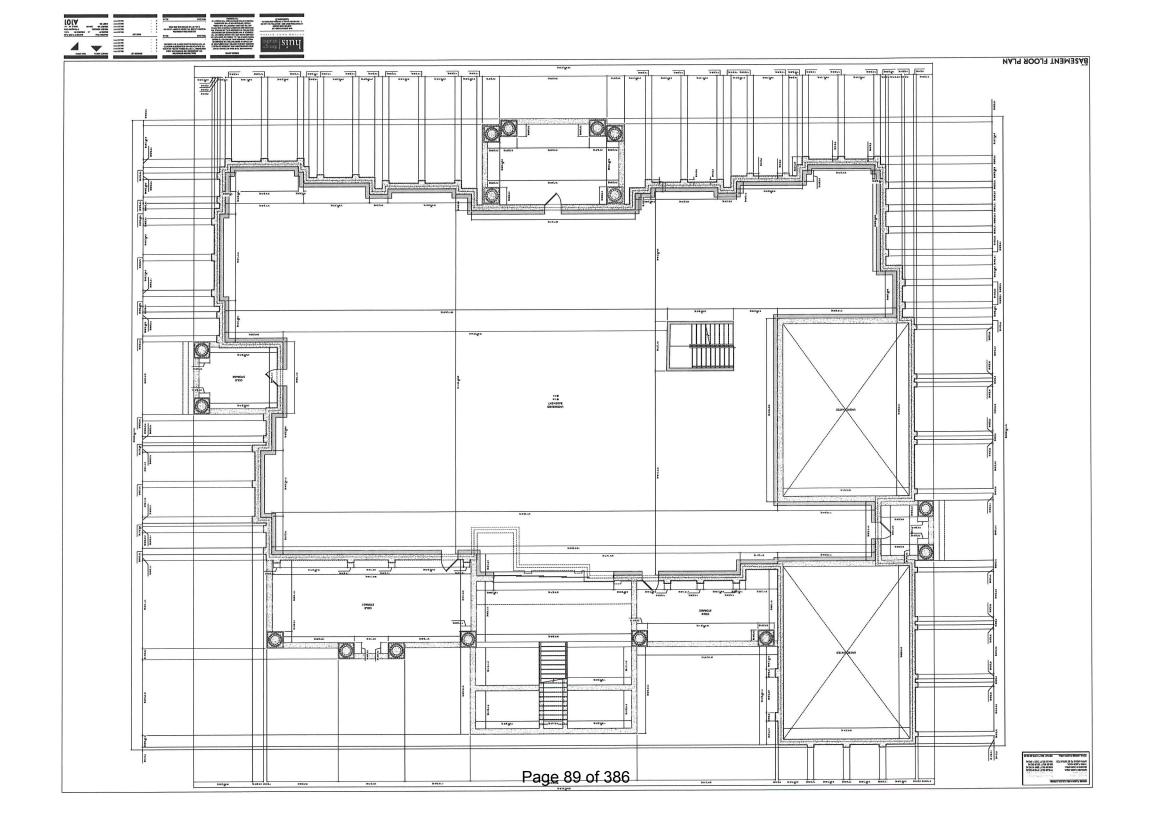
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

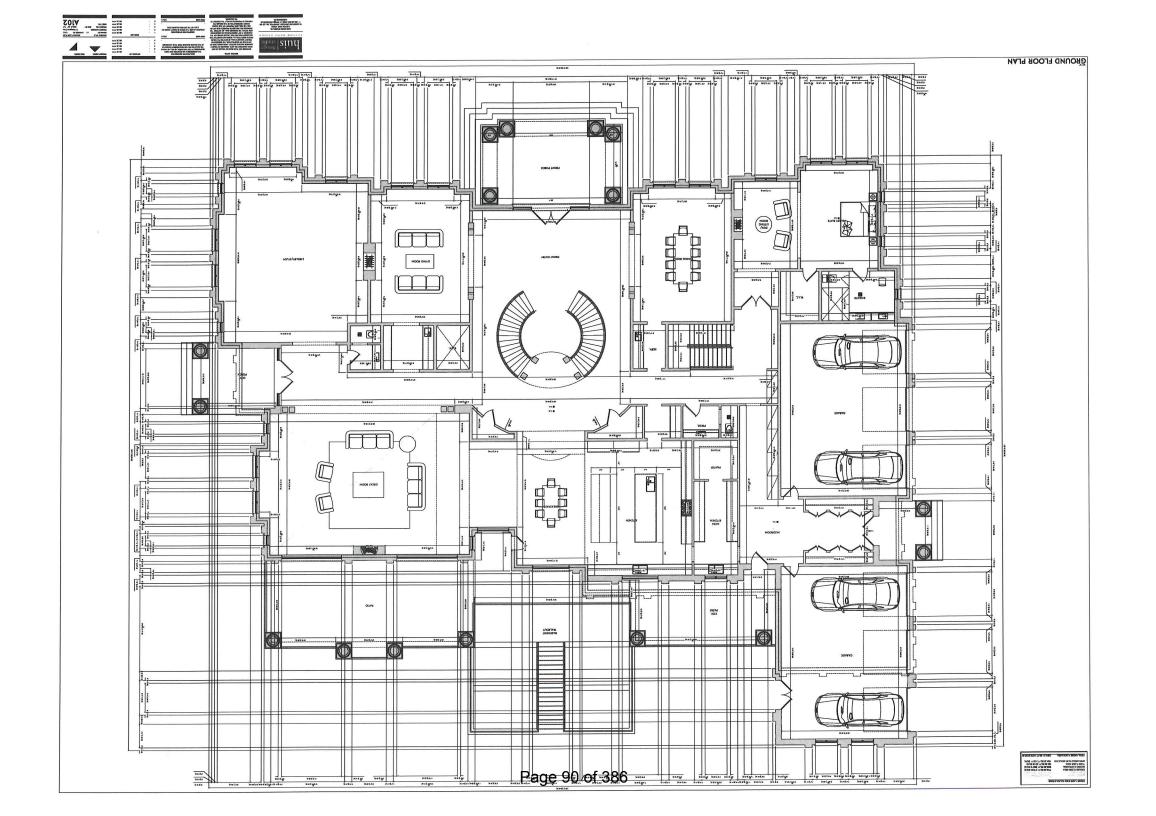
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

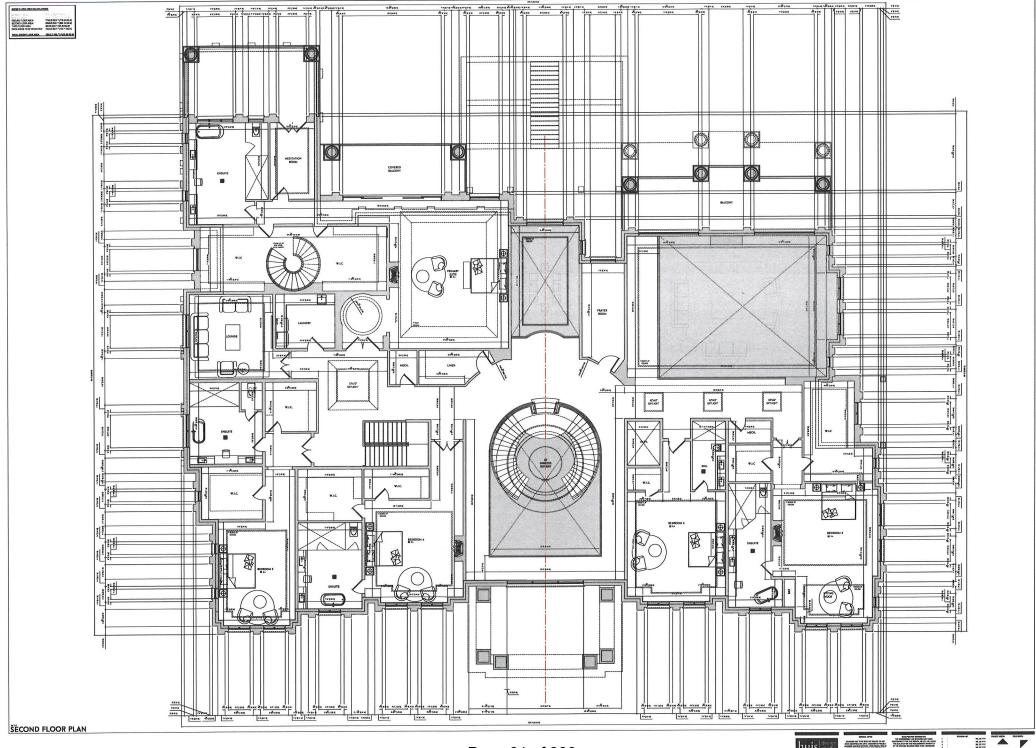


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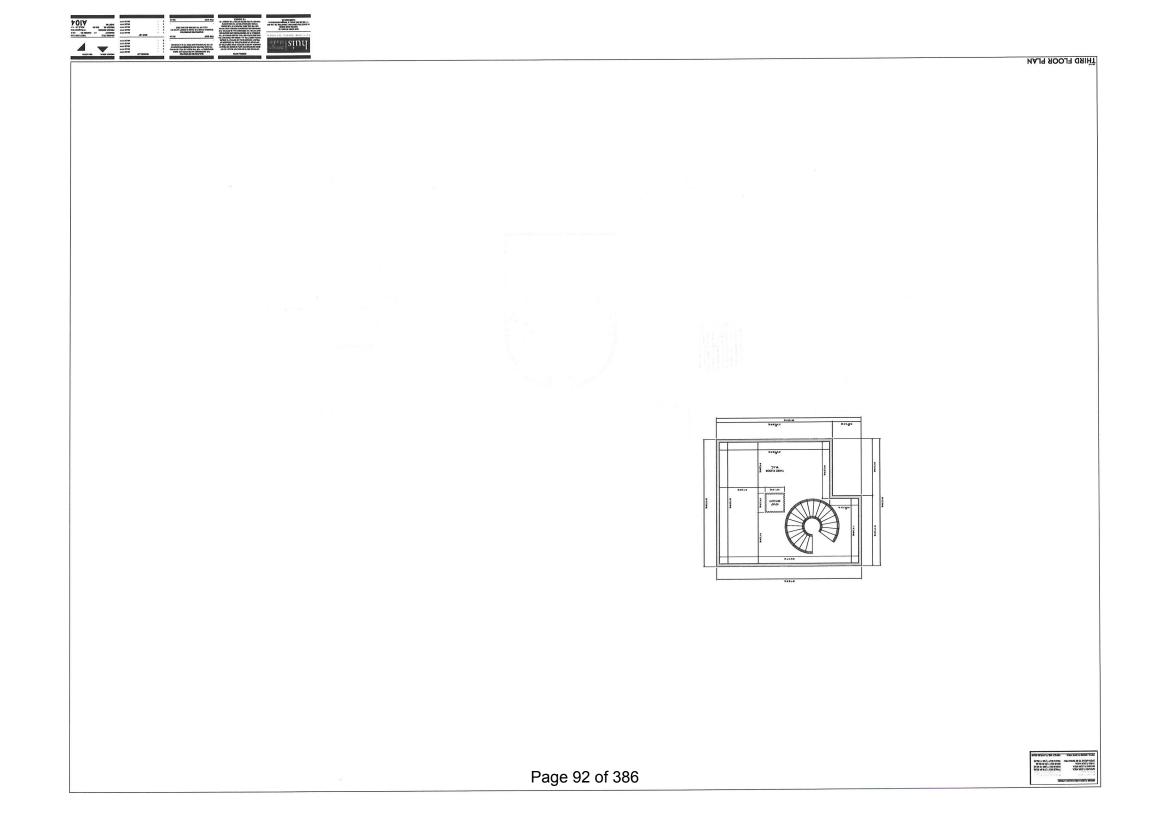


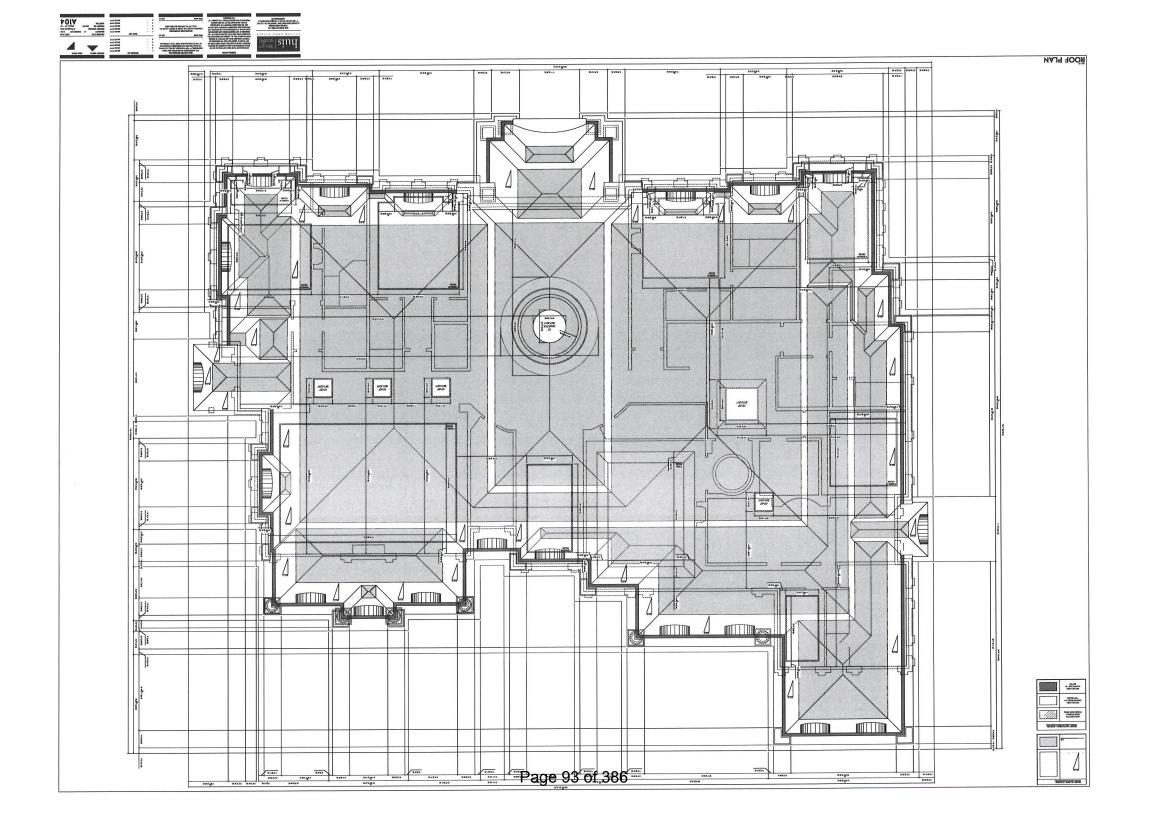


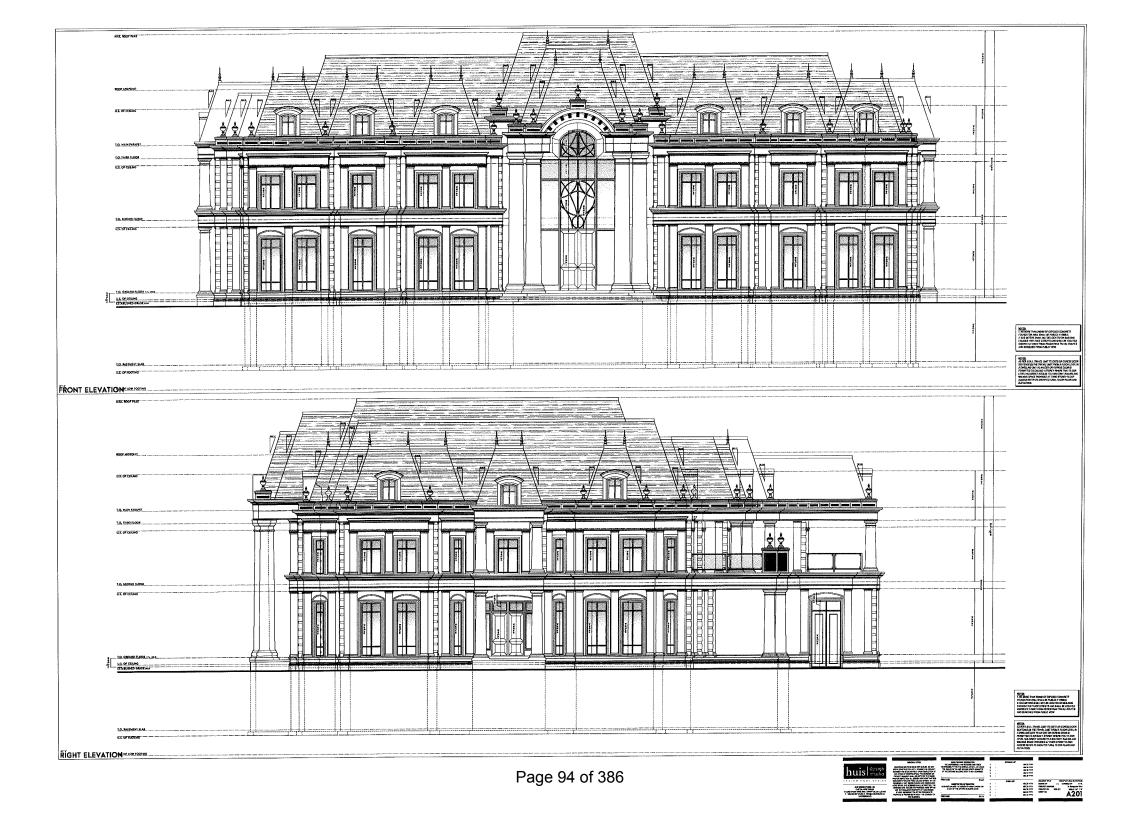












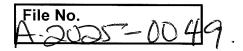








Zoning Non-compliance Checklist



Applicant: Tejinderpal Bedi & Sukhdeep Kau Address: 31 Rosegarden Dr, Brampton, ON L6P 0C9 Zoning: RE2-1500 By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|---|---|--------------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BELOW GRADE ENTRANCE | | | |
| SETBACKS | | | |
| BUILDING HEIGHT | To permit a proposed single detached dwelling having a maximum building height of 14.87m | Whereas the by-law permits a maximum building height of 10.6m. | 11.2.2(h) |
| OUTSIDE STORAGE | | | |
| LOT COVERAGE | | | |
| DRIVEWAY | | | |
| FENCE HEIGHT | | | |
| ACCESSORY STRUCTURE HEIGHT | | | |
| ACCESSORY STRUCTURE SETBACK | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPE OPEN SPACE | | | |
| GARAGE DOOR HEIGHT | To permit a maximum garage door height of 2.74m for the attached garages. | Whereas the by-law permits a maximum garage door height of 2.4m | 10.5(a) |

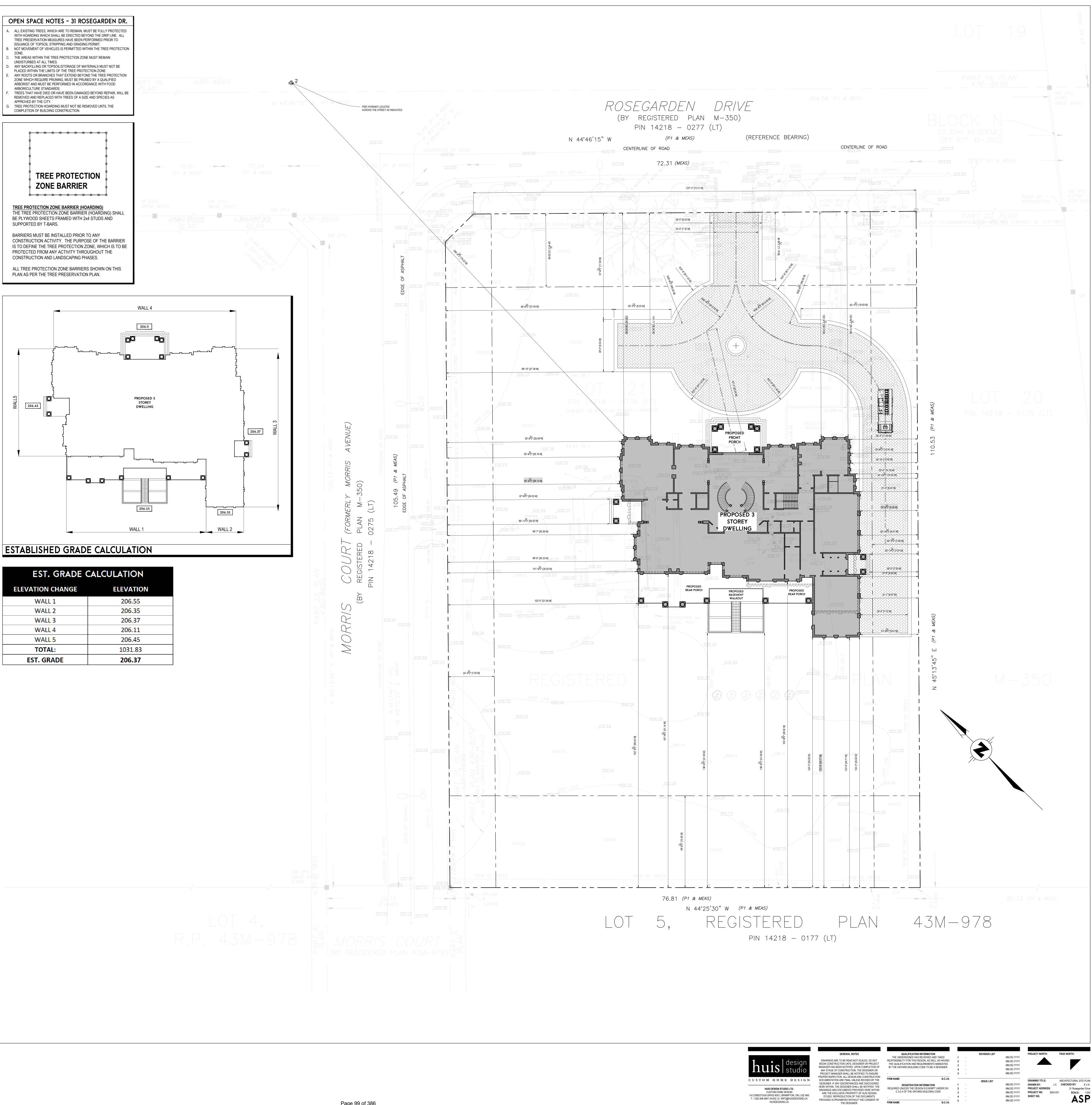
John C. Cabral Reviewed by Zoning

____2025-05-12_____

Date

| LOT COVERAGE PROPOSED DWELLING PROPOSED FRONT PORCH PROPOSED SIDE PORCHES PROPOSED REAR PORCHES PROPOSED CABANA COVERAGE TOTAL PERCENTAGE OF LOT COVERAGE GROSS FLOOR AREA ATTACHED GARAGE (NOT INCL.) BASEMENT AREA (NOT INCL.) GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED): | 91128.91 SQ.FT (8466.18 SQ.M)(0.846619 HA) 72.31 M 14.87 M PROPOSED 9349.42 SQ.FT (868.59 SQ.M) 401.24 SQ.FT (37.27 SQ.M) 290.62 SQ.FT (26.99 SQ.M) 1166.83 SQ.FT (108.40 SQ.M) N/A 1041.25 SQ.M 12.29% PROPOSED 1601.13 SQ.FT (148.75 SQ.M) 7798.04 SQ.FT (724.46 SQ.M) 7748.28 SQ.FT (719.84 SQ.M) 9258.63 SQ.FT (860.15 SQ.M) 562.93 SQ.FT (52.29 SQ.M) |
|---|--|
| SITE FRONTAGE BUILDING HEIGHT LOT COVERAGE PROPOSED DWELLING PROPOSED FRONT PORCH PROPOSED SIDE PORCHES PROPOSED REAR PORCHES PROPOSED CABANA COVERAGE TOTAL PERCENTAGE OF LOT COVERAGE GROSS FLOOR AREA ATTACHED GARAGE (NOT INCL.) BASEMENT AREA (NOT INCL.) GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED): | 72.31 M 14.87 M PROPOSED 9349.42 SQ.FT (868.59 SQ.M) 401.24 SQ.FT (37.27 SQ.M) 290.62 SQ.FT (26.99 SQ.M) 1166.83 SQ.FT (108.40 SQ.M) N/A 1041.25 SQ.M 12.29% PROPOSED 1601.13 SQ.FT (148.75 SQ.M) 7798.04 SQ.FT (724.46 SQ.M) 7748.28 SQ.FT (860.15 SQ.M) |
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| BASEMENT AREA (NOT INCL.) GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED): | 7798.04 SQ.FT (724.46 SQ.M) 7748.28 SQ.FT (719.84 SQ.M) 9258.63 SQ.FT (860.15 SQ.M) |
| GROUND FLOOR AREA SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED): | 7748.28 SQ.FT (719.84 SQ.M) 9258.63 SQ.FT (860.15 SQ.M) |
| SECOND FLOOR AREA THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED): | 9258.63 SQ.FT (860.15 SQ.M) |
| THIRD FLOOR AREA SUBTOTAL: OPEN AREAS (SUBTRACTED): | |
| SUBTOTAL: OPEN AREAS (SUBTRACTED): | 562.93 SQ.FT (52.29 SQ.M) |
| OPEN AREAS (SUBTRACTED): | |
| | 17569.84 SQ.FT (1632.29 SQ.M) |
| G.F.A. TOTAL | 1654.53 SQ.FT (153.71 SQ.M) |
| | 15915.31 SQ.FT (1478.58 SQ.M) |
| FRONT YARD LANDSCAPING | PROPOSED |
| FRONT YARD AREA | 30879.11 SQ.FT (2868.77 SQ.M) |
| PROPOSED DRIVEWAY | 8365.51 SQ.FT (777.18 SQ.M) |
| PROPOSED FRONT PORCH & STEPS | 578.75 SQ.FT (53.76 SQ.M) |
| TOTAL HARD LANDSCAPED AREA | 830.94 SQ.M (28.96%) |
| PROPOSED GRASS | 2037.83 SQ.M |
| TOTAL SOFT LANDSCAPED AREA | 2037.83 SQ.M (71.04%) |
| SOD | SOD DRIVEWAY |
| ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF A BUILDING PERMIT APPLICATION SHALL BE IN CONFORMITY WITH THE APPROVED SITE PLAN DRAWINGS AS APPROVED BY THE DEVELOPMENT SERVICES DIVISION. THE OWNER IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING, PLACED AT THE ORIP LINE OF THE TREES, IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DIVISION. NO MATERIALS (I.E. BUILDING MATERIALS, SOL, CONSTRUCTION VEHICLES, EQUIPMENT, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF BELOW GROUND SERVICES REQUIRE ORDER TO MINIMIZE DAMAGE TO THE VEGETATION. THE EXISTING ON-SITE DRAINAGE PATTERN SHALL BE MAINTAINED. GRADES MUST BE MET WITHIN 33% MAXIMUM SLOPE AT THE POPRETY LINES AND WITHIN THE SITE. ALL UTILTY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES REMOTE ALL UTILING ENGINEER FOR THE PROJECT. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES SMOOTH AND GRADING PLAN AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT. THE PORTIONS OF THE DRIVEWAY WITHIN THE MINICIPAL BOULEVARD WILL BE CONTINUOUS THREOREM THE PROJECT. AT THE ENTRANCES TO THE SITE. THE MUNICIPAL BOULEVARD WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL | CAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING N. PLANT MATERIAL, WHICH IS NOT IN HEALTHY GROWING NONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE TON OF THE CITY OF BRAMPTON WITH AN ADDITIONAL ONE-YEAR NCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL IENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS. IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE INSTALLED AT THE OWNER'S EXPENSE. I LINK FENCING AND COMPONENTS THAT ARE INSTALLED ENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, H PARKER BONDERITE AND CHLOROTHENE SOLVENT APPLIED IN A S OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR A ND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK |

ARCHITECTURAL SITE PLAN





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-2025-0049 |
|--|--|
| Property Address: | 31 Rosegarden Drive |
| Legal Description: | Plan M350, Lot 21, Ward 10 |
| Agent: | Shane Edwards/Kurtis Van Keulen |
| | (Huis Design Studio Ltd.) |
| Owner(s): | Tejinderpal Bedi, Sukhdeep Kaur |
| Other applications: under the <i>Planning Act</i> | nil |
| | |
| Meeting Date and Time: | Tuesday, June 24, 2025, at 9:30 am |
| Meeting Location: | Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose of the Application:

- 1. To permit a proposed single detached dwelling having a maximum building height of 14.87 metres, whereas the by-law permits a maximum building height of 10. metres; and
- 2. To permit a maximum garage door height of 2.74 metres for the attached garages, whereas the by-law permits a maximum garage door height of 2.4 metres.

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday**, **June 19**, **2025**.
- 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 <u>coa@brampton.ca</u> 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 **12:00 pm on Thursday, June 19, 2025**, by emailing <u>coa@brampton.ca</u>, 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.

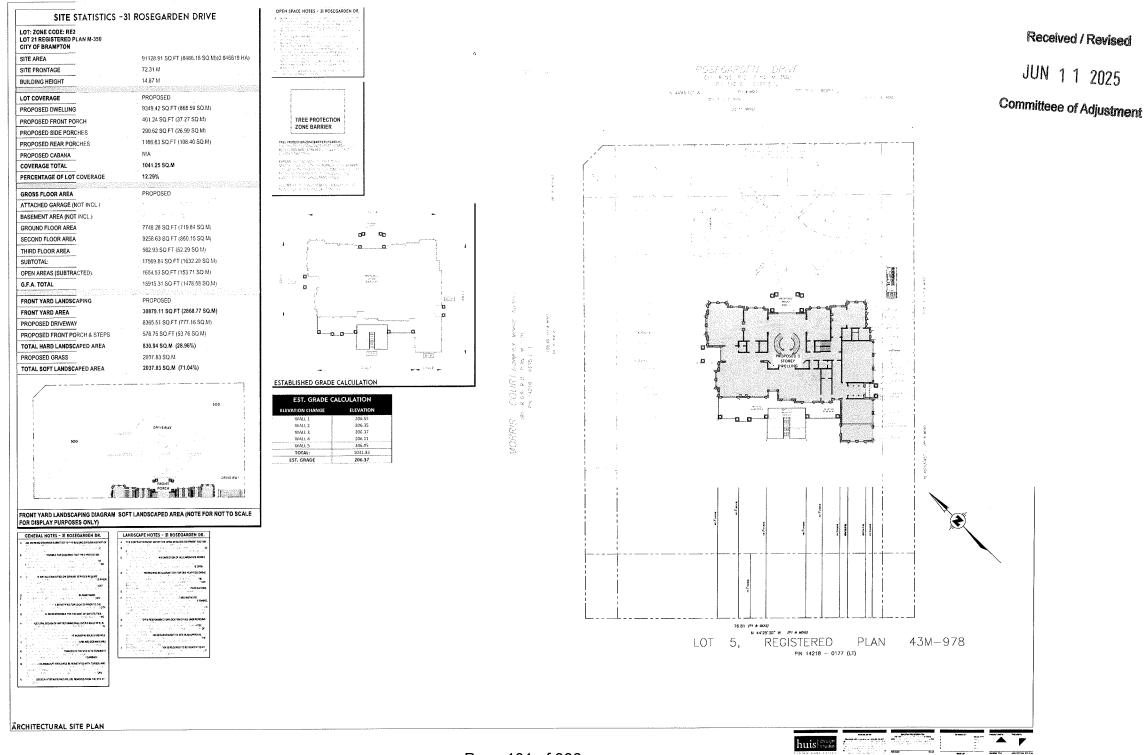
Viewing Application Materials: The application and related materials are available online at <u>www.brampton.ca/en/city-hall/meetings-agendas</u> and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at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

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to <u>coa@brampton.ca</u>. 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 <u>olt.clo@ontario.ca</u>.

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 11th day of June 2025

Legislative Coordinator on behalf of: Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2 E: <u>coa@brampton.ca</u>



ASP



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

FILE NUMBER: A- 2025-0050

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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law 270-2004 . | |
| 1. | Name of Owner(s) Williams Parkway Torbram Holdings LP Address 30 Adelaide Street East. Suite 301 Toronto, ON M5C 3H1 | |
| | Phone # 416-365-3535 Email <u>Amiranda & dream.cg/Inains</u> & the biglierigroup. | . com |
| 2. | Name of Agent Mallory Nievas c/o The Biglieri Group Address 2472 Kingston Road Toronto, ON, M1N 1V3 | |
| | Phone # 416-693-9155 647-782-2726 Fax # 416-693-9133 Email mnievas@thebiglierigroup.com Fax # 416-693-9133 | |
| 3. | Nature and extent of relief applied for (variances requested): | |
| | North Park Drive Setback: Required - 25 m, Requested - 24.3 m | |
| | Parking Spaces: Required - 477 , Requested - 381 | |
| | Height: Required - 10.8 m, Requested - 14.31 m | |
| | Outdoor Storage setbacks: Required - Williams Parkway: 150m, Torbram Road: 90 m, | |
| 4. | Why is it not possible to comply with the provisions of the by-law? | |
| | The zoning was originally designed to support auxiliary parking for the existing adjacent industrial use. Since the zoning was created, the land has undergone a consent to sever the land. To facilitate the proposed development updates to the existing zoning provisions are necessary, hence why relief is required. | |

5. Legal Description of the subject land: Lot Number PART LOTS 8 & 9 Plan Number/Concession Number

6. Dimension of subject land (in metric units)

Municipal Address 9501-9511 Torbram Road, Brampton ON

Frontage 665.81 m (approx.)

| Depth | 174 m (approx. | |
|-------|--------------------|--|
| Area | 13.03 ha (approx.) | |
| | | |

7. Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way

| , | v | 1 | V |
|---|---|---|---|
| ' | v | | V |

Seasonal Road Other Public Road Water



8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: <u>List all structures (dwelling, shed, gazebo, etc.)</u> N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The proposed development include two one-storey industrial buildings.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback PROPOSED Front yard setback Rear yard setback | N/A N/A N/A 20.7 24.3 24.2 (Torbram) | | · · · · · · · · · · · · · · · · · · · | | |
|---------|--|---|----------------------------|---------------------------------------|---------|-------------|
| | Side yard setback | 32.4 | | | | |
| 10. | Date of Acquisition | of subject land: | December 2024 | | | 10000 0.000 |
| 11. | Existing uses of sub | oject property: | Parking Lot | | | |
| 12. | Proposed uses of su | ubject property: | Industrial | | | |
| 13. | Existing uses of abu | utting properties: | Industrial - Automotiv | ve Assembly I | Plant | |
| 14. | Date of constructior | n of all buildings & stru | ctures on subject | land: | n/a | |
| 15. | Length of time the e | xisting uses of the sub | ject property have | e been con | tinued: | n/a |
| 16. (a) | What water supply i Municipal ビ Well | s existing/proposed?]] | Other (specify) | | | |
| (b) | Municipal 🗹 | - sal is/will be provided?]] | Other (specify) | | | |
| (c) | Septic What storm drainag Sewers Ditches Swales | 」 e system is existing/pr]]] | oposed? Other (specify) | | | |

| 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 # B-2024-0006 | Status Approved |
| 18. | Has a pre-consu | Itation application | been filed? | |
| | Yes 🗸 | No 🗖 | | |
| 19. | Has the subject | property ever bee | n the subject of an applicat | ion for minor variance? |
| | Yes 🔽 | No 🗖 | Unknown | |
| | If answer is yes, | provide details: | | |
| | File # <u>A-2024</u> File # File # | 0136 Decision A Decision Decision | pproved | Relief Setbacks and Landscaping Relief Relief |
| | | | | |
| DAT | ED AT THE | ity | OF Signature | of Applicant(s) or Authorized Agent |
| THIS | 5_ <u>20</u> day | OF UN | MM. 20 25 | |

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, Mallory Nievas c/o The Biglieri Group | OF THE | City | OF | Toronto |
|--|--------|------|----|---------|
|--|--------|------|----|---------|

IN THE Province OF Ontario 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 THEOF | Emily Marie Hill, a Commissioner, etc., Province of Ontario, for The Biglieri Group Ltd. and The Living Wall An Ecological Second D |
|---|--|
| IN THE <u>CITY</u> OF TOPONTOTHIS <u>22</u> DAY OF | Wall An Ecological Sound Barrier Solution Inc., Expires November 15, 2027. |
| APRIL 2025 | Signature of Applicant or Authorized Agent |
| A Commissioner etc. | |

| FOR OFFICE USE ONLY | |
|--|------------------------------------|
| Present Official Plan Designation: | |
| Present Zoning By-law Classification: | |
| Enforcement Action File Number: This application has been reviewed with respect to the variance said review are outlined on the attached | |
| Zoning Officer | Date |
| DATE RECEIVED Date Application Deemed Complete by the Municipality | 202002/02/17 Revised 2022/02/17 |

-3-

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 9501-9511 Torbram Road

I/We, Williams Parkway Torbram Holding LP

please print/type the full name of the owner(s)

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

Mallory Nievas c/o The Biglieri Group

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 17 | day of | April | , 20 <u>25</u> . |
|---------------|--------|-------|-------------------------|
| | B. | 1 / | |

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

Brad Keast

(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 <u>coa@brampton.ca</u>

LOCATION OF THE SUBJECT LAND: 9501-9511 Torbram Road, Brampton

I/We, Williams Parkway Torbram Holdings

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 17 day of April , 2025.

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

Brad Keast

(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

| 8.1 | Residential* Minor Variance Applications *Excluding Apartment Buildings | | | | |
|-------|--|------------------------------|--|--|--|
| 8.1.1 | Above/Below Grade Door/Window related Application | \$11,949 | Per Application | | |
| 8.1.2 | Driveway and/or Parking related Application | \$11,949 | Per Application | | |
| 8.1.3 | Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law | \$11,949 | Per Application | | |
| 8.1.4 | All Other Variances | \$2,990 | Per Variance to a Maximum Fee of \$11,949 | | |
| 8.1.5 | "After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval. | \$11,949 | Per Application | | |
| 8.1.6 | Maximum Fee | \$11,949 | Per Application | | |
| 8.2 | Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications | | | | |
| 8.2.1 | Minor Variance Application | \$11,949 | Per Application | | |
| 8.3 | Consent Applications | | | | |
| 8.3.1 | Consent Application – Lot Creation | \$10,157 | Per Application | | |
| 8.3.2 | Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23) | \$5,078 | Per Application | | |
| 8.3.3 | Consent Certificate | \$2,127 | Per Certificate | | |
| 8.4 | General Committee | e of Adjustment | Fees | | |
| 8.4.1 | Committee of Adjustment Application Re- Circulated Pursuant to A Request by The Applicant to Defer an Application | 50% of Application Fee | Per Deferral | | |
| 8.4.2 | Replacement Notice Sign | \$75 | Per Sign | | |

No refund if withdrawn once the circulation of the public notice of a hearing has occurred

Received / Revised

JUN 1 1 2025

Committeee of Adjustment



Submitted via email to coa@brampton.ca

April 22, 2025

Updated May 16, 2025

Updated June 10, 2025

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

Attention: Committee of Adjustment

RE: Minor Variance Rationale Letter 9501-9511 Torbram Road TBG Project Number: 24215

INTRODUCTION

On behalf of our client, Williams Parkway Torbram Holdings LP ("the Client"), The Biglieri Group Ltd. ("Planner") is pleased to provide this Minor Variance Rationale Letter for the lands preliminarily addressed as 9501-9511 Torbram Road (severed from 2000 Williams Parkway part of the Stellantis Automotive Assembly Plant) in the City of Brampton ("Subject Site" or "Site"). The proposed Minor Variance is being sought to permit the development of two industrial buildings on a site currently used as auxiliary parking for an existing industrial use.

SUBJECT SITE AND SURROUNDING AREA

The Subject Site (Figure 1) is located at the northeast corner of Williams Parkway and Torbram Road. The Subject Site is 130,297.10 m² in size with an approximate frontage of 685 m on Torbram Road. The parcel was recently created through a severance of surplus land from the adjacent lands at 2000 Williams Parkway. The Subject Site is currently used for paved surface parking. There are sidewalks along North Park Drive, Torbram Road, and Williams Parkway providing pedestrian access to the site. There are bus stops located at Torbram Road and Jardine Street and at Torbram Road and North Park Road serviced by Brampton Transit's Route 14 that connects the site to Malton GO station via Torbram Road. There is also a bus stop located at Williams Parkway at Bramtree Crescent that is serviced by Brampton Transit's Route 29 and provides transit connections to Mount Pleasant GO station and the surrounding neighbourhood via Williams Parkway.

The Subject Site is designated as *Urban System* and *Employment Areas* within the Region of Peel Official Plan and is designated as *Employment* within the Official Plan and General

PLANNING | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE

2472 Kingston Road, Toronto, Ontario M1N 1V3 21 King Street W Suite 1502, Hamilton, Ontario L8P 4W7 Office: (416) 693-9155 Fax: (416) 693-9133 tbg@thebiglierigroup.com

Employment 1 within the Airport Intermodal Secondary Plan. The Subject Site is zoned *Industrial* (M2-305) and *Industrial* (M4-307) and Floodplain (F) as per the City of Brampton Comprehensive Zoning By-Law 270-2004. It is our recommendation that the M2-305 zone should apply to the entirely of the site as the M4-307 was implemented specifically for the preseverance lot for landscaped area. As the site has been created via severance, that zone should be removed and the M2-305 zone should apply. In addition, a previous Minor Variance application was approved for the site through the Consent application, establishing the following zoning standards that differ from the M2-305 exception:

- 1. Permit a 9.0 metre street line setback from Torbram Road.
- 2. Permit a landscape buffer having a minimum width of 9.0 metres of continuous, uninterrupted planting strip along Torbram Road.
- 3. Permit a landscape buffer having a minimum width of 60 metres along North Park Drive for a minimum distance of not more or less than 145 metres east of Torbram Road.

The City of Brampton is currently preparing a Comprehensive Zoning By-law. Under the new proposed zoning framework, the subject site is zoned General Employment (GE). At this time, the draft By-law remains under review and is not in-effect.

Surrounding areas:

- > North: Employment and industrial uses along North Park Drive, including warehouse uses.
- > East: Various Industrial uses, including a vehicle assembly plant.
- > South: Variety of employment and commercial buildings
- West: Residential subdivision consisting of one and two-storey semi-detached and detached residential dwellings.

DESCRIPTION OF PROPOSAL

The latest development concept for the subject site proposes two one-storey industrial buildings with associated surface parking. Total Gross Floor Area (GFA) for the concept is 63,939 m²; Building 1 has a GFA of 33,237 m² and Building 2 has a GFA of 30,702 m². Both industrial buildings accommodate truck level doors along their eastern faces and a total of 100 trailer parking spaces are provided. Vehicular parking is provided within surface parking areas that are separate from the truck parking area to the north, south, and west of the proposed buildings. A total of 381 vehicular parking spaces are currently included as part of the concept. Access from North Park Drive and Williams Parkway is to be provided via un-signalized limited moves intersections; a signalized, all-moves intersection along Torbram Road in alignment with Jardine Street to the west, is being proposed as part of this concept. This access on Torbram Road would be for typical vehicles only, and not truck trailer movements. The proposed transformers are 23.2 metres and 27.4 metres from the interior side yard. The required setback is 30 metres, and we are proposing a variance of 20 metres to account for any future minor reconfiguration of the transformers during detailed design. Final location is to be confirmed by Alectra Utilities.

POLICY CONTEXT AND PLANNING ANALYSIS

Variance Requested

The Zoning Chart below outlines the proposed variances to the existing zoning by-law.

THE BIGLIERI GROUP LTD.

| Variance Number | Zoning Requirement | Zoning Requirement | Proposed |
|--------------------|-----------------------------|--|---|
| 1 | North Park Drive Setback | 25 metres | 24 metres |
| 2 | Parking Spaces | Building 1 INDUSTRIAL - WAREHOUSE 168 SPACES (FOR FIRST 20,000 m ² + 13,109/170 (78 SPACES) = 246 Building 2 INDUSTRIAL - WAREHOUSE 168 SPACES (FOR FIRST 20,000 m ² + 8,125/170 (48 SPACES)= 231 Total Required: 477 | Building 1: 174 Building 2: 207 Total: 381 |
| 3 | Height | 10.8 m | 15.3 m (Requested as this is the anticipated height of the proposed development) |
| 4 | Outdoor Storage | (2) outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than: (i) 150.0 metres to Williams Parkway; (ii) 90.0 metres to Torbram Road; (iii) 25.0 metres to North Park Drive; and, (iv) 180.0 metres to Airport Road. | (i)80 m away from Williams (ii) 40 m from Torbram (iii) 100 from North Park Drive |

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| | | (3) outside storage areas shall be provided with a berm not less than 2.4 metres in height which is effective in screening the storage area from North Park Drive, Williams Parkway and from Airport Road, except in the case where a grade separation facility requires that Airport Road shall be elevated, and in the case of North Park Drive, outside storage shall be screened by a fence 2.4 metres in height | (3) No berm to be provided |
|---|-------------------------|---|--|
| 5 | Landscape Buffers | (1) a minimum width of 30.0 metres along Williams Parkway; | (1) Landscaping minimum of3.5 metres along WilliamsParkway |
| | | To permit a landscape buffer having a minimum width of 60 metres along North Park Drive for a minimum distance of not more or less than 145 metres east of Torbram Road | - |
| 6 | Transformer Setbacks | Internal side yard setback 30 metres | Proposed variance of 20 metre minimum yard setback. |

Planning Act

Pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13 ("the Act"), The Committee of Adjustment can approve minor variances to Zoning By-laws for land, buildings, or structures upon the Owner's request, if they believe the changes are in keeping with the general purpose and intent of the Official Plan and Zoning By-law; are desirable for the appropriate development or use of the land, building or structure; and are minor in nature (the "Four Tests"). The variances must also be consistent with the Provincial Planning Statement, 2024 ("PPS").

Provincial Planning Statement (2024)

In accordance with Section 5 of the Planning Act, all decisions must be consistent with policies found within policy statements passed under Section 3 of the Act. The Provincial Planning Statement ("PPS") (2024) is a policy document passed under Section 3, and therefore decisions must be consistent with the policies therein. The PPS provides provincial direction on matters related to land use planning including growth, housing supply, economic development, and the protection of natural and cultural heritage resources.

FOUR TESTS ANALYSIS

It is TBG's professional planning opinion that the proposed variances satisfy the four tests stipulated by The Planning Act as follows:

The requested variances meet the four tests stipulated by The Planning Act as outlined below:

1) Is the general intent and purpose of the Official Plan maintained?

The Region of Peel Official Plan ("RPOP") provides policy direction for sustainable development that weaves together environment, social, economic, and cultural priorities. The Subject Site is designated as *Urban System* and *Employment Areas* within the RPOP. Section 5.8 provides policy direction for *Employment Areas*. *Employment Areas* are identified in the RPOP as lands that are to be protected for a range of employment uses and encourage more intensive use of land close to current and planned transit routes. Policy direction within the RPOP is supportive of intensification of existing Employment Areas with compatible employment uses (Policy 5.8.23).

The City of Brampton Official Plan ("OP") provides policy direction for the strategic planning for the rapid growth anticipated in the City. The Subject Site is designated as *Employment* within the OP. The OP encourages *Employment Areas* to be preserved for growth and intensification (Policy 2.2.8.1.a). Policy stipulates that employment areas should be planned and designed to be easily accessible via a range of transportation modes (Policy 2.1.2.36). Policy also stipulates that a diverse range of job opportunities should be accommodated within proximity to major goods movement infrastructure including Pearson Airport (Policy 2.1.2.33). Torbram Road and Williams Parkway are also identified as *Support Corridors* as per schedule 1A of the OP. Policy encourages infill opportunities within this area and buildings that are taller in height, up to 4 storeys (low rise plus) within 800 m of the *Support Corridor* (Policy 2.2.5.14).

The Airport Intermodal Secondary Plan Area ("AISPA") provides a land use policy framework for the employment area north of Lester B. Pearson International Airport. The AISPA designates the

site as *General Employment 1*. The AISPA states that the General Employment 1 designation may permit a broad range of industrial uses including warehousing, and storage of goods, manufacturing, processing, repairing and servicing operations, and outdoor storage area as an accessory to an industrial use.

Variance 1

Variance 1 aligns with the RPOP, OP, and AISPA as the proposed development supports infill of *Employment Lands* and will contribute to Brampton's future growth and intensification targets for employment.

The proposed setback variance for North Park Drive is required as the in-place zoning for the site was based on the original parcel configuration. Under the current zoning, the required street line setback from Williams Parkway is 30 metres. From that street line, the proposed setback is 57.9 metres. At the closest location of the property line, which is not the street line, the proposed setback is 20.8 metres. Based on the language of the zoning in-place, it is our opinion that a variance for the setback from Williams Parkway is not required. The in-place zoning standards for the Torbram Road and interior side yard setbacks are complied with.

Now that the new development parcel has been created through the consent process, relief from the applicable site specific zoning is required to implement zoning provisions that will facilitate development on the new parcel. As such, it is our opinion that the setback variances requested for North Park Drive conform with the RPOP and OP and that the general intent and purpose is maintained.

Variance 2

The reduction of parking spaces allows for an increased footprint to accommodate growth targets for *Employment Lands*. Additionally, both the OP and the RPOP provide policy direction for the development of Employment uses within proximity to transit. The reduction of parking spaces promotes transit use and encourages carpooling amongst employees. In addition, the reduction in parking area allows for the provision of generous landscape strips around the periphery of the site. As such, it is our opinion that the variance for parking reduction conforms with the RPOP and OP and that the general intent and purpose is maintained.

In addition, a Parking Study has been prepared by TYLin and is enclosed, which provides justification for the reduced parking rate. Proxy sites included 155-161 Orenda Road and 250 Chrysler Drive. TYLin concludes that based on the observed utilization of the proxy sites, and the ITE Parking Generation Manual, a variance to permit the proposed parking supply of 381 parking spaces is appropriate.

Variance 3

While a variance is required for the proposed height of 15.3 metres, the overall height and massing of the site is consistent with the OP's policy direction for height within *Support Corridors*. It is our opinion that the proposed variance for height conforms to the RPOP and OP and that the general intent and purpose is maintained.

Variance 4

The setbacks for outdoor storage are in keeping with the general intent and purpose of Employment land use in the RPOP and OP. The setbacks provide ample distance between the

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public realm and the parking areas. Appropriate screening has been incorporated into the site design to provide visual mitigation. A 2.4 metre high fence is provided at the north end of the site, in proximity of North Park Drive, and a second fence also with a height of 2.4 metres is provided at the south end of the site in proximity of Williams Parkway. A third wall with a height of 3.4 metres is provided in proximity of the proposed entrance along Torbram Road, which also provides noise mitigation. As such, the proposed outdoor storage area is appropriately located and screened from view.

In addition, the previous berm that was provided for the site prior to the severance will not be maintained. It is our opinion that a berm is not required to provide suitable screening. The setback distance, landscaped buffers, and planting will provide the appropriate visual mitigation to screen the storage areas from view.

It is our opinion that the proposed variance for outdoor storage conforms to the RPOP and OP and that the general intent and purpose is maintained.

Variance 5

The proposed landscaping buffers are in keeping with the general intent of the RPOP and OP as they provide separation from the Right-of-Ways and assist in providing visual mitigation. Through the previous minor variance application for the lands to facilitate the severance, a minimum landscape strip along Torbram Road of 9 metres was approved. The proposed site plan incorporates similar landscaped strips along the Williams and North Park Drive frontages. A Landscape Plan has been prepared by Studio TLA, which provides detail on the 199 trees that are to be planted around the perimeter of the site within the proposed landscape strips. These trees will serve as visual mitigation and will aid in replacing many of the trees that need to be removed from the site to permit the proposed development. It is our opinion that the proposed variance related to the reduction of landscape strips along North Park Drive and Williams Parkway conforms to the Official Plans.

Variance 6

The proposed transformers are 23.2 metres and 27.4 metres from the interior side yard. The required setback is 30 metres, and we are proposing a variance of 20 metres to account for any future minor reconfiguration of the transformers during detailed design. The proposed minimum setback for transformers maintains the intent and purpose of the Official Plan. The transformers will also confirm with all building code related requirements.

2) Is the general intent and purpose of the Zoning By-law maintained?

The Subject Site is zoned *Industrial (M2-305)* and *Industrial (M4-307)* and Floodplain (*F*) as per the City of Brampton Comprehensive Zoning By-Law 270-2004. The applicable zoning facilitated development of the full pre-severed lot, namely the Chrysler plant. As mentioned above, it is our recommendation that the *M2-305* zone should apply to the entirely of the site as the *M4-307* was implemented specifically for the pre-severance lot for landscaped area. As the site has been created via severance, that zone should be removed and the *M2-305* zone should apply. Alternatively, all of the provisions to be implemented through this proposed variance and the applicable zoning within *M2-305* zone should be transferred to the *M4-307* exception.

Variance 1

The current zoning requires a 25-meter setback from North Park Drive. The proposed development contemplates a 24.3-metre setback, and as such a 24 metre variance is being requested. The Zoning By-Law 270-2004 requires buildings in the *M*2 parent zone to have a minimum rear lot line of 7 metres. Given that the site is a through lot and corner lot per the City's zoning definition, the shorter of the lot lines is deemed the front lot line, and as such the North Park Drive setback is deemed to be the rear year. Therefore, the proposed variance to permit a setback of 24 metres exceeds what is typically required for industrial sites zoned *M*2 within the City of Brampton. The proposed setback is aligned with the general intent of the Zoning By-law for Industrial uses.

Variance 2

The current zoning requires 168 parking spaces for buildings over 20,000 square metres plus an additional parking space per 170 square metres of gross floor area (GFA). This calculation would require 246 parking spaces for Building A and 231 parking spaces for Building B. The proposed development would provide 174 parking spaces for Building A and 207 parking spaces for Building B, for a supply of 381. As noted above, a Parking Study has been prepared which demonstrates that the proposal will provide an appropriate supply of parking to meet demand. As such, the reduced parking is aligned with the general intent of the Zoning By-law and provides an appropriate amount of parking for the subject use of the Site.

Variance 3

The current zoning stipulates that the maximum building height is 10.8 metres. The proposed development contemplates a height of 15.3 metres (updated elevations to be provided). Zoning By-Law 270-2004 does not prescribe a limit in metres, however, heights are limited to two storeys on sites that abut a Residential zone. Both proposed buildings will be one storey in height. As a result, the height of the proposed development is aligned with the general intent of the Zoning By-law.

Variance 4

The current zoning stipulates that outdoor storage must be setback 150 metres to Williams Parkway, 90 metres to Torbram Road, and 25 metres to North Park Drive. The proposed development contemplates an outdoor storage setback of 80 metres from Williams Parkway and 40 metres from Torbram Road. As described above, the proposal incorporates multiple visual barriers to screen the outdoor storage area from the view of the public realm. In addition, the *M*2 parent zone does not establish minimum distances of outdoor storage areas from property lines and only required that storage be screened and located within rear or interior side yards. In addition, there is no requirement of a berm to provide for visual mitigation within the parent zoning. As such, the proposed distances between outdoor storage and property lines, and the proposed removal of the existing berm meets the general intent and purpose of the Zoning By-law.

Variance 5

The current zoning stipulates that there should be a minimum landscape buffer of 30.0 metres along Williams Parkway, a 9 metre strip along Torbram Road, and a 60 metre strip along North Park Drive with a distance of 145 metres. The proposed development proposes a 3.5 metre strip of landscaping along Williams Parkway, a 9 metre landscape strip along North Park Drive, and a 9 metre landscape strip along Torbram, which is in compliance with the previous Minor Variance approval for the site. Required minimum landscaping strips under the *M*2 parent zone are 3

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metres abutting a street or industrial use, and 6 metres abutting any Residential zone. As such, the proposed landscape strips meet the general intent and purpose of the Zoning By-law as the proposed landscape strips exceed what is required within the parent M2 zone. In addition the reduced landscape strips are suitable as they are still sized in order to facilitate substantial deciduous and coniferous tree plantings to provide ample visual mitigation.

Variance 6

The proposed transformers are 23.2 metres and 27.4 metres from the interior side yard. The required setback is 30 metres, and we are proposing a variance of 20 metres to account for any future minor reconfiguration of the transformers during detailed design and based on Alectra's review. The transformers will also conform with all building code-related requirements. The transformers are located a sufficient distance from the public realm and will be mostly screened from view by proposed plantings. See enclosed landscape plan for detail. As such, the proposed minimum setback for both transformers maintains the intent and purpose of the Zoning By-law.

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3) Are the proposed variances appropriate for the development of the land and/or building?

The proposed variances are appropriate for the development of the land. The zoning for this land was initially established for the land's use as an automotive assembly plant. In 2024, excess lands belonging to the owner of the assembly plant were severed through a consent, and are now proposed to be used for two new industrial buildings as described above. The reduced setbacks for the building and outdoor storage, reduction of parking, increased height, and reduction in landscape buffers are all appropriate for the development of the land for industrial use and are appropriate for the proposed building type. In addition, opo. The transformer will also be designed in conformance with the Building Code and in consultation with Alectra. The zoning standards contemplated through this application are consistent with the zoning standards that are implemented for other warehouse type uses throughout the City of Brampton. In addition, several of the proposed standards exceed the minimum requirements within the *M2* parent zone, as noted above.

For the reasons outlined in this letter, it is our professional planning opinion that the proposed Minor Variance is appropriate for the development of the land and building.

4) Are the proposed variances minor?

While the magnitude of the zoning relief required may not appear 'minor' it is important to review the proposed variances in the context of the current zoning which was implemented for presevered lot. Looking at the nature of the variances in the context of the newly created development site, the variances are minor in nature as they conform to the general intent of the Official plan, Zoning By-law, facilitate suitable development of two new industrial buildings within an industrial land use and do not negatively impact the public. The reduced setbacks (Variances 1) will permit the infilling of employment uses, ensuring more efficient land use and economic activity within the City.

Variance 2 will reduce the number of parking spaces; this reduction is minor and will be offset by proximity to transit routes. In addition, a detailed Parking Study has been prepared by TyLin supporting the reduction through review of proxy sites.

Variance 3 will increase the maximum height by 3.51 metres. In our opinion, the height variance is justified by the generous building setbacks and landscaping that will provide screening and minimize the visual impact of the buildings.

Variance 4 contemplates the decreased storage setbacks, appropriate screening and setbacks are being provided to mitigate the impact of the outdoor storage.

Variance 5 contemplates reduced landscape buffers, while the landscape buffers would be reduced through the proposed development, the landscape plan includes trees and shrubbery that will mitigate the visual impact of the site minimizing the effect of the reduced landscaped buffers.

Finally, Variance 6 for the proposed setback distance of 20 metres for the interior side yard for both transformers is minor and will not negatively impact neighbouring landowners or the public.

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The transformers will be screened by vegetation and will be designed in compliance with the Building Code and Alectra.

The site has been designed to have negligible impacts on the immediate neighbouring lands and the public realm. Care has been taken to ensure that the proposed development will ensure a suitable massing and scale of development, as well as a comfortable public realm.

For the reasons outlined in this letter, it is our professional opinion that the proposed Minor Variances are minor in nature.

In addition, the proposed transformer locations will not require variances should the proposed setback for North Park Drive be approved. Neither transformer locations are located within any required yard setback, in compliance with section 6.10 of Zoning By-law 270 – 2004.

CLOSING

It is our professional Planning Opinion that the application meets the four tests of minor variance and should be approved by the Committee of Adjustment.

We trust you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.

Mallory Nievas, MES, MCIP, RPP

Leyla Mains, MA Planner



Submitted via email to coa@brampton.ca

April 22, 2025

Updated May 16, 2025

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

Attention: Committee of Adjustment

RE: Minor Variance Rationale Letter 9501-9511 Torbram Road TBG Project Number: 24215

INTRODUCTION

On behalf of our client, Williams Parkway Torbram Holdings LP ("the Client"), The Biglieri Group Ltd. ("Planner") is pleased to provide this Minor Variance Rationale Letter for the lands preliminarily addressed as 9501-9511 Torbram Road (severed from 2000 Williams Parkway part of the Stellantis Automotive Assembly Plant) in the City of Brampton ("Subject Site" or "Site"). The proposed Minor Variance is being sought to permit the development of two industrial buildings on a site currently used as auxiliary parking for an existing industrial use.

SUBJECT SITE AND SURROUNDING AREA

The Subject Site (Figure 1) is located at the northeast corner of Williams Parkway and Torbram Road. The Subject Site is 130,297.10 m² in size with an approximate frontage of 685 m on Torbram Road. The parcel was recently created through a severance of surplus land from the adjacent lands at 2000 Williams Parkway. The Subject Site is currently used for paved surface parking. There are sidewalks along North Park Drive, Torbram Road, and Williams Parkway providing pedestrian access to the site. There are bus stops located at Torbram Road and Jardine Street and at Torbram Road and North Park Road serviced by Brampton Transit's Route 14 that connects the site to Malton GO station via Torbram Road. There is also a bus stop located at Williams Parkway at Bramtree Crescent that is serviced by Brampton Transit's Route 29 and provides transit connections to Mount Pleasant GO station and the surrounding neighbourhood via Williams Parkway.

The Subject Site is designated as *Urban System* and *Employment Areas* within the Region of Peel Official Plan and is designated as *Employment* within the Official Plan and General Employment 1 within the Airport Intermodal Secondary Plan. The Subject Site is zoned *Industrial (M2-305)* and *Industrial (M4-307)* and Floodplain (*F*) as per the City of Brampton

PLANNING | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE

2472 Kingston Road, Toronto, Ontario M1N 1V3 21 King Street W Suite 1502, Hamilton, Ontario L8P 4W7 Office: (416) 693-9155 Fax: (416) 693-9133 tbg@thebiglierigroup.com Comprehensive Zoning By-Law 270-2004. It is our recommendation that the *M2-305* zone should apply to the entirely of the site as the *M4-307* was implemented specifically for the preseverance lot for landscaped area. As the site has been created via severance, that zone should be removed and the *M2-305* zone should apply. In addition, a previous Minor Variance application was approved for the site through the Consent application, establishing the following zoning standards that differ from the *M2-305* exception:

- 1. Permit a 9.0 metre street line setback from Torbram Road.
- 2. Permit a landscape buffer having a minimum width of 9.0 metres of continuous, uninterrupted planting strip along Torbram Road.
- 3. Permit a landscape buffer having a minimum width of 60 metres along North Park Drive for a minimum distance of not more or less than 145 metres east of Torbram Road.

The City of Brampton is currently preparing a Comprehensive Zoning By-law. Under the new proposed zoning framework, the subject site is zoned General Employment (GE). At this time, the draft By-law remains under review and is not in-effect.

Surrounding areas:

- > North: Employment and industrial uses along North Park Drive, including warehouse uses.
- > East: Various Industrial uses, including a vehicle assembly plant.
- > South: Variety of employment and commercial buildings
- > West: Residential subdivision consisting of one and two-storey semi-detached and detached residential dwellings.

DESCRIPTION OF PROPOSAL

The latest development concept for the subject site proposes two one-storey industrial buildings with associated surface parking. Total Gross Floor Area (GFA) for the concept is 63,939 m²; Building 1 has a GFA of 33,237 m² and Building 2 has a GFA of 30,702 m². Both industrial buildings accommodate truck level doors along their eastern faces and a total of 100 trailer parking spaces are provided. Vehicular parking is provided within surface parking areas that are separate from the truck parking area to the north, south, and west of the proposed buildings. A total of 381 vehicular parking spaces are currently included as part of the concept. Access from North Park Drive and Williams Parkway is to be provided via un-signalized limited moves intersections; a signalized, all-moves intersection along Torbram Road in alignment with Jardine Street to the west, is being proposed as part of this concept. This access on Torbram Road would be for typical vehicles only, and not truck trailer movements. The proposed transformers are 23.2 metres and 27.4 metres from the interior side yard. The required setback is 30 metres, and we are proposing a variance of 20 metres to account for any future minor reconfiguration of the transformers during detailed design. Final location is to be confirmed by Alectra Utilities.

POLICY CONTEXT AND PLANNING ANALYSIS

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| 3 | Height | 10.8 m | 14.31 m |
| 4 | Outdoor Storage | (2) outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than: (i) 150.0 metres to Williams Parkway; (ii) 90.0 metres to Torbram Road; (iii) 25.0 metres to North Park Drive; and, (iv) 180.0 metres to Airport Road. | (i)80 m away from Williams (ii) 40 m from Torbram |

| | | (3) outside storage areas shall be provided with a berm not less than 2.4 metres in height which is effective in screening the storage area from North Park Drive, Williams Parkway and from Airport Road, except in the case where a grade separation facility requires that Airport Road shall be elevated, and in the case of North Park Drive, outside storage shall be screened by a fence 2.4 metres in height | (3) No berm to be provided |
|---|----------------------|---|---|
| 5 | Landscape Buffers | (1) a minimum width of 30.0 metres along Williams Parkway; | (1) Landscaping minimum of 3.5 metres along Williams Parkway |
| | | | (3) A landscape strip of 9 m along North Park Drive with no minimum distance. |

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| 6 | Transformer Setbacks | Internal side yard setback 30 metres | Proposed variance of 20 metre minimum yard setback. |
|---|-------------------------|---|---|
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Pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13 ("the Act"), The Committee of Adjustment can approve minor variances to Zoning By-laws for land, buildings, or structures upon the Owner's request, if they believe the changes are in keeping with the general purpose and intent of the Official Plan and Zoning By-law; are desirable for the appropriate development or use of the land, building or structure; and are minor in nature (the "Four Tests"). The variances must also be consistent with the Provincial Planning Statement, 2024 ("PPS").

Provincial Planning Statement (2024)

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It is TBG's professional planning opinion that the proposed variances satisfy the four tests stipulated by The Planning Act as follows:

The requested variances meet the four tests stipulated by The Planning Act as outlined below:

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5

The City of Brampton Official Plan ("OP") provides policy direction for the strategic planning for the rapid growth anticipated in the City. The Subject Site is designated as *Employment* within the OP. The OP encourages *Employment Areas* to be preserved for growth and intensification (Policy 2.2.8.1.a). Policy stipulates that employment areas should be planned and designed to be easily accessible via a range of transportation modes (Policy 2.1.2.36). Policy also stipulates that a diverse range of job opportunities should be accommodated within proximity to major goods movement infrastructure including Pearson Airport (Policy 2.1.2.33). Torbram Road and Williams Parkway are also identified as *Support Corridors* as per schedule 1A of the OP. Policy encourages infill opportunities within this area and buildings that are taller in height, up to 4 storeys (low rise plus) within 800 m of the *Support Corridor* (Policy 2.2.5.14).

The Airport Intermodal Secondary Plan Area ("AISPA") provides a land use policy framework for the employment area north of Lester B. Pearson International Airport. The AISPA designates the site as *General Employment 1*. The AISPA states that the General Employment 1 designation may permit a broad range of industrial uses including warehousing, and storage of goods, manufacturing, processing, repairing and servicing operations, and outdoor storage area as an accessory to an industrial use.

Variance 1

Variance 1 aligns with the RPOP, OP, and AISPA as the proposed development supports infill of *Employment Lands* and will contribute to Brampton's future growth and intensification targets for employment.

The proposed setback variance for North Park Drive is required as the in-place zoning for the site was based on the original parcel configuration. Under the current zoning, the required street line setback from Williams Parkway is 30 metres. From that street line, the proposed setback is 57.9 metres. At the closest location of the property line, which is not the street line, the proposed setback is 20.8 metres. Based on the language of the zoning in-place, it is our opinion that a variance for the setback from Williams Parkway is not required. The in-place zoning standards for the Torbram Road and interior side yard setbacks are complied with.

Now that the new development parcel has been created through the consent process, relief from the applicable site specific zoning is required to implement zoning provisions that will facilitate development on the new parcel. As such, it is our opinion that the setback variances requested for North Park Drive conform with the RPOP and OP and that the general intent and purpose is maintained.

Variance 2

The reduction of parking spaces allows for an increased footprint to accommodate growth targets for *Employment Lands*. Additionally, both the OP and the RPOP provide policy direction for the development of Employment uses within proximity to transit. The reduction of parking spaces promotes transit use and encourages carpooling amongst employees. In addition, the reduction in parking area allows for the provision of generous landscape strips around the periphery of the site. As such, it is our opinion that the variance for parking reduction conforms with the RPOP and OP and that the general intent and purpose is maintained.

In addition, a Parking Study has been prepared by TYLin and is enclosed, which provides justification for the reduced parking rate. Proxy sites included 155-161 Orenda Road and 250

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Chrysler Drive. TYLin concludes that based on the observed utilization of the proxy sites, and the ITE Parking Generation Manual, a variance to permit the proposed parking supply of 381 parking spaces is appropriate.

Variance 3

While a variance is required for the proposed height of 14.31, the overall height and massing of the site is consistent with the OP's policy direction for height within *Support Corridors*. It is our opinion that the proposed variance for height conforms to the RPOP and OP and that the general intent and purpose is maintained.

Variance 4

The setbacks for outdoor storage are in keeping with the general intent and purpose of Employment land use in the RPOP and OP. The setbacks provide ample distance between the public realm and the parking areas. Appropriate screening has been incorporated into the site design to provide visual mitigation. A 2.4 metre high fence is provided at the north end of the site, in proximity of North Park Drive, and a second fence also with a height of 2.4 metres is provided at the south end of the site in proximity of Williams Parkway. A third wall with a height of 3.4 metres is provided in proximity of the proposed entrance along Torbram Road, which also provides noise mitigation. As such, the proposed outdoor storage area is appropriately located and screened from view.

In addition, the previous berm that was provided for the site prior to the severance will not be maintained. It is our opinion that a berm is not required to provide suitable screening. The setback distance, landscaped buffers, and planting will provide the appropriate visual mitigation to screen the storage areas from view.

It is our opinion that the proposed variance for outdoor storage conforms to the RPOP and OP and that the general intent and purpose is maintained.

Variance 5

The proposed landscaping buffers are in keeping with the general intent of the RPOP and OP as they provide separation from the Right-of-Ways and assist in providing visual mitigation. Through the previous minor variance application for the lands to facilitate the severance, a minimum landscape strip along Torbram Road of 9 metres was approved. The proposed site plan incorporates similar landscaped strips along the Williams and North Park Drive frontages. A Landscape Plan has been prepared by Studio TLA, which provides detail on the 199 trees that are to be planted around the perimeter of the site within the proposed landscape strips. These trees will serve as visual mitigation and will aid in replacing many of the trees that need to be removed from the site to permit the proposed development. It is our opinion that the proposed variance related to the reduction of landscape strips along North Park Drive and Williams Parkway conforms to the Official Plans.

Variance 6

The proposed transformers are 23.2 metres and 27.4 metres from the interior side yard. The required setback is 30 metres, and we are proposing a variance of 20 metres to account for any future minor reconfiguration of the transformers during detailed design. The proposed minimum

setback for transformers maintains the intent and purpose of the Official Plan. The transformers will also confirm with all building code related requirements.

2) Is the general intent and purpose of the Zoning By-law maintained?

The Subject Site is zoned *Industrial (M2-305)* and *Industrial (M4-307)* and Floodplain (*F*) as per the City of Brampton Comprehensive Zoning By-Law 270-2004. The applicable zoning facilitated development of the full pre-severed lot, namely the Chrysler plant. As mentioned above, it is our recommendation that the *M2-305* zone should apply to the entirely of the site as the *M4-307* was implemented specifically for the pre-severance lot for landscaped area. As the site has been created via severance, that zone should be removed and the *M2-305* zone should apply. Alternatively, all of the provisions to be implemented through this proposed variance and the applicable zoning within *M2-305* zone should be transferred to the *M4-307* exception.

Variance 1

The current zoning requires a 25-meter setback from North Park Drive. The proposed development contemplates a 24.3-metre setback, and as such a 24 metre variance is being requested. The Zoning By-Law 270-2004 requires buildings in the *M*2 parent zone to have a minimum rear lot line of 7 metres. Given that the site is a through lot and corner lot per the City's zoning definition, the shorter of the lot lines is deemed the front lot line, and as such the North Park Drive setback is deemed to be the rear year. Therefore, the proposed variance to permit a setback of 24 metres exceeds what is typically required for industrial sites zoned *M*2 within the City of Brampton. The proposed setback is aligned with the general intent of the Zoning By-law for Industrial uses.

Variance 2

The current zoning requires 168 parking spaces for buildings over 20,000 square metres plus an additional parking space per 170 square metres of gross floor area (GFA). This calculation would require 246 parking spaces for Building A and 231 parking spaces for Building B. The proposed development would provide 174 parking spaces for Building A and 207 parking spaces for Building B, for a supply of 381. As noted above, a Parking Study has been prepared which demonstrates that the proposal will provide an appropriate supply of parking to meet demand. As such, the reduced parking is aligned with the general intent of the Zoning By-law and provides an appropriate amount of parking for the subject use of the Site.

Variance 3

The current zoning stipulates that the maximum building height is 10.8 metres. The proposed development contemplates a height of 14.31 metres. Zoning By-Law 270-2004 does not prescribe a limit in metres, however, heights are limited to two storeys on sites that abut a Residential zone. Both proposed buildings will be one storey in height. As a result, the height of the proposed development is aligned with the general intent of the Zoning By-law.

Variance 4

The current zoning stipulates that outdoor storage must be setback 150 metres to Williams Parkway, 90 metres to Torbram Road, and 25 metres to North Park Drive. The proposed development contemplates an outodoor storage setback of 80 m from Williams Parkway and 40 metres from Torbram Road. As described above, the proposal incorporates multiple visual barriers to screen the outdoor storage area from the view of the public realm. In addition, the *M*2

parent zone does not establish minimum distances of outdoor storage areas from property lines and only required that storage be screened and located within rear or interior side yards. In addition, there is no requirement of a berm to provide for visual mitigation within the parent zoning. As such, the proposed distances between outdoor storage and property lines, and the proposed removal of the existing berm meets the general intent and purpose of the Zoning By-law.

Variance 5

The current zoning stipulates that there should be a minimum landscape buffer of 30.0 metres along Williams Parkway, a 9 metre strip along Torbram Road, and a 60 metre strip along North Park Drive with a distance of 145 metres. The proposed development proposes a 3.5 metre strip of landscaping along Williams Parkway, a 9 metre landscape strip along North Park Drive, and a 9 metre landscape strip along Torbram, which is in compliance with the previous Minor Variance approval for the site. Required minimum landscaping strips under the *M*2 parent zone are 3 metres abutting a street or industrial use, and 6 metres abutting any Residential zone. As such, the proposed landscape strips meet the general intent and purpose of the Zoning By-law as the proposed landscape strips are suitable as they are still sized in order to facilitate substantial deciduous and coniferous tree plantings to provide ample visual mitigation.

Variance 6

The proposed transformers are 23.2 metres and 27.4 metres from the interior side yard. The required setback is 30 metres, and we are proposing a variance of 20 metres to account for any future minor reconfiguration of the transformers during detailed design and based on Alectra's review. The transformers will also conform with all building code-related requirements. The transformers are located a sufficient distance from the public realm and will be mostly screened from view by proposed plantings. See enclosed landscape plan for detail. As such, the proposed minimum setback for both transformers maintains the intent and purpose of the Zoning By-law.

3) Are the proposed variances appropriate for the development of the land and/or building?

The proposed variances are appropriate for the development of the land. The zoning for this land was initially established for the land's use as an automotive assembly plant. In 2024, excess lands belonging to the owner of the assembly plant were severed through a consent, and are now proposed to be used for two new industrial buildings as described above. The reduced setbacks for the building and outdoor storage, reduction of parking, increased height, and reduction in landscape buffers are all appropriate for the development of the land for industrial use and are appropriate for the proposed building type. In addition, the proposed transformer setbacks from the interior lot line are appropriate given the distance from the public realm and the proposed plantings that will minimize visual impact. The transportation will also be designed in conformance with the Building Code and in consultation with Alectra. The zoning standards contemplated through this application are consistent with the zoning standards that are implemented for other warehouse type uses throughout the City of Brampton. In addition, several of the proposed standards exceed the minimum requirements within the *M2* parent zone, as noted above.

For the reasons outlined in this letter, it is our professional planning opinion that the proposed Minor Variance is appropriate for the development of the land and building.

4) Are the proposed variances minor?

While the magnitude of the zoning relief required may not appear 'minor' it is important to review the proposed variances in the context of the current zoning which was implemented for presevered lot. Looking at the nature of the variances in the context of the newly created development site, the variances are minor in nature as they conform to the general intent of the Official plan, Zoning By-law, facilitate suitable development of two new industrial buildings within an industrial land use and do not negatively impact the public. The reduced setbacks (Variances 1) will permit the infilling of employment uses, ensuring more efficient land use and economic activity within the City.

Variance 2 will reduce the number of parking spaces; this reduction is minor and will be offset by proximity to transit routes. In addition, a detailed Parking Study has been prepared by TyLin supporting the reduction through review of proxy sites.

Variance 3 will increase the maximum height by 3.51 metres. In our opinion, the height variance is justified by the generous building setbacks and landscaping that will provide screening and minimize the visual impact of the buildings.

Variance 4 contemplates the decreased storage setbacks, appropriate screening and setbacks are being provided to mitigate the impact of the outdoor storage.

Variance 5 contemplates reduced landscape buffers, while the landscape buffers would be reduced through the proposed development, the landscape plan includes trees and shrubbery that will mitigate the visual impact of the site minimizing the effect of the reduced landscaped buffers.

Finally, Variance 6 for the proposed setback distance of 20 metres for the interior side yard for both transformers is minor and will not negatively impact neighbouring landowners or the public.

The transformers will be screened by vegetation and will be designed in compliance with the Building Code and Alectra.

The site has been designed to have negligible impacts on the immediate neighbouring lands and the public realm. Care has been taken to ensure that the proposed development will ensure a suitable massing and scale of development, as well as a comfortable public realm.

For the reasons outlined in this letter, it is our professional opinion that the proposed Minor Variances are minor in nature.

In addition, the proposed transformer locations will not require variances should the proposed setback for North Park Drive be approved. Neither transformer locations are located within any required yard setback, in compliance with section 6.10 of Zoning By-law 270 – 2004.

CLOSING

It is our professional Planning Opinion that the application meets the four tests of minor variance and should be approved by the Committee of Adjustment.

We trust you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.

Mallory Nievas, MES, MCIP, RPP Associate

Leyla Mains, MA Planner



Submitted via email to coa@brampton.ca

April 22, 2025

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

Attention: Committee of Adjustment

RE: Minor Variance Rationale Letter 9501-9511 Torbram Road TBG Project Number: 24215

INTRODUCTION

On behalf of our client, Williams Parkway Torbram Holdings LP ("the Client"), The Biglieri Group Ltd. ("Planner") is pleased to provide this Minor Variance Rationale Letter for the lands preliminarily addressed as 9501-9511 Torbram Road (severed from 2000 Williams Parkway part of the Stellantis Automotive Assembly Plant) in the City of Brampton ("Subject Site" or "Site"). The proposed Minor Variance is being sought to permit the development of two industrial buildings on a site currently used as auxiliary parking for an existing industrial use.

SUBJECT SITE AND SURROUNDING AREA

The Subject Site (Figure 1) is located at the northeast corner of Williams Parkway and Torbram Road. The Subject Site is 130,297.10 m² in size with an approximate frontage of 685 m on Torbram Road. The parcel was recently created through a severance of surplus land from the adjacent lands at 2000 Williams Parkway. The Subject Site is currently used for paved surface parking. There are sidewalks along North Park Drive, Torbram Road, and Williams Parkway providing pedestrian access to the site. There are bus stops located at Torbram Road and Jardine Street and at Torbram Road and North Park Road serviced by Brampton Transit's Route 14 that connects the site to Malton GO station via Torbram Road. There is also a bus stop located at Williams Parkway at Bramtree Crescent that is serviced by Brampton Transit's Route 29 and provides transit connections to Mount Pleasant GO station and the surrounding neighbourhood via Williams Parkway.

The Subject Site is designated as *Urban System* and *Employment Areas* within the Region of Peel Official Plan and is designated as *Employment* within the Official Plan and General Employment 1 within the Airport Intermodal Secondary Plan. The Subject Site is zoned *Industrial (M2-305)* and *Industrial (M4-307)* and Floodplain (*F*) as per the City of Brampton Comprehensive Zoning By-Law 270-2004. It is our recommendation that the *M2-305* zone should apply to the entirely of the site as the *M4-307* was implemented specifically for the pre-

PLANNING | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE

2472 Kingston Road, Toronto, Ontario M1N 1V3 21 King Street W Suite 1502, Hamilton, Ontario L8P 4W7 Office: (416) 693-9155 Fax: (416) 693-9133 tbg@thebiglierigroup.com severance lot for landscaped area. As the site has been created via severance, that zone should be removed and the *M2-305* zone should apply. In addition, a previous Minor Variance application was approved for the site through the Consent application, establishing the following zoning standards that differ from the *M2-305* exception:

- 1. Permit a 9.0 metre street line setback from Torbram Road.
- 2. Permit a landscape buffer having a minimum width of 9.0 metres of continuous, uninterrupted planting strip along Torbram Road.
- 3. Permit a landscape buffer having a minimum width of 60 metres along North Park Drive for a minimum distance of not more or less than 145 metres east of Torbram Road.

The City of Brampton is currently preparing a Comprehensive Zoning By-law. Under the new proposed zoning framework, the subject site is zoned General Employment (GE). At this time, the draft By-law remains under review and is not in-effect.

Surrounding areas:

- > North: Employment and industrial uses along North Park Drive, including warehouse uses.
- > East: Various Industrial uses, including a vehicle assembly plant.
- > South: Variety of employment and commercial buildings
- West: Residential subdivision consisting of one and two-storey semi-detached and detached residential dwellings.

DESCRIPTION OF PROPOSAL

The latest development concept for the subject site proposes two one-storey industrial buildings with associated surface parking. Total Gross Floor Area (GFA) for the concept is 63,939 m²; Building 1 has a GFA of 33,237 m² and Building 2 has a GFA of 30,702 m². Both industrial buildings accommodate truck level doors along their eastern faces and a total of 100 trailer parking spaces are provided. Vehicular parking is provided within surface parking areas that are separate from the truck parking area to the north, south, and west of the proposed buildings. A total of 381 vehicular parking spaces are currently included as part of the concept. Access from North Park Drive and Williams Parkway is to be provided via un-signalized limited moves intersections; a signalized, all-moves intersection along Torbram Road in alignment with Jardine Street to the west, is being proposed as part of this concept. This access on Torbram Road would be for typical vehicles only, and not truck trailer movements. The placeholder locations two transformers on site conform with zoning requirements as they are located behind yard setbacks. Final location is to be confirmed by Alectra Utilities.

POLICY CONTEXT AND PLANNING ANALYSIS

Variance Requested

The Zoning Chart below outlines the proposed variances to the existing zoning by-law.

| Variance | Zoning | Zoning Requirement | Proposed | |
|----------|-------------|--------------------|----------|--|
| Number | Requirement | | | |

| | 1. S. M. M. M. M. M. M. M. M. Martin and Antonia constraints and a second difference of the second straints and the second | the second se |
|-----------------------------|--|--|
| North Park Drive Setback | 25 metres | 24 metres |
| Parking Spaces | Building 1 | Building 1: 174 |
| | INDUSTRIAL - WAREHOUSE 168 SPACES (FOR FIRST 20,000 m ² + 13,109/170 (78 SPACES) = 246 | Building 2: 207 Total: 381 |
| | Building 2 | |
| | INDUSTRIAL - WAREHOUSE 168 SPACES (FOR FIRST 20,000 m ² + 8,125/170 (48 SPACES)= 231 | |
| | Total Required: 477 | |
| Height | 10.8 m | 14.31 m |
| Outdoor Storage | (2) outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than: (i) 150.0 metres to Williams Parkway; (ii) 90.0 metres to Torbram Road; (iii) 25.0 metres to North Park Drive; and, (iv) 180.0 metres to Airport Road. | (i)20 m away from Williams (ii) 40 m from Torbram |
| | Drive Setback Parking Spaces Height Outdoor | Drive SetbackParking SpacesBuilding 1INDUSTRIAL - WAREHOUSE168SPACES (FOR FIRST20,000 m²+ 13,109/170 (78 SPACES) =246Building 2INDUSTRIAL - WAREHOUSE168SPACES (FOR FIRST20,000 m²+ 8,125/170 (48 SPACES)=231Total Required: 477Height10.8 mOutdoor(2) outside storage of good, materials and equipment is permitted, provided that such storage areas are located no closer than: (i) 150.0 metres to Williams Parkway; (ii) 90.0 metres to Torbram Road; (iii) 25.0 metres to North Park Drive; and, (iv) 180.0 metres to Airport |

THE BROUGHLAND LTD.

| 5 | Landscape | | (1) Landscaping minimum of |
|---|-----------|-----------------------------------|---|
| | Buffers | metres along Williams Parkway; | 3.5 metres along Williams Parkway |
| | | | (3) A landscape strip of 9 m along North Park Drive with no minimum distance. |

Planning Act

Pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13 ("the Act"), The Committee of Adjustment can approve minor variances to Zoning By-laws for land, buildings, or structures upon the Owner's request, if they believe the changes are in keeping with the general purpose and intent of the Official Plan and Zoning By-law; are desirable for the appropriate development or use of the land, building or structure; and are minor in nature (the "Four Tests"). The variances must also be consistent with the Provincial Planning Statement, 2024 ("PPS").

Provincial Planning Statement (2024)

In accordance with Section 5 of the Planning Act, all decisions must be consistent with policies found within policy statements passed under Section 3 of the Act. The Provincial Planning Statement ("PPS") (2024) is a policy document passed under Section 3, and therefore decisions must be consistent with the policies therein. The PPS provides provincial direction on matters related to land use planning including growth, housing supply, economic development, and the protection of natural and cultural heritage resources.

FOUR TESTS ANALYSIS

It is TBG's professional planning opinion that the proposed variances satisfy the four tests stipulated by The Planning Act as follows:

The requested variances meet the four tests stipulated by The Planning Act as outlined below:

1) Is the general intent and purpose of the Official Plan maintained?

The Region of Peel Official Plan ("RPOP") provides policy direction for sustainable development that weaves together environment, social, economic, and cultural priorities. The Subject Site is designated as *Urban System* and *Employment Areas* within the RPOP. Section 5.8 provides policy direction for *Employment Areas*. *Employment Areas* are identified in the RPOP as lands that are to be protected for a range of employment uses and encourage more intensive use of land close to current and planned transit routes. Policy direction within the RPOP is supportive of intensification of existing Employment Areas with compatible employment uses (Policy 5.8.23).

The City of Brampton Official Plan ("OP") provides policy direction for the strategic planning for the rapid growth anticipated in the City. The Subject Site is designated as *Employment* within the OP. The OP encourages *Employment Areas* to be preserved for growth and intensification (Policy 2.2.8.1.a). Policy stipulates that employment areas should be planned and designed to be easily accessible via a range of transportation modes (Policy 2.1.2.36). Policy also stipulates that a diverse range of job opportunities should be accommodated within proximity to major goods movement infrastructure including Pearson Airport (Policy 2.1.2.33). Torbram Road and Williams Parkway are also identified as *Support Corridors* as per schedule 1A of the OP. Policy encourages infill opportunities within this area and buildings that are taller in height, up to 4 storeys (low rise plus) within 800 m of the *Support Corridor* (Policy 2.2.5.14).

The Airport Intermodal Secondary Plan Area ("AISPA") provides a land use policy framework for the employment area north of Lester B. Pearson International Airport. The AISPA designates the

site as *General Employment 1*. The AISPA states that the General Employment 1 designation may permit a broad range of industrial uses including warehousing, and storage of goods, manufacturing, processing, repairing and servicing operations, and outdoor storage area as an accessory to an industrial use.

Variance 1

Variance 1 aligns with the RPOP, OP, and AISPA as the proposed development supports infill of *Employment Lands* and will contribute to Brampton's future growth and intensification targets for employment.

The proposed setback variance for North Park Drive is required as the in-place zoning for the site was based on the original parcel configuration. Under the current zoning, the required street line setback from Williams Parkway is 30 metres. From that street line, the proposed setback is 57.9 metres. At the closest location of the property line, which is not the street line, the proposed setback is 20.8 metres. Based on the language of the zoning in-place, it is our opinion that a variance for the setback from Williams Parkway is not required. The in-place zoning standards for the Torbram Road and interior side yard setbacks are complied with.

Now that the new development parcel has been created through the consent process, relief from the applicable site specific zoning is required to implement zoning provisions that will facilitate development on the new parcel. As such, it is our opinion that the setback variances requested for North Park Drive conform with the RPOP and OP and that the general intent and purpose is maintained.

Variance 2

The reduction of parking spaces allows for an increased footprint to accommodate growth targets for *Employment Lands*. Additionally, both the OP and the RPOP provide policy direction for the development of Employment uses within proximity to transit. The reduction of parking spaces promotes transit use and encourages carpooling amongst employees. In addition, the reduction in parking area allows for the provision of generous landscape strips around the periphery of the site. As such, it is our opinion that the variance for parking reduction conforms with the RPOP and OP and that the general intent and purpose is maintained.

In addition, a Parking Study has been prepared by TYLin and is enclosed, which provides justification for the reduced parking rate. Proxy sites included 155-161 Orenda Road and 250 Chrysler Drive. TYLin concludes that based on the observed utilization of the proxy sites, and the ITE Parking Generation Manual, a variance to permit the proposed parking supply of 381 parking spaces is appropriate.

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While a variance is required for the proposed height of 14.31, the overall height and massing of the site is consistent with the OP's policy direction for height within *Support Corridors*. It is our opinion that the proposed variance for height conforms to the RPOP and OP and that the general intent and purpose is maintained.

Variance 4

The setbacks for outdoor storage are in keeping with the general intent and purpose of Employment land use in the RPOP and OP. The setbacks provide ample distance between the

public realm and the parking areas. Appropriate screening has been incorporated into the site design to provide visual mitigation. A 2.4 metre high fence is provided at the north end of the site, in proximity of North Park Drive, and a second fence also with a height of 2.4 metres is provided at the south end of the site in proximity of Williams Parkway. A third wall with a height of 3.4 metres is provided in proximity of the proposed entrance along Torbram Road, which also provides noise mitigation. As such, the proposed outdoor storage area is appropriately located and screened from view.

In addition, the previous berm that was provided for the site prior to the severance will not be maintained. It is our opinion that a berm is not required to provide suitable screening. The setback distance, landscaped buffers, and planting will provide the appropriate visual mitigation to screen the storage areas from view.

It is our opinion that the proposed variance for outdoor storage conforms to the RPOP and OP and that the general intent and purpose is maintained.

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The proposed landscaping buffers are in keeping with the general intent of the RPOP and OP as they provide separation from the Right-of-Ways and assist in providing visual mitigation. Through the previous minor variance application for the lands to facilitate the severance, a minimum landscape strip along Torbram Road of 9 metres was approved. The proposed site plan incorporates similar landscaped strips along the Williams and North Park Drive frontages. A Landscape Plan has been prepared by Studio TLA, which provides detail on the 199 trees that are to be planted around the perimeter of the site within the proposed landscape strips. These trees will serve as visual mitigation and will aid in replacing many of the trees that need to be removed from the site to permit the proposed development. It is our opinion that the proposed variance related to the reduction of landscape strips along North Park Drive and Williams Parkway conforms to the Official Plans.

2) Is the general intent and purpose of the Zoning By-law maintained?

The Subject Site is zoned *Industrial (M2-305)* and *Industrial (M4-307)* and Floodplain (*F*) as per the City of Brampton Comprehensive Zoning By-Law 270-2004. The applicable zoning facilitated development of the full pre-severed lot, namely the Chrysler plant. As mentioned above, it is our recommendation that the *M2-305* zone should apply to the entirely of the site as the *M4-307* was implemented specifically for the pre-severance lot for landscaped area. As the site has been created via severance, that zone should be removed and the *M2-305* zone should apply. Alternatively, all of the provisions to be implemented through this proposed variance and the applicable zoning within *M2-305* zone should be transferred to the *M4-307* exception.

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City of Brampton. The proposed setback is aligned with the general intent of the Zoning By-law for Industrial uses.

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The current zoning stipulates that outdoor storage must be setback 150 metres to Williams Parkway, 90 metres to Torbram Road, and 25 metres to North Park Drive. The proposed development contemplates an outodoor storage setback of 20 m from Williams Parkway and 40 metres from Torbram Road. As described above, the proposal incorporates multiple visual barriers to screen the outdoor storage area from the view of the public realm. In addition, the *M2* parent zone does not establish minimum distances of outdoor storage areas from property lines and only required that storage be screened and located within rear or interior side yards. In addition, there is no requirement of a berm to provide for visual mitigation within the parent zoning. As such, the proposed distances between outdoor storage and property lines, and the proposed removal of the existing berm meets the general intent and purpose of the Zoning By-law.

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The proposed variances are appropriate for the development of the land. The zoning for this land was initially established for the land's use as an automotive assembly plant. In 2024, excess lands belonging to the owner of the assembly plant were severed through a consent, and are now proposed to be used for two new industrial buildings as described above. The reduced setbacks for the building and outdoor storage, reduction of parking, increased height, and reduction in landscape buffers are all appropriate for the development of the land for industrial use and are appropriate for the proposed building type. The zoning standards contemplated through this application are consistent with the zoning standards that are implemented for other warehouse type uses throughout the City of Brampton. In addition, several of the proposed standards exceed the minimum requirements within the *M2* parent zone, as noted above.

For the reasons outlined in this letter, it is our professional planning opinion that the proposed Minor Variance is appropriate for the development of the land and building.

4) Are the proposed variances minor?

While the magnitude of the zoning relief required may not appear 'minor' it is important to review the proposed variances in the context of the current zoning which was implemented for presevered lot. Looking at the nature of the variances in the context of the newly created development site, the variances are minor in nature as they conform to the general intent of the Official plan, Zoning By-law, facilitate suitable development of two new industrial buildings within an industrial land use and do not negatively impact the public. The reduced setbacks (Variances 1) will permit the infilling of employment uses, ensuring more efficient land use and economic activity within the City.

Variance 2 will reduce the number of parking spaces; this reduction is minor and will be offset by proximity to transit routes. In addition, a detailed Parking Study has been prepared by TyLin supporting the reduction through review of proxy sites.

Variance 3 will increase the maximum height by 3.51 metres. In our opinion, the height variance is justified by the generous building setbacks and landscaping that will provide screening and minimize the visual impact of the buildings.

Variance 4 contemplates the decreased storage setbacks, appropriate screening and setbacks are being provided to mitigate the impact of the outdoor storage.

Finally, Variance 5 contemplates reduced landscape buffers, while the landscape buffers would be reduced through the proposed development, the landscape plan includes trees and shrubbery that will mitigate the visual impact of the site minimizing the effect of the reduced landscaped buffers.

The site has been designed to have negligible impacts on the immediate neighbouring lands and the public realm. Care has been taken to ensure that the proposed development will ensure a suitable massing and scale of development, as well as a comfortable public realm.

THE BIGLIER SHOLF

For the reasons outlined in this letter, it is our professional opinion that the proposed Minor Variances are minor in nature.

In addition, the proposed transformer locations will not require variances should the proposed setback for North Park Drive be approved. Neither transformer locations are located within any required yard setback, in compliance with section 6.10 of Zoning By-law 270 – 2004.

CLOSING

It is our professional Planning Opinion that the application meets the four tests of minor variance and should be approved by the Committee of Adjustment.

We trust you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.

Mallory Nievas, MES, MCIP, RPP Associate

ush Mains

Leyla Mains, MA Planner

DREAM 9501-9511 TORBRAM ROAD, BRAMPTON

ARCHITECTS PROJECT # 255002

A PROJECT FOR

DREAM

ARCHITECT

POWERS BROWN ARCHITECTURE 411 RICHMOND STREET EAST, SUITE 206 TORONTO, ON MSA 3S5 647.931.9787 HINDI@POWERSBROWN.COM RASHID HINDI

LANDSCAPE

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TRANSPORTATION

380 WELLINGTON STREET WEST TORONTO, ONTARIO M5V 1E3 647.720.6665 JAY.MODI@tylin.com JAY.MODI





Page 140 of 386

OWNER DREAM 30 ADELAIDE STREET EAST, SUITE 301 TORONTO, ONTARIO MSC 3G6 416 365 3535 BRAD KEAST

BKEAST@DREAM.CA

CIVIL HUSSON ENGINEERING + MANAGEMENT 200 CACHET WOODS COURT, SUITE 204 MARKHAM,ONTARIO L6C 028 905 709.5825 DAVID SHARP DAVID SHARP DAVID SHARP@HUSSON.CA

ACOUSTICAL CONSULTANT

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DREAM

255002

-

| ABBREVIATIONS | SYMBOL LEGEND | | DRAWING INDEX | |
|---|---|-----------------|---|--|
| Q CENTER LINE PLWOD PLWOD Q AND PTD PARE A AND PTD PARE Q AT R RD ROCO DRANS R NISERS RD ROCO DRANS R DUMMETER RD ROCO TRANS R DUMMETER RD ROCO TRANS R AC ARCONITIONING RO ROUCH OPENNO AC ARCONITIONING RO ROUCH OPENNO ACT ACOUSTICAL CELING RO ROUCH OPENNO ACT ACOUSTICAL CELING RO ROUCH OPENNO ADD AMERICANS WITH BUD DOOT TOP UNIT ADD AMERICANS WITH SCMD SOLID CORE WOOD ADD AMERICANS WITH SCMD SOLID CORE WOOD ADA AMERICANS WITH SOLID CORE WOOD DOOT ADA AMERICANS STANCES STANCESS STEEL STANCESS STEEL ADA AMERICANS WITH STANCESS STEEL STANCESS STEEL ALUM ALUMALINANIM ST STANCESS STEEL ACD BOTON OF MULLION TOP TOP OF OF AMALION BOM BOTTON OF REVELI TOR TOP OF OF AMALION <t< td=""><td>TRUE N NORTH ARROW PROJECT OULMN ID EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED PRE RATING NEW PARTITION PARE TO EXISTING CONSTRUCTION TO BE DEMOLISHED NEW PARTITION PRE RATING PARTITION TYPE STUD SIZE (NUMBER) ILETTER) PARTITION TYPE STUD SIZE (NUMBER) ILETTER) PARTITION TYPE STUD SIZE (NUMBER) ILETTER) PARE TO BE DETAIL NUMBER ILETTER) VALL SECTION OF SIMILAR OR OPPOSITE AREA TO BE DETAIL NUMBER ILETAINMER ILETAIN ILETAINMER ILETAINMER ILETAINMER ILETAIN ILETAINMER <</td><td><image/></td><td>Image: Strain Strain</td><td>PROJECT TITLE PROJECT TITLE PROJECT TITLE DREAM PROJECT TITLE A PROJECT FOR PROJECT FOR PROJEC</td></t<> | TRUE N NORTH ARROW PROJECT OULMN ID EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED PRE RATING NEW PARTITION PARE TO EXISTING CONSTRUCTION TO BE DEMOLISHED NEW PARTITION PRE RATING PARTITION TYPE STUD SIZE (NUMBER) ILETTER) PARTITION TYPE STUD SIZE (NUMBER) ILETTER) PARTITION TYPE STUD SIZE (NUMBER) ILETTER) PARE TO BE DETAIL NUMBER ILETTER) VALL SECTION OF SIMILAR OR OPPOSITE AREA TO BE DETAIL NUMBER ILETAINMER ILETAIN ILETAINMER ILETAINMER ILETAINMER ILETAIN ILETAINMER < | <image/> | Image: Strain | PROJECT TITLE PROJECT TITLE PROJECT TITLE DREAM PROJECT TITLE A PROJECT FOR PROJECT FOR PROJEC |
| HM HOLLOW METAL HORIZ HANRAL HORIZ HANRAL HORIZ HANRAL HORIZ HORIZONTAL HORIZ HORIZONTAL HORIZ HORIZONTAL HORIZ HORIZONTAL HORIZ HORIZONTAL HORIZ HORIZONTAL HORIZONTAL JAN JANITOR LAW LAWATORY LOG LANDING LOG LANDING LOG LANDING LOG LANDING LOG LANDING LOG LANDING LOG LANDING LOG LANDING LOG LOG LOG MURCH HORIZONTAL HORIZONTAL MILL MULLION MIC NOT NO CONTRACT NTS NOT TO CONTRACT NTS NOT TO SCALE OC ON CENTER OFFICI OFFICE ON INTERNET HURISHED/ OWNER FURNISHED/ OWNER FURNISHED/ | OL1 FINISH - FLOOR (WITH SCHEDULE) C1 FINISH - CELLING (WITH SCHEDULE) (P: 0") DIMENSION OF CELLING ABOVE FINISH FLOOR (E01) EQUIPMENT (WITH SCHEDULE) 52 WALL MOUNTED ONE-WAY SWITCH V DATA / TELEPHONE, WALL MTD V DATA ONLY, WALL MTD V DATA ONLY, WALL MTD © DIOUPLEX RECEPTACLE, FLOOR MTD © DUPLEX CONVENIENCE, WALL MTD © DUPLEX CONVENIENCE, WALL MTD © DUPLEX CONVENIENCE, WALL MTD © DOUBLE DUPLEX CONVENIENCE, WALL MTD © DOUBLE DUPLEX RECEPTACLE, FLOOR MTD © DOUBLE DUPLEX CONVENIENCE, WALL MTD © DOUBLE DUPLEX RECEPTACLE, FLOOR MTD © SIMPLEX CONVENENCE, WALL MTD © SIMPLEX CONVENENCE, WALL MTD © SIMPLEX CONVENENCE, WALL MTD © SIMPLEX SEPARAT | Page 141 of 386 | | A DATE REVISION 1 202504/17 issued for SPA 1 202504/17 issued for SPA PROJECT NO: 255002 DRAWN BY: MZ2 CHECKED BY: CH SHEET NAME DRAWNING INDEX, SYMBOL LEGEND & ABBREVIATION INDEX SEAL SHEET NUMBER GOO01 ASSOCHUS CHECKED SEAL SHEET NUMBER GOO01 |

| TEM | ONTARIO BUILDING CODE DATA MATRIX PART 3 | | | | | | | | | | ONTARIO ONTARIO BUILDING CODE 2025 REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C | brown Tor archit | |
|-----------|---|--------------------------------|--|---|--------------------------------|---|---------------------------------|---|--|---------------------------|---|------------------------------------|---------------------|
| 1 | Project Description: 9501-9511 TORBRAM ROAD, BR | | | | | 1 | | | 1 | | PART 3 | | |
| - | | MPTON BLUG 1 | | Alteration dium Hazard Industri | | Addition | | New | | | 1.1.1 3.1.2.1.(1) | PROJECT TITLE | |
| 2 | Occupancy Classification: | | | dium Hazard Industri dium Hazard Industri | | | | | | | Table 3.1.2.1 | PROJECT HILE | |
| 3 | Major Occupancies: Building Area (m2): | | Existing: | N/A | New: | 33237 m2 | Total: | 33237 m2 | 1 | | [A] 1.4.1.2. | | EAM |
| | Gross Floor Area (m2): | | Existing: | N/A | New: | 33237 m2 | Total: | 33237 m2 | | | [A] 1.4.1.2. | | |
| | Number of Storeys: | | Above Grade: | | Below Grade: | 0 | | | | | [A] 1.4.1.2. | 1 | |
| | Building Height (m): | | 14.31 m | 1. | | | | 1 | 1 | | 3.2.1.1 | 9501-9511 TORBRA | M ROAD, BRAMPTON |
| | Number of Streets Building is Fa | ing: | 3 | | | | | | | | 3.2.2.10. | | |
| 6b | Number of Fire Fighter Access Li | ine: | 4 | | | | | | | | 3.2.5.4 | - | |
| | Building Classification: | | GROUP F, DIV | | HT, ANY AREA, SP | RINKLERED | | | | | 3.2.2.57 | APRO | JECT FOR |
| 8 | Sprinkler System Proposed: | | Select | ted Compartments ted Floor Areas | | | | | | | | DR | EAM |
| | | | Not R | equired | | | | | | | | | |
| | Standpipe & Hose Required: | | Yes | | No | | | | PER MEP RECOMM | | 3.2.5.8. | 4 | |
| | Fire Alarm Required: | | Yes | | No | | | | PER MEP RECOMM | | 3.2.4. | 1 | |
| | Water Service/Supply is Adequat High Building: | : | Yes Yes | | No No | | | | PER MEP RECOMM | ENDATION | 3.2.5.7. | | |
| | Construction Restrictions: | | Comb | ustible permited | Non-Combi | | | Both | | | 3.2.2.57 | | |
| 14 | Mezzanine(s): | | Yes Yes | | No | Me | zzanine(s) Area (m2 |) | | | 3.2.1.1.(3)-(8) and 3.2.8 | | |
| 14b 15 | Interconnected Floor Space: Occupant Load: | | Yes | | | | II DING TENENAT | | N A SEPARATE PERM | пт | 3.1.17 | 1 | |
| 15 | Occupant Load: Based on Table 3.1.17.1 | | Ground Floor: | TBD | Second Floor: | N/A | Total: | TBD | | | 1 | | |
| | ~ | | Third Floor: | | Forth Floor: | N/A | | | | | | | |
| | Detail Calculation | | | I | | | | | | | 1 | | |
| | | | | | | Additional Area (m | | Occupant Load | | | - | | |
| | | Ground Floor: Ground Floor: | Office Warehouse | D F2 | | N/A N/A | 9.8 | TBD TBD | | | - | | |
| | | Ground Floor: | Warenouse | F2 | 1112 | | 20 | 100 | | | | | |
| | | | | | | | | | | | - | | |
| 16 | Barrier-Free Design: Explain: | | | Yes | | No | | | | | 3.8 | 1 | |
| 17 | Hazardous Substances: | | | Yes | | No | | | | | 3.3.1.2. | | |
| | Explain: | | | | | | | | | | 3.2.2.57 | - | |
| 18 | Required Fire Resistance Rating: | | Floors: | e Rating of Horizon | 2H | н | | | | | 3.2.2.57 | | |
| | | | Roof: | | N/A N/A | - | | | | | | | |
| | | | Mezzanine: Fire-Resistance | e Rating of SUPPO | RTING Assemblies | Listed Design N | to, or Description | | | | 1 | | |
| | | | Loadbearing W | | 2H | | | | | | 1 | | |
| | | | Columns: | | | | | | | | | - | |
| 19 | Spatial Separation - Construction Wall Area of EBF (m2 | | L/H or H/L | Permitted Max. % of Openings | Proposed Max. % of Openings | FRR (Hrs) | Listed Design or Description | Combustible Construction | Comb.Construction nonComb. Cladding | Non-Comb. Construction | 3.2.3 | | |
| | North 1816 | >15 | | 100 | | 0 | | N/A | N/A | YES | | | |
| | South 1816 | >15 | | 100 | | 0 | | N/A N/A | N/A N/A | YES YES | - | | |
| | East 3990 West 4000 | >15 >15 | | 100 | | 0 | | N/A N/A | N/A N/A | YES | 1 | | |
| 20 | Plumbing Facilities: | | | Total Occupant | Min. WC Required | No. of Barrier- Free WC Req'd | Max. No. of Urinal | Min. No. of Lavarories Req'd | | | 3.7.2.2; 3.7.2.2.(12); 3.7.2.2.(13);3.7.2.3.; | | |
| | | | Male | | | | | | | | Tables 3.7.2.2.(A) (B) (C); 3.8.2.3.; 3.8.3.8. | | |
| 206 | Barrier-Free Washroom Required | | Female | | FOR CORE AND S | HELL OF ONE BUI | LDING. TENENAT F | IT-OUT WILL BE I | A SEPARATE PERMI | т | 3.8.2.3. | | |
| | Universal Toilet Room: | | | Yes | | No | | | | | 3.7.2.2.(3); 3.8.3.12. | | |
| | Number and Location of Exits from Floor Areas: | | | . of Exits Required - No. of Exits Provided - Ground Floor: Floor: | | | Required: | Max. Travel Distance to one Exit Required: | | | 242/24224 | | REVISION for SPA |
| | | | X Min. No. of Exits Required - 2nd & Typ. Fir: | | | X No. of Exits Provided - 2nd & Typ. Fir: | | XX m Max. Travel Distance to one Exit Required: | | | | | |
| | | | x | | x | | XX m | | | | 343 | | |
| | Exit Width based on Occupant Lo Min. Exit Width: | ad and Area of Sui | ite: | | | | | | | | 3.4.3 | | |
| | Min. Exit Width: Door Leaf Min. Exit Width: | | | | | | | | | | | | |
| | BOO. LOOI MIN. LAIL WILLIN. | | 1 | | | | | | | | | | |
| | Occupant Load: | | | | | | | | | | 1 | | |
| | | | | 1- | 1 | T | | | 1 | | | | |
| | Total Aggregate width of exits RE | QUIRED: | XXXX mm | Doorway Width | | | | | | | | | |
| | | QUIRED: OVIDED: | XXXX mm XXXX mm | Doorway Width Doorway Width | | | | | | | | PROJECT NO: 255002 DRAWN BY: MZ | |



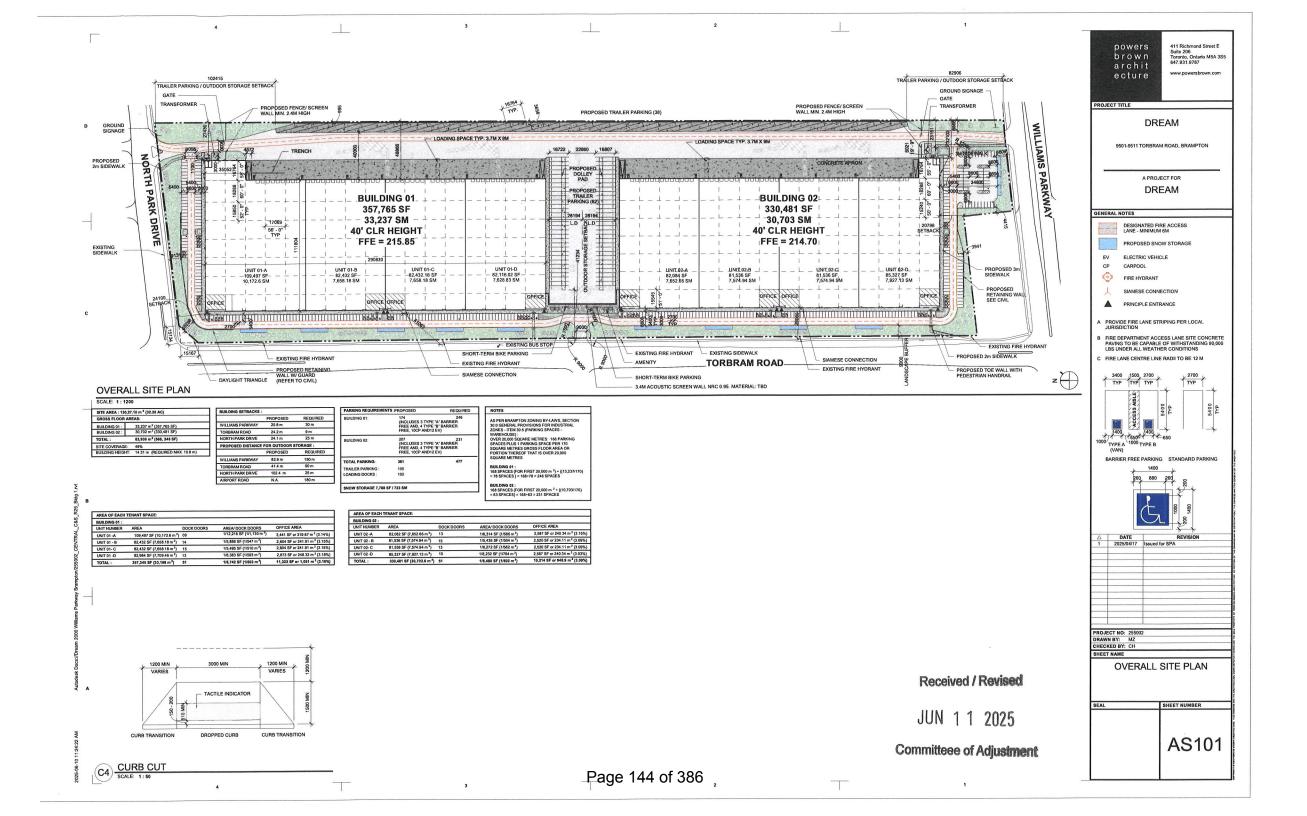
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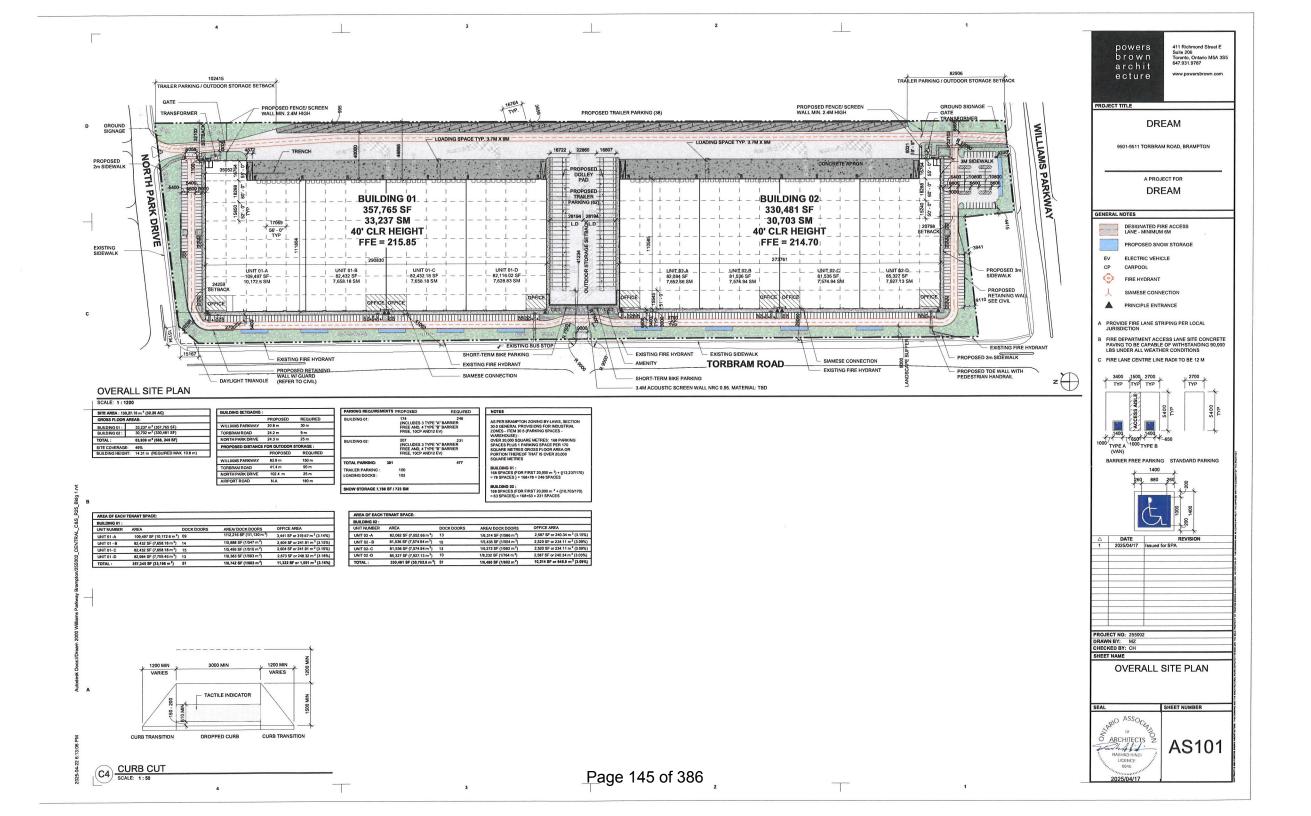
19 PM

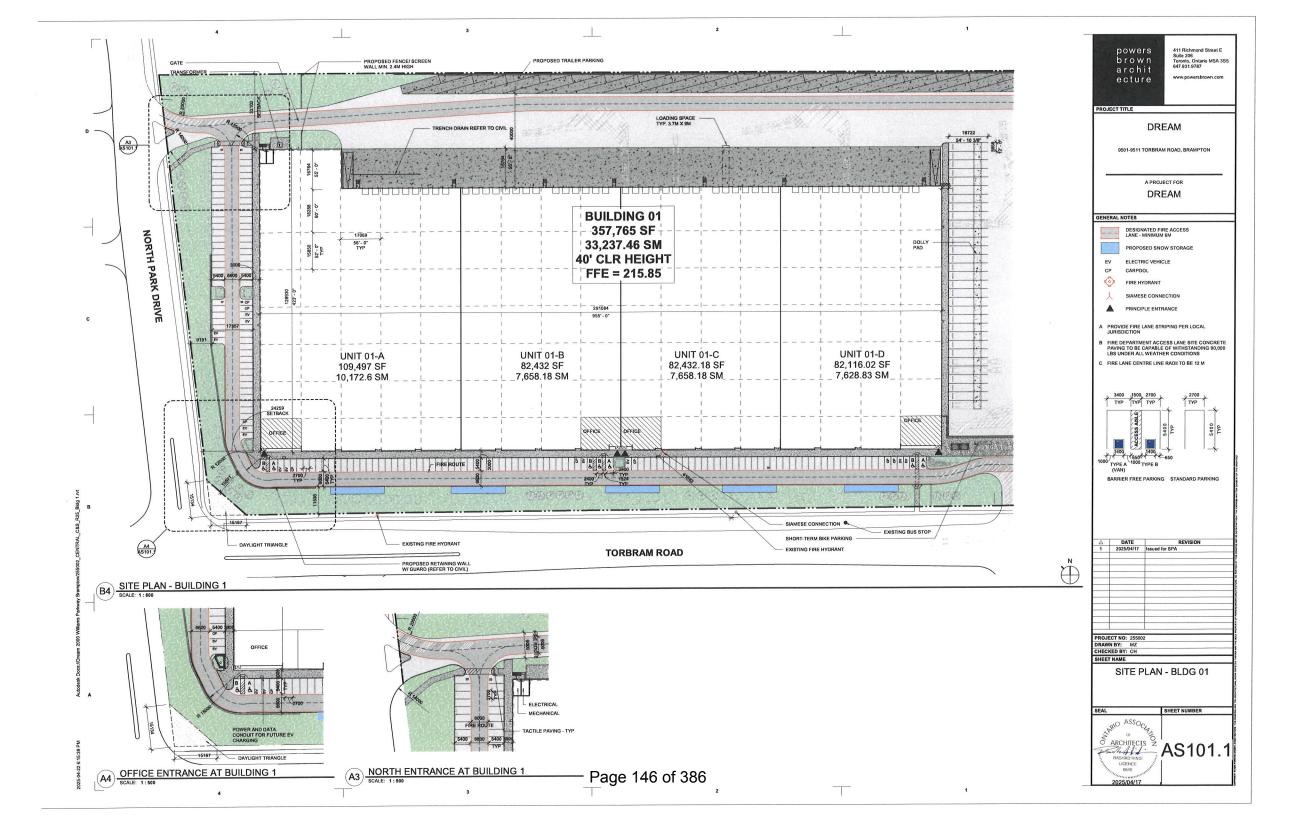
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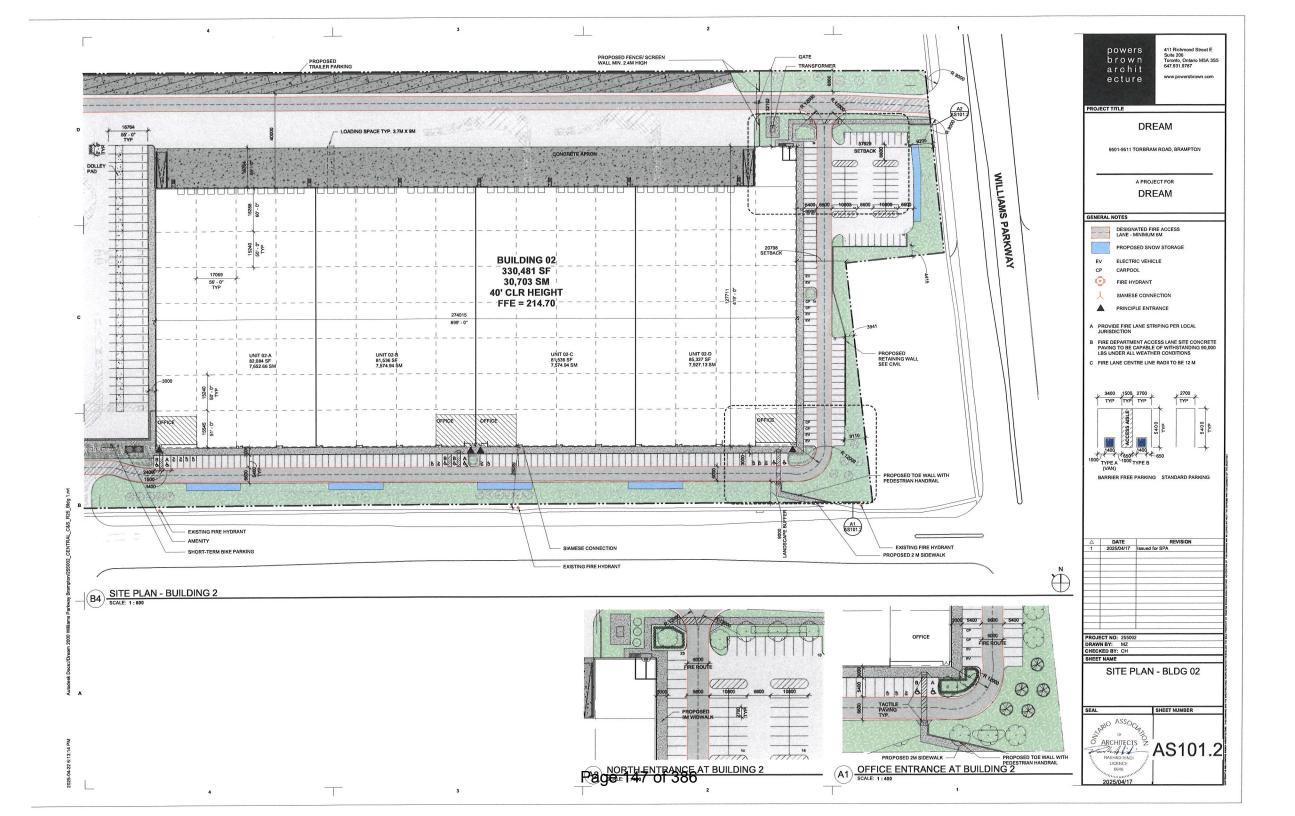
| EM | Division & OR (C) FOR Division X Division X Project Description: PART 3 | | | | | | | | powers brown archit ecture | 411 Richmond Streel Suite 206 Toronto, Ontario M5A 647.931.9787 www.powersbrown.co | | | | | | | | | | |
|--------|---|--|----------------------|---|-------------------|-----------------------------------|-------------------------------|--------------------------|-------------------------------------|--|--------------------|--------------|---|------------------------------------|----------------|--|--|---|--|--|
| 1 | | | | 1 | - | | | - 1 | | 1 | 1 | | | | | | | | | |
| | | | AMPTON BLDG 2 | 00000 | | Alteration um Hazard Industria | | Addition | | New | | | 1.1.1 3.1.2.1.(1) | PROJECT TITLE | | | | | | |
| 2 | Occupancy Class Major Occupanc | | | | | um Hazard Industria | | | | | | | Table 3.1.2.1 | PROSECTIMEE | | | | | | |
| 3 | Building Area (m | | | Existing | | N/A | New: | 30703 m2 | Total: | 30703 m2 | | | [A] 1.4.1.2. | DRI | EAM | | | | | |
| 4 | Gross Floor Area | | | Existing | | N/A | New: | 30703 m2 | Total: | 30703 m2 | | | [A] 1.4.1.2. | | | | | | | |
| 5 | Number of Store | 1 | | Above G | | 1 | Below Grade: | | | | | | [A] 1.4.1.2. | | | | | | | |
| 5b | Building Height (| (m): | | 14.31 | | | | | | | | | 3.2.1.1 | 9501-9511 TORBRAM | ROAD, BRAMPTON | | | | | |
| 6 | Number of Stree | ts Building is Fa | cing: | 3 | | | | | | | | | 3.2.2.10. | | | | | | | |
| b | Number of Fire F | | ane: | 4 | | ION 2, ANY HEIGH | | | | | | | 3.2.5.4 | | | | | | | |
| 7 8 | Building Classifi Sprinkler System | | | | Entire B | | 11, ANY AREA, S | PRINKLERED | | | | | 3.2.2.18 | A PROJI | ECT FOR | | | | | |
| 8 | Sprinkler System | n Proposea: | | | Selected | d Compartments | | | | | | | | DR | EAM | | | | | |
| | | | | | | d Floor Areas | | | | | | | | | | | | | | |
| | | | | | Baseme Not Req | | | | | | | | | | | | | | | |
| 9 | Standpipe & Hos | se Required: | | | Yes | lanea | No No | | | | PER MEP RECOMME | ENDATION | 3.2.5.8. | | | | | | | |
| 10 | Fire Alarm Requi | ired: | | | Yes | | No No | | | | PER MEP RECOMME | ENDATION | 3.2.4. | | | | | | | |
| 11 | Water Service/Su | upply is Adequa | le: | | Yes | | No No | | | | PER MEP RECOMME | ENDATION | 3.2.5.7. | | | | | | | |
| | High Building: Construction Re | strictione | | +++ | Yes Combus | stible permited | No Non-Com | bustible Req'd | | Both | | | 3.2.6. 3.2.2.57 | | | | | | | |
| 4 | Mezzanine(s): | | | | Yes | | No | | anine(s) Area (m2 | | | | 3.2.1.1.(3)-(8) and 3.2.8 | | | | | | | |
| 4b | Interconnected F | | | | Yes | | No | | | | 1 | _ | | | | | | | | |
| 5 | Occupant Load: | | | ••• THIS Ground | | TBD S | FOR CORE AND second Floor: | SHELL OF ONE BUIL N/A | DING. TENENAT F | TBD | N A SEPARATE PERMI | т | 3.1.17 | | | | | | | |
| | Based on Table 3 | 3.1.17.1 | | Third Fle | | | Forth Floor: | N/A N/A | Total: | TBD | | | | | | | | | | |
| | Detail Calculatio | | | Third Pie | 001. | | | 107 | | | | | - | | | | | | | |
| | Detan Carculatio | ~ | 1 | 1 | | Occupancy F | loor Area (m2) | Additional Area (m2 |) m2/person | Occupant Load | | |] | | | | | | | |
| | | | Ground Floor: | Office | | | m2 | N/A | 9.8 | TBD | | | - | | | | | | | |
| | | | Ground Floor: | Warehou | USO | F2 | m2 | N/A | 28 | TBD | | | - | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| 6 | Barrier-Free Des | sign: | | | | Yes | | No | | | | | 3.8 | | | | | | | |
| 17 | Explain: Hazardous Subs | tances: | | | | Ves | | No | 1 | | 1 | | 3.3.1.2. | | | | | | | |
| ., | Explain: | tances. | | | | | | | | | | | | | | | | | | |
| 8 | Required Fire Re | esistance Rating | : | | sistance F | Rating of Horizont | | Listed Design No | or Description | | | | 3.2.2.57 | | | | | | | |
| | | | | Floors: Roof: | | | 2H N/A | | | | | | | | | | | | | |
| | | | | Mezzani | ino: | | N/A | | | | | | | | | | | | | |
| | | | | | | | | Listed Design No | or Description | | | | - | | | | | | | |
| 9 | Spatial Separation | on - Constructio | n of Exterior Walls: | 1 | | Permitted Max. | Proposed Max | . 1 | Listed Design | Combustible | Comb.Construction | Non-Comb | 323 | | | | | | | |
| | Wall | Area of EBF (m | 2) L.D. (m) | L/H or H | 1/L | % of Openings | % of Openings | FRR (Hrs) | or Description | Construction | nonComb. Cladding | Construction | | | | | | | | |
| | | 1816 | >15 | | | 100 | | 0 | | N/A | N/A N/A | YES | 4 | | | | | | | |
| | South | 1816 3645 | >15 | | | 100 | | 0 | | N/A N/A | N/A N/A | YES | - | | | | | | | |
| | | 3754 | >15 | | | 100 | | 0 | | N/A | N/A | YES | 1 | | | | | | | |
| 0 | Plumbing Facilit | ies: | | | | Total Occupant | Min. WC | No. of Barrier- | Max. No. of Urinal | Min. No. of Lavarories Reg'd | | | 3.7.2.2; 3.7.2.2.(12); | 1 | | | | | | |
| | | | | Male | | Load | Required | Free WC Req'd | orman | Cavarones Red.0 | | | 3.7.2.2.(13);3.7.2.3.; Tables 3.7.2.2.(A) (B) (C); | | | | | | | |
| | | | | Female | | | | | | | | | 3.8.2.3.; 3.8.3.8. | | | | | | | |
| | Barrier-Free Was | | i: | *** THIS | PERMIT | APPLICATION IS F | OR CORE AND | SHELL OF ONE BUILT | DING. TENENAT F | IT-OUT WILL BE I | A SEPARATE PERMI | т | 3.8.2.3. | | | | | | | |
| | Universal Toilet I Number and Loc | | om Floor Areas: | Min. No. | of Exits | Required - | | rovided - Ground | Max. Travel Dist | ance to one Exit | | | 3.7.2.2.(3); 3.8.3.12. 3.4.2./3.4.3.2.A | A DATE | REVISION | | | | | |
| | | | | Ground | Floor: | | Floor: | | Required: | | | | | △ DATE 1 2025/04/17 Issued for | | | | | | |
| | 1 | | | | | | | x | | | | x | | XX m | _ | | | 4 | | |
| | 1 | | | Min. No. of Exits Required - 2nd Typ. Fir: | | Required - 2nd & | No. of Exits Pr Fir: | rovided - 2nd & Typ. | Max. Travel Dist Required: | ance to one Exit | | | | | | | | | | |
| | | | | x | | | x | | XX m | | | | | | | | | | | |
| | | d on Occupant L | oad and Area of Su | ite: | | | | | | | | | 3.4.3 | | | | | | | |
| 2 | Min. Exit Width: | | | | | | | | | | | | - | | | | | | | |
| 2 | Door Leaf Min. E Occupant Load: | ant Width: | | | | | | | | | | | | | | | | | | |
| 12 | Occupant Load: | | | | | | | | | | 1 | | | | | | | | | |
| 12 | | | EQUIRED: | XXXX mr | | Doorway Width | | | | | | | | | | | | | | |
| | Total Aggregate | Total Aggregate width of exits REQUIRED: | | | | | | | | | 1 | | | | | | | | | |
| | Total Aggregate | width of exits R width of exits P | ROVIDED: | XXXXX mr | m | Doorway Width | 1 | | I | | 1 | | | PROJECT NO: 255002 | | | | | | |
| | Total Aggregate Total Aggregate | width of exits R width of exits P | ROVIDED: | XXXXX mr | m | Doorway Width | | | | | 1 | | | PROJECT NO: 255002 DRAWN BY: MZ | | | | | | |
| | Total Aggregate Total Aggregate | width of exits R width of exits P | ROVIDED: | XXXXX mr | m | Doorway Width | | | | | | | | | | | | | | |

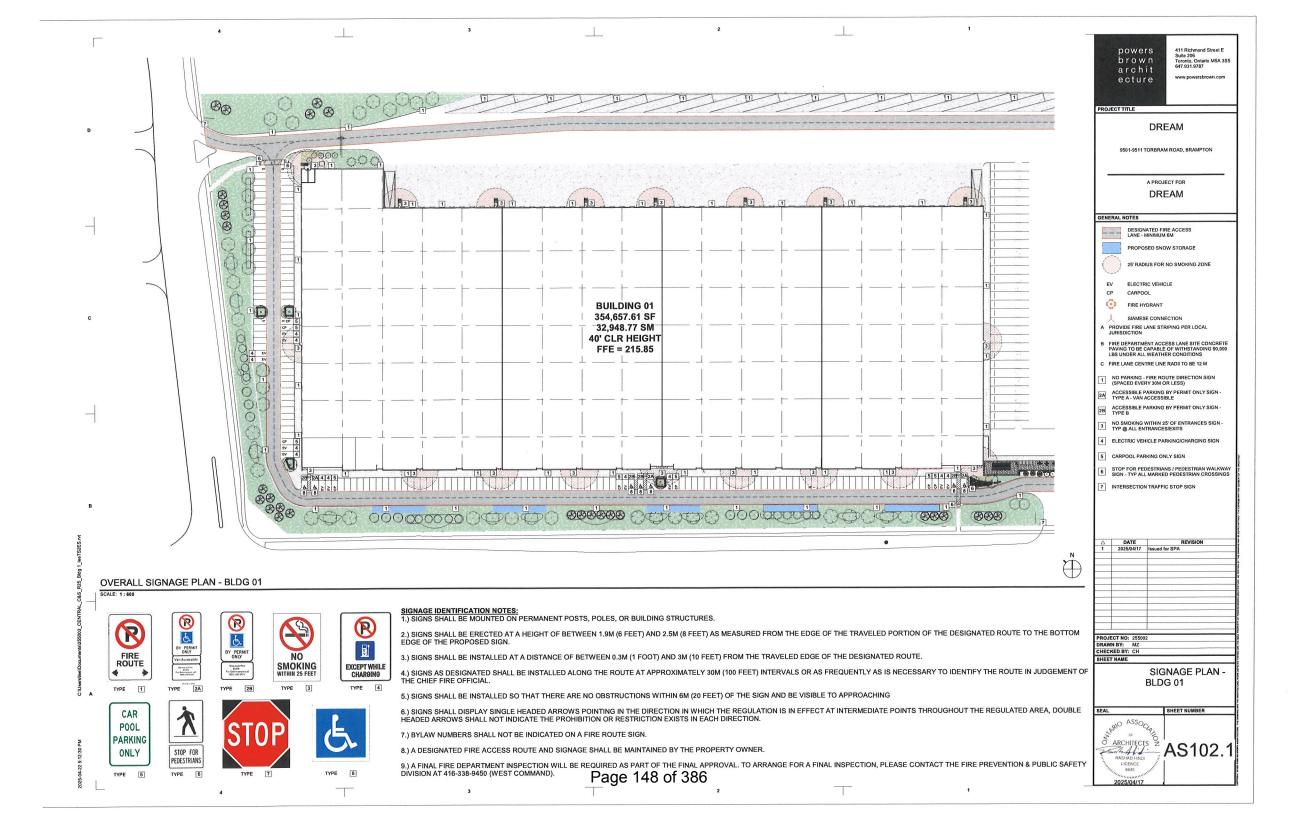


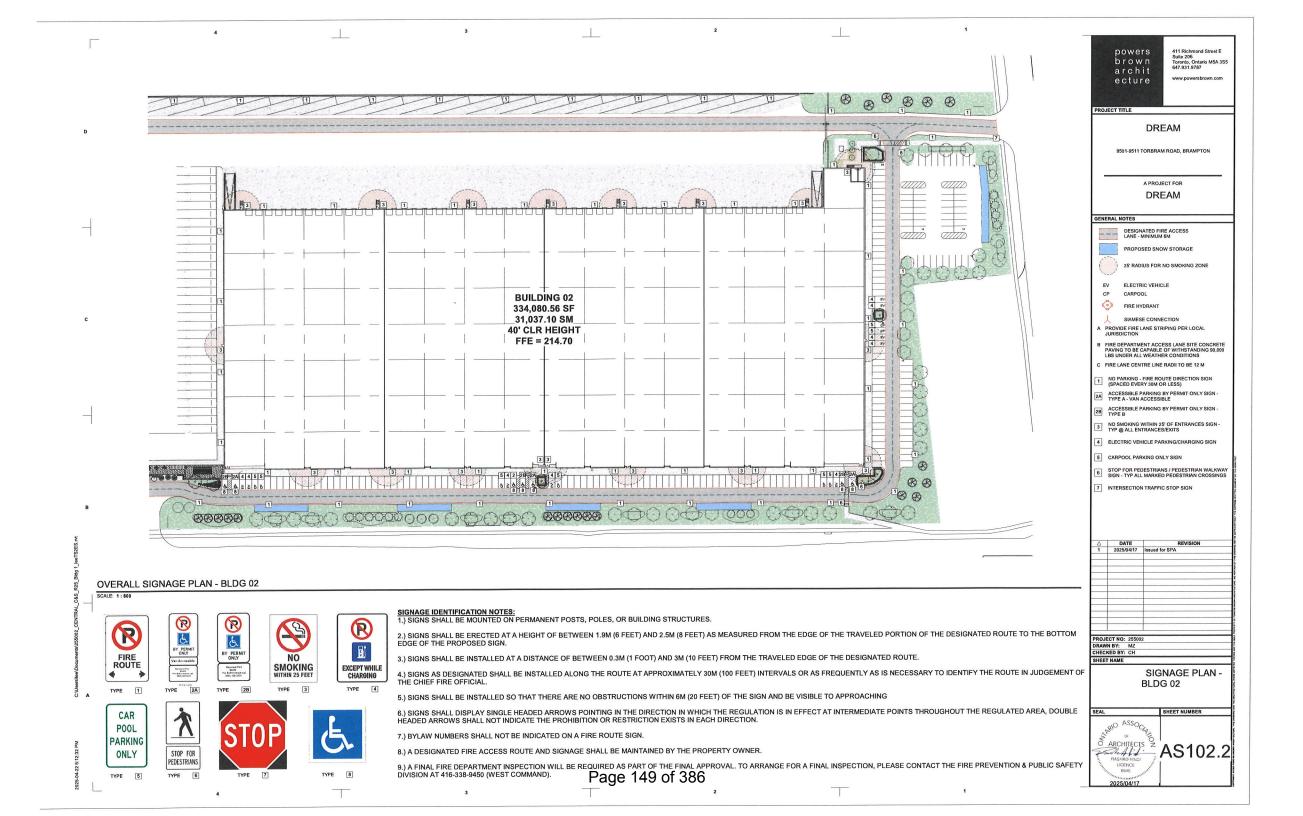


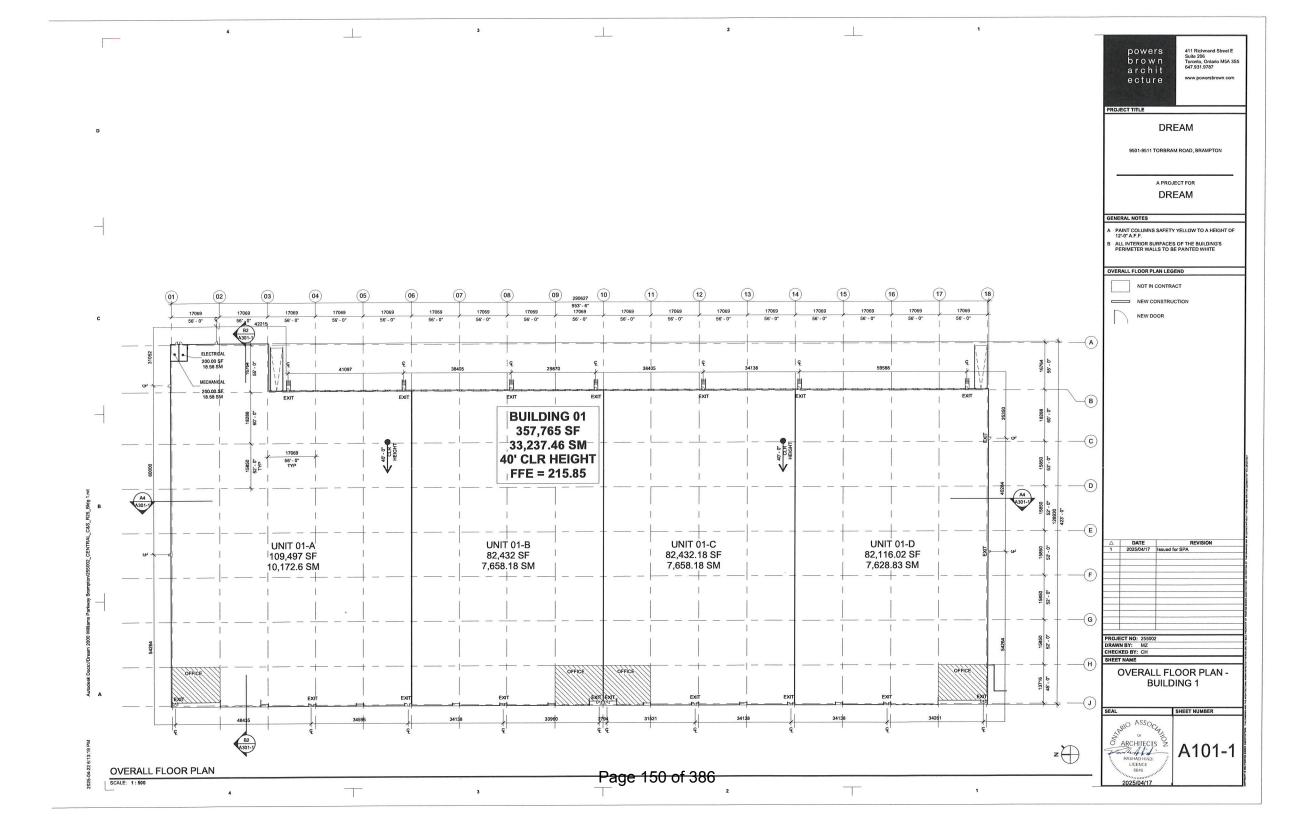


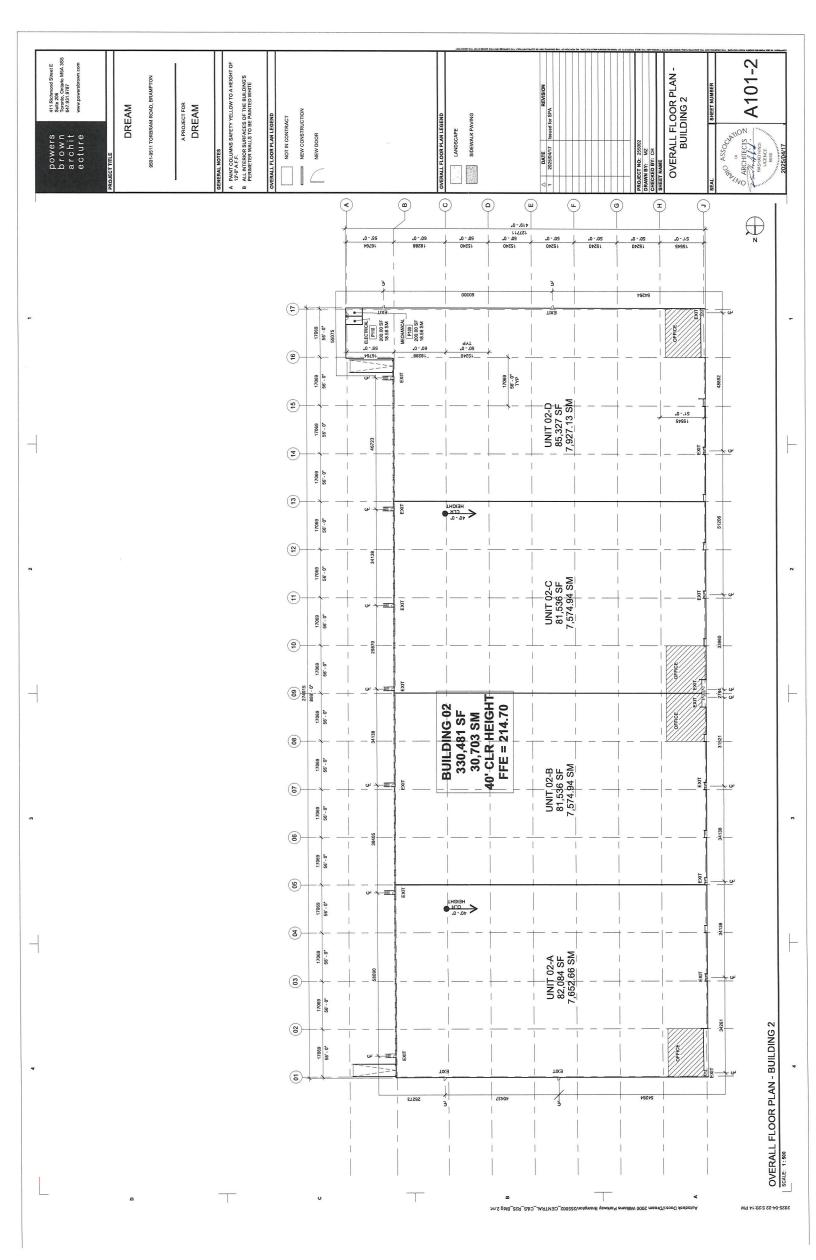


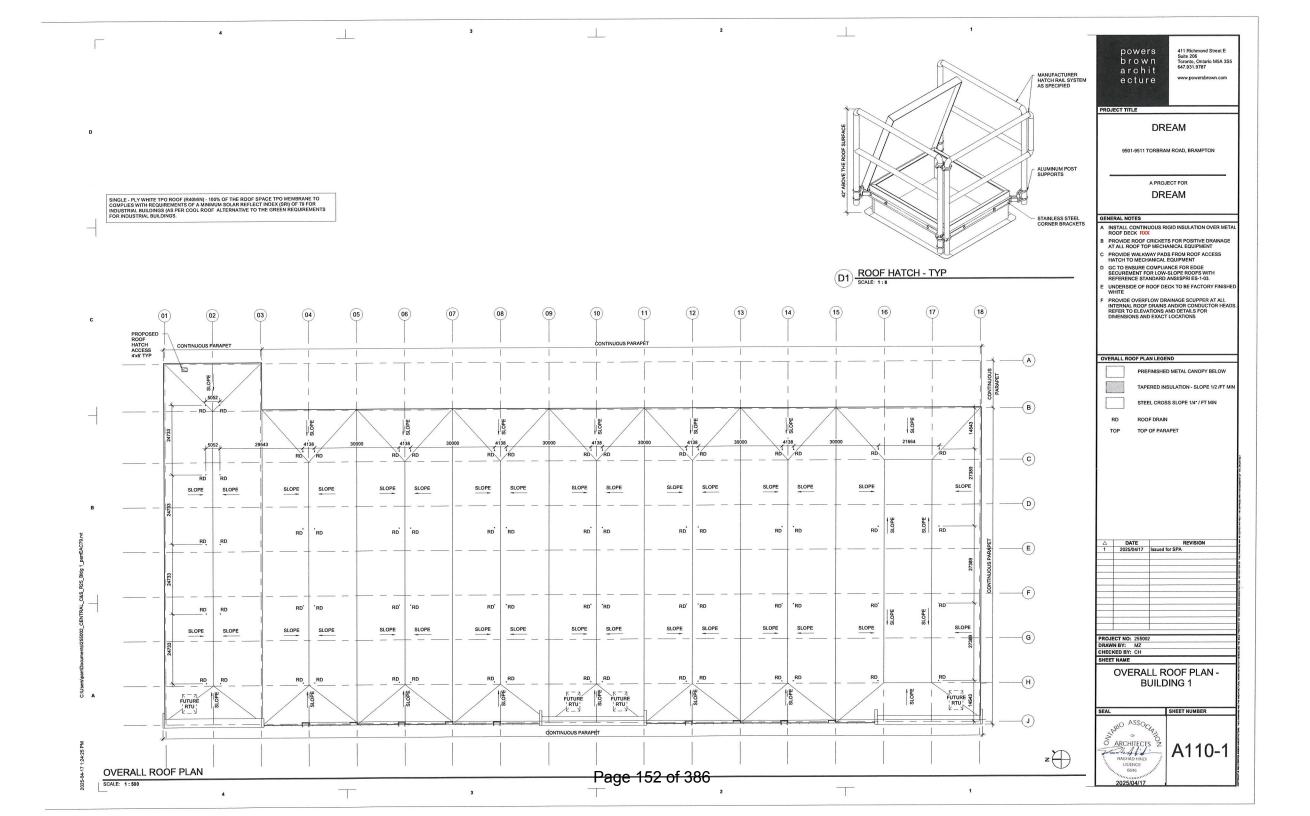


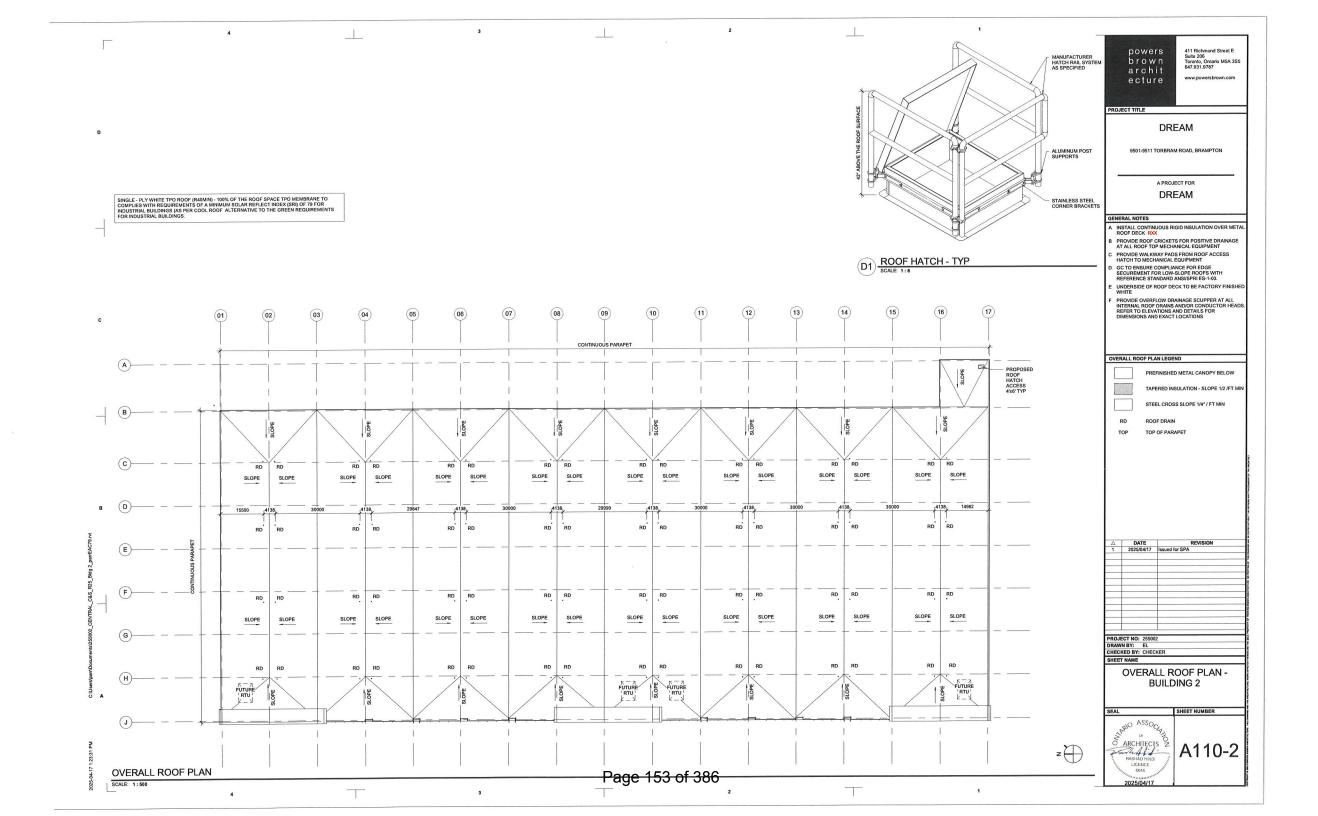


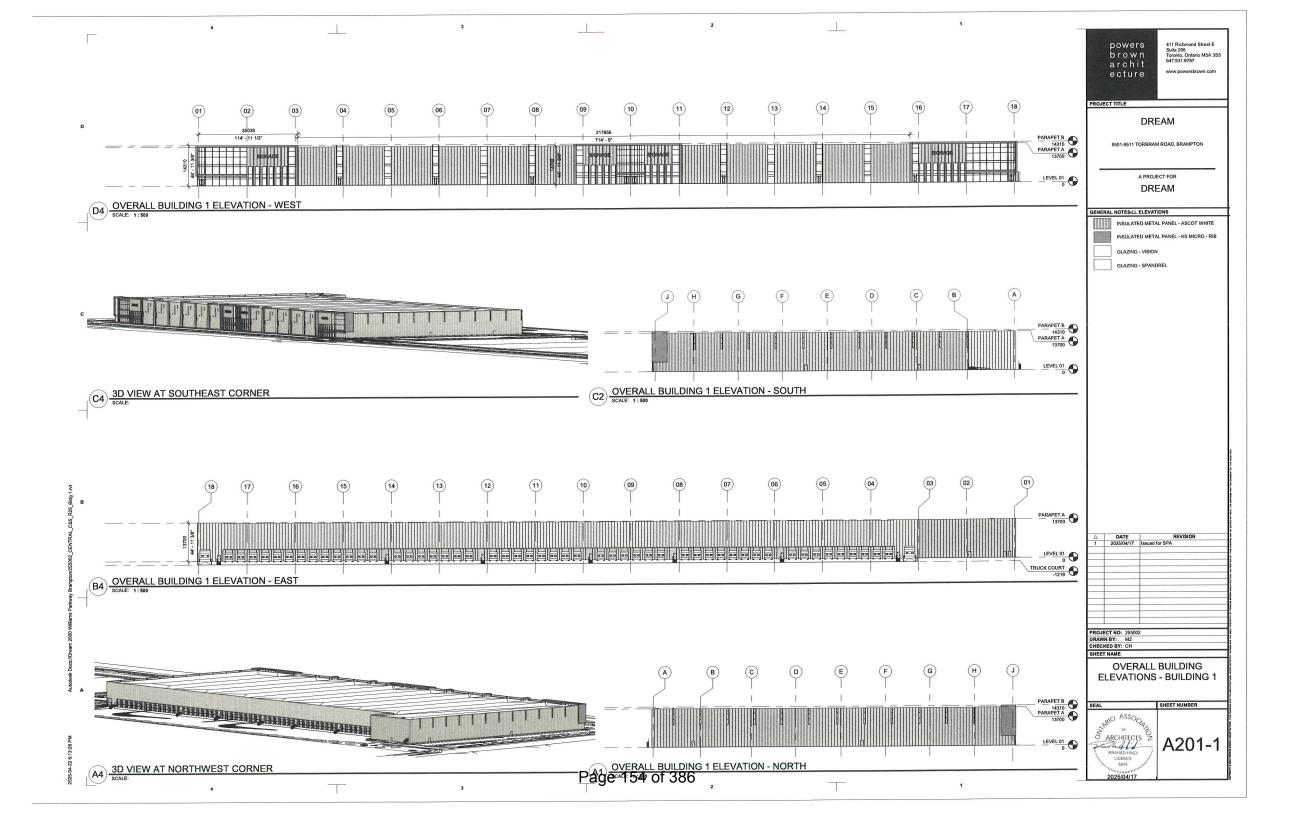


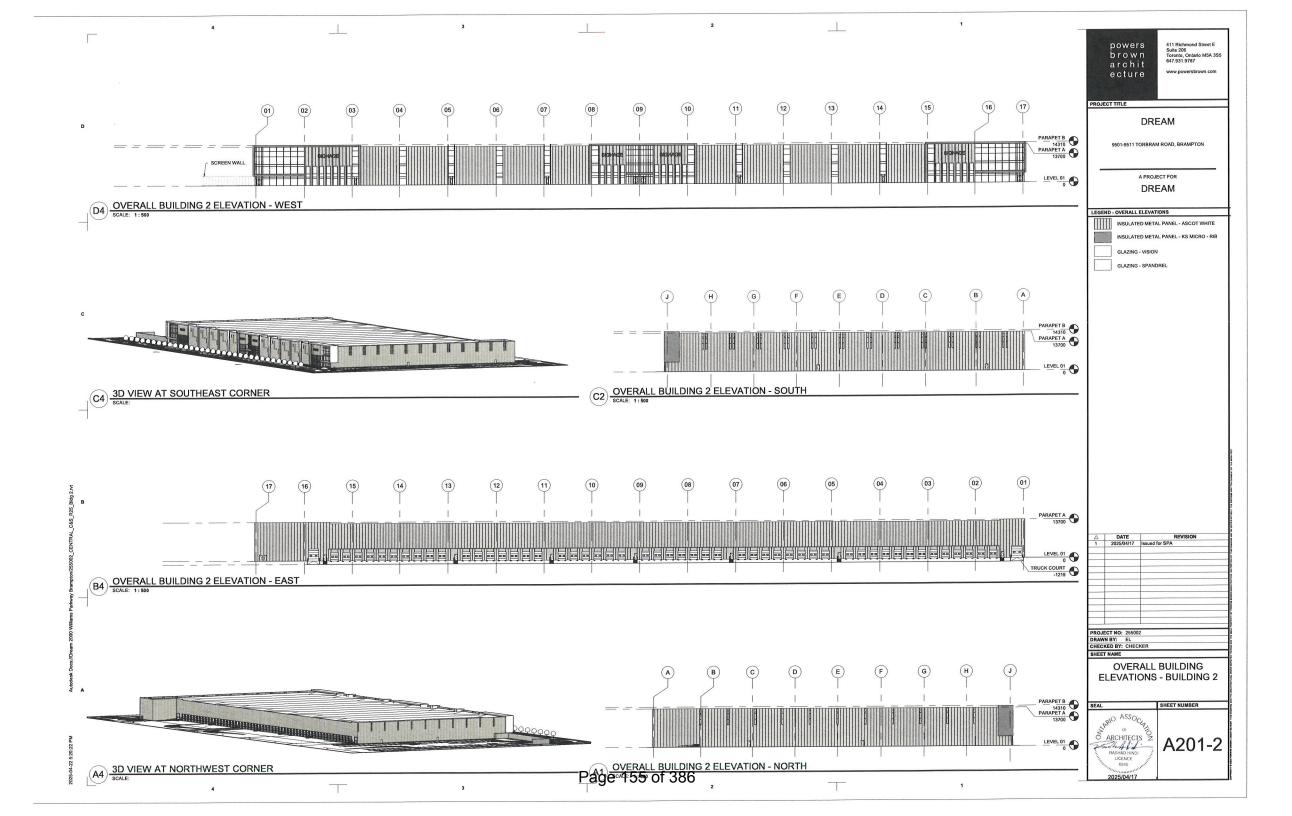




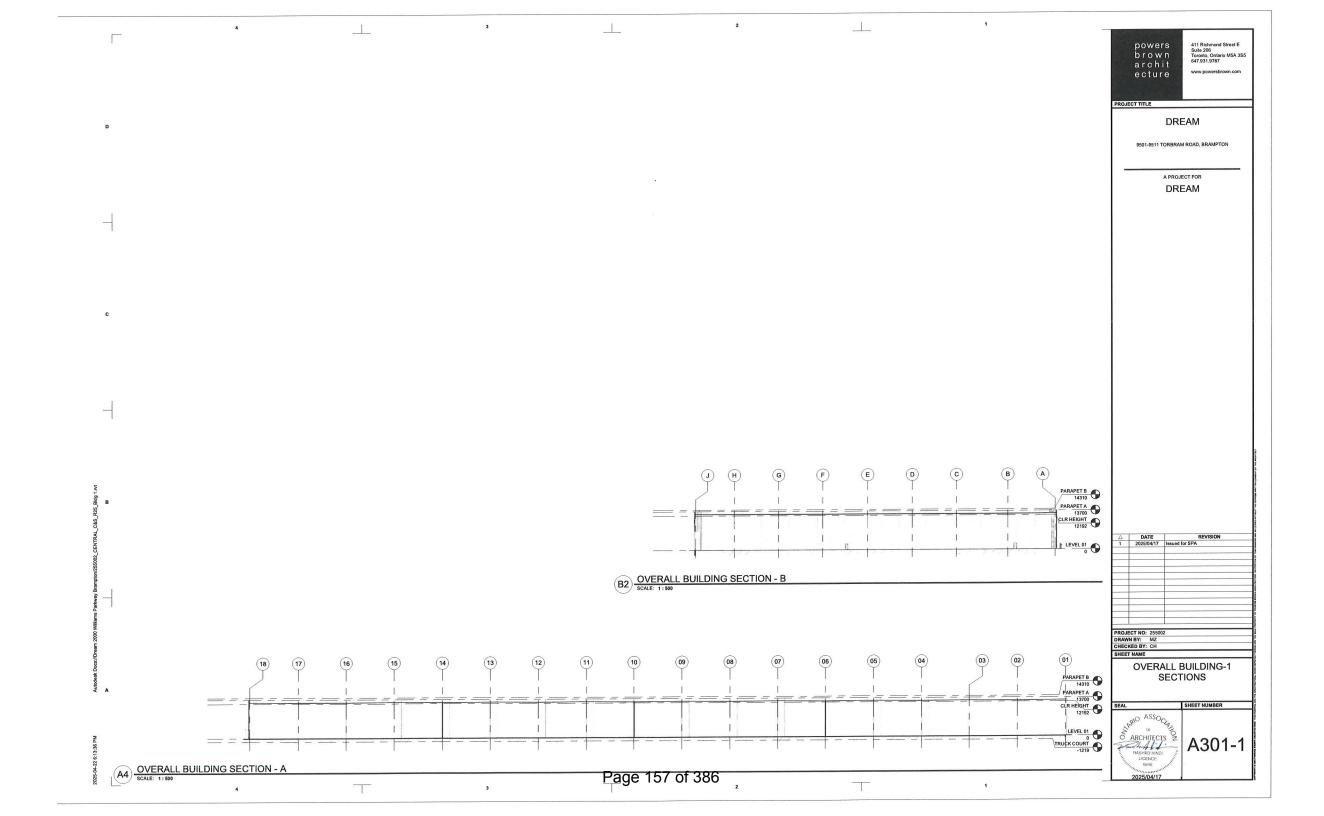


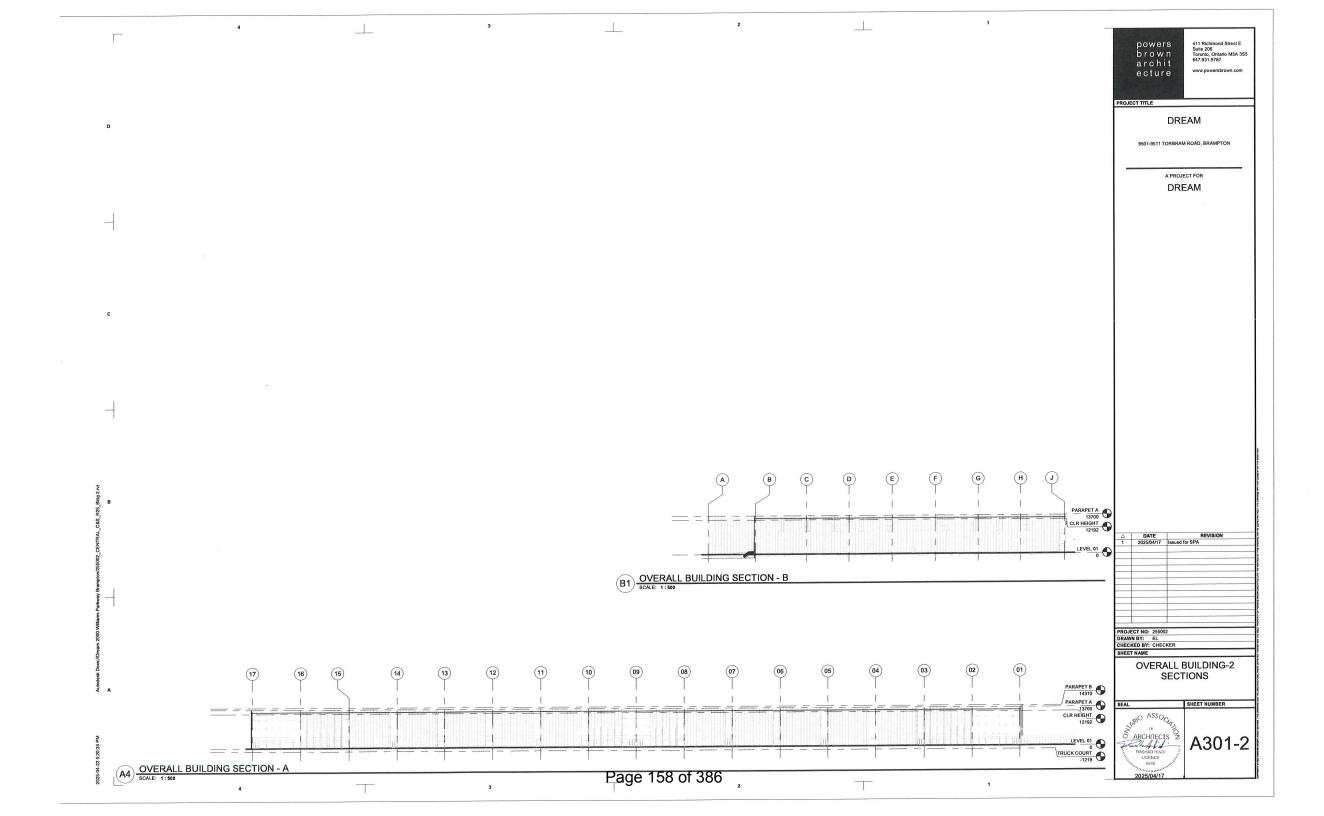












9501-9511 TORBRAM ROAD

INDUSTRIAL DEVELOPMENT

A PROJECT OF DREAM

PROJECT ISSUANCE

LANDSCAPE ARCHITECT



20 Champlain Boulevard, Suite 102 Toronto, ON M3H 2Z1

(416) 638-4911 info@studiotla.ca www.studiotla.ca

CONSULTANTS

POWERS BROWN ARCHITECTURE 260 KING ST E, SUITE A501 TORONTO, ON M5A 4L5

HUSSON 200 CACHET WOODS COURT, SUITE 204 MARKHAM, ON L6C 028

STAMP



REVISIONS

4 3 2 1 ISSUED FOR SITE PLAN APPROVAL 2025-04-17

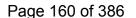
PHASE SPA PHASE PROJECT NUMBER

PROJECT NUMBER PROJECT 25-102



Sheet List Table

Sheet Number Sheet Title LC.000 COVERSHEET OVERALL LANDSCAPE PLAN LS.100 PLANTING SCHEDULE LS.101 LP.101 LANDSCAPE PLAN LANDSCAPE PLAN LP.102 LP.103 LANDSCAPE ENLARGEMENT PLAN LANDSCAPE DETAILS LD.100 LANDSCAPE DETAILS LD.101





- 24. INTERIO TO SE PROVED FOR A MANAN OF THE FIELD CONCINTE STARS PRAVING SCHEDUE TO SE CONCINTE WITH RECORD CONTRACTOR TO DASINE APPORATE INTERIO OF PRAVING AREAS ATTER INSTANTION LANDSOFF CONTRACTOR TO DOWNLE PLANTING WITH RECARD CONTRACTOR TO MANAZE CONFLICTS BETTER INSTANTS AND SPRANCE FRACS AND LASS.

- 23. LANDSCAPE CONTRACTOR SHALL COORDNATE PLANTING SCHEDULE WITH IRREGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDNATE PLANTING WITH IRREGATION CONTRACTOR DIAINUEZ CONTURIST ESTEVEM PLANTS AND SPRINKER FKADS AND LINES.

- 22. CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND MEEDS.
- 21. WHERE PROJECT SITE IS TO BE SOCIED, CONTRACTOR SHALL PROVIDE NEW TOPSOL AND SOO IN ANY ADJACENT RGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
- 20. CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SCODED.
- 19. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.

1 INCH = 10 GALLONS PER WEEK 2 INCH = 15 GALLONS PER WEEK 3 INCH = 20 GALLONS PER WEEK 4 INCH = 25 GALLONS PER WEEK 5 INCH = 30 GALLONS PER WEEK

- 18. ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 75mm THICK LAYER OF LANDSCAPE MULCH.
- ALL SIRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED BORDER SHALL BE CUT JOHNT DEEP AT A 45 ANGLE, SO THERE IS A CLEAR AND WELL BERNED SEPARATION BETWEEN THE PLANTING EDGS AND SODOED AREAS.
- 15. ALL SHRUBS AND CONFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
- 15. CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS REMAIN CLEAR OF LITTER AND WEEDS DURING CONSTRUCTION
- . CONTRACTOR SHALL BE RESPONSELE FOR FINE CRADING OF ALL PLANTING AREAS, REMOVAL OF WISCELLANEOUS DEBRIS AND ANY ADDITIONAL FLIL REQUIRED TO ADHEVE A SMOOTH GRADE PRIOR TO PLANTING. FINAL GRADING SHALL BE REVEWED BY THE LANDSCHUE ARCHITECT FOR IT OF INATING.
- 13. FINISH SURFACE ORADES OF ALL TURF AREAS SHALL BE 12mm BELOW ADJACENT FINISH PAVING SURFACE, UNLESS OTHERWISE NOTED.
- 2. FINISH GRADES (TOP OF MULCH) SHALL BE 35mm BELOW FINISH PAVING SURFACE IN ALL PLANTING AREAS.
- . ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PROR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- . CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- BILL TO THERE LOLATED COMMING USE OWNER COUNT TO COST OF THE DRAWING HAVE BEEN PROVIDE THE AND THE COMMING AND AND THE COMMING USE STOKE ON THE DRAWING HAVE BEEN PROVIDE THEM A TOPOGRAVIC SURVEY OF DETAIL WAY DRAKES GROUP (1000) DOTAL MAPPING USES TO COMMING THE COMMING USES AND THE COMMING USES AND THE DRAWING THE AND STOKE CONTRACTOR SHALL MAKE THE USES THROUGHLY FAMILIAR WITH ALL UNDERGROUP DUTIES.
- BEFORE PLANT MATERIAL INSTALLATION BEGNS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR REVEW. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
- PRIOR TO SPREADING TOPSOL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOL.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOL USED ON PROJECT. COPIES OF SOL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SPREADING TOPSOIL AND PLANTING SOLL, FINE ORADING AND PREPARATION OF ALL LAWN AN LANDSCAFE AREAS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
- VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES IN FIELD, REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED, AL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION. F ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOWE FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- GENERAL PLANTING NOTES: ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL WEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS

GENERAL NOTES:

CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION, INCLUDING ANY TEST PIT EXCAVATIONS TO VERIFY EXACT LOCATIONS.

3. IT IS THE CONTRACTORS RESPONSELITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO DECOME FAMULAR WITH EXISTING CONDONS IF ANY DISCREPANCES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATENTION OF THE LANDSCAPE ARENITEC.

CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REGURED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR EEND-MARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT FROR TO CONSTRUCTION.

5. EXCAVATION IN THE MONITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES .

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ANY RELATED DOCUMENTS FROM OTHER PROJECT CONSULTANTS.

10. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SIT 11. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.

CONTRACTOR SHALL; PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFTIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PANED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.

12. CONTRACTOR SHALL SUBWIT SAMPLES OF ALL PROPOSED MATERIALS FOR REVIEW PRIOR TO PLACING ORDERS.

CONTRACTOR SHALL PROVIDE MARKED--UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.

ALL DRAWING SCALES PROVIDED (TEXT AND GRAPHIC) THROUGHOUT THIS DOCUMENT SET ARE ESTABLISHED AND SET PER FULL SHEET SIZE DOCUMENTS. REDUCED PRODUCTION SETS ARE NOT PER NOTED SCALES.

13. ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYWENT APPROVA

CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO PUT EXISTING ELEMENTS BACK TO THERE EXISTING CONDITION BEFORE DAMAGE OCCURED, AT NO COST TO THE OWNER.

- - SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED AT THE OWNER'S EXPENSE. M. ANY CHAN LINK TENDIG AND COMPONENTS THAT ARE INSTALLED SUBSCIDENT TO BIT AND APPOUND SHALL HAR A BLOC CLOSS ENAMEL FANSE BY POPERE COAT APPOLICATION. FROM IN APPLICATION FANSE, TREAM WITH PARSER BROCKET AND DELORDHEASE SUMMI FARSER BY ADDRESS OF 4-5 MLS BY ELEMENTATIC COAT AND OKIN CARED FOR A SMOOTH EMA SURFACE. ALL DAIN LINK FROM DE BLOCK WITH COMED.

VIL. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.

VIII. ALL T-BARDS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD, UNLESS OTHERWISE SPECIFIED BY THE OPEN SPACE SECTION OF THE CITY OF BRAMPTON.

IX. ANY TRANSFORMER INSTALLED SUBSCOURT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAWPTON AND MEET ALL REQUIREMENTS OF HYDRO ONE BRAWPTON PLANTING SETBACKS.

X. ANY DAMAGE DUE TO CONSTRUCTION IX T REQUIRED TO BE REINSTATED AT THE APPLICANT'S EXPENSE. ALL DAMAGES WILL BE RECIFIED TO THE SATISFACTION OF THE CITY OF BRANPTON.

N. ALL LANDSLOPE WORKS WILL BE CURANITED FOR ONE YEAR FOLLOWING INSPECTOR. PLANT IMMERIAL INFOLIO Y IN FAULTHY Redung Condition one year after respective, samle replaced to the Canstaction of the City of Boardon with an addition, one- car wantenance curanite period. Sofry y and plant all replacedings in Sting" accordings: with Plans De Stotphandon.

8. THE OWNER IS REQURED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY CERTIFIED AND REGISTERED DALA LANDSCAPE ARCHTECT TO THE OPEN SPACE DEVELOPMENT SECTION AND TO REQUEST AN INSPECTION BY THE OPEN SPACE SECTION.

II. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE OPEN SPACE DEVELOPMENT SECTION OF THE DTY OF BRAMPION PROF TO THEIR INSTALLATION.

CITY OF BRAMPTON STANDARD LANDSCAPE NOTES L THE CONTRACTOR MUST NOTIFY THE OPEN SPACE DEVELOPMENT SECTION OF THE CITY OF BRAMPTON PROR TO THE COMMENCEMENT OF ANY PLANTING.





Keymap

Scale

0 10M

Phase

SPA PHASE

Drawing Name

Sheet Number

LS.100

OVERALL LANDSCAPE PLAN

NOT FOR CONSTRUCTION

1:1000

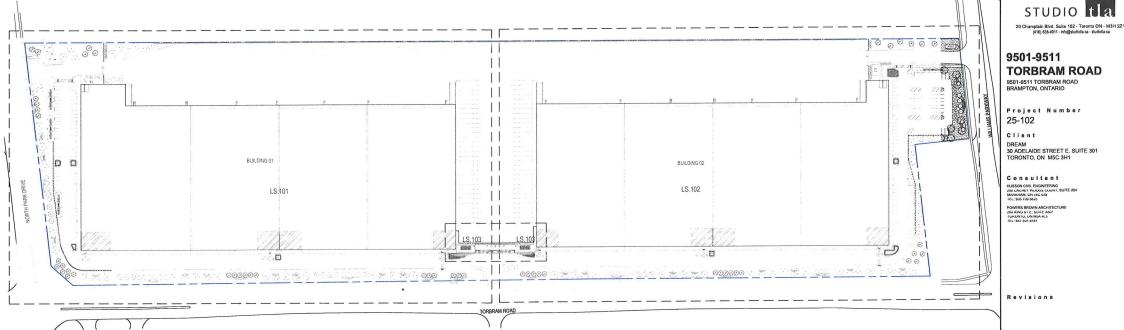
OVIV

2025-04-10

North

5





Landscape Architect

| YMBOL | CODE | OTY | BOTANICAL NAME | COMMON NAME | CONT. | CAL. | HT. | | REMARKS |
|------------|---------|-----|--|-----------------------------------|--------|-----------|--------|---------|------------------|
| DECIDUO | | | BOWING A WILL | | | | | | |
| (\cdot) | AFAB | 8 | ACER FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE | B & B | 70MM CAL | | | |
| (\cdot) | AR | 5 | ACER RUBRUM | RED MAPLE | B & B | 70MM CAL | NATIVE | | NATIVE |
| \bigcirc | АМСМ | 12 | AMELANCHIER CANADENSIS | MULTI-TRUNK SHADBLOW SERVICEBERRY | B & B | 4M HT | | | 3 CLUMP NATIVE |
| \odot | GTSM | 15 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TH | A SHADEMASTER LOCUST | B & B | 70MM CAL. | | | |
| \odot | LT | 12 | LIRIODENDRON TULIPIFERA | TULIP TREE | 8&8 | 70MM CAL | | | NATIVE |
| \odot | РАВ | 28 | PLATANUS X ACERIFOLIA | LONDON PLANE TREE | B & B | 70MM CAL | | | |
| \odot | РСВ | 4 | PYRUS CALLERYANA 'BRADFORD' | BRADFORD FLOWERING PEAR | B & B | 70MM CAL | | | BR. HT. 150CM |
| \odot | ΩМ | 32 | QUERCUS MACROCARPA | BURR OAK | 8&8 | 70MM CAL | | | NATIVE |
| EVERGRE | EN TREE | S | | 1 | | | | | 1 |
| \otimes | PG | 39 | PICEA GLAUCA | WHITE SPRUCE | B & B | 2м нт | | | NATIVE |
| \bigcirc | PO | 14 | PICEA OMORIKA | SERBIAN SPRUCE | B & B | 2м нт | | | |
| B | РР | 11 | PICEA PUNGENS | COLORADO SPRUCE | 8&8 | 2м нт | | | |
| 2 | PS | 19 | PINUS STROBUS | WHITE PINE | B & B | 2M HT | | | NATIVE |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | нт. | SPR. | | REMARKS |
| DECIDUO | US SHRU | BS | | | | 1 | 1 | | 1 |
| () | -acm | 8 | AMELANCHIER CANADENSIS | SHADBLOW SERVICEBERRY MULTITRUNK | CONT. | 200 CM | | | MULTI-STEM NATIV |
| \bigcirc | cra | 82 | CORNUS RACEMOSA | GRAY DOGWOOD | CONT. | 60 CM | | | NATIVE |
| \odot | cos | 128 | CORNUS STOLONIFERA | RED OSIER DOGWOOD | CONT. | 60 CM | | | NATIVE |
| GRASSES | | | | 1 | | | | | |
| | 100 | 82 | ARIUS 'GLAUCUS' | BLUE LYME GRASS | 2 GAL. | | | | |
| EVERGRE | EN | | | | | | | | |
| ÷. | | | RIZONTALIS 'BLUE CHIP' | BLUE CHIP JUNIPER | CONT. | | 60 CM | | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | нт. | SPR. | SPACING | REMARKS |
| SHRUB AF | REAS | | | | | | | | |
| | | | RIZONTALIS 'LIMEGLOW' | LIMEGLOW CREEPING JUNIPER | 1 GAL. | | | 600 mm | |
| GRASS AF | REA | | | | | | | | |
| 01010011 | 1.1 | | IS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 1 GAL. | | | 500 mm | |
| | | | CESPITOSA | TUFTED HAIR GRASS | 1 GAL. | | | 600 mm | |
| PERENNIA | AI | | | | | | | | |
| | 147 | 1.1 | X 'STELLA DE ORO' | STELLA DE ORO DAYLILY | 1 GAL. | | | 300 mm | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | | | SPACING | REMARKS |
| BULBS | | | | | | | | | 1 |
| | | | BARRETT BROWNING' | BARRETT BROWNING DAFFODIL | BULBS | | | 200 mm | |
| | | | 'DUTCH MASTER' | DUTCH MASTER DAFFODIL | BULBS | | | 200 mm | |
| | | | 'FORTISSIMO' | FORTISSIMO DAFFODIL | BULBS | | | 200 mm | |
| | 19 | | The second of OREAM' | DAYDREAM TULIP | BULBS | | | 200 mm | |
| 77777 | | 1.1 | ORD' | OXFORD TULIP | BULBS | | | 200 mm | |
| | | | | | | | | | |

1 SITE PLANTING SCHEDULE

STUDIO **11** 20 Changlain Bhd, Suite 102 - Toronto ON - M3H 221 (16) 583-4311- irrightudota ca - studota ca 9501-9511 TORBRAM ROAD

Landscape Architect

9501-9511 TORBRAM ROAD BRAMPTON, ONTARIO

Project Number 25–102

Client DREAM 30 ADELAIDE STREET E. SUITE 301 TORONTO, ON M5C 3H1

C on sultant HUSSON CALENONEERING 200 LACHEL WOUNS COURT, SUITE 204 MANNINA, NO. 165 0/26 TEL: 900 JV9 58/5 POWERS BROWN ARCHITECTURE 200 KNNS SIE, SUITE A001 TOKICATIO, ON MEM 4.6 TEL: 96/1/31/8/0

Revisions





Keymap



S c a l e 0 I NOT TO SCALE

Phase SPA PHASE

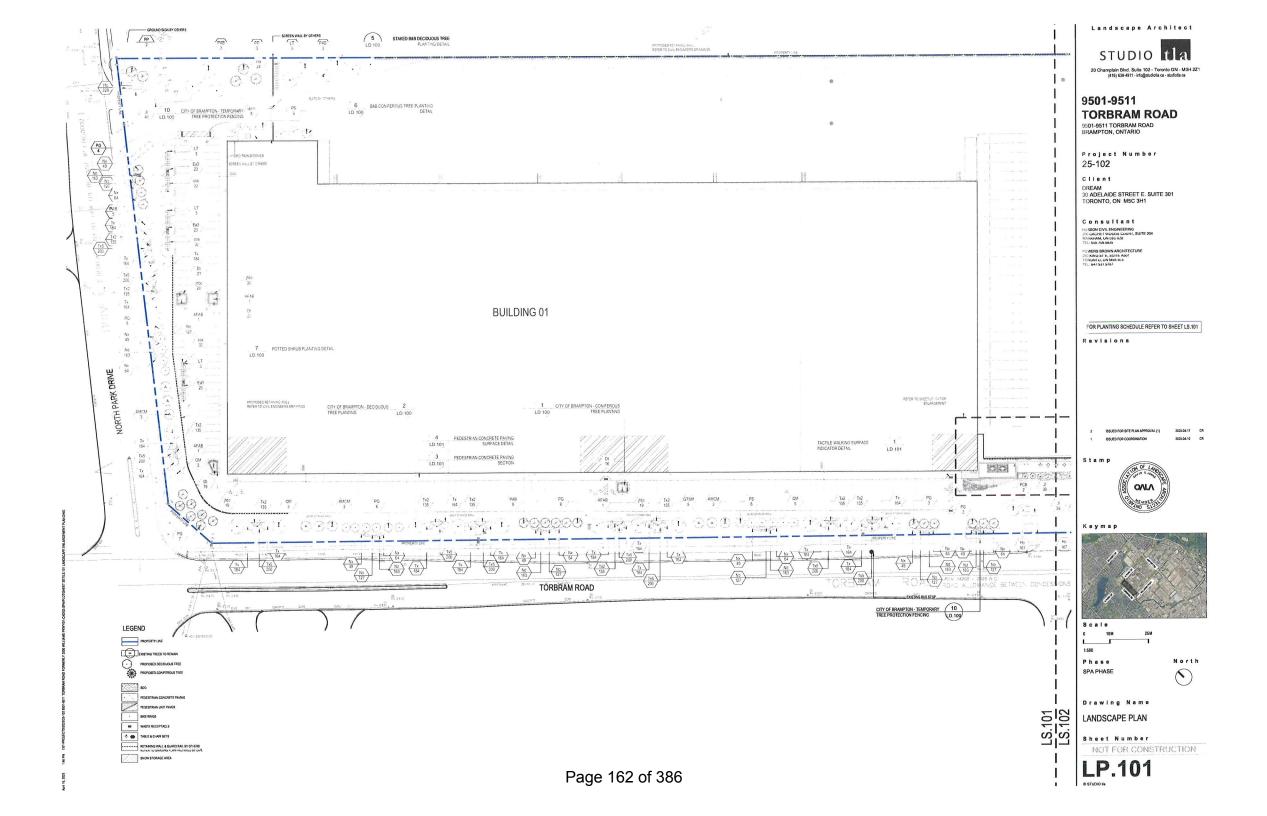
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PLANTING SCHEDULE

Sheet Number NOT FOR CONSTRUCTION

North

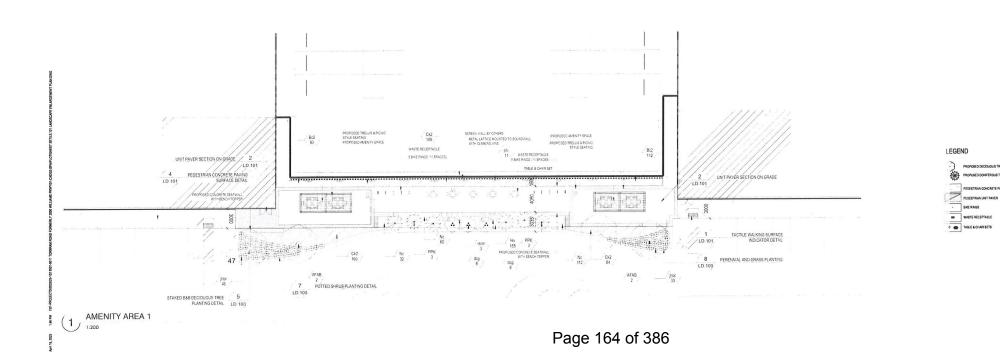






| SYMBOL | CODE | OTY | BOTANICAL NAME | COMMON NAME | CONT. | CAL. | HT. | | REMARKS |
|------------|---------|-----|--|----------------------------------|-------|----------|-------|---------|------------------|
| DECIDUOL | | | | | | | | | |
| \bigcirc | AFAB | 4 | ACER FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE | B&B | 70MM CAL | | | |
| EVERGRE | EN TREE | s | | | | | | | |
| | РРК | 6 | PICEA PUNGENS 'KOSTERI' | KOSTER'S SPRUCE | B & B | 2M HT | | | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | HT. | SPR. | | REMARKS |
| NATIVE SH | | | <u></u> | | | | | | |
| \odot | -acm | 3 | AMELANCHIER CANADENSIS | SHADBLOW SERVICEBERRY MULTITRUNK | CONT. | 200 CM | | | MULTI-STEM NATIV |
| GRASSES | | | | | | | | | |
| \odot | dcg | 16 | DESCHAMPSIA CESPITOSA 'GOLDTAU' | GOLD DEW TUFTED HAIR GRASS | 2 GAL | | | | |
| EVERGRE | EN | | | | | | | | |
| \oplus | jhbc | 79 | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | BLUE CHIP JUNIPER | CONT. | | 60 CM | | |
| VINE, ESP/ | | | | | | | | | |
| 4 | ptv | 11 | PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' | BOSTON IVY | 2 GAL | | | | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT. | нт. | SPR. | SPACING | REMARKS |
| GRASS AF | REA | | | | | | | | |

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Landscape Architect

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9501-9511

TORBRAM ROAD 9501-9511 TORBRAM ROAD BRAMPTON, ONTARIO

Project Number 25-102

Client DREAM 30 ADELAIDE STREET E. SUITE 301 TORONTO, ON M5C 3H1

Consultant HUSSON CIVIL ENGINEERING 200 CACHET WOODS COURT, SUITE 204 MARKHAM, ON ISC 022 TEL: 905-709 502 POWERS BROWN ARCHITECTURE 260 KING 51 E, 50/1E A501 10K0N10, 0N M54 4L5 1EL: 547.531.9767

Revisions

ISSUED FOR SITE PLAN APPROVAL (1) 2025-04-17 CR 2 2025-04-10 CR ISSUED FOR Stamp



Keymap

PROPOSED DECIDUOUS TRE

ROPONED CONFERQUE TRE

PEDESTRIAN CONCRETE PAVIN

Scale

01M 5M 10M 1:300 Phase North SPA PHASE \odot

LANDSCAPE ENLARGEMENT PLAN



Drawing Name

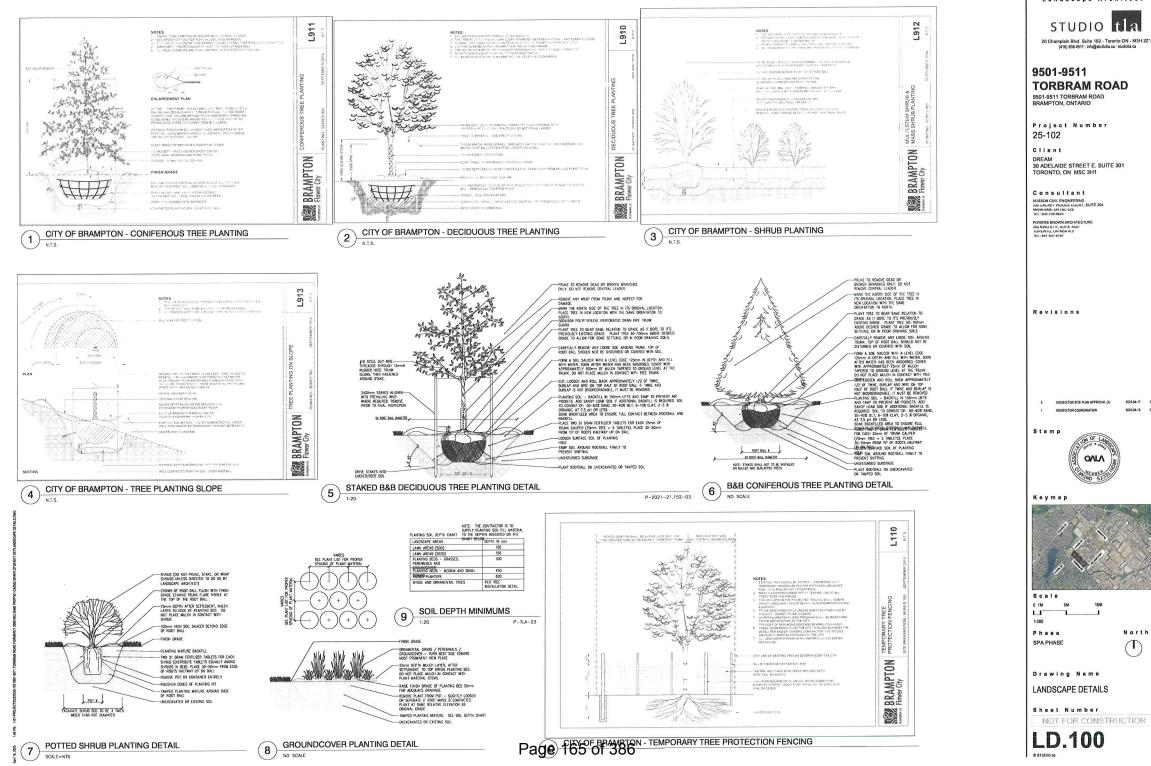
Landscape Architect

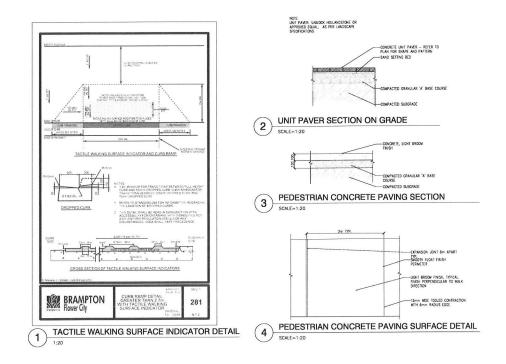
2025-04-17

2025-04-10 CR

North

(T)





Landscape Architect

STUDIO tla 20 Champlain Blvd. Suite 102 - Toronto ON - M3H 221 (416) 532-4311 - irfo@dudola.ca - suddola.ca

9501-9511 TORBRAM ROAD

9501-9511 TORBRAM ROAD BRAMPTON, ONTARIO

Project Number 25-102

Client DREAM 30 ADELAIDE STREET E. SUITE 301 TORONTO, ON M5C 3H1

Consultant Husson crvic ExoneEring 200 cachet Woods Court, SUITE 204 Marciolad, Oki (SC 028 Elicitio 1/0 8420 Powers Brown Architecture 200 rano 51 - Suite Assi Tokcolio, Oki Mark 4(5) Elicitio 4/350 1/8/1

Revisions





Keymap



SPA PHASE

North

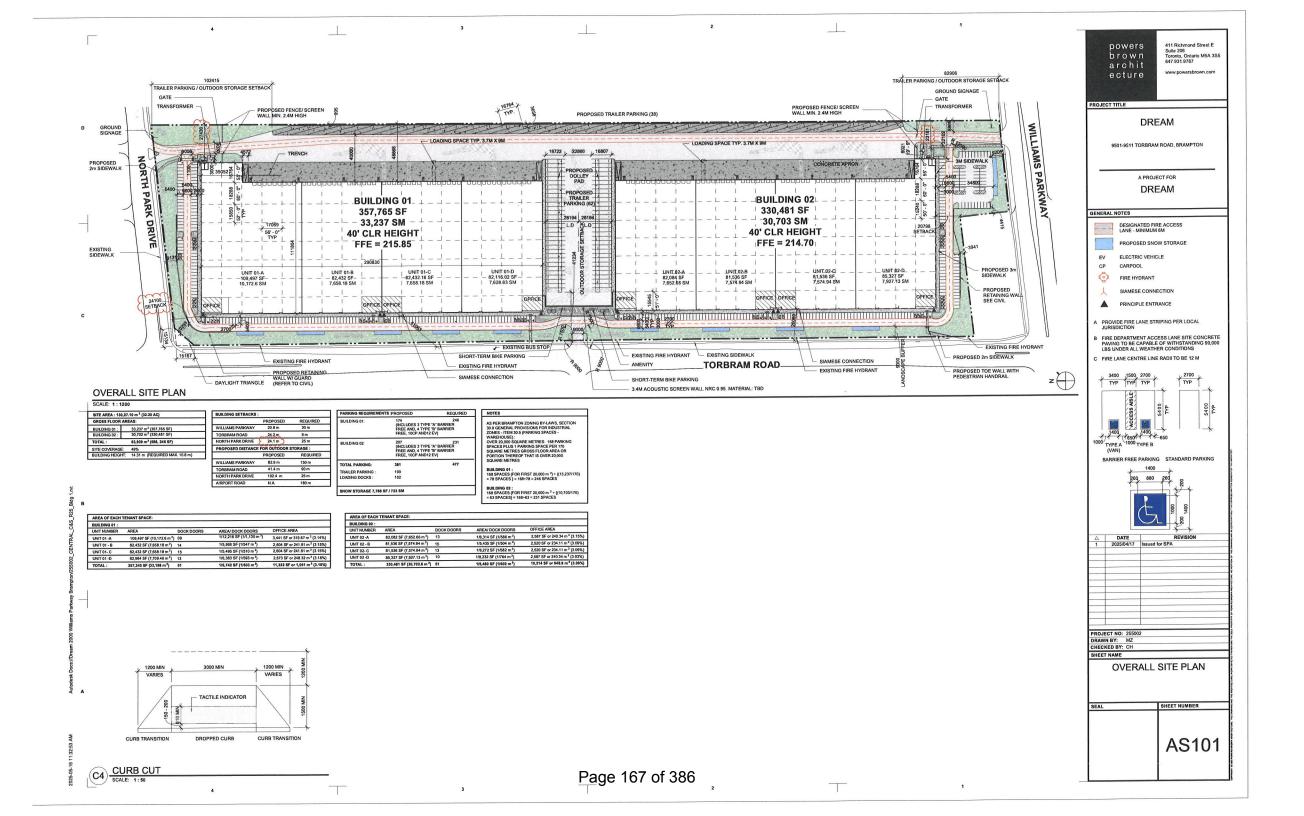
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Drawing Name

LANDSCAPE DETAILS

Sheet Number NOT FOR CONSTRUCTION





Zoning Non-compliance Checklist

File No. A-2025-0050

Received / Revised

JUN 0 4 2025

Committeee of Adjustment

| Applicant: Williams Parkway Torbram Holdings LP | | | | | |
|---|--|--|--|--|--|
| Address: 9501-9511 Torbram Rd | | | | | |
| Zoning: M2-305 / M2-307 / Floodplain | | | | | |
| By-law 270-2004, as amended | | | | | |
| | | | | | |

| Category | Proposal | By-law Requirement | Section # |
|--|---|---|--------------------|
| FLOODPLAIN SETBACK | To permit a 0.0m setback to a Floodplain zone | Whereas the By-law required a minimum setback of 30m | 305.2(B) |
| BUILDING SETBACKS FRONT / SIDE / REAR | To permit a street line setback of 24.1m from North Park Drive | Whereas the By-law requires a minimum street line setback of 25m from North Park Drive | 305.2(a)1 |
| BUILDING HEIGHT | To permit a building height of 14.31m | Whereas the By-law permits a maximum building height of 9.0m | <mark>30.15</mark> |
| TRANSFORMER SETBACKS | To allow side yard setbacks of 27.43m and 23.18m to the proposed hydro transformers | Whereas the By-law requires a minimum side yard setback of 30.0m | 6.10 305.2(B) |
| LANDSCAPED OPEN SPACE | To provide 3.5m of landscaping along Williams Parkway except at approved access locations | Whereas the By-law requires a minimum 30m wide landscaped buffer along Williams Parkway | 305.2(c)1 |
| LANDSCAPED OPEN SPACE | To provide a landscape buffer having a minimum width of 9.0m along Torbram Road except at approved access locations with no berm | Whereas the By-law requires a minimum width of 75.0m along Torbram Road as a continuous, uninterrupted bermed strip | 305.2(c)2 |
| LANDSCAPED OPEN SPACE | To provide 9.0m of landscaping along North Park Drive except at approved access locations with no minimum distance | Whereas the By-law requires a minimum width of 60.0m along the North Park Drive for a minimum distance of not less than 150.0m, and not more than 240.0m east of Torbram Road, and 15.0m for the remaining distance; | 305.2(c)3 |
| OUTSIDE STORAGE | To permit outside storage 20m from Williams Parkway and 41m from Torbram Road with no berm | Whereas the By-law requires outside storage to be setback a minimum of 150m from Williams Parkway and 90m from Torbram Road with a berm not less than 2.4m in height | 305.2(d) |
| PARKING | To provide 381 parking spaces | Whereas the By-law requires 457 parking spaces | 30.5 |
| FLOODPLAIN | To permit a building within a Floodplain zone | Whereas the By-law prohibits buildings within a Floodplain zone | 44.2 |

Todd Payne

Reviewed by Zoning

June 3, 2025

Date

Zoning Non-compliance Checklist

File No. A-2025-0050

Applicant: Williams Parkway Torbram Holdings LP Address: 9501-9511 Torbram Rd Zoning: M2-305 / M2-307 / Floodplain By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|---|---|------------------|
| FLOODPLAIN SETBACK | To permit a 0.0m setback to a Floodplain zone | Whereas the By-law required a minimum setback of 30m | 305.2(B) |
| BUILDING SETBACKS FRONT / SIDE / REAR | To permit a street line setback of 24.1m from North Park Drive | Whereas the By-law requires a minimum street line setback of 25m from North Park Drive | 305.2(a)1 |
| BUILDING HEIGHT | To permit a building height of 14.31m | Whereas the By-law permits a maximum building height of 10.8m | 305.2(e) |
| TRANSFORMER SETBACKS | To allow side yard setbacks of 27.43m and 23.18m to the proposed hydro transformers | Whereas the By-law requires a minimum side yard setback of 30.0m | 6.10 305.2(B) |
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all Tayre

Reviewed by Zoning

May 20, 2025 Date



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-2025-0050 |
|-------------------------------|--|
| Property Address: | 9501-9511 Tobram Road |
| Legal Description: | Chinguacousy Con 6, EHS Part Lots 8 and 9, RP 43R12541, |
| | Parts 5 to 8, Part, Parts 1, 2, 3, RP 43R40673, |
| | Parts 14, 15, 18 to 20 and 24, Ward 8 |
| Agent: | Mallory Nievas,c/o The Biglieri Group |
| Owner(s): | Williams Parkway Torbram Holdings LP |
| Other applications: | nil |
| under the <i>Planning Act</i> | |
| Meeting Date and Time: | Tuesday, June 24, 2025, at 9:30 am |
| Meeting Location: | Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose of the Application:

- 1. To permit a 0.0 metres setback to a Floodplain zone, whereas the By-law required a minimum setback of 30 metres;
- 2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the By-law requires a minimum street line setback of 25 metres from North Park Drive;
- 3. To permit a building height of 15.3 metres, whereas the By-law permits a maximum building height of 9.0 metres;
- 4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the By-law requires a minimum side yard setback of 30.0 metres;
- To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the By-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;
- 6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the By-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;
- To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the By-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
- To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the By-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;
- 9. To provide 381 parking spaces, whereas the By-law requires 457 parking spaces; and
- 10. To permit a building within a Floodplain zone, whereas the By-law prohibits buildings within a Floodplain zone.

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than 12:00 pm on Thursday, June 19, 2025.
- 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 <u>coa@brampton.ca</u> 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 12:00 pm on Thursday, June 19, 2025, 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.



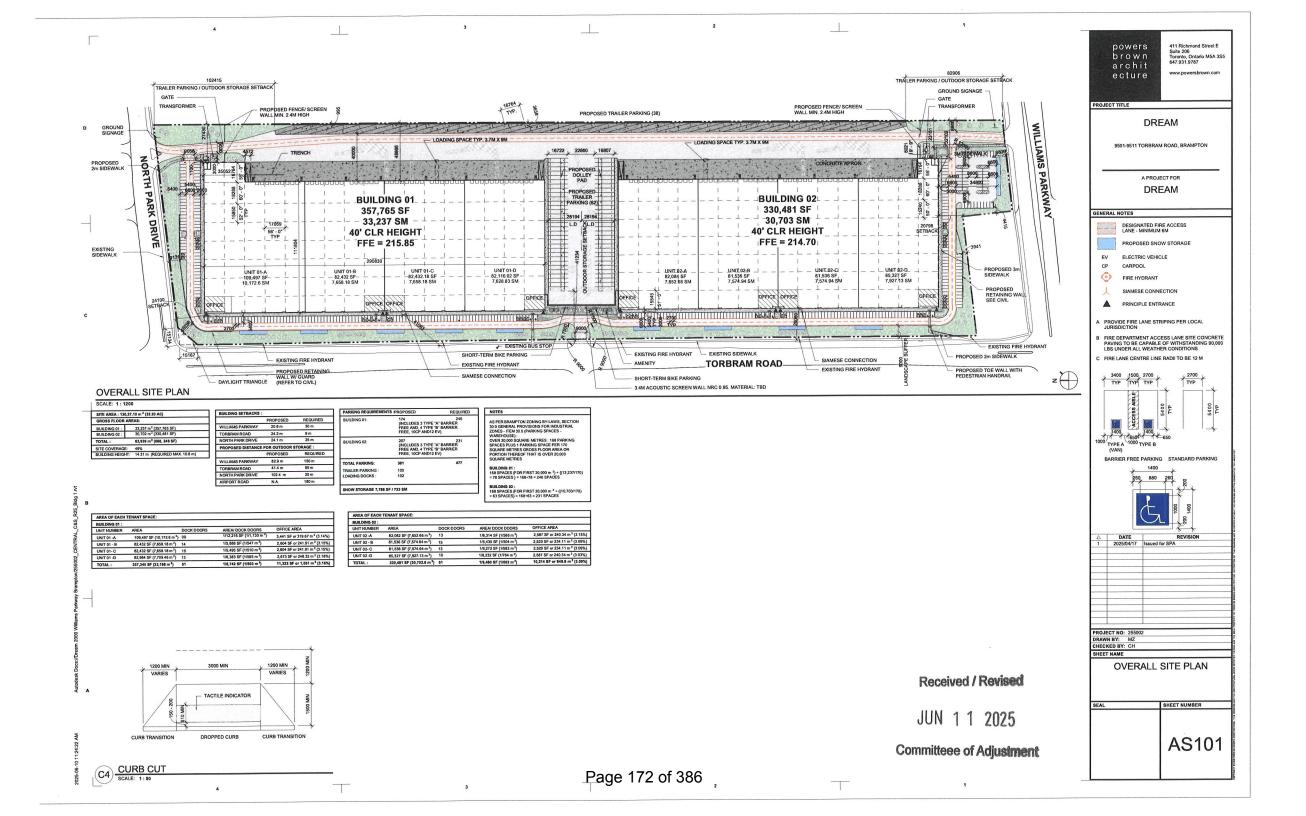
Viewing Application Materials: The application and related materials are available online at <u>www.brampton.ca/en/city-hall/meetings-agendas</u> and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at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

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to <u>coa@brampton.ca</u>. 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 <u>olt.clo@ontario.ca</u>.

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 11th day of June 2025

Legislative Coordinator on behalf of: Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2 E: <u>coa@brampton.ca</u>





June 11, 2025

PAR-DPP-2025-00796

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani Legislative Coordinator & Secretary-Treasurer Committee of Adjustment Committee of Adjustment 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application – A-2025-0050 9501-9511 Tobram Road (Building 1 and 2) City of Brampton, Region of Peel Owner: Williams Parkway Torbram Holdings LP Agent: Mallory Nievas,c/o The Biglieri Group

This letter will acknowledge receipt of the City's circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on May 26, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the <u>Conservation Authorities Act</u> (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the <u>Planning Act</u>, Conservation Authorities (CAs) must help ensure that decisions under the <u>Planning Act</u> are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application is to:

1. To permit a 0.0 metres setback to a Floodplain zone, whereas the By-law required a minimum setback of 30 metres;

2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the By-law requires a minimum street line setback of 25 metres from North Park Drive;

3. To permit a building height of 14.31 metres, whereas the By-law permits a maximum building height of 9.0 metres;

4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the By-law requires a minimum side yard setback of 30.0 metres;

5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the By-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;

6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the By-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;

7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the By-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;

8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the By-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;

9. To provide 381 parking spaces, whereas the By-law requires 457 parking spaces; and

10. To permit a building within a Floodplain zone, whereas the By-law prohibits buildings within a Floodplain zone.

TRCA staff understand there is existing parking on-site. Also, it is our understanding that the requested variances are required to facilitate the construction of two new buildings and a retaining wall.

Background

On April 16, 2025, TRCA planning and engineering staff met with the applicant to review preliminary floodplain modeling and confirm the extent of flood risk at the front of the property. TRCA is currently reviewing these materials under municipal Site Plan No. SPA-2025-0061 / TRCA file number PAR-DPP-2025-00750 and will be providing detailed comments shortly under that number.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review, the proposed development (specifically building 2 and the retaining wall) is located within the regulated area of the subject lands. As such, TRCA Permits will be required from TRCA prior to any works commencing within the TRCA Regulated Area. TRCA staff will discuss permit fees and requirements with the applicant at such time that the review and approvals have advanced and TRCA Permits are required to facilitate development of the subject lands.

Application Specific Comments

Based on the variances as currently submitted, TRCA staff no objection to their approval. In particular, from our preliminary meetings with the applicant TRCA staff are satisfied the extent of the current floodplain will not impact the proposed locations of the building as noted in Item 10 and will be contained to the roadway and very front of the property. TRCA staff will provide detailed comments relating to these works under SPA-2025-0061.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0050** is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection** to the approval of the application subject to the following conditions:

1. That the applicant provides the required \$1,250.00 planning review fee

2. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works and the applicable review fee.

<u>Fee</u>

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,250.00 – Minor Variance review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 11, 2025.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic

Marina Janakovic Planner I Development Planning and Permits | Development and Engineering Services Toronto and Region Conservation Authority Telephone: (437) 880-2368 Email: Marina.Janakovic@trca.ca

CC: Applicant (mmiranda@dream.ca; lmains@thebiglierigroup.com) Agent (mnievas@thebiglierigroup.com)

Appendix 'A' Materials Received by TRCA

- Minor Variance Application
- Letter RE: Rationale, prepared by Biglieri, dated April 22, 2025
- Letter RE: Rationale, prepared by Biglieri, dated May 16, 2025
- Drawing no. G001, Drawing Index, Symbol Legend & Abbreviation Index, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. AS101, Overall Site Plan, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. AS101.2, Site Plan BLDG 02, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. A101-2, Overall Floor Plan Building 2, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. A201-2, Overall Building Elevations Building 2, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. A301-2, Overall Building 2 Sections, dated April 17, 2025, prepared by Powers brown architecture
- Drawing no. LP.102, Landscape Plan, dated April 17, 2025, prepared by Studio tla
- Zoning Non-compliance Checklist, dated May 20, 2025, prepared by Zoning



FILE NUMBER:

7075-0051 A

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

| | APPLICATION | | | | |
|-------|---|--|--|--|--|
| | Minor Variance or Special Permission (Please read Instructions) | | | | |
| NOTE: | It is required that this application be filed with the Secretary accompanied by the applicable fee. | -Treasurer of the Committee of Adjustment and be | | | |
| | The undersigned hereby applies to the Committee of Ad of the <u>Planning Act</u> , 1990, for relief as described in this | | | | |
| 1. | Name of Owner(s) 2320478 ONTARIO INC. Address 54 Nuggett Court, Brampton ON. L6T | 5A9 | | | |
| | Phone # 905-339-3014 Email chester@nsafe.com | Fax # | | | |
| 2. | Name of Agent <u>Gursewak Singh - King Cons</u> Address Unit 2, 177 Zenway Blvd, Vaughan ON | sultants Inc. N. L4H 3H9 | | | |
| | Phone # 905-965-1610 Email Singhplan@outlook.com | Fax # | | | |
| 3. | 3. Nature and extent of relief applied for (variances requested): <u>To permit a Motor Vehicle Repair shop use having an area of 65.89 SQM (7.09%) ancillary to the primary manufacturing and warehousing operation. The proposed involves the repair of commercia motor vehicles and heavy machinery used for the delivery of materials and installation of products. No Motor Vehicle Body Shop use is proposed.</u> | | | | |
| 4. | Why is it not possible to comply with the provisions Whereas, the By-law under the "Industrial Three Repair Shop use. | of the by-law? e A" designation does not permit a Motor Vehicle | | | |
| 5. | Legal Description of the subject land: PCL BLOCK 13 Lot Number PCL BLOCK 13-1 Plan Number/Concession Number 43M-955 Municipal Address 54 Nuggett Court | 9-1, SEC 43M-955; S/T DP2708 City of Brampton | | | |
| 6. | Dimension of subject land (<u>in metric units</u>) Frontage <u>32.50m</u> Depth <u>126.96m</u> Area 0.99 | | | | |
| 7. | Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year V Private Right-of-Way | Seasonal Road Other Public Road Water | | | |

0. Particulars of all buildings and structures on or proposed for the subject land: (specify in <u>metric units</u> ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

| | <u>SS/STRUCTURES</u> on t adustrial Building be | the subject land: aving an area of 929 SQM and renovated through 17-105589- | | | | |
|--|---|--|--|--|--|--|
| $PO1_{-}00$ (Building r | armite) The intern | al components consist of approved offices, front rooms and | | | | |
| | | he rear of the building accessed by three overhead garage | | | | |
| | | t seperator in good standing and regulary inspected. | | | | |
| | <u>indo an on ana gri</u> | t opporation in good standing and regulary inspected. | | | | |
| | | | | | | |
| | | | | | | |
| PROPOSED BUILDI | NGS/STRUCTURES o | on the subject land: | | | | |
| No additional build | ings are proposed. | The proposed Motor Vehicle Repair area does not require Class B Auto Service Repair Station use. | | | | |
| any alterations or r | enovations for the | Class B Auto Service Repair Station use. | | | | |
| | | | | | | |
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| | | | | | | |
| Location of all bu | uildings and stru | ictures on or proposed for the subject | | | | |
| lands: (specify d | lands: (specify distance from side, rear and front lot lines in <u>metric units</u>) | | | | | |
| | | -, · · · · · · · · · · · · · · · · · · · | | | | |
| | | | | | | |
| EXISTING | | | | | | |
| Front yard setback | | · · · · · · · · · · · · · · · · · · · | | | | |
| Rear yard setback | | | | | | |
| Side yard setback | | | | | | |
| Side yard setback | 7.72m (N) | | | | | |
| | | | | | | |
| PROPOSED | | | | | | |
| | None proposed. | | | | | |
| Rear yard setback | | | | | | |
| Side yard setback | | | | | | |
| Side yard setback | None proposed. | | | | | |
| | | | | | | |
| | | | | | | |
| Date of Acquisition of | subject land: | Feb 01, 2019 | | | | |
| | | | | | | |
| | | | | | | |
| Existing uses of subje | ect property: | Industrial Use-Warehousing, Manufacturing, Storage of Goods | | | | |
| | | | | | | |
| | | | | | | |
| Proposed uses of sub | ject property: | To remain the Same. | | | | |
| | | | | | | |
| | | | | | | |
| Existing uses of abut | ing properties: Ind | ustrial Malls, Manufacturing, Warehousing and a Crematorium | | | | |
| | | | | | | |
| | | | | | | |
| Date of construction of all buildings & structures on subject land: 1988 | | | | | | |

1.

0.

1.

2.

3.

4.

5. Length of time the existing uses of the subject property have been continued: <u>1988</u>
16. (a) What water supply is existing/proposed? Municipal/ Other (specify) Well
(b) What sewage disposalvis/will be provided?

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

| Yes | X No | |
|-----|------|--|
|-----|------|--|

| IT ANSWER IS VES. DROVIDE DETAILS: FILE # STATUS | lf answer is yes, provide details: | File # | Status |
|--|------------------------------------|--------|--------|
|--|------------------------------------|--------|--------|

18. Has a pre-consultation application been filed?

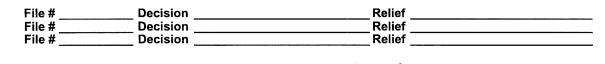
Yes 🗙 No

19. Has the subject property subject of an application for minor variance?

Yes XNo

Unknown

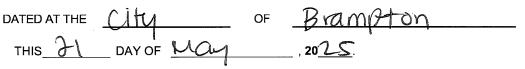
If answer is yes, provide details:



10022 24

ever been the

Signature of Applicant(s) or Authorized Agent



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.

1. GURSEWAK SINGH, OF THE DEGION OF PEEL

IN THE <u>CITY</u> OF <u>BAMP70L</u> 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 Brampron | | | | | |
| IN THE <u>REGION</u> OF | | | | | |
| Pell THIS 21 DAY OF | FILMEZ FAM | | | | |
| May , 20 25 Mercelyn Osayamen Osaze | Signature of Applicant or Authorized Agent | | | | |
| a Commissioner, etc., | | | | | |
| Province of Ontario, for the Corporation of the City of Brampsoner etc. | | | | | |
| Expires June 20, 2025. | | | | | |
| FOR OFFICE USE ONLY | | | | | |
| | | | | | |
| Present Official Plan Designation: | | | | | |
| Present Zoning By-law Classification: | | | | | |
| Enforcement Action File Number: | | | | | |
| This application has been reviewed with resp said review are outline | pect to the variances required and the results of the ed on the attached checklist. | | | | |
| | | | | | |
| Zoning Officer | Date | | | | |
| | ay 21,2025 | | | | |
| DATE RECEIVED | Revised 2023/01/12 | | | | |

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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: 54 Nuggett Court

I/We, 2320478 ONTARIO INC.

please print/type the full name of the owner(s)

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

Gursewak Singh - King Consultants Inc.

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 14 day of

, **20**25_.

 $\left(\right)$ the

May

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

C.Budziak

(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.

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: 54 Nuggett Court

I/We,

2320478 ONTARIO INC. 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 14 day of , **20**25

May

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

C. Budziak

(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

| 8.1 | Residential* Minor Variance Applications *Excluding Apartment Buildings | | | | | | |
|-------|--|------------------------------|--|--|--|--|--|
| 8.1.1 | Above/Below Grade Door/Window related Application | \$11,949 | Per Application | | | | |
| 8.1.2 | Driveway and/or Parking related Application | \$11,949 | Per Application | | | | |
| 8.1.3 | Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law | \$11,949 | Per Application | | | | |
| 8.1.4 | All Other Variances | \$2,990 | Per Variance to a Maximum Fee of \$11,949 | | | | |
| 8.1.5 | "After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval. | | | | | | |
| 8.1.6 | Maximum Fee \$11,949 Per Application | | | | | | |
| 8.2 | Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications | | | | | | |
| 8.2.1 | Minor Variance Application | \$11,949 | Per Application | | | | |
| 8.3 | Consent | Applications | | | | | |
| 8.3.1 | Consent Application – Lot Creation | \$10,157 | Per Application | | | | |
| 8.3.2 | Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23) | \$5,078 | Per Application | | | | |
| 8.3.3 | Consent Certificate | \$2,127 | Per Certificate | | | | |
| 8.4 | General Committee of Adjustment Fees | | | | | | |
| 8.4.1 | Committee of Adjustment Application Re- Circulated Pursuant to A Request by The Applicant to Defer an Application | 50% of Application Fee | Per Deferral | | | | |
| 8.4.2 | Replacement Notice Sign \$75 Per Sign | | | | | | |

50% refund if withdrawn prior to circulation of public notice of a hearing. No refund if withdrawn once the circulation of the public notice of a hearing has occurred •



Land Use Planning and Development Consultants

T: 905-965-1610 Gursewak@kingconsults.ca

May 16th, 2025 Committee of Adjustment Planning, Building and Economic Development City of Brampton City Hall 2 Wellington St West Brampton, Ontario L6Y 4R2

Attn: Planning, Building and Development Staff, City of Brampton

RE: Request for Minor Variance for 54 Nuggett Court, Brampton

King Consultants Inc. is the planning consultant representing the registered owner, 2320478 Ontario Inc. of the above-noted property in the City of Brampton. We are applying to the Committee of Adjustment to seek relief from the Zoning By-law to permit an ancillary use to the existing industrial operation:

1. To permit a motor vehicle repair shop use whereas the By-law does not permit a motor vehicle repair shop in the Industrial Three A designation.

The subject property is legally described as PART BLK S PL 977 CHINGUACOUSY; PART BLK U PL 977 CHINGUACOUSY PARTS 26 & 28 43R14908; S/T RO739667, PARTIALLY RELEASED BY RO822877; S/T VS344874 CITY OF BRAMPTON; PIN: 14025-0025; ARN: 211010002502486.

Description of Subject Lands

The subject lands are located on the southeast side of Nuggett Court and north of the Nuggett Court and Bramhurst Avenue intersection in Brampton, Ontario. The site measures a total of 0.99 acres and is supported by a frontage of 30.52M, a width of 32.50m, a depth of 124.20m, and one full movement access driveway from Nuggett Court. The on-site structure was established through a site plan agreement with the City of Brampton (SP88-173.000) after the approval of Registered Plan M977. The site is occupied by an existing F2 Class 929.00 SQM Industrial one-storey building with an associated office area, dry storage (warehousing) and a manufacturing area located at the rear of the building. The site also underwent further improvements through building permit 17-105589- PO1-00. The Rear of the building continues to enjoy two full loading zone areas serviced by overhead garage doors (3.29m W x 4.26m H) and a third overhead garage of the same specifications. The operation is serviced by a oil and grit separator in good standing and regularly inspected. The site currently operates a manufacturing business that produces fall protection equipment, parts and installation with onsite heavy machinery and commercial motor vehicles.

The City of Brampton's Official Plan 2006 Schedule 1 City Concept and Schedule A General Land Use Designations designate the lands as Industrial. The Regionally approved Brampton Plan 2023 Schedule 1A City Structure designates the property as Employment Areas, and Schedule 2 Designations labels the property as Employment. Airport Intermodal Area Area 04 establishes the subject lands as General Employment 1, which permits a variety of industrial, associated uses, repair and servicing operations but excluding motor vehicle body shops and outdoor storage. The current zoning for the subject lands is Industrial Three A (M3A) under the City's Zoning By-Law 204-2010.

Surrounding Uses and Variances

The surrounding uses are indicative of the policies contained within the Airport Intermodal Secondary Plan Area 4 which generally bounded by North Drive and Cottrelle Boulevard to the north, the municipal boundary



Land Use Planning and Development Consultants

T: 905-965-1610 Gursewak@kingconsults.ca

to the south and east, and Torbram Road to the west. The area is comprised of predominantly a mix of employment uses approved through employment land development dating back to the 1980's and 1990's. This industrial and commercial area predominantly includes manufacturing, processing, recycling, wholesale suppliers, industrial malls and minor commercial units. The properties to the north are occupied by a telecommunication manufacturer and provider, a food manufacturer, plastics manufacturer and industrial malls consisting of suppliers. To the west is Torbram Road and open space land buffering residential development. To the east, a steel distributor, recycling operation, warehousing and logistics operations and a funeral home. To the immediate south, an industrial mall consisting of a restaurant and minor commercial uses related industrial adjacent businesses.

Description of the Variance

We are seeking the following relief from the Zoning By-law, as amended:

1. To permit a motor vehicle repair shop use whereas the By-law does not permit a motor vehicle repair shop in the Industrial Three A designation.

Variance 1 relates to a request to permit an ancillary motor vehicle repair use incidental to the existing industrial warehousing and manufacturing operation. The site currently operates as a manufacturing, storage and delivery and installation of fall protection equipment products. The site operation internally utilizes the front of the building for dry storage, the middle section for the existing offices and the rear for manufacturing as illustrated on the Minor Variance sketch. The business utilizes heavy machinery to move raw materials and supplies from the outdoor storage area to the manufacturing area. Once the materials have been processed and assembled, owner operator commercial vehicles pick-up and drop-off products through the loading zone.

We note that the proposed motor vehicle repair use will wholly be accessed through an existing overheard garage at the rear of the building. The area is proposed to be removed from the existing manufacturing area for the proposed Motor Vehicle Repair area measured having an area of 65.89m², a width of 3.29m and length of 19.80m. No renovations are proposed and required to implement the proposal within the building. The access is provided through a third overhead garage and does not impede or encumber the existing loading zones integral to the operation. The proposed represents an area of 7.09% of the total building area and represents an area of 14.81% in the manufacturing area. The rear area is paved and at-grade with no accessory structures. The area has unobstructed turning area as intended for the current use. The business utilizes highway transportation trucks with trailers and flatbeds for their materials which already maneuver with ease. We note the access provides above the minimum requirement for drive-aisles and widens towards the loading zone and parking area. Two parallel truck waiting stalls are provided, set backed and adjacent to the proposed repair area.

The existing site consists of 27.0 existing parking spaces provided in the front, interior side yard and rear of the site. We are proposing additional parking spaces along the interior side yard in the rear yard to increase the drive-aisle width along the access from the entrance to the rear yard. We note the total parking area per use adds up to 12.30 Parking Spaces (rounded up to 13.0) combining the existing warehousing, associated office, manufacturing and proposed motor vehicle repair. We are offering 29 parking spaces in total as surplus. The site only requires re-striping for these stalls.



Land Use Planning and Development Consultants

T: 905-965-1610 Gursewak@kingconsults.ca

Planning Analysis & Section 45(1)

Maintains the General Intent and Purpose of the Official Plan

The City of Brampton's Official Plan 2006 Schedule 1 City Concept and Schedule A General Land Use Designations designate the lands as Industrial. The Regionally approved Brampton Plan 2023 Schedule 1A City Structure designates the property as Employment Areas, and Schedule 2 Designations labels the property as Employment. The Airport Intermodal Area Area 04 Secondary Plan establishes the subject lands as General Employment 1. The Area 04 plan provides a land use framework for one of the large employment area of the City and permits a variety of industrial and commercial uses with minor institutional and special sites. As per the Secondary Plan, the General Employment 1 designation permits a broad range of industrial uses including but not limited to warehousing and storage of goods, manufacturing, processing, repairing and servicing operations, but excludes motor vehicle body shops, and outdoor storage areas, only as accessory to an industrial use, which shall be screened from the public view. Furthermore, the Secondary Plan permits ancillary uses directly associated with principal industrial use and a residential unit for the maintenance of property.

The proposed variance seeks to permit an ancillary and minor motor vehicle repair area within the enclosed building without the need for improvements internally and site alteration externally. The designation permits repairing and servicing uses consistent with the proposal. The nature of the variance and its ancillary use to the primary industrial use do not contravene the policies and objectives of the Official Plan.

Maintains the General Intent and Purpose of the Zoning By-law

The subject lands are designated *Industrial Three A* which permits a variety of industrial uses, as well as accessory use for the principal industrial use and some non-industrial uses. 32.1.1.a.1 permits the following: the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use. The intent of the permitting By-law, as amended, is to provide a certain class of uses and permissions to ensure uses can function together without causing significant and negative impacts. We note that the request only seeks to utilize a small portion of the manufacturing area without the need for additional alterations and renovations. The existing loading areas integral to the operation of the manufacturing and warehousing components can continue to function and uphold the overall site function without impact. Vehicle circulation and maneuverability can continue with ease. The proposal does not involve a body shop use and does constitute a repair and servicing operation to support the existing industrial operation. Surplus parking has been provided to accommodate the additional use permissions and exceeds the required parking per the By-law. **The proposed generally maintains the intent of the Zoning By-law**.

Desirable for the Appropriate Development of the Land

The requested Variance is appropriate as the surrounding industrial and commercial lands in the planning area contain heavier industrial uses that can be classified as obnoxious and restrictive. The Site does not require any internal or external upgrades to be implemented. Furthermore, the Site provides fencing and screening via natural buffering along the front yard, the position of the building and the rear yard (facing Torbram Road). The proposed motor vehicle repair use does not adversely affect the primary uses and the proposed scale represents an area of 7.09% which does not take away from the primary use. The proposed location is serviced by an oil and grit separator which will ensure the site will avoid contamination and adverse impact to human health. Lastly, the repairing and servicing component will support the company fleet and allow for on-site Ministry of Transportation inspections for highway classified machinery and commercial vehicles integral to the main operation. **Therefore, the proposed variance is desirable and appropriate development of the land**.



Land Use Planning and Development Consultants

T: 905-965-1610 Gursewak@kingconsults.ca

Minor in Nature

The requested variance is minor in nature and represents a limited floor area compared to the primary and associated uses within the existing building. The function of the industrial building will remain unchanged and unimpeded by the inclusion of the proposed as the utilization of a third overhead door and sufficient setback is provided from the existing loading and parking area. We anticipate that the proposed will not adversely impact the permitted uses, the surrounding properties and uses in the contextual planning area. The proposed will only operate in conjunction with a permitted use. **Therefore, the variances can be considered minor in nature.**

In conclusion, the proposed variance is indicative of efficient and proper planning as it aligns with the surrounding commercial and industrial landscape while adhering to the principles of the Zoning By-law. The requested variances generally maintain the intent of the Official Plan and Zoning By-law; therefore, integrating the proposed ancillary use is minor in nature and will not adversely impact the existing site operation.

We trust that the above materials are in order. Should you require any further information, do not hesitate to contact the undersigned.

Warm regards,

Jootes My

Gursewak Singh MSc. Pl. Director, Planner King Consultants Inc. Provisional Member MCIP, RPP Unit 2, 177 Zenway Blvd Vaughan, ON L4H 3H9 905-965-1610 singhplan@outlook.com

Received / Revised JUN 1 1 2025 Committeee of Adjustment



Date

June 05, 2025

1119-34 Leith Hill Road Toronto, ON M2J 124

Phone: (514) 891-3972 Email: Nabil@TrafficPlus.ca Website: TrafficPlus.ca

Response to Comments

Our Reference:

20250007

City of Brampton Contact

Annie Thomson Planning Technician Planning, Building and Growth Management | City of Brampton 2 Wellington Street West | Brampton, ON | L6Y 4R2

Re: Response to Comments – Swept Path Assessments Study Proposed Motor Vehicle Repair Shop Use 54 Nuggett Court, City of Brampton

Dear Ms. Thomson:

Traffic+ Engineering Ltd. was retained by 2320478 Ontario Inc. to address the comments submitted by City staff on June 3, 2025, to seek a relief from the Zoning By-law to permit an ancillary use to the existing industrial operation [To permit a motor vehicle repair shop use whereas the By-law does not permit a motor vehicle repair shop in the Industrial Three A designation].

The comments received from the City of Brampton (the "City") staff have reviewed and addressed. Each City's comment is below and our responses follow in blue.

- 1. A swept path analysis, prepared by a recognized traffic engineering professional/consultant, is required for the following:
 - a. The largest vehicle expected to use the proposed motor vehicle access through the overhead door
 - i. The analysis must demonstrate no conflict with vehicles in Parking Stalls #2 and #3, or the two loading bays.

Traffic+ Engineering Ltd. response:

The swept path assessment was undertaken using the City of Brampton Truck Tractor (without a trailer). Figure 1 and Figure 2 illustrate the swept path assessment for a vehicle accessing the overhead door.

Additional swept paths are included at the new proposed truck waiting stalls. Figure 3 and Figure 4 illustrate these swept paths assessments.





1119-34 Leith Hill Road Toronto, ON M2J 1Z4

Phone: (514) 891-3972 Email: Nabil@TrafficPlus.ca Website: TrafficPlus.ca

Response to Comments

b. Passenger vehicle accessing parking stall #1.

Traffic+ Engineering Ltd. response:

A swept path assessment was undertaken using the typical TAC 2017 passenger vehicle entering and parking in Stall # 1. **Figure 5** and **Figure 6** illustrate the swept path assessments.

- 2. Please revise the Site Plan to show the truck waiting stalls in a more accessible location.
 - a. Currently, the truck waiting stalls are inaccessible if a vehicle is parked in Parking Stall #2 or #3.

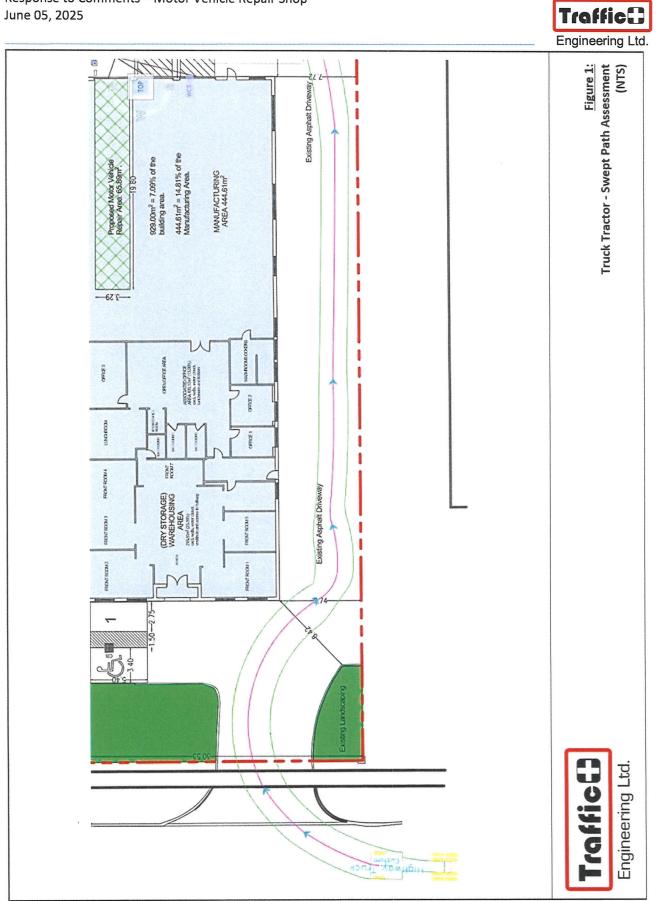
Traffic+ Engineering Ltd. response:

The truck waiting area has been relocated from the previous proposed location, to the back of the site where truck tractors can easily maneuver around the site and park without encroaching with any parked vehicle.

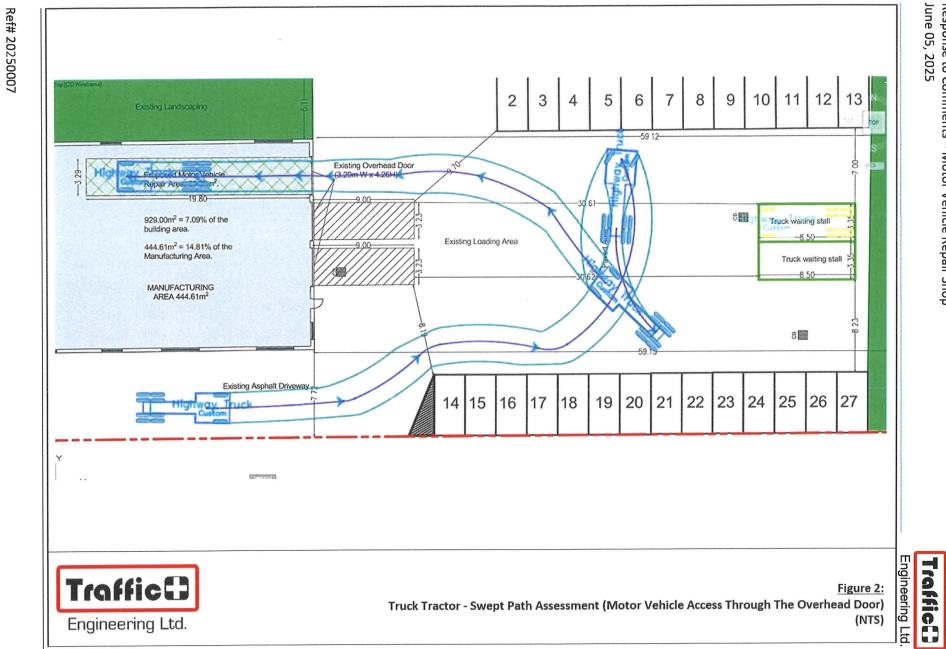
Appendix A includes the full site plan.

Appendix B illustrates the typical City of Brampton truck tractor dimensions and turning radii, and typical passenger vehicle (TAC) dimensions and turning radii



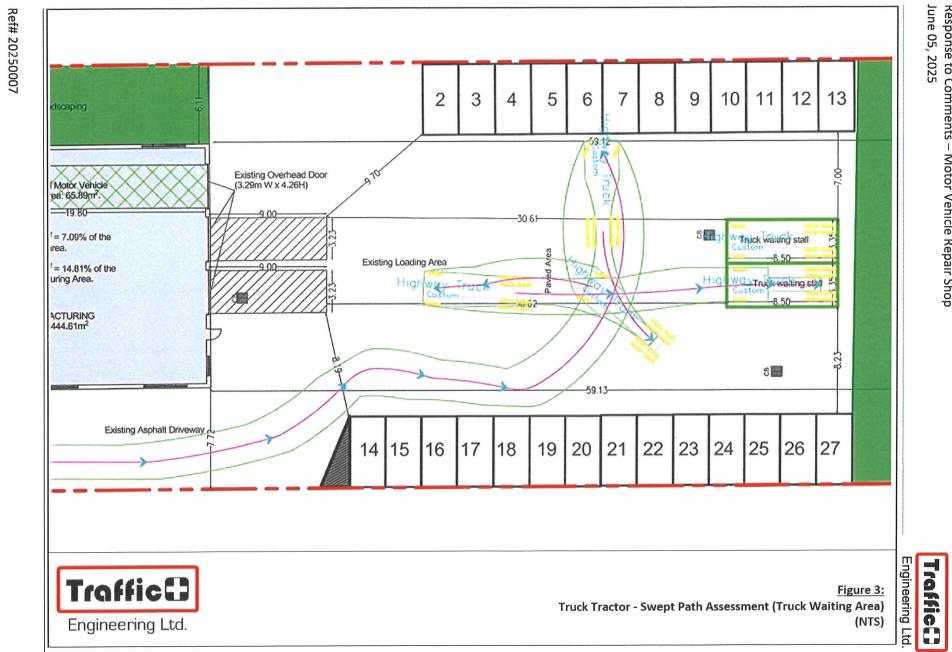


Response to Comments - Motor Vehicle Repair Shop



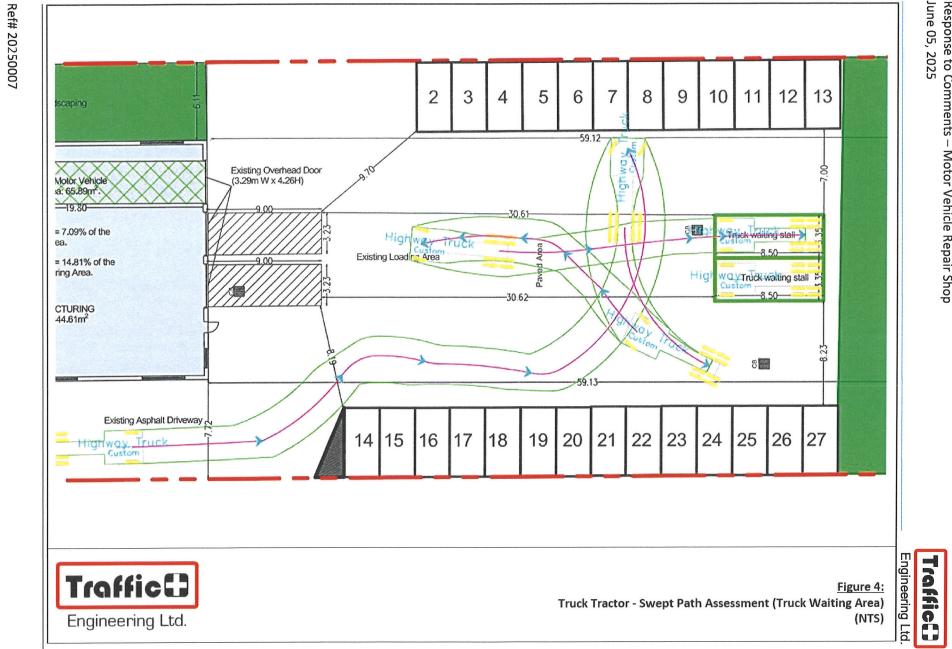


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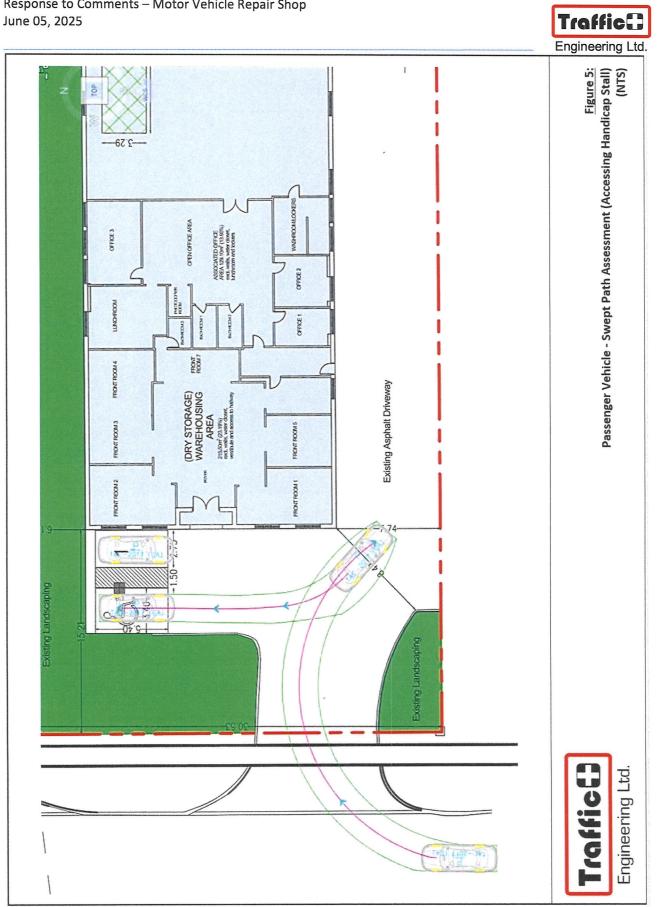
Response to Comments – Motor Vehicle Repair Shop June 05, 2025

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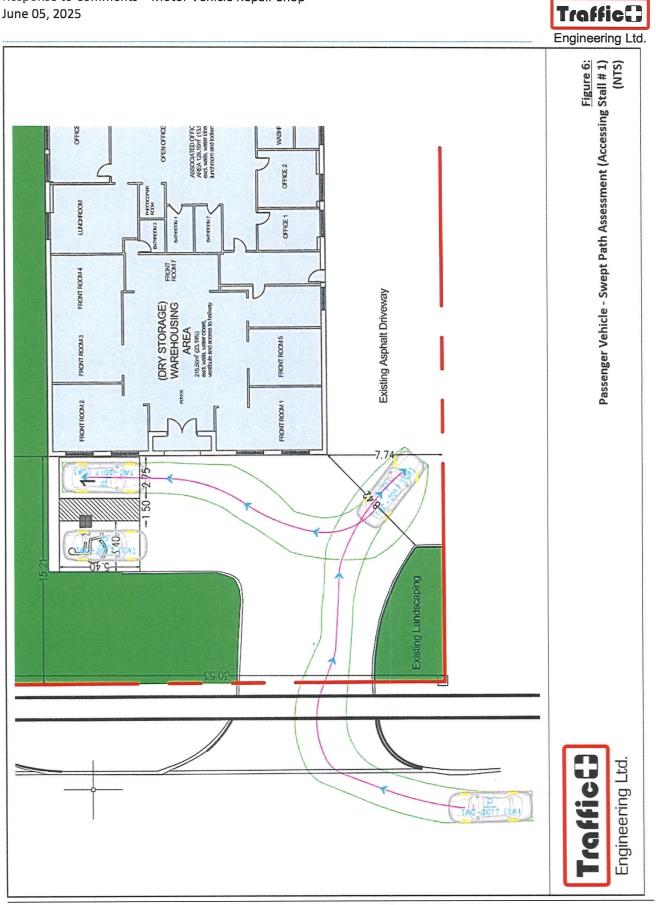


Response to Comments – Motor Vehicle Repair Shop June 05, 2025

9



Response to Comments – Motor Vehicle Repair Shop



Response to Comments - Motor Vehicle Repair Shop

Response to Comments – Motor Vehicle Repair Shop June 05, 2025



Please feel free to contact the undersigned if you have any questions or require further information.

ha na

Mr. Nabil Ghariani, P.Eng., PTOE, M.S.C.E. President and CEO Email: <u>Nabil@TrafficPlus.ca</u> Tel# (514) 891-3972



Response to Comments – Motor Vehicle Repair Shop June 05, 2025

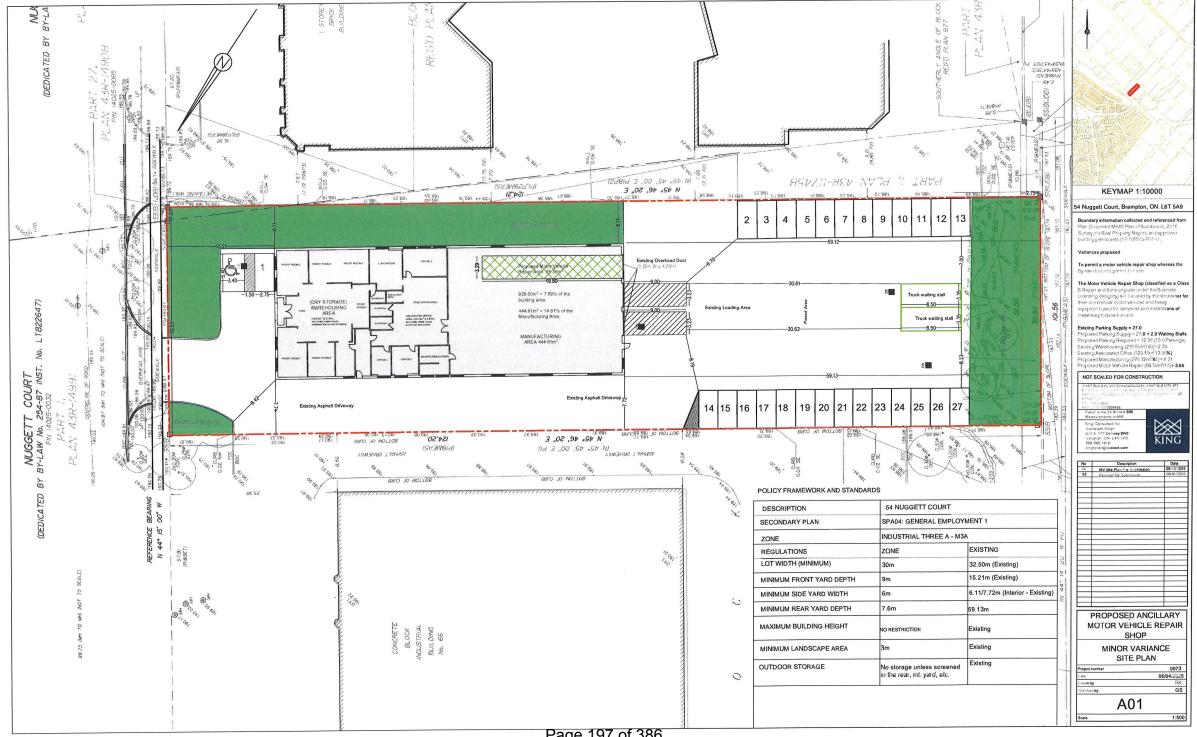




Site Plan

Ref# 20250007

10



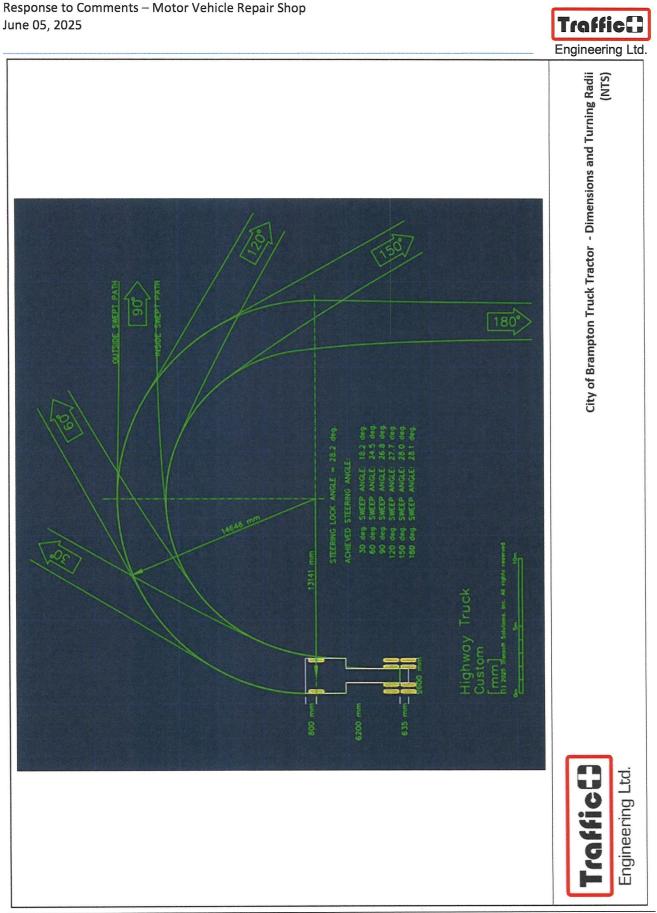
Page 197 of 386

Response to Comments – Motor Vehicle Repair Shop June 05, 2025





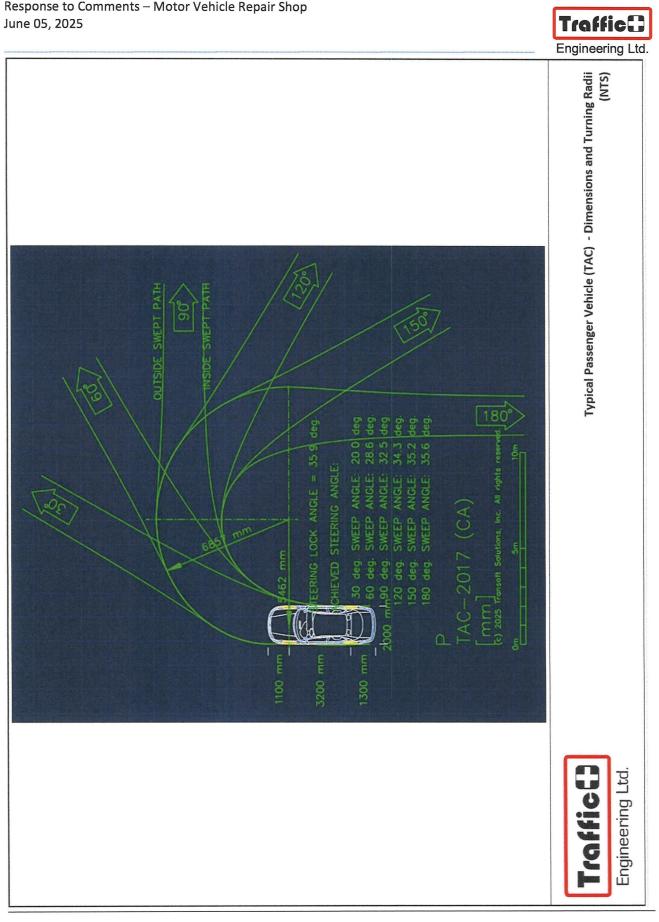
City of Brampton Truck Tractor Dimensions and Turning Radii Typical Passenger Vehicle Dimensions and Turning Radii (TAC)



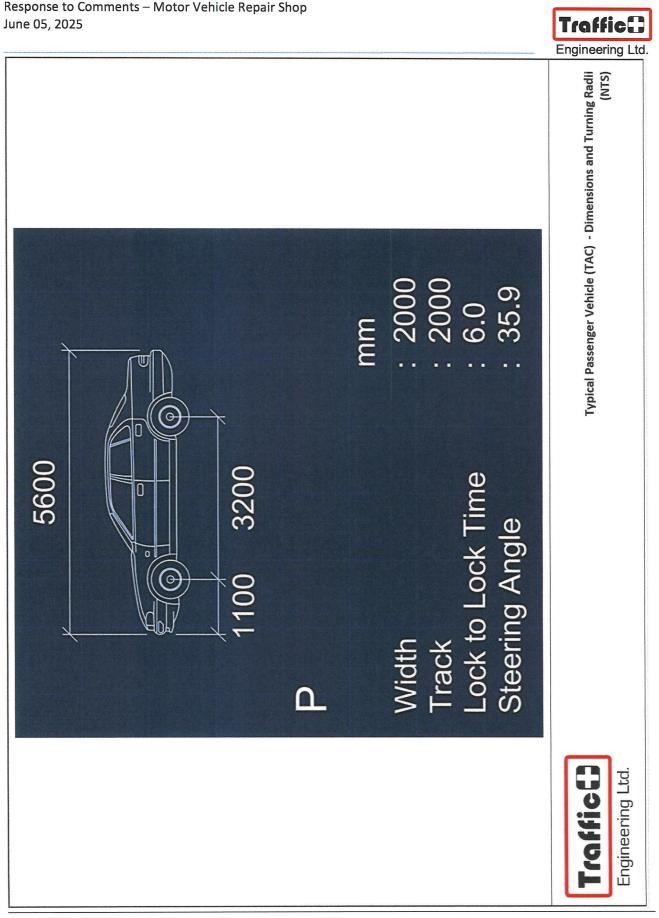
Response to Comments – Motor Vehicle Repair Shop

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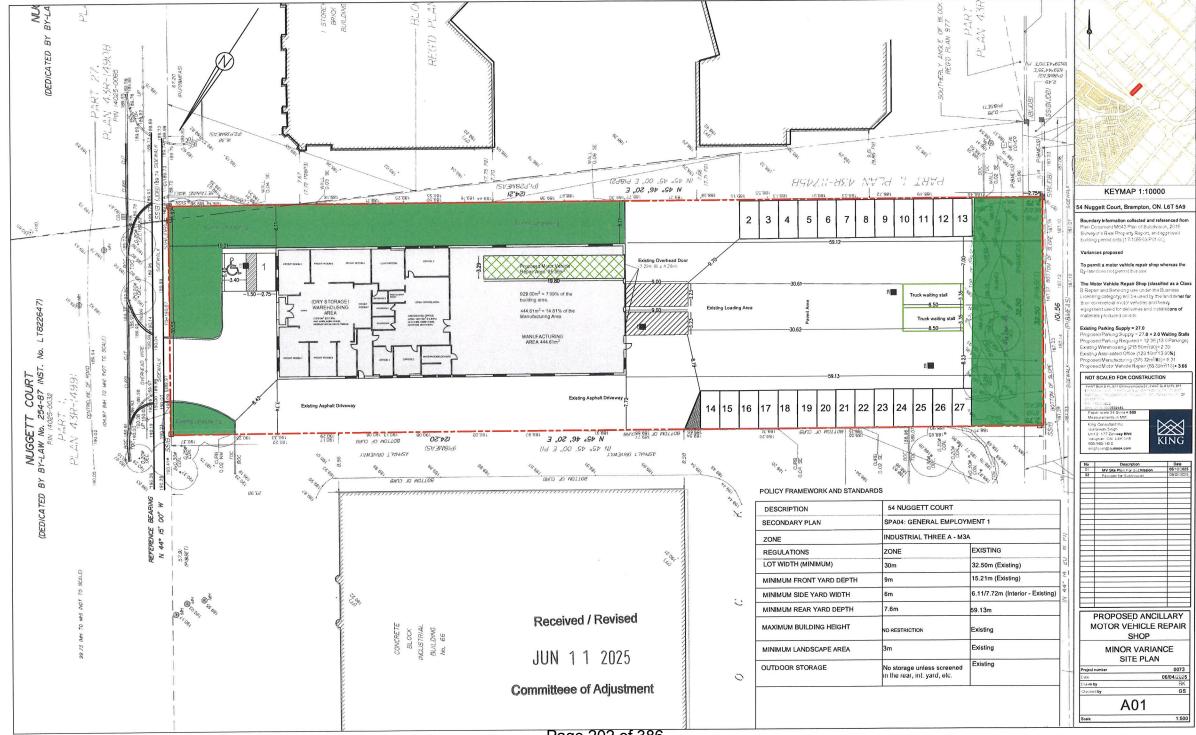
Response to Comments – Motor Vehicle Repair Shop



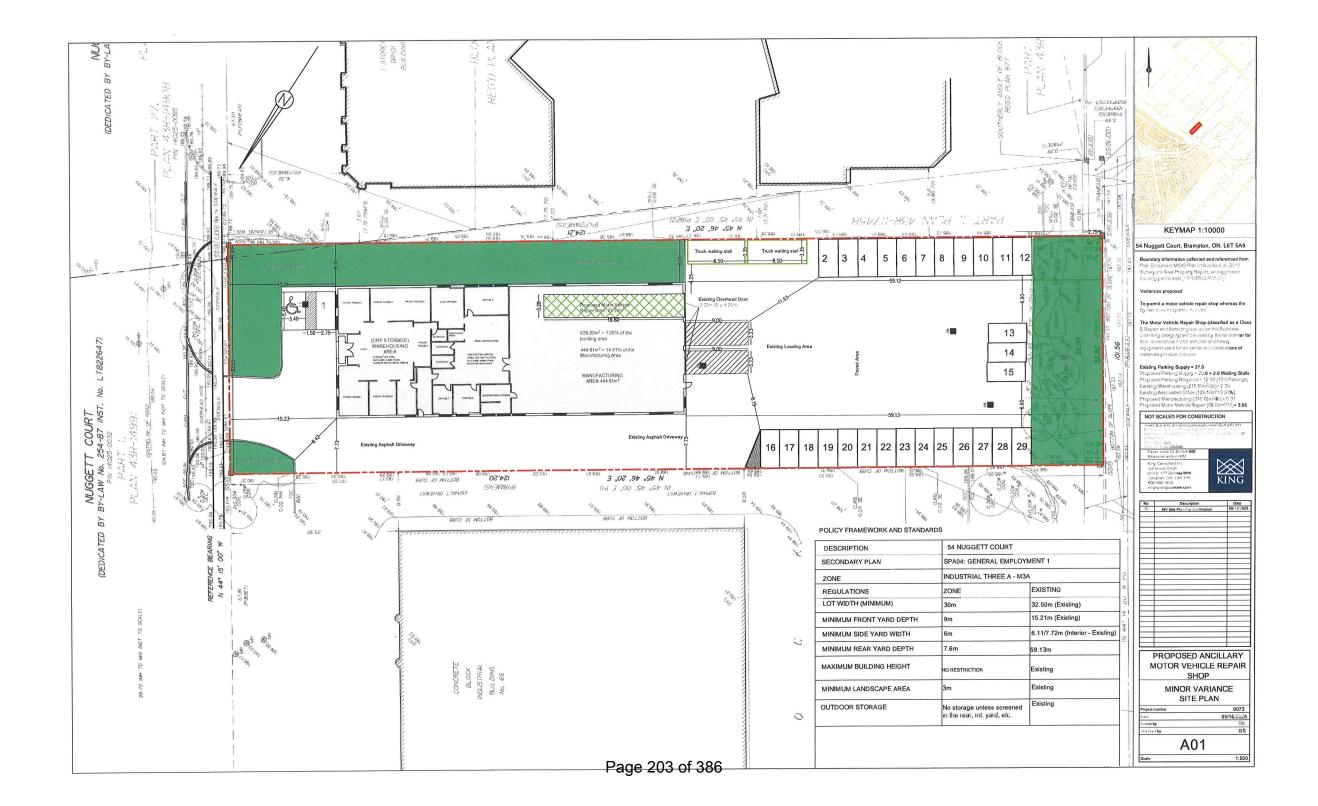
Response to Comments - Motor Vehicle Repair Shop

Ref# 20250007

4



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Zoning Non-compliance Checklist

File No. A-2025- ①つう

Applicant:2320478 Ontario Inc.Address:54 Nuggett CourtZoning:M3ABy-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|---|--|---|--------------|
| USE | To permit the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles. | Whereas a motor vehicle repair shop is not a permitted use. | 33.2.1 |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SETBACKS FRONT/ SIDE / REAR | | | |
| PATH OF TRAVEL | | | |
| 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

May 21, 2025 Date



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-2025-0051 |
|--|--|
| Property Address: | 54 Nuggett Court |
| Legal Description: | Plan 977, Part Blocks S, U, Plan M643, Part Block 1, RP 43R14908, Parts 26, 27, 28, Ward 8 |
| Agent: | Gursewak Singh - King Consultants Inc. |
| Owner(s): | 2320478 Ontario Inc. |
| Other applications: under the <i>Planning Act</i> | nil |
| Meeting Date and Time: Meeting Location: | Tuesday, June 24, 2025, at 9:30 am Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose of the Application:

- 1. To permit the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles, whereas the by-law does not permit a motor vehicle repair shop; and
- 2. To permit two loading spaces measuring 3.23 metres in width and 9.0 metres in length, whereas the by-law requires two loading spaces measuring 3.7 metres in width and 9.0 metres in length.

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than 12:00 pm on Thursday, June 19, 2025.
- 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 12:00 pm on Thursday, June 19, 2025, 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.

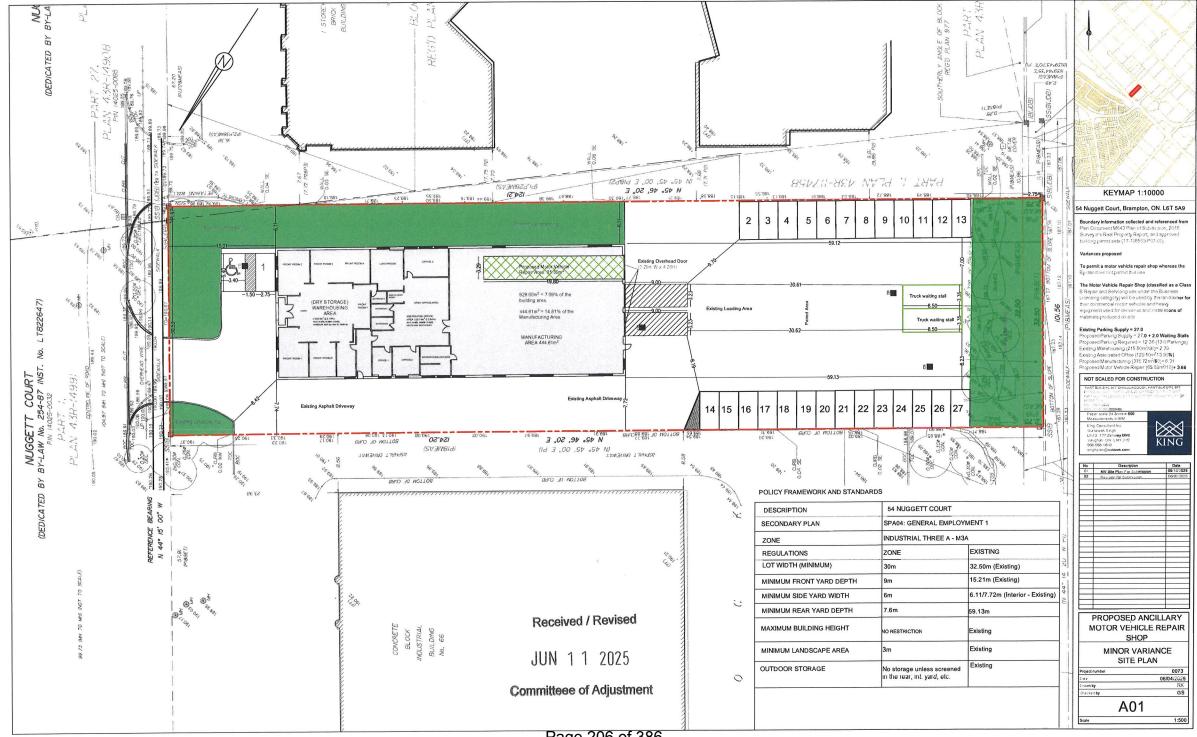
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 11th day of June 2025

Legislative Coordinator on behalf of: Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2 E: <u>coa@brampton.ca</u> Page 205 of 386



Page 206 of 386



June 11, 2025

PAR-DPP-2025-00794

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani Legislative Coordinator & Secretary-Treasurer Committee of Adjustment Committee of Adjustment 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application – A-2025-0051 54 Nuggett Court City of Brampton, Region of Peel Owner: 2320478 Ontario Inc. Agent: Gursewak Singh - King Consultants Inc.

This letter will acknowledge receipt of the City's circulation of the above-noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on May 26, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the <u>Conservation Authorities Act</u> (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the <u>Planning Act</u>, Conservation Authorities (CAs) must help ensure that decisions under the <u>Planning Act</u> are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application is to:

1. To permit the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles, whereas a motor vehicle repair shop is not a permitted use.

TRCA staff understand there is an existing motor vehicle repair shop operating on the subject property.

O. Reg. 41/24 and CA Act

Based on TRCA's mapping a portion of the subject property is within TRCA's Regulated Area owing to the proximity of a water channel and Regulatory Floodplain associated with the Humber River Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed development the proposed works are located outside of TRCA's Regulated portion of the property. As such, a permit from this office will not be required.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2025-0051** is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection** to the approval of the application subject to the following conditions:

1. That the applicant provides the required \$1,250.00 planning review fee

<u>Fee</u>

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,250.00 – Minor Variance review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 11, 2025.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic

Marina Janakovic Planner I Development Planning and Permits | Development and Engineering Services Toronto and Region Conservation Authority Telephone: (437) 880-2368 Email: Marina.Janakovic@trca.ca

CC: Applicant (chester@nsafe.com) Agent (singhplan@outlook.com)

Appendix 'A' Materials Received by TRCA

- Cover Letter RE: Minor Variance, dated May 16, 2025, prepared by King Consultants Inc.
- Drawing no. A01, Site Plan, dated May 16, 2025, prepared by King Consultants Inc.
- Zoning Non-compliance Checklist, dated May 21, 2025, prepared by Zoning



NOTE:

1.

2.

3.

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

-0053

FILE NUMBER: A-JOJ5

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) 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. Name of Owner(s) Agyei Peprah-Asiase and Irene Sarpong Address 25 FREDERICK ST, BRAMPTON Phone # 416-939-1550 Fax # agyeipeprah@hotmail.com Email Agent ARYAN SHARMA 96 KENNEDY RD SOUTH, UNIT 206 Name of Agent Address 905-452-8200 info@thedesignfine.com Phone # Fax # Email Nature and extent of relief applied for (variances requested): 1) MINOR VARIANCE FOR REDUCED FRONT YARD SETBACK FROM 6 M TO 3 M

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

1) Current minimum allowable setback is 6 m we propose 3 m for front porch extension

5. Legal Description of the subject land: Lot Numbe<u>r Part of lot 17</u> Plan Number/Concession Number <u>BR-27</u> Municipal Address <u>25 FREDERICK ST, BRAMPTON</u>

6. Dimension of subject land (in metric units)

| Frontage 3 | 30.70 M |
|------------|-------------|
| Depth 3 | 37.23 M |
| Area 1 | 1143.12 SQM |

7. Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way

| [| V |
|---|---|
| Ī | |

Seasonal Road Other Public Road Water



8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.) MAIN BUILDING (2 STOREYS) - 177.32 SQM, PORCH (1 STOREY) 50.15 SQM, SHED (1 STOREY) 24.97 SQM

PROPOSED BUILDINGS/STRUCTURES on the subject land: PROPOSED EXTENSION OF EXISTING FRONT PORCH (UNHEATED)

^{9.} Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback | 3 M 7.55 M 0.69 M 6.08 M | | | |
|---------|---|--|----------------------------|-------------------|----------|
| | PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback | 3 M 7.55 M 0.69 M 6.08 M | | | |
| 10. | Date of Acquisition of | of subject land: | JULY 2014 | | |
| 11. | Existing uses of sub | ject property: | RESIDENTIAL | | |
| 12. | Proposed uses of su | ıbject property: | RESIDENTIAL | | |
| 13. | Existing uses of abu | utting properties: | RESIDENTIAL | | |
| 14. | Date of construction | n of all buildings & strue | ctures on subject | land: <u>1951</u> | |
| 15. | Length of time the e | xisting uses of the sub | ject property have | e been continued: | 74 YEARS |
| 16. (a) | What water supply i Municipal 🖌 | s existing/proposed?]] | Other (specify) | | |
| (b) | What sewage dispo Municipal Septic | sal is/will be provided?]] | | | |
| (c) | What storm drainag Sewers // Ditches Swales | e system is existing/pr]]] | oposed? Other (specify) | | |

| 17. | | bject propert on or conser | | ect of an | application | under th | e Planning Act, for approval of a plan o | f |
|-----|-----------|-------------------------------|-------------|------------|----------------|------------|---|----------|
| | Yes 🗌 |] | No 🔽 | | | | | |
| | If answer | [.] is yes, provi | de details | : File | • # | | Status | |
| 18. | Has a pre | e-consultation | n applicati | ion been t | filed? | | | |
| | Yes 🗌 | | No 🗹 | | | | | |
| 19. | Has the s | subject prope | rty ever b | een the s | ubject of an a | applicati | ion for minor variance? | |
| | Yes 🗌 | | No 🗹 | | Unknown | | | |
| | If answer | [.] is yes, provi | de details | : | | | | |
| | | # <u>A2020-00</u> # # | | ۰ <u> </u> | EST GRAN | | Relief <u>REDUCED FRONT, SIDE Y</u> Relief Relief | <u>'</u> |
| | | | | | | ignature i | of Applicant(s) or Authorized Agent | |
| דאם | | E MAY 21 | | OF | 2025 | ignature | or Approant(s) or Autorized Agent | |
| | | | | | | | | |
| THI | s21 | DAY OF | MAY | | , 20 25 | | | |

-3-

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.

| 1, Aryan | Shar | ma | , | OF THE | City | OF | Brampton |
|---------------|------|------|----|-----------|-------------|----|----------|
| IN THE Region | OF | Pell | so | LEMNLY DE | CLARE 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 <u>REGION</u> OF | 1 |
| PEEL THIS 26 DAY OF | |
| Marcelyn Osayamen Osaze a Commissioner, etc., Province of Ontario, for the Corporation of the Oity of Brampton. Expiremutismo20; 2025. | Signature of Applicant or Authorized Agent |

| FOR OFFICE USE ONLY | | | | | | |
|--|-------------------------------|--|--|--|--|--|
| Present Official Plan Designation: | | | | | | |
| Present Zoning By-law Classification: | | | | | | |
| This application has been reviewed with respect to the said review are outlined on the a | | | | | | |
| DATE RECEIVED 76 Ma | 1 2 025 Revised 2022/02/17 | | | | | |

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 25 FREDERICK ST, BRAMPTON

I/We, Agyei Peprah-Asiase

please print/type the full name of the owner(s)

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

ARYAN SHARMA

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 this21 | day of MAY | , 20 <u>25</u> . |
|------------------|---------------------------|--|
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| A | | |
| (signature of th | owner[s] or where the own | ar is a firm or corporation the signature of an officer of the owner) |

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

(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 coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 25 FREDERICK ST, BRAMPTON

I/We, Agyei Peprah-Asiase

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.

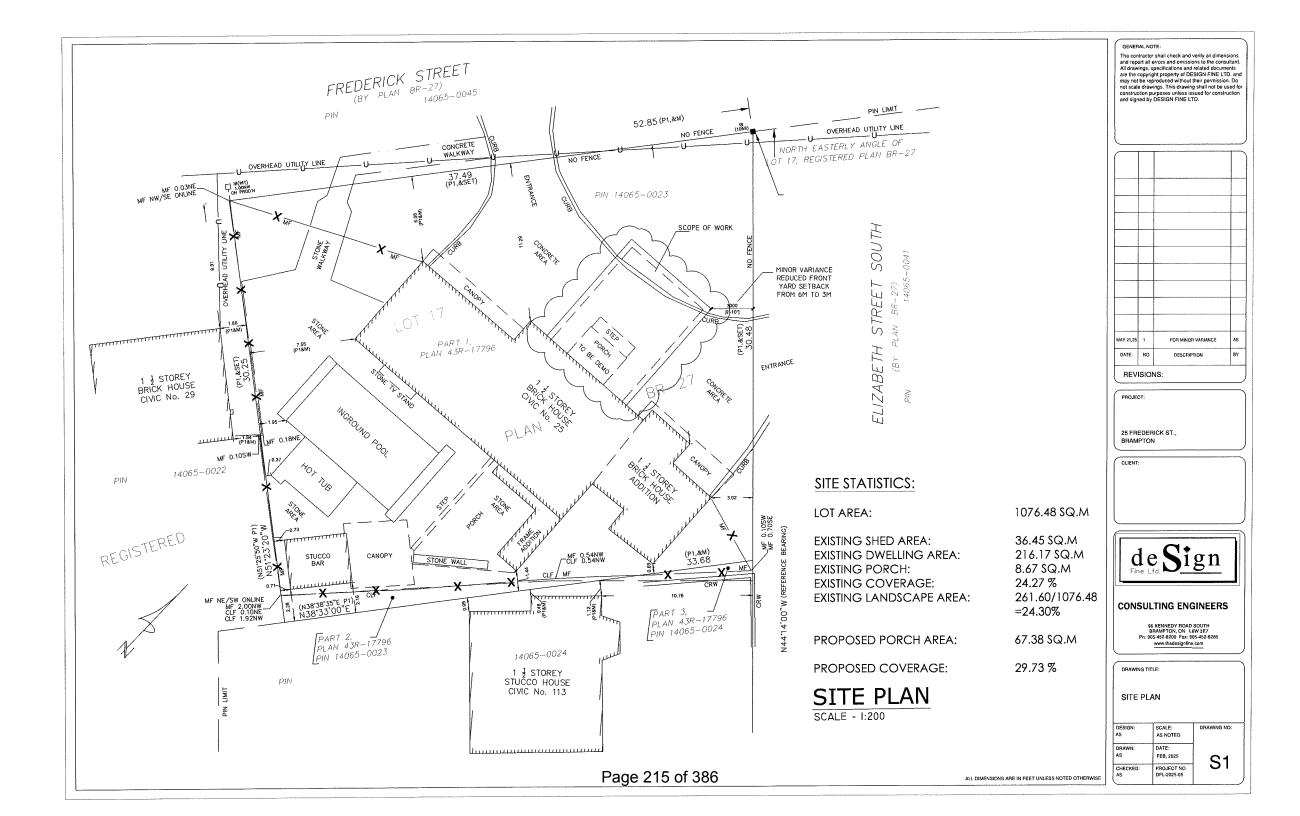
Dated this27 , **20**24 . day of DECEMBER

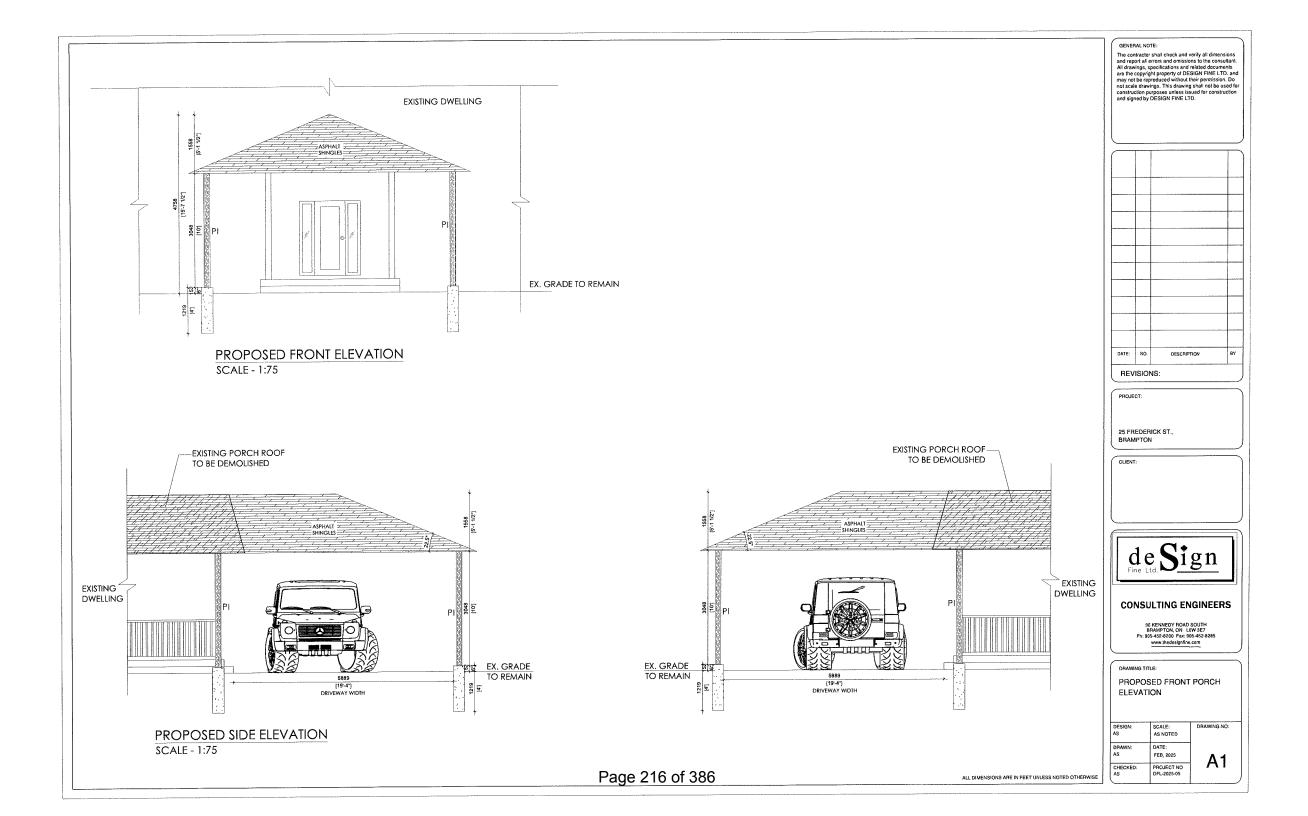
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

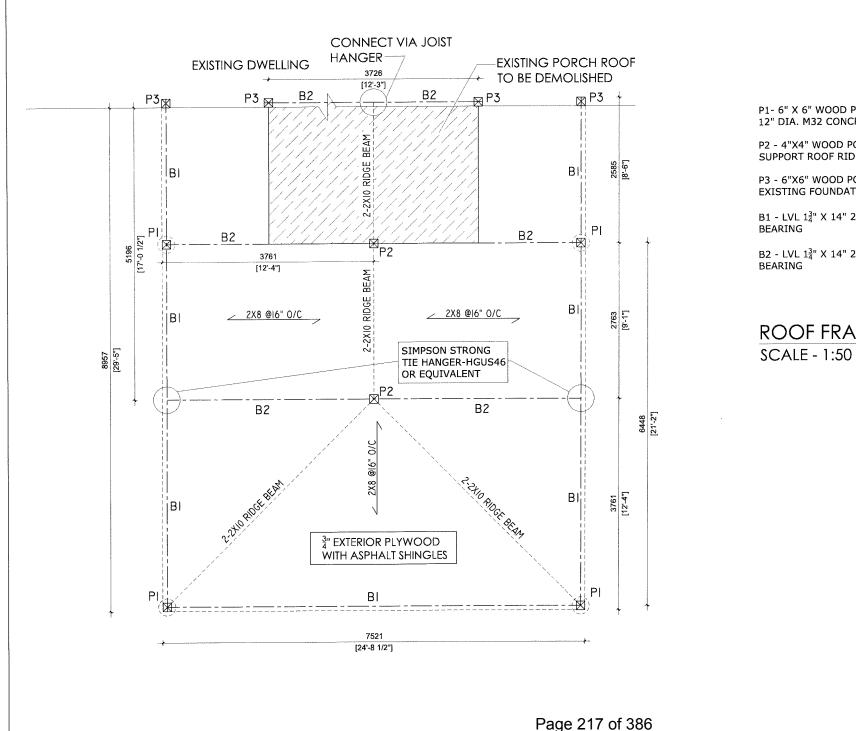
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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







P1- 6" X 6" WOOD POST ANCHORED 18" INTO 12" DIA. M32 CONCRETE SONO TUBE 4' DEEP

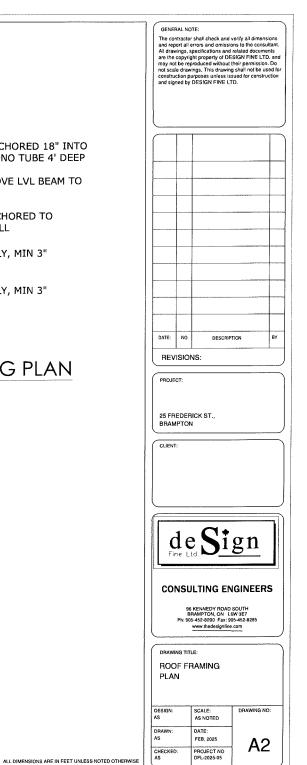
P2 - 4"X4" WOOD POST ABOVE LVL BEAM TO SUPPORT ROOF RIDGE

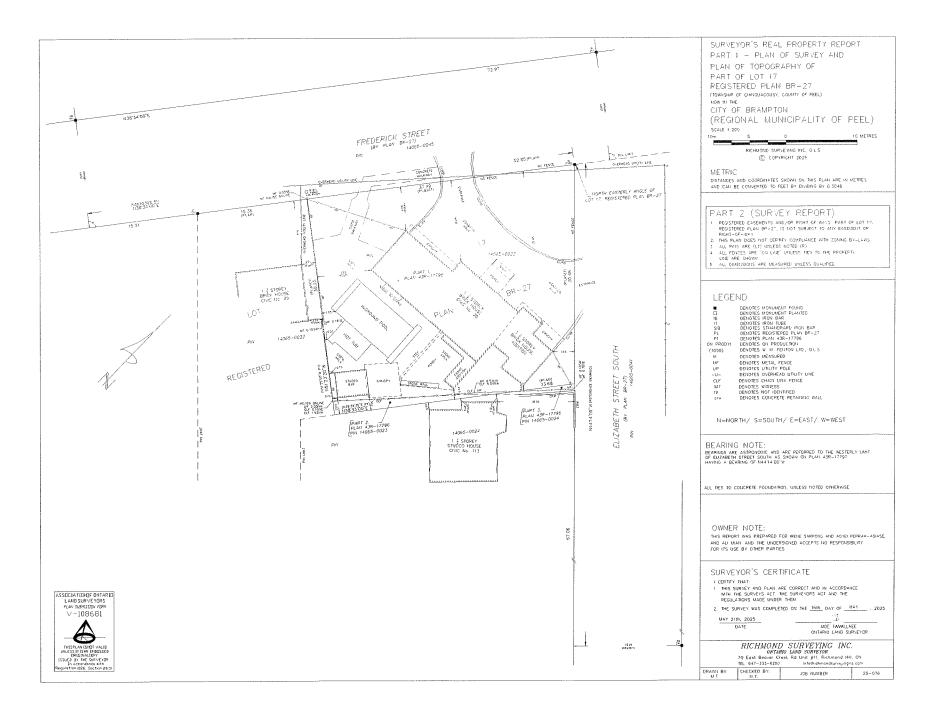
P3 - 6"X6" WOOD POST ANCHORED TO EXISTING FOUNDATION WALL

B1 - LVL 1³/₄" X 14" 2.1E 3-PLY, MIN 3"

B2 - LVL 1³/₄" X 14" 2.1E 2-PLY, MIN 3"

ROOF FRAMING PLAN





Zoning Non-compliance Checklist

File No. A-2025- 0053

Applicant: Agyei Peprah-Asiase and Irene Sarpong

Address: 25 Frederick Street

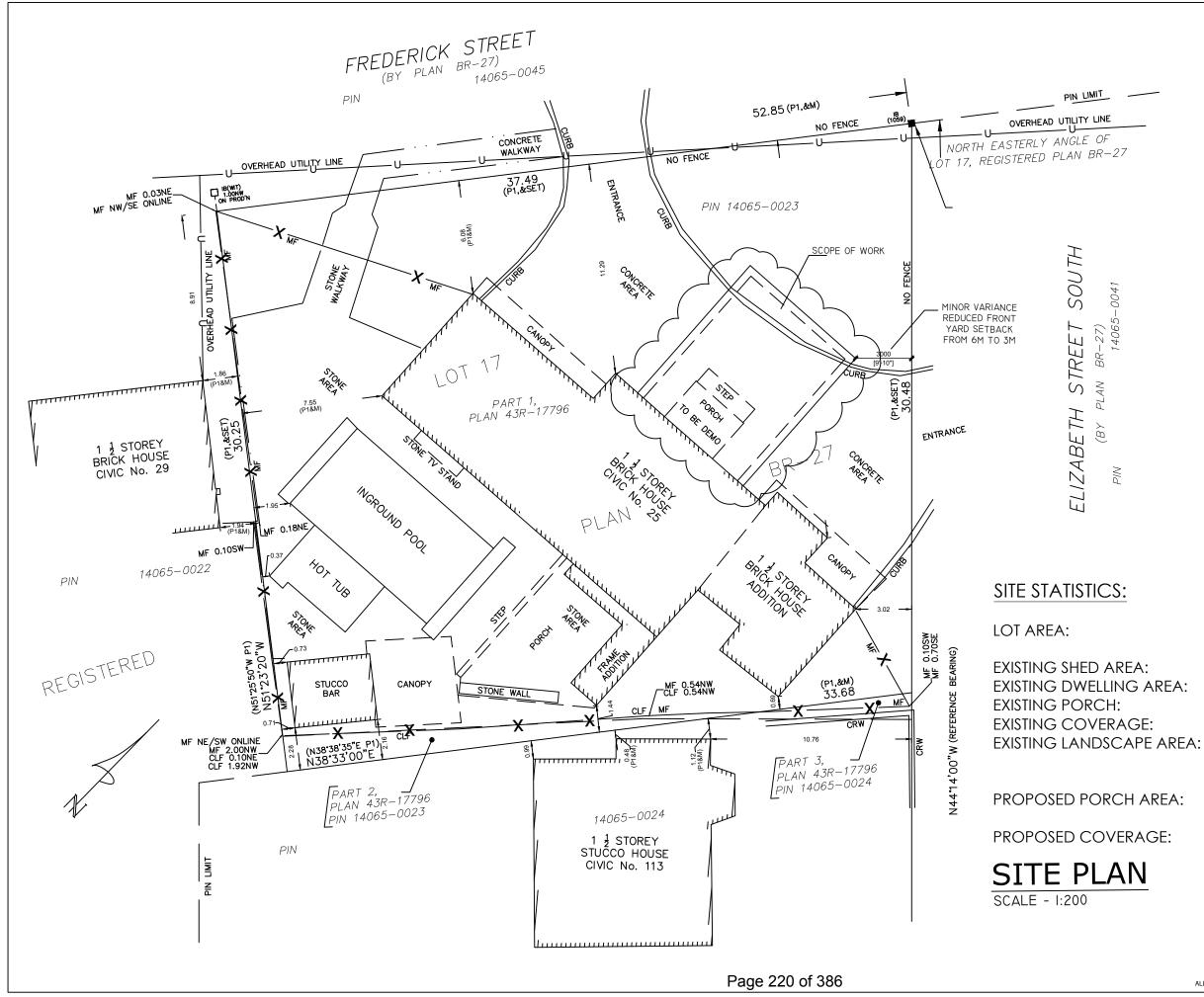
Zoning: R1B (mature neighbourhood)

By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|---|--|--|--------------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SETBACKS FRONT/ SIDE / REAR | To permit a front yard setback of 3 metres to a carport. | Whereas the by-law requires a front yard setback of 6 metres to a carport. | 12.5.2 |
| PATH OF TRAVEL | | | |
| 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

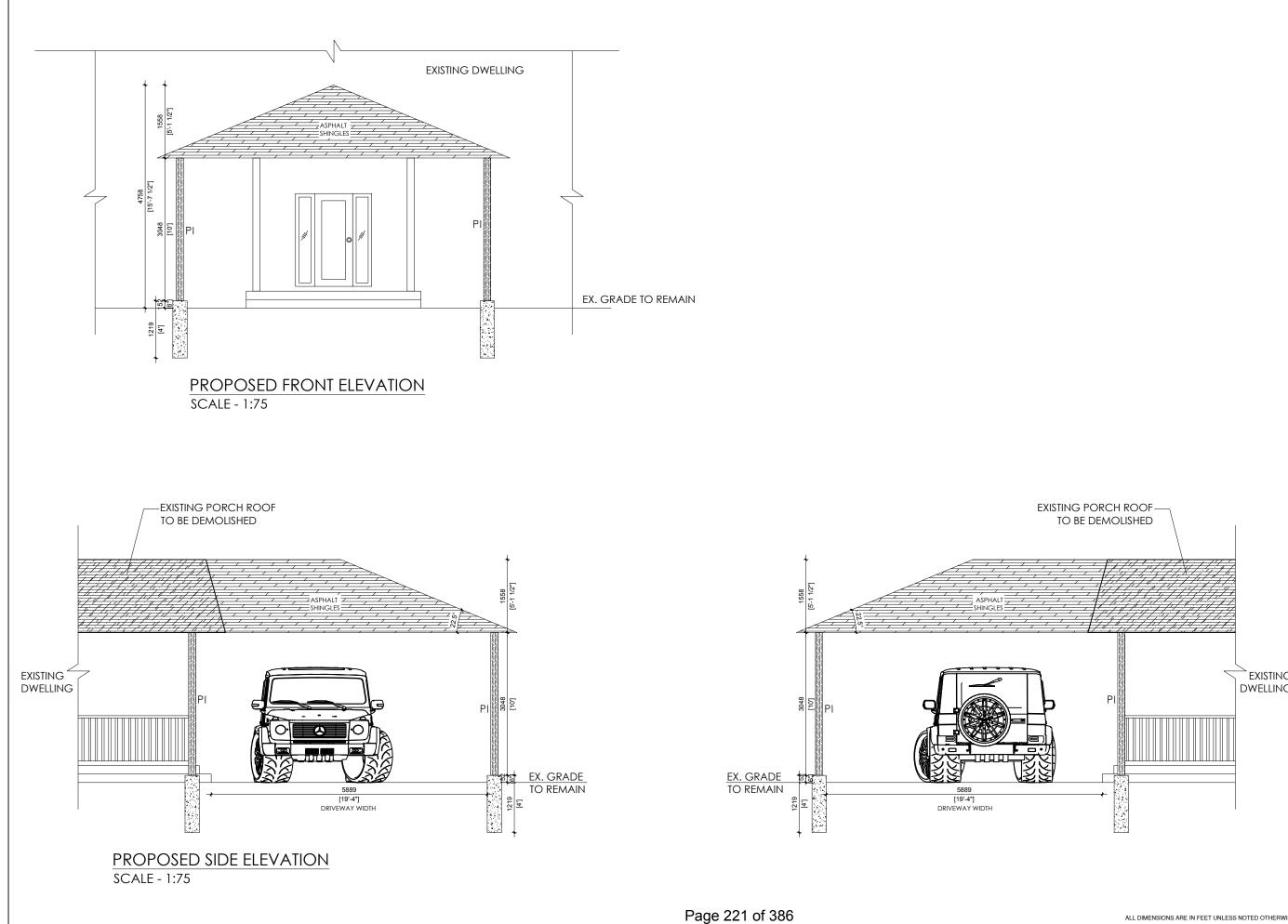
May 22, 2025 Date



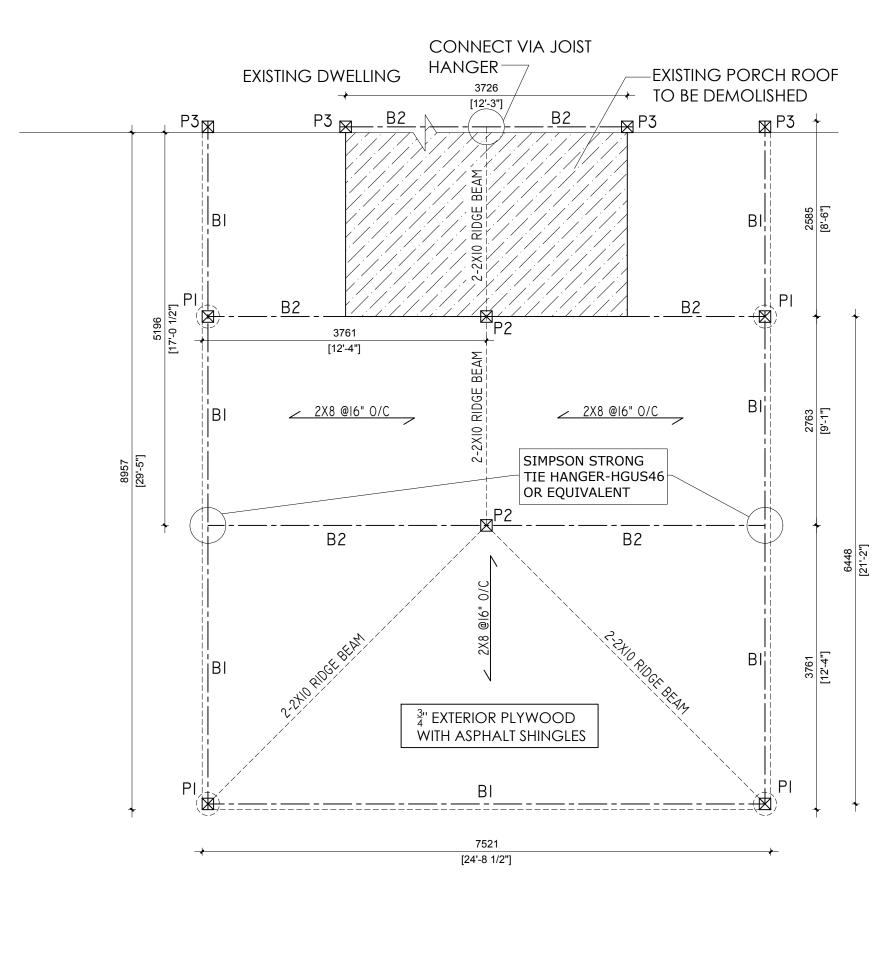
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| 36.45 SQ.M 216.17 SQ.M 8.67 SQ.M 24.27 % 261.60/1076.48 =24.30% | CONSU | | INEERS |
| 67.38 SQ.M | E | 6 KENNEDY ROAD BRAMPTON, ON Le 05-452-8200 Fax: 90 www.thedesignfine | W 3E7 05-452-8285 |
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| | | 96 KENNEDY ROAD BRAMPTON, ON L6 005-452-8200 Fax: 90 www.thedesignfine | SW 3E7 05-452-8285 |
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P2 - 4"X4" WOOD POST ABOVE LVL BE SUPPORT ROOF RIDGE

P3 - 6"X6" WOOD POST ANCHORED TO EXISTING FOUNDATION WALL

B1 - LVL 1³/₄" X 14" 2.1E 3-PLY, MIN 3" BEARING

B2 - LVL $1\frac{3}{4}$ " X 14" 2.1E 2-PLY, MIN 3" BEARING

ROOF FRAMING PLA

| | The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. All drawings, specifications and related documents are the copyright property of DESIGN FINE LTD. and may not be reproduced without their permission. Do not scale drawings. This drawing shall not be used for construction purposes unless issued for construction and signed by DESIGN FINE LTD. | | | |
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| G PLAN | REVISIONS: | | | |
| | 25 FREDERICK ST., BRAMPTON | | | |
| | CLIENT: | | | |
| | des Sign | | | |
| | CONSULTING ENGINEERS | | | |
| | DRAWING TITLE: ROOF FRAMING PLAN | | | |
| | DESIGN: SCALE: AS NOTED DRAWN: DATE: AS FEB, 2025 | | | |
| ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE | CHECKED: PROJECT NO AS DFL-2025-05 | | | |

GENERAL NOTE:



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: Property Address: Legal Description: Agent: Owner(s): Other applications: under the <i>Planning Act</i> | A-2025-0053 25 Frederick Street Plan BR 27, Part Lot 17, Ward 3 Aryan Sharma Agyei Peprah-Asiase, Irene Sarpong nil |
|---|--|
| Meeting Date and Time: Meeting Location: | Tuesday, June 24, 2025, at 9:30 am Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose of the Application:

1. To permit a front yard setback of 3.0 metres to a proposed carport, whereas the by-law requires a front yard setback of 6.0 metres to a carport.

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday**, **June 19**, **2025**.
- 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 <u>coa@brampton.ca</u> 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 12:00 pm on Thursday, June 19, 2025, by emailing
 <u>coa@brampton.ca</u>, 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.

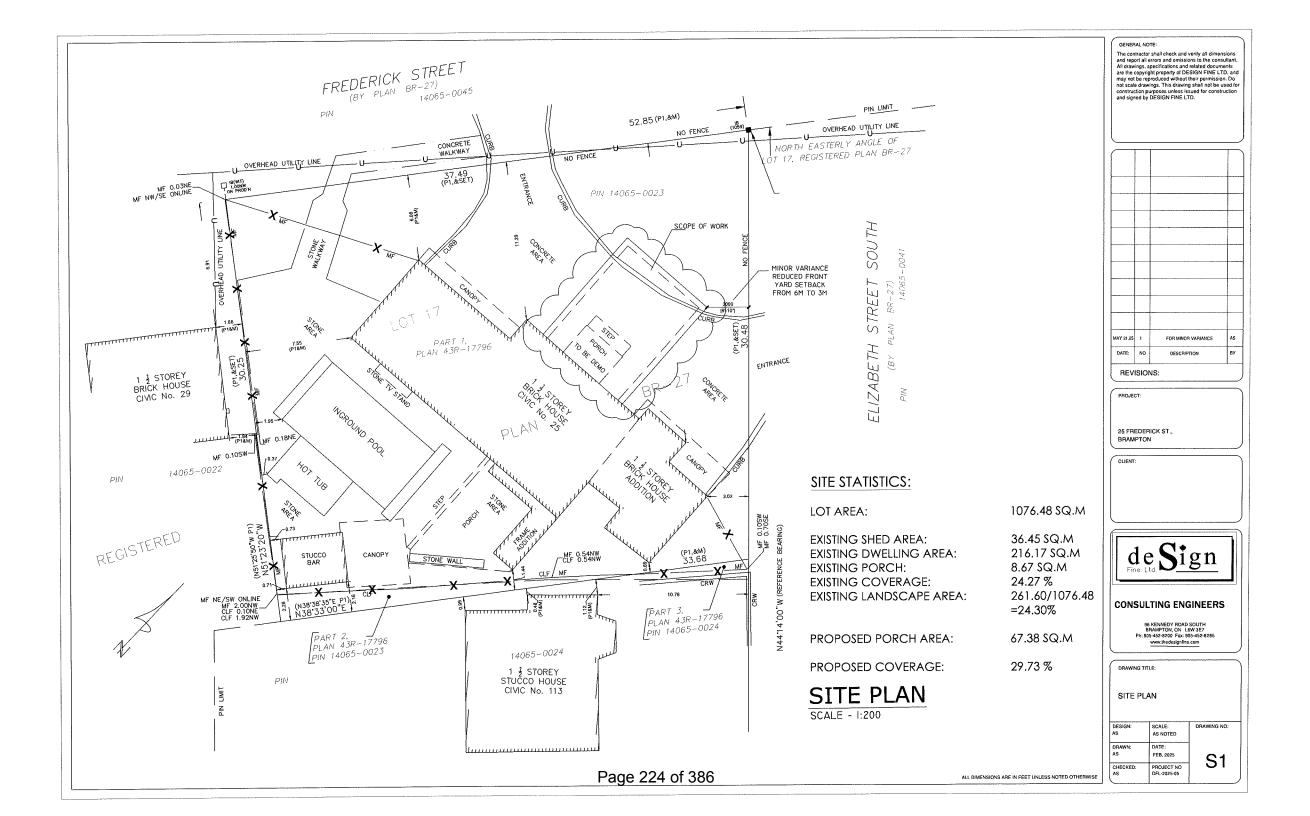
Viewing Application Materials: The application and related materials are available online at <u>www.brampton.ca/en/city-hall/meetings-agendas</u> and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at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

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to <u>coa@brampton.ca</u>. 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 <u>olt.clo@ontario.ca</u>.

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 11th day of June 2025

Legislative Coordinator on behalf of: Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2 E: <u>coa@brampton.ca</u>





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

FILE NUMBER: A-2025-0054

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 <u>Planning Act</u> , 1990, for relief as described in this application from By-Law 270-2004 . |
| 1. | Name of Owner(s) Multiland Pacific Holdings Ltd. Address 3775 Lougheed Highway, Burnaby, BC, V5C 0J4 |
| | Phone # 604-205-3111 Fax # Email tahir.ayub@openroadautogroup.com |
| 2. | Name of Agent Michael Foderick McCarthy Tétrault LLP Address PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto, ON M5K 1E6 |
| | Phone # (416) 601-7783 Fax # Email mfoderick@mccarthy.ca / JOCOLEC MCCarthy.cq |
| 3. | Nature and extent of relief applied for (variances requested): To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot. Please see cover letter. |
| | |
| 4. | Why is it not possible to comply with the provisions of the by-law? Please see cover letter. |
| | |
| 5. | Legal Description of the subject land: Lot Number PT LOT 6, Parts 1 and 4 Plan Number/Concession Number PLAN 43R-31072/CON 7 ND Municipal Address 2-6 Maritime Ontario Boulevard |
| 6. | Dimension of subject land (in metric units) Frontage Approx. 255 metres Depth Approx. 180 metres Area 42,563.8 square metres |
| 7. | Access to the subject land is by: Provincial Highway Municipal Road All Year Private Right-of-Way Water |

8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.) 1 Motor Vehicle Washing Establishment (under construction) 2 Motor Vehicle Sales and Leasing Establishments

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 Motor Vehicle Washing Establishment (under construction) 2 Motor Vehicle Sales and Leasing Establishments

^{9.} Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING | | | | |
|---------|---|--|---|--|--|
| | Front yard setback | 25.7 metres, 27.3 metre | | | |
| | Rear yard setback | 62.0 metres, 93.5 metres and 64.1 metres | | | |
| | Side yard setback | 22.5 metres and 33.0 metres | | | |
| | Side yard setback | 18.0 metres and 21.1 metr | res | | |
| | PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback | 25.7 metres, 27.3 metres and 62.0 metres, 93.5 metres and 22.5 metres and 33.0 metres 18.0 metres and 21.1 metres | | | |
| 10. | Date of Acquisition | of subject land: | October 30, 2020 | | |
| 11. | Existing uses of sub | ject property: | Motor Vehicle Washing Establishment and Motor Vehicle Sales and Leasing Establishment | | |
| 12. | Proposed uses of su | ubject property: | Motor Vehicle Washing Establishment and Motor Vehicle Sales and Leasing Establishment | | |
| 13. | Existing uses of abu | atting properties: | Commercial | | |
| 14. | Date of construction | n of all buildings & struc | ctures on subject land: Unknown | | |
| 15. | Length of time the e | xisting uses of the subj | ject property have been continued: Unknown | | |
| 16. (a) | What water supply i Municipal 🖌 Well | s existing/proposed?]] | Other (specify) | | |
| (b) | What sewage dispo Municipal Septic | sal is/will be provided?]] | Other (specify) | | |
| (c) | | 」 le system is existing/pro]]] | oposed? Other (specify) | | |

| 17. | Is the subject property subdivision or consent | - | application under the Plannir | ng Act, for approval of a plan of |
|------|---|-------------------------------------|---------------------------------|---|
| | Yes 🖌 N | lo 🗌 | | |
| | If answer is yes, provid | de details: File | #_B-2025-0008 | Status Hearing Scheduled |
| 18. | Has a pre-consultation | application been | filed? | |
| | Yes 🗌 N | lo 🗸 | | |
| 19. | Has the subject proper | ty ever been the s | ubject of an application for mi | nor variance? |
| | Yes 🖌 N | lo 🗖 | Unknown | |
| | If answer is yes, provid | de details: | | |
| | File # <u>A-2023-0144</u> File # File # | Decision Approved Decision Decision | | Permit a motor vehicle washing establishment and a drive titru facility |
| | | | M | |
| | | | Signature of Applica | nt(s) or Authorized Agent |
| DAT | ED AT THE City | OF | Toronto | |
| THI | S 2nd DAY OF J | une | , 20 _25 | |
| THIS | APPI ICATION IS SIGNED |) BY AN AGENT. | SOLICITOR OR ANY PERSON | OTHER THAN THE OWNER OF |

-3-

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, Michael Foderi | ck McCa | rthy Tetrault LLP | 3 | OF THE | City | OF | Toronto | |
|-------------------|---------|-------------------|----|-----------|----------|------|---------|--|
| IN THE Province | OF | Ontario | SO | LEMNLY DE | CLARE TH | IAT: | | |

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. | | 1 | | |
|---------|----------------------------------|------------------------------|---|----------|
| DECLAR | ED BEFORE ME AT TH | E | | |
| City | OF Toronto | | | |
| IN THE | Province | OF | 1. // | |
| Ontario | THIS 2nd | DAY OF | MC Cr. | |
| June | | | Signature of Applicant or Authorized Agent | |
| | A Commissioner etc. | ļ | | |
| | | | FOR OFFICE USE ONLY | |
| | Present Official Plan | Designation: | | |
| | Present Zoning By-la | aw Classificat | tion: | |
| | Enforcement Action | | | 1126 |
| | This application has | been reviewed said review | d with respect to the variances required and the results of the are outlined on the attached checklist. | |
| | Zonin | g Officer | Date | |
| | DATE | | June 02,2025 | |
| | Date Applicat Complete by the | ion Deemed | Revised 20 | 22/02/17 |

Page 227 of 386

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 2-6 Maritime Ontario Boulevard

I/We, Multiland Pacific Holdings Ltd.

please print/type the full name of the owner(s)

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

Michael Foderick McCarthy Tétrault LLP

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 2nd | day of June | , 20 25 |
|----------------|-------------|--|
| Jay | il 53 | |
| 1 1 1 1 1 1 | | Constitution of the state of th |

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

Tahir Ayub

(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 <u>coa@brampton.ca</u>

LOCATION OF THE SUBJECT LAND: 2-6 Maritime Ontario Boulevard

I/We, Multiland Pacific Holdings Ltd.

please print/type the full name of the owner(s)

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. 20 25 Dated this 2nd day of June

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

Tahir Ayub

(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

| 8.1 | Residential* Minor \ *Excluding Apa | /ariance Applica artment Buildings | ations | | | |
|-------|--|---------------------------------------|---|--|--|--|
| 8.1.1 | Above/Below Grade Door/Window related Application | \$11,949 | Per Application | | | |
| 8.1.2 | Driveway and/or Parking related Application | \$11,949 | Per Application | | | |
| 8.1.3 | Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law | \$11,949 | Per Application | | | |
| 8.1.4 | All Other Variances | \$2,990 | Per Variance to a Maximum Fee o \$11,949 | | | |
| 8.1.5 | "After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval. | \$11,949 | Per Application | | | |
| 8.1.6 | Maximum Fee \$11,949 Per Application | | | | | |
| 8.2 | Institutional, Commercial, Industrial, Residentia | I Apartment Bui | ilding Minor Variance Applications | | | |
| 8.2.1 | Minor Variance Application | \$11,949 | Per Application | | | |
| 8.3 | Consent A | Applications | | | | |
| 8.3.1 | Consent Application – Lot Creation | \$10,157 | Per Application | | | |
| 8.3.2 | Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23) | \$5,078 | Per Application | | | |
| 8.3.3 | Consent Certificate | \$2,127 | Per Certificate | | | |
| 8.4 | General Committee | e of Adjustment | Fees | | | |
| | Committee of Adjustment Application Re- Circulated Pursuant to A Request by The Applicant | 50% of Application Fee | Per Deferral | | | |
| 8.4.1 | to Defer an Application | 166 | | | | |

McCarthy Tétrault LLP PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto ON M5K 1E6 Canada Tel: 416-362-1812 Fax: 416-868-0673

Michael Foderick* Partner Direct Line: 416-601-7783 Direct Fax: 416-868-0673 Email: <u>mfoderick@mccarthy.ca</u> *Professional Corporation

Assistant: Barredo, Hayley Direct Line: 416-601-8200 x542065 Email: hbarredo@mccarthy.ca

June 2, 2025

mccarthy

via courier and email (coa@brampton.ca)

Clara Vani, Secretary-Treasurer Committee of Adjustment City of Brampton 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Ms. Vani:

Re: Minor Variance Application 2-6 Maritime Ontario Boulevard

We are the solicitors for Multiland Pacific Holdings Ltd., the registered owner of the lands municipally known as 2-6 Maritime Ontario Boulevard (the "**Property**") in the City of Brampton (the "**City**"). On behalf of our client, we are submitting a minor variance application for the Property (the "**Minor Variance Application**"), which is intended to be heard together with the existing consent application bearing file number B-2025-0008 (the "**Consent Application**").

The Minor Variance Application is also directly associated with a recently approved minor variance application (A-2023-0144) permitting a motor vehicle washing establishment on the Property. A site plan approval application (SPA-2022-0087) for the Property was also recently approved.

Our client had previously filed the Consent Application to permit the division of the Property into two separate lots. The proposed conveyed lot will be for a car washing establishment which is currently under construction, located on the western portion of the Property. The proposed retained lot will be for the two existing car dealerships, located on the eastern portion of the Property. The Consent Application will facilitate the future conveyance of the proposed conveyed lots as part of the Consent Application.

Despite the Consent Application, the Property will continue to read as one lot. After reviewing the Consent Application and the resulting impact on zoning performance standards on the Property, City Staff have requested that our client also file the Minor Variance Application to seek one variance (as further described below).

For the purpose of both the Consent Application and the Minor Variance Application, no alteration or construction is proposed and the existing buildings will be maintained on the proposed lots.

Background and Planning Context

The Property is situated at the western corner of Queen Street East and Maritime Ontario Boulevard and is approximately 42,565 square metres in size. The Property is designated *Mixed-Use Employment* in the City's Official Plan. Under the Airport Intermodal Secondary Plan (Area 4), the Property is designated *Highway & Service Commercial* and further designated *Office Centre*, and is within Special Site Area 7. The *Highway & Service Commercial* designation permits a broad range of commercial uses. The Property is zoned Service Commercial (SC-1912) in the City of Brampton Zoning By-law No. 270-2004 (the "**Zoning By-Iaw**"), as amended.

Proposed Variance

In accordance with discussions between our client and City Staff, the following variance is requested from the Zoning By-law:

1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.



the Property will continue to read from the street as one lot. The reciprocal easements between the retained and conveyed lots for vehicular and pedestrian traffic will further make the proposed lot division imperceptible. The requested variance, which in our respectful submission can be described as technical in nature, simply resolves the zoning performance standard issues that would have otherwise been created through the Consent Application. In other words, the requested variance ensures that the entirety Property will, from a zoning perspective, continue to read and function as one lot despite a legal lot division. As the Minor Variance Application will have no impact on the uses operating on the Property currently and in the future, and will simply ensure that the Property continues to read and function as one lot, we maintain that the Minor Variance Application:

- Meets the general and intent and purpose of both the City's Official Plan and Zoning Bylaw;
- Represents desirable and appropriate development for the Property; and
- Is minor in nature.

We also note that City Staff have both requested and suggested the wording of the variance.

Conclusion

We respectfully submit that the Application represents good planning and is worthy of approval as it meets the four tests under section 45 of the *Planning Act*. The Minor Variance Application and the Consent Application, working together, seek to create to two self-sufficient, zoning-compliant commercial parcels, each of a functional size, and with necessary easements to ensure mutual access and movement. The Minor Variance Application has regard for matters of provincial interest set out in section 2 of the *Planning Act* and is consistent with the Provincial Planning Statement, 2024.

In support of the within Minor Variance Application, we enclose the following materials:

- 1. Completed and executed 2025 Committee of Adjustment Application form; and
- 2. Site Plan (already submitted as part of the Consent Application but attached again as part of this submission for ease of reference).

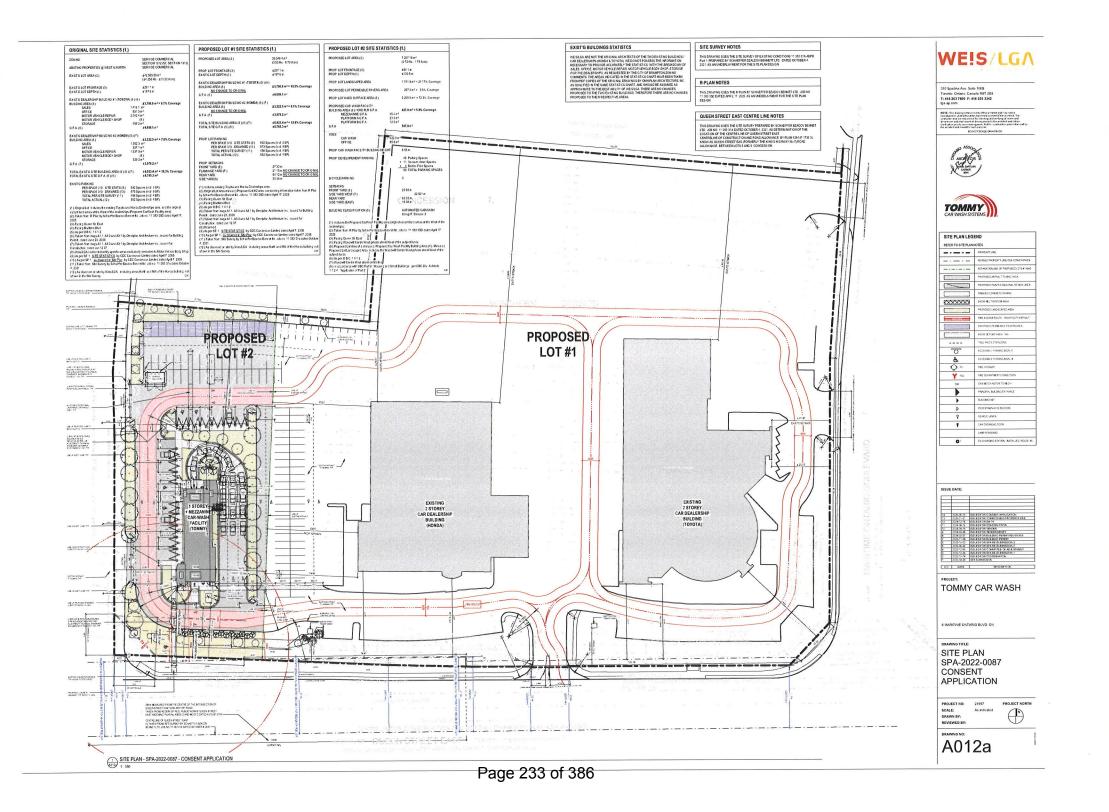
A payment in the amount of \$10,157.00, representing the Minor Variance Application fee, will be made via credit card.

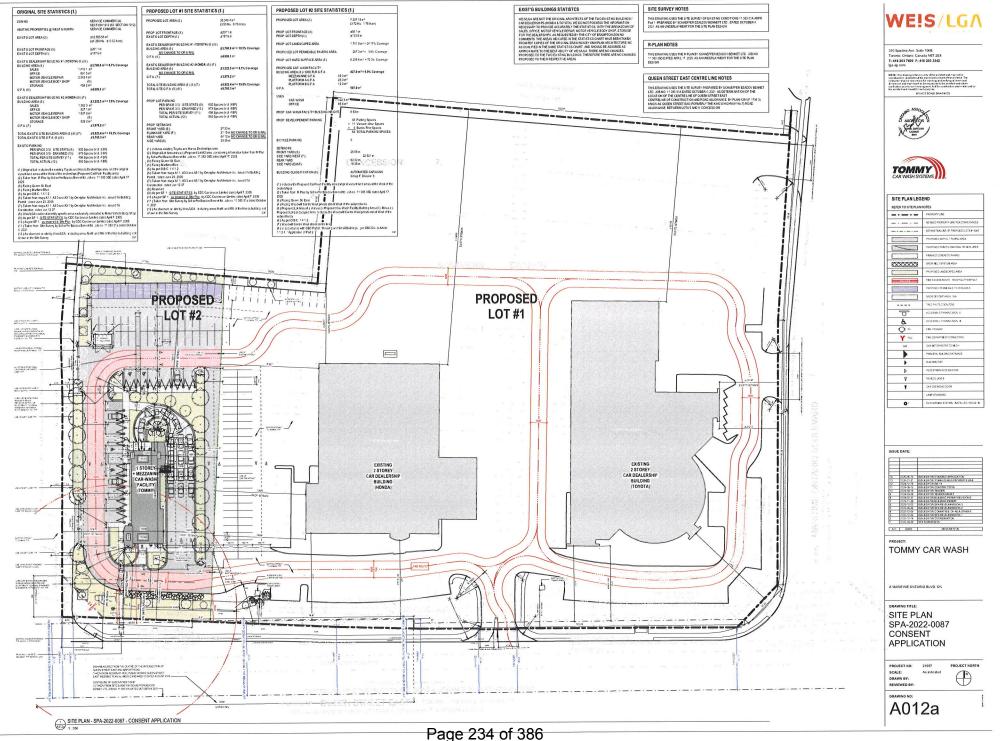
Should you have any questions or require further information with respect to the Minor Variance Application and supporting materials, we are available to discuss them at your convenience. Please contact the undersigned, or in his absence, Jamie Cole at (416) 601-7811 or Robert Jefferson at (416) 601-4339.

Sincerely,

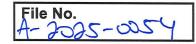
McCarthy Tétrault LLP

lichael Foderick MF/JC/rj Enclosures





Zoning Non-compliance Checklist



Applicant: Multiland Pacific Holdings Ltd. Address: 6 Maritime Ontario Blvd. Zoning: SC-1912 By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|--|--|--------------|
| USE | To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes | whereas the by-law does not permit all lands within this zone to be treated as one lot | |
| 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 | | | |
| SCHEDULE "C" | | | |

all langre

Reviewed by Zoning

June 3, 2025 Date



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-2025-0054 |
|--|--|
| Property Address: | 2-6 Maritime Ontario Boulevard |
| Legal Description: | Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8 |
| Agent: | Michael Foderick McCarthy Tetrault LLP. |
| Owner(s): | Multiland Pacific Holdings Ltd. |
| Other applications: under the <i>Planning Act</i> | nil |
| Meeting Date and Time: | Tuesday, June 24, 2025, at 9:30 am |
| Meeting Location: | Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose of the Application:

1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday**, **June 19**, **2025**.
- 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 12:00 pm on Thursday, June 19, 2025, 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.

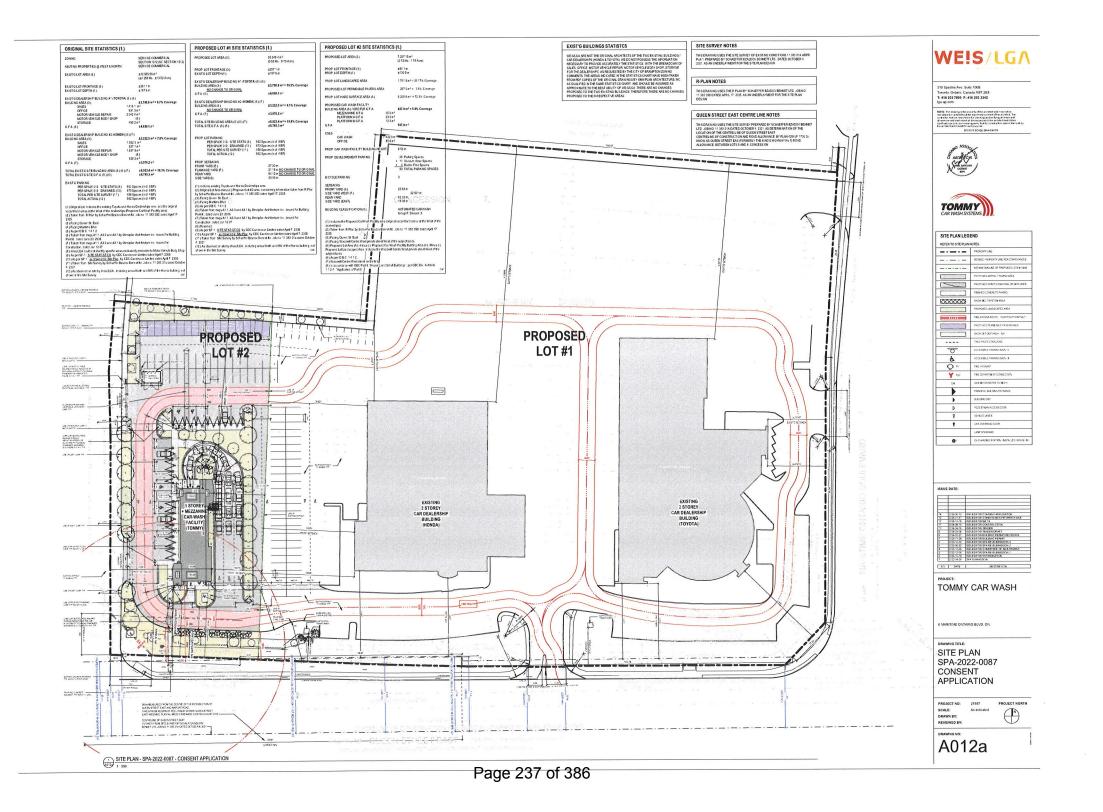
Viewing Application Materials: The application and related materials are available online at <u>www.brampton.ca/en/city-hall/meetings-agendas</u> and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at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

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to <u>coa@brampton.ca</u>. 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 <u>olt.clo@ontario.ca</u>.

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 5th day of June 2025

Legislative Coordinator on behalf of: Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2 E: <u>coa@brampton.ca</u>





PAR-DPP-2025-00793 (A-2025-0054; B-2025-0008) Xref: A-2023-0144

June 11, 2025

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani Legislative Coordinator & Secretary-Treasurer Committee of Adjustment Committee of Adjustment 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application – A-2025-0054 Consent Application – B-2025-0008 2-6 Maritime Ontario Boulevard City of Brampton, Region of Peel Owner: Multiland Pacific Holdings Ltd. Agent: Michael Foderick McCarthy Tetrault LLP.

This letter will acknowledge receipt of the City's circulation of the above noted Minor Variance and Consent Application received by Toronto and Region Conservation Authority (TRCA) on May 26, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the <u>Conservation Authorities Act</u> (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the <u>Planning Act</u>, Conservation Authorities (CAs) must help ensure that decisions under the <u>Planning Act</u> are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application A-2025-0054 is:

1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the bylaw does not permit all lands within this zone to be treated as one lot.

TRCA staff understand that the requested variance ensures that the entirety Property will, from a zoning perspective, continue to read from the street and function as one lot despite a legal lot division.

TRCA staff understand that the purpose of Consent Application B-2025-0008 is to:

1. To permit the division of the property into two separate lots.

The proposed created lot will be for car washing, located on the western portion of the larger property, which is currently under construction. The proposed retained lot will be for the two existing car sales dealerships, located on the eastern portion of the property. The consent application will facilitate the future conveyance of the proposed conveyed lot.

Reciprocal easements are proposed for car and pedestrian traffic between the conveyed and retained lots as part of the consent application. TRCA staff understand that for the purposes of both the minor variance and consent application, no alteration or new construction is proposed and the existing buildings will be maintained on the proposed lots.

Background

According to our records, TRCA staff have not been circulated and consequently did not provide comments on the Minor Variance no. A-2023-0144 (to permit a motor vehicle washing establishment on the property) and the approved Site Plan application no. SPA-2022-0087.

O. Reg. 41/24 and CA Act

Given the above noted natural features and natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review, the proposed development is in close proximity to a Regulatory flood spill. As such, TRCA Permits will be required from TRCA prior to any works commencing within the TRCA Regulated Area. TRCA staff will discuss permit fees and requirements with the applicant at such time that the review and approvals have advanced and TRCA Permits are required to facilitate development of the subject lands.

Application Specific Comments

It is noted that a flood spill exists west of the subject property; however, TRCA has not yet determined the full extent of this spill. In the absence of detailed delineation, TRCA requires a conservative approach by applying the water surface elevation at the spill area. The maximum regional flood elevation in this area is approximately **194.19 m**. Accordingly, all floodproofing requirements should be based on the regional flood elevation plus a 0.3 m freeboard, resulting in a required elevation of **194.49 m**. This should be demonstrated on a site plan and submitted to TRCA staff for review.

At this time, it remains unclear whether the subject property is directly affected by the adjacent spill and the applicant will need to confirm ground conditions on site. Should the proponent wish to refine the floodplain extent beyond the above elevation and determine whether the property is impacted, they may retain a qualified consultant to undertake detailed hydraulic modelling. Any such modelling must be submitted to TRCA's Water Resources team for review and approval.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A-2025-0054 and Consent Application No. B-2025-0008 are not consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. TRCA staff recommend **deferral** to provide the applicant with the opportunity to revise the proposed works and address TRCA's staff concerns. Should the Committee not grant deferral of the application at the June 24, 2025 Committee of Adjustment meeting, TRCA staff recommend denial of the application at this time.

<u>Fee</u>

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,590.00 – Consent review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 11, 2025.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic

Marina Janakovic Planner I Development Planning and Permits | Development and Engineering Services Toronto and Region Conservation Authority Telephone: (437) 880-2368 Email: Marina.Janakovic@trca.ca

CC: Applicant (tahir.ayub@openroadautogroup.com) Agent(mfoderick@mccarthy.ca;jpcole@mccarthy.ca)

Appendix 'A' Materials Received by TRCA

- Minor Variance Application
- Cover Letter, page 2 of 2, dated June 2, 2025, prepared by Agent, page 7 of the minor variance application
- Drawing no. A012a, Site Plan SPA-2022-0087, Consent Application, dated May 13, 2025, prepared by WEIS Group, page 10 of minor variance appication
- Zoning Non-compliance Checklist, prepared by Zoning, dated June 3, 2025
- Survey
- Draft Reference Plan





2.

Received / Revised

NOV 2 5 2024

Committeee of Adjustment

REVISED

For Office Use Only (to be inserted by the Secretary-Treasurer after application is deemed complete) -0068

A-2024

FILE NUMBER:

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 about the directed to the Secretary Traceurer Committee of Adjustment City of Personal should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton

APPLICATION Minor Variance or Special Permission

(Please read Instructions)

It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u>, 1990, for relief as described in this application from By-Law 270-2004.

Dwner(s) Baligh and Nora Graieb 10 Hazelwood Drive, Brampton, Ontario 1. Name of Owner(s)

| hone # | 416-858-8078 | Fax # | |
|-----------------|---|-------|--|
| Email | billygraieb@rogers.com | | |
| | | | |
| | | | |
| Name of | Agent Alana + Kelly Design Co. Ltd | | |
| | Agent Alana + Kelly Design Co. Ltd 16 Mountainview Road South - Unit 305 | | |
| | | ĩ | |
| Address | 16 Mountainview Road South - Unit 305 | × | |
| Name of Address | 16 Mountainview Road South - Unit 305 | Fax # | |

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

To allow for a front yard landscape open space area of 41% whereas the minimum landscape open space area is 70%.

To reduce the front setback to an addition a front yard setback of 2.04m.

To reduce the interior side yard setback to a second storey addition to 1.9m.

To increase the total floor area of all accessory structures from the maximum 50.94 square metres to permit a floor area of 71.24 square metres.

To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 40%.

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

Due to physical limitations of the an occupant of the home, we require a garage space adjacent to the bedroom area on the ground floor, resulting in the need for a reduced front yard setback. The garage must be at this size to accommodate a barrier free vehicle with an accessory fold down ramp.

Legal Description of the subject land: 5.

| Lot Number 10 | |
|-------------------|---------------------------------------|
| Plan Number/Conce | ession Number 717 |
| Municipal Address | 10 Hazelwood Drive, Brampton, Ontario |

6. Dimension of subject land (in metric units)

Frontage 34.51m

| inontago | |
|----------|-----------|
| Depth | 43m |
| Area | 1207.74m2 |
| | |

| 7. | Access to the subject land is by: | | |
|----|------------------------------------|--|--|
| | Provincial Highway | | |
| | Municipal Road Maintained All Year | | |
| | Private Right-of-Way | | |

| Seasonal Road |
|--------------------------|
| Other Public Road |
| Water |



^{8.} Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.) See Attached

<u>PROPOSED BUILDINGS/STRUCTURES</u> on the subject land: See Attached

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | <u>EXISTING</u> | | |
|---------|---|---|---|
| | Front yard setback | 10.67m | |
| | Rear yard setback | 15.54m | |
| | Side yard setback | 1.9m | |
| | Side yard setback | 2.02m | |
| | PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback | 2m 15.54m 1.9m 2.02m | |
| 40 | | f | Halmoura |
| 10. | Date of Acquisition of | of subject land: | Unknown |
| 11. | Existing uses of sub | ject property: | Existing Single Detached Dwellings |
| | | | |
| 12. | Proposed uses of su | ibject property: | Single Detached Dwellings |
| 13. | Existing uses of abu | 3 F P | Residential |
| 14. | Date of construction | of all buildings & strue | ictures on subject land: Unknown |
| 15. | Length of time the ex | xisting uses of the subj | oject property have been continued: Unknown |
| 16. (a) | What water supply is Municipal 🗸 🗸 | s existing/proposed?]] | Other (specify) |
| (b) | What sewage dispos Municipal ビ Septic ロ | sal is/will be provided?]] | ? Other (specify) |
| (c) | • | e system is existing/pro]]] | roposed? Other (specify) |

| -3- |
|--|
| 7. Is the subject property the subject of an application under the Planning Act, for approval of a plan |
| subdivision or consent? Yes No 🔽 |
| karana karana |
| If answer is yes, provide details: File # Status |
| 8. Has a pre-consultation application been filed? |
| Yes No 📝 |
| 9. Has the subject property ever been the subject of an application for minor variance? |
| Yes 🕢 No 🗌 Unknown |
| If answer is yes, provide details: |
| File # A17-024 Decision Approved Relief |
| File # Decision Relief File # Decision Relief |
| |
| AL |
| Signature of Applicant(s) or Authorized Agent |
| DATED AT THE JOWN OF Halton TUB REGION OF Halton |
| THIS DAY OF NOVEMBER, 2024 |
| SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. I |
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Owner Authorization

Alana + Kelly Design Co. Alana Nielsen 905-873-4993 alana@alanakellydesign.ca

I/We the owner(s) of the land being subject to this request/application, do hereby authorize and appoint Alana + Kelly Design Co. – Alana Nielsen as my/our agent to make this request/application on/our behalf, and to conduct all communications on my/our behalf.

Address: 10 Hazelwood drive

Municipality: Brampton

| Signature: billy Graieb (Jun 25, 2023 12:20 EDT) |
|--|
| Print name: billy Graieb |
| _{Date:} Jun 25, 2023 |
| Phone: 4168588078 |
| Email :billygraieb@rogers.com |

| Signature: billy Graieb (Jun 25, 2023 12:20 EDT) | |
|--|--|
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| billy Graiob | |

Print name: billy Graieb Date: Jun 25, 2023 Phone: 4168588078 Email : aligra@rogers.com

| Signature: billy Graieb (Jun 25, 2023 12:20 EDT) |
|--|
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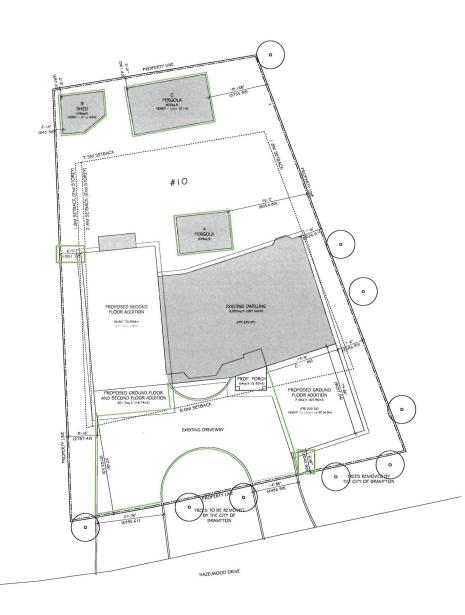
TOTAL

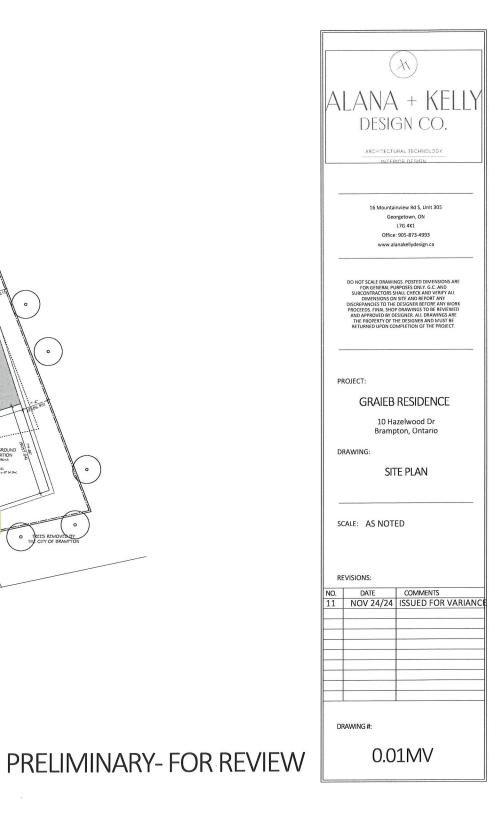
SCOPE OF WORK PROPOSED ADDITION ABOVE EXISTING GARAGE ON THE EAST SIDE OF THE PROPERTY AND A PROPOSED GROUND FLOOR ADDITION ON THE WEST SIDE.

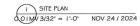
ALLOWABLE LANDSCAPE % = 70% =2,212ft² (205.50m²)

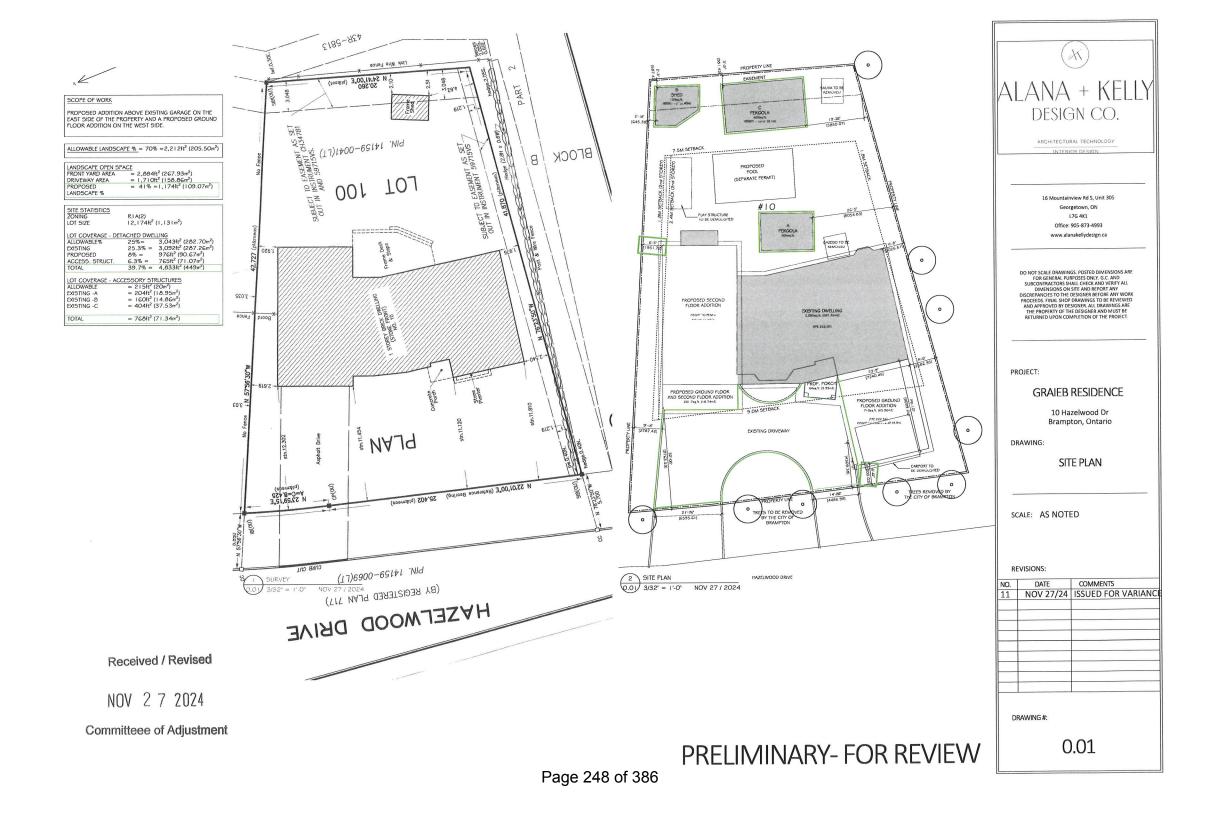
| LANDSCAPE OPEN SI | | |
|-------------------|-----------------------|---|
| FRONT YARD AREA | = 2,884 | ft ² (267.93m ^e) |
| DRIVEWAY AREA | = 1,710 | ft ² (158.86m ²) |
| PROPOSED | = 41% | =1,174ft ² (109.07m ²) |
| LANDSCAPE % | | |
| SITE STATISTICS | | |
| ZONING | R1A(2) | |
| LOT SIZE | 12.174ft ² | (1,131m ²) |
| LOT COVERAGE - DE | TACHED DWE | LUNG |
| | | 3,043ft2 (282.70m2) |
| EXISTING | 25.3% = | 3.092ft2 (287.26m2) |
| PROPOSED | 8% = | 976ft ² (90.67m ²) |
| | | 765ft ² (71.07m ²) |
| ACCESS, STRUCT. | | |
| | | |
| TOTAL | CESSORY ST | 4,833ft ² (449m ²) |
| TOTAL | CESSORY ST | RUCTURES |
| TOTAL | CESSORY ST | RUCTURES |
| TOTAL | CESSORY ST | RUCTURES (20m ²) (18.95m ²) (14.86m ²) |

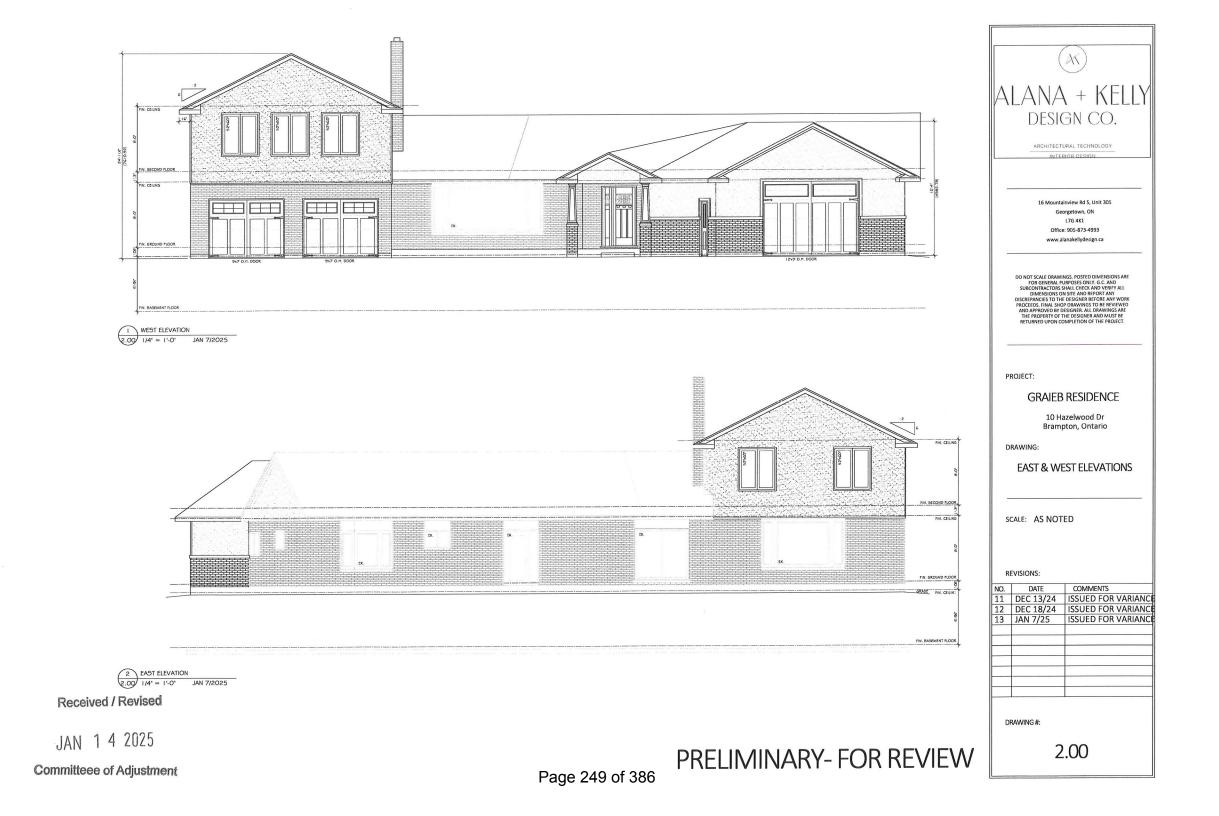
= 768ft² (71.34m²)

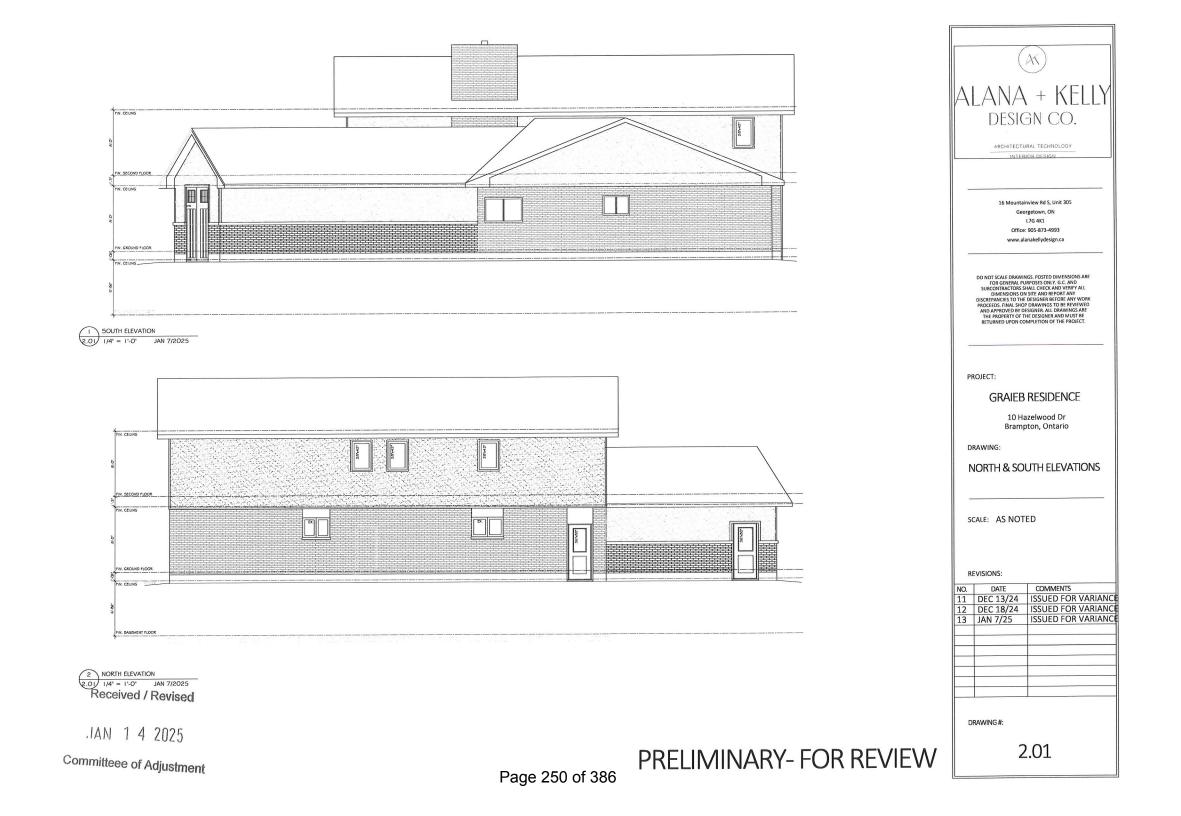












GRAIEB RESIDENCE ARCHITECTURAL DESIGN PACKAGE

10 HAZELWOOD DRIVE, BRAMPTON ON

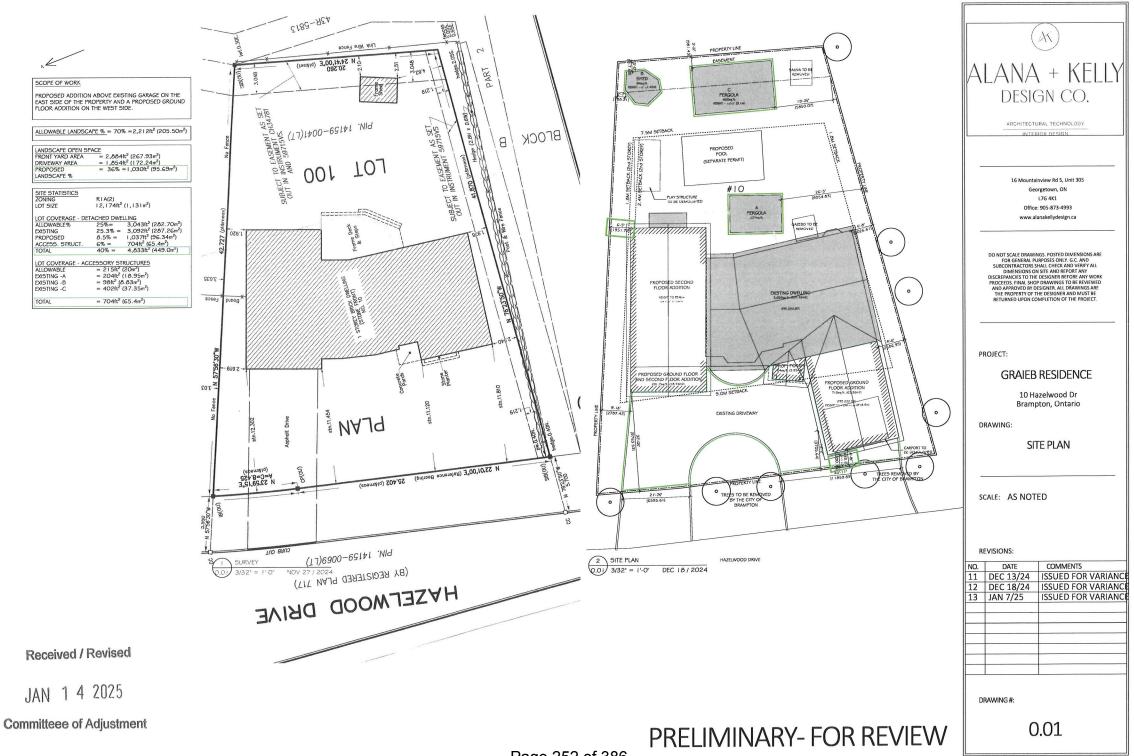
| DRAWING LIST: | GENERAL NOTES | | ADDITIONS TO EXIS BUILDINGS 3.1.1 | |
|---|--|---|---|--|
| 0.01 SITE PLAN 1.00 FOUNDATION PLAN 1.01 GROUND FLOOR 1.02 SECOND FLOOR 2.00 EAST & WEST ELEVATION | | NOT BE USED FOR ANY OTHER PROJECT ONE IN ACCORDANCE WITH: IT EDITIONS) ONTARIO BUILDING CODE) REGULATIONS FOR CONSTRUCTION PROJECTS | COMPONENT CEILING WITH ATTIC SPACE ⁽⁰⁾ MIN.RSI-VALUE (R-VALUE) CEILING W/O ATTIC SPACE ⁽⁰⁾ MIN.RSI-VALUE (R-VALUE) EXPOSED FLOOR ⁽⁰⁾ MIN.RSI-VALUE (R-VALUE) | ADDITIONS 10.56 (R60) 5.46 (R31) 5.46 (R31) |
| 2.01 NORTH & SOUTH ELEVATION | d. ALL AUTHORITIES HAVING JURISDICTI 2. ALL DIMENSIONS & GRADES ON DRAWING: COMMENCING CONSTRUCTION. ANY DIS DESIGNER. 3. DRAWINGS ARE TO BE READ AND NOT SCA 4. ANY VARIANCE FROM THE STRUCTURAL DF | S TO BE VERIFIED ON SITE PRIOR TO CREPANCIES MUST BE REPORTED TO THE LED. | WALLS ABOVE GRADE " MIN.RSI-VALUE (R-VALUE) BASEMENT WALLS" MIN.RSI-VALUE (R-VALUE) EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 §") BELOW GRADE MIN.RSI-VALUE (R-VALUE) " | 3.34+0.88ci (R19+5ci) 3.52 ci (R20 ci) 1.76 (R10) |
| | ANY VARIANCE FROM THE STRUCTORAL DY CONDITIONS ENCOUNTERED AT THE JOB SI OWNER/BUILDER AND SUCH SOLUTION SH SREFER TO INTERIOR DESIGN DRAWINGS, M SPECIFICATIONS/SHOP DRAWINGS INCLUD | ITE, SHALL BE RESOLVED BY THE ALL BE THEIR SOLE RESPONSIBILITY. IECHANICAL DRAWINGS AND ALL | HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm (23 §") BELOW GRADE MIN.RSI-VALUE (R-VALUE) ²⁰⁰ WINDOWS AND SLIDING | 1.76 (R10) 1.6 |
| | PROJECT STATISTICS | LOCATION PLAN | GLASS DOORS MAXIMUM U-VALUE (W/m2*K) ⁽²⁾ | 1.0 |
| ALANA + KELLY DESIGN CO. Alana + Kelly design co. Alana hielsen (905)-873-4993 Admin@alanakellydesign.ca | GROSS FLOOR AREA - EXISTING = 4,980ft ² - EXISTING BASEMENT = 2,104ft ² - EXISTING GROUND FLOOR 2,876ft ² - EXISTING SECOND FLOOR = 0ft ² GROSS FLOOR AREA - PROPOSED = 2,247ft ² - PROPOSED BASEMENT = 0ft ² - PROPOSED BASEMENT = 0ft ² - PROPOSED BASEMENT = 0ft ² - PROPOSED BASEMENT = 1,266ft ² - PROPOSED BASEMENT = 2,104ft ² - PROPOSED BASEMENT = 3,857ft ² - PROPOSED BASEMENT = 1,266ft ² | Diaper Library O | NOTES: 1. THE VALUES LISTED ARE MI RSI-VALUES FOR THERMAL IN: COMPONENT ONLY. RSI-VALU EXPRESSED IN (m2*K)/W 2. U-VALUES IS THE OVERALL OF HEAT TRANSFER EXPRESSE W/m2*K 3. THE BUILDING NEED NOT C MINIMUM EFFICIENCY REQUI FOR HRV'S, DOMESTIC HOT W HEATERS & SPACE HEATING E REQUIRED IN ARTICLE 2.1.1.2. | SULATION IES COEFFICIENT ID IN ONFORM TO REMENTS VATER QUIPMENT |

| | (| AK) |
|-----------------------------|---|---|
| А | | ∖ + KELLY gn co. |
| | | URAL TECHNOLOGY |
| - | Ge | inview Rd S, Unit 305 orgetown, ON L7G 4K1 1: 905-873-4993 |
| _ | www.a | lanakellydesign.ca |
| | DO NOT SCALE DRAWI FOR GENERAL PI SUBCONTRACTORS & DIMENSIONS O DISCREPARCIES TO THI PROCEEDS. FINAL SHO AND APPROVED BY D THE PROPERTY OF T RETURNED UPON CC | NGS. POSTED DIMENSIONS ARE URPOSES ONLY, G.C. AND HALL CHECK AND VERIFY ALL N STE AND REPORT ANY DESIGNER BEFORE ANY WORK P DRAWINGS TO BE REVEWED P DRAWINGS TO BE REVEWED MORE DESIGNER AND MUST BE MORE THE DESIGNER AND MUST BE |
| PF | ROJECT: | |
| | GRAIEB | RESIDENCE |
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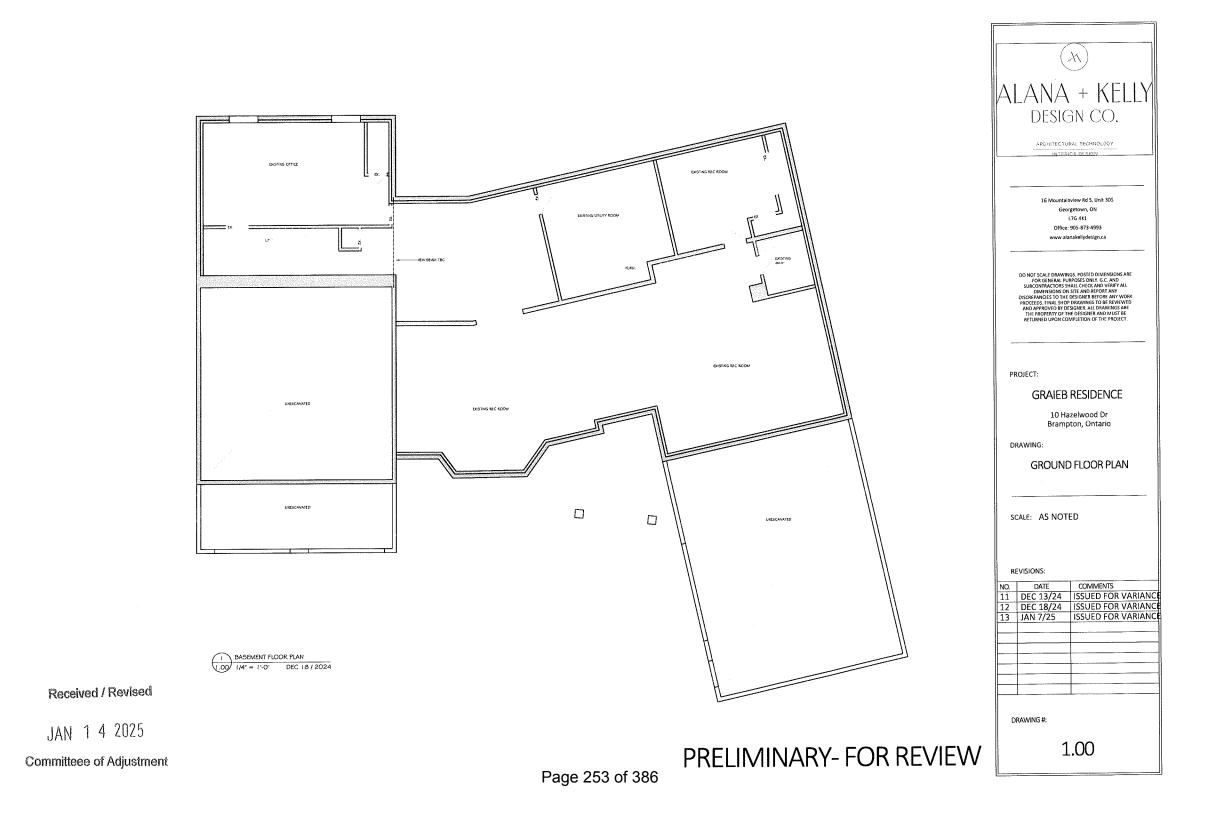
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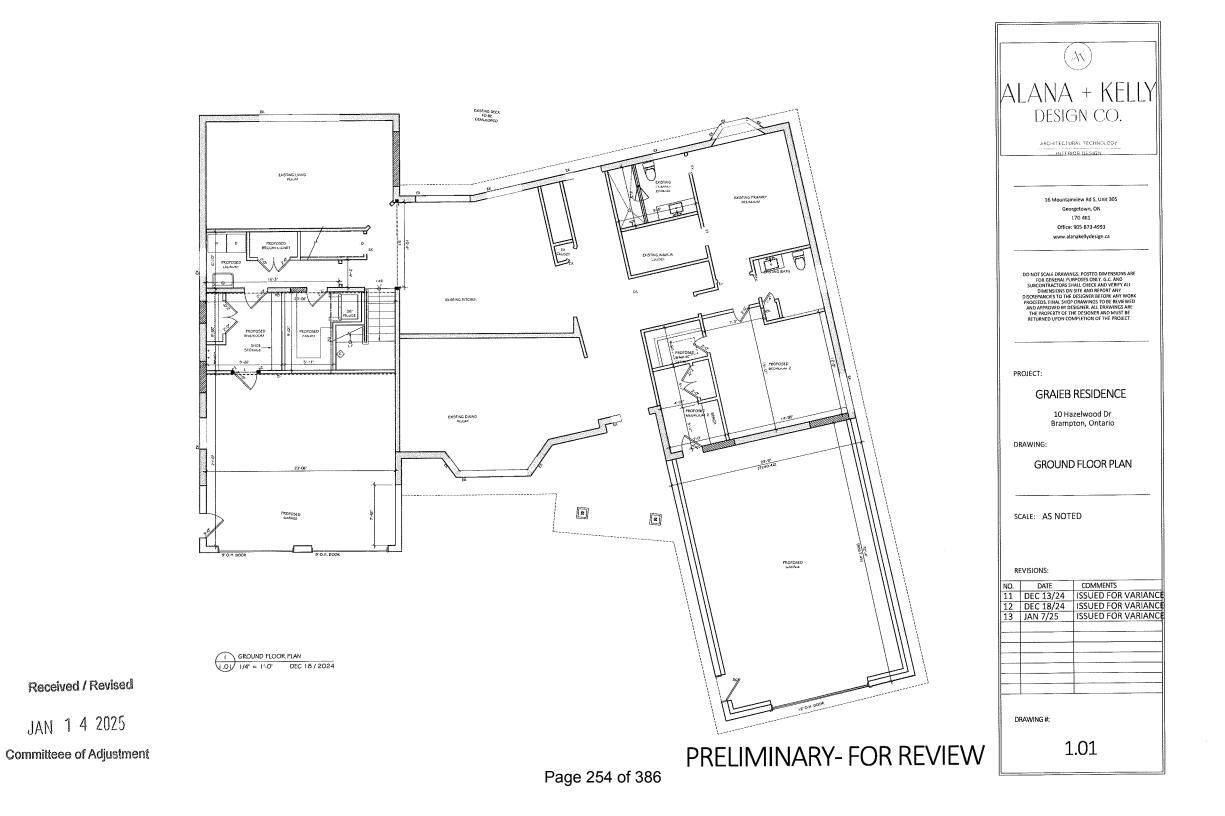
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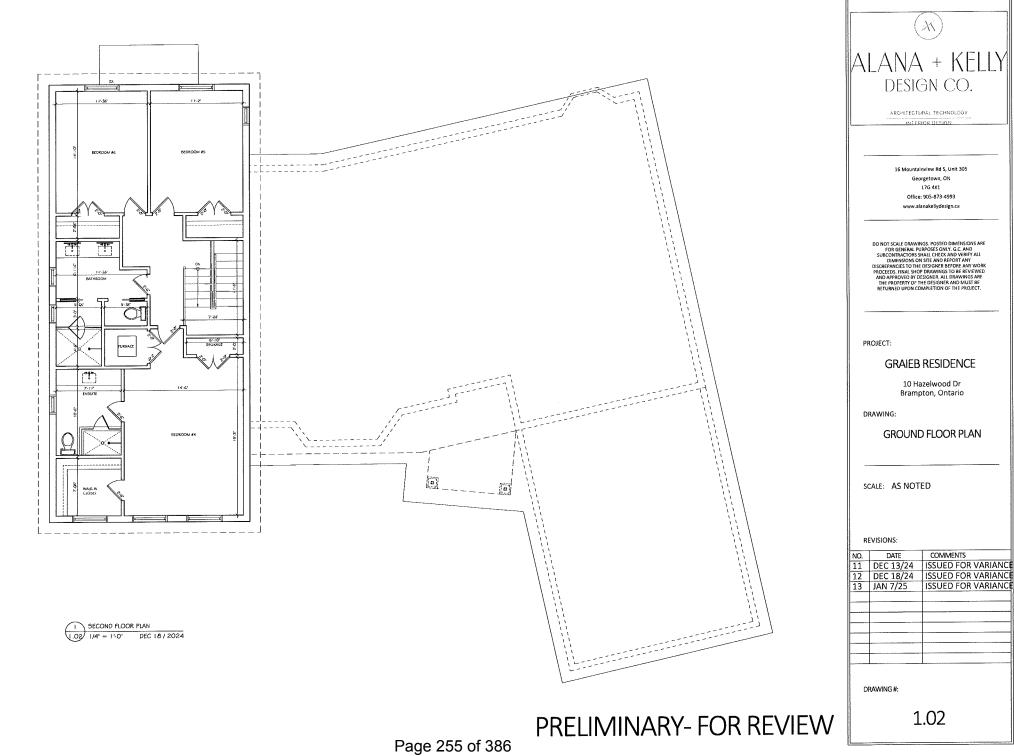
Committeee of Adjustment



Page 252 of 386







Received / Revised

JAN 1 4 2025 Committeee of Adjustment

Zoning Non-compliance Checklist

Applicant: Alana + Kelly Design Co Ltd

Zoning: Mature Neighbourhood, R1A (2)

Address: 10 Hazelwood Dr

By-law 270-2004, as amended

File No.

Received / Revised

JAN 1 4 2025

Committeee of Adjustment

| Category | Proposal By-law Requirement | | Section # | | | |
|----------------------|--|---|--------------|--|--|--|
| SETBACKS | To permit a front yard setback of 1.2m metres to a proposed ground floor addition (Attached Garage) | Whereas the by-law requires a minimum front yard setback of 9.0 metres. | 12.13.2(d) | | | |
| | To permit an interior side yard setback of 2.587m to a proposed ground floor addition (Attached Garage). | Whereas the by-law requires a minimum interior side yard setback of 2.8 metres. | 10.27.b)iii) | | | |
| | To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition. | Whereas the by-law requires a minimum interior side yard setback of 2.8 metres | 10.27.b)iii) | | | |
| | To permit a setback of 0.439m for a garage door opening to a front yard line | Whereas the by-law requires a minimum setback of 6.0m from a front or flankage line to a carport or garage door opening. | 10.5(b) | | | |
| LOT COVERAGE | To permit a maximum lot coverage of 40% Whereas the by-law permits a maximum lot coverage of 25%. | | | | | |
| ACCESSORY STRUCTURES | To permit 2 accessory structures (Existing Pergola 'C' & Existing Shed 'B') to be constructed on an easement | Whereas the by-law does not permit accessory structures to be constructed upon any easement. | 10.3.(b) | | | |
| | To permit 3 accessory structures. | Whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot. | 10.3.(d) | | | |
| | To permit an accessory structure (Existing Pergola 'A') having a gross floor area of 18.95 square metres (204 square feet). | Whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure. | 10.3.(e)(ii) | | | |
| | To permit an accessory structure (Existing Pergola 'A') having a height of 3.2 metres. | Whereas the by-law permits an accessory structure having a maximum height of 3.0 metres. | 10.3(h) | | | |
| | To permit an accessory structure (Existing Pergola 'C') to be used for human habitation. | Whereas the by-law does not permit an accessory structure to be used for human habitation. | 10.3.(c) | | | |
| | To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.35 square metres (402 square feet). | Whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure. | 10.3.(e)(ii) | | | |
| | To permit an accessory structure (Existing Pergola 'C') having a height of 3.1 metres. | whereas the by-law permits an accessory structure having a maximum height of 3.0 metres. | 10.3(h) | | | |
| | To permit a combined gross floor area of 65.13 square metres for three (3) accessory structures. | Whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures. | 10.3.(e)(ii) | | | |
| DRIVEWAYS | To permit a semicircular Residential Driveway with a maximum surface area of 64.28% of the front yard area, | Whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway. | 10.9.1.B.6) | | | |

John C. Cabral

Reviewed by Zoning

2025-01-14

Date

GRAIEB RESIDENCE ARCHITECTURAL DESIGN PACKAGE

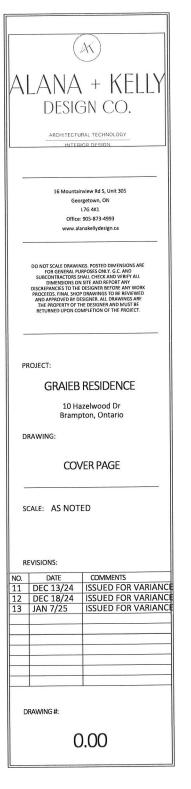
10 HAZELWOOD DRIVE, BRAMPTON ON

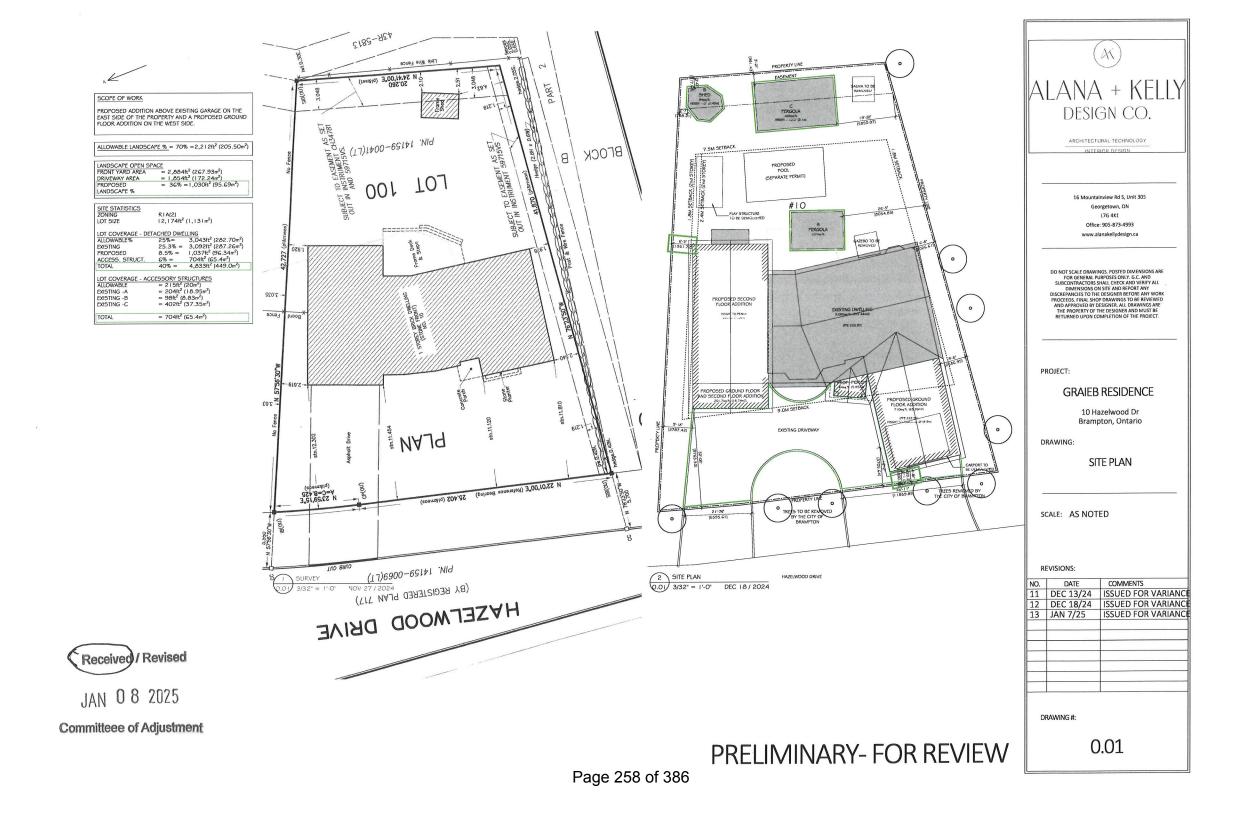
| DRAWING LIST: | GENERAL NOTES | | ADDITIONS TO EXIS BUILDINGS 3.1.1 | TING .11 | | |
|---|---|---|--|--------------------------|--|--|
| 0.01 SITE PLAN | ALL DRAWINGS ARE THE PROPERTY OF ALANA+ | COMPONENT | ADDITIONS | | | |
| 1.00 FOUNDATION PLAN | COPYRIGHT IN THESE DOCUMENTS WHICH MAY WITHOUT WRITTEN CONSENT. | Y NOT BE USED FOR ANY OTHER PROJECT | CEILING WITH ATTIC SPACE ⁽¹⁾ MIN.RSI-VALUE (R-VALUE) | 10.56 (R60) | | |
| 1.01 GROUND FLOOR 1.02 SECOND FLOOR | 1. ALL DRAWINGS & CONSTRUCTION TO BE I a. THE ONTARIO BUILDING CODE (LATE: | | CEILING W/O ATTIC SPACE | 5.46 (R31) | | |
| 2.00 EAST & WEST ELEVATION | b. APPLICABLE LAW (AS DEFINED IN THE | | EXPOSED FLOOR ⁽⁰⁾ MIN.RSI-VALUE (R-VALUE) | 5.46 (R31) | | |
| 2.01 NORTH & SOUTH ELEVATION | d. ALL AUTHORITIES HAVING JURISDICT | | WALLS ABOVE GRADE ⁽¹⁾ MIN.RSI-VALUE (R-VALUE) | 3.34+0.88ci (R19+5ci) | | |
| | 2. ALL DIMENSIONS & GRADES ON DRAWING COMMENCING CONSTRUCTION, ANY DIS | S TO BE VERIFIED ON SITE PRIOR TO CREPANCIES MUST BE REPORTED TO THE | BASEMENT WALLS® MIN.RSI-VALUE (R-VALUE) | 3.52 ci (R20 ci) | | |
| | DESIGNER. | | EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN | 1.76 (R10) | | |
| | 3. DRAWINGS ARE TO BE READ AND NOT SCA | ALED. | 600mm (23 툴") BELOW GRADE MIN.RSI-VALUE | | | |
| | 4. ANY VARIANCE FROM THE STRUCTURAL D CONDITIONS ENCOUNTERED AT THE JOB S | | (R-VALUE) ¹⁰² HEATED SLAB OR SLAB | 1.76 | | |
| | OWNER/BUILDER AND SUCH SOLUTION SH | IALL BE THEIR SOLE RESPONSIBILITY. | EQUAL OR LESS THAN 600mm (23 ১) BELOW | (R10) | | |
| | 5. REFER TO INTERIOR DESIGN DRAWINGS, N SPECIFICATIONS/SHOP DRAWINGS INCLUE | IECHANICAL DRAWINGS AND ALL DED AND DISCUSSED HEREIN AS ATTACHED. | GRADE MIN.RSI-VALUE (R-VALUE) ^{ab} | | | |
| | | | WINDOWS AND SLIDING GLASS DOORS MAXIMUM | 1.6 | | |
| (AK) | PROJECT STATISTICS | LOCATION PLAN | U-VALUE (W/m2*K) ^a NOTES: | | | |
| ALANA + KELLY design co. | GROSS FLOOR AREA - EXISTING = 4,980ft ² - EXISTING BASEMENT = 2,104ft ² - EXISTING GROUND FLOOR = 2,876ft ² - EXISTING SECOND FLOOR = 0ft ² | 1000 C | 1. THE VALUES LISTED ARE MINIMUM RSI-VALUES FOR THERMAL INSULATION COMPONENT ONLY. RSI-VALUES EXPRESSED IN (m2*K)/W | | | |
| ARCHITECTURAL TECHNOLOGY | GROSS FLOOR AREA - PROPOSED = 2,247ft ² - PROPOSED BASEMENT = 0ft ² - PROPOSED GROUND FLOOR= 981ft ² - PROPOSED SECOND FLOOR = 1.266ft ² | Diaper Library | 2. U-VALUES IS THE OVERALL COEFFICIEN OF HEAT TRANSFER EXPRESSED IN W/m2*K 3. THE BUILDING NEED NOT CONFORM T | | | |
| ALANA + KELLY DESIGN CO. ALANA NIELSEN | KELLY DESIGN CO. GROSS FLOOR AREA - TOTAL = 7,227ft ² MINIMUM EFFICIENC ELSEN - - PROPOSED BASEMENT = 2,104ft ² 4993 - PROPOSED GROUND FLOOR 3,857ft ² PROPOSED IN ABTLICE | | | | | |
| (905)-873-4993 ADMIN@ALANAKELLYDESIGN.CA | | | | | | |

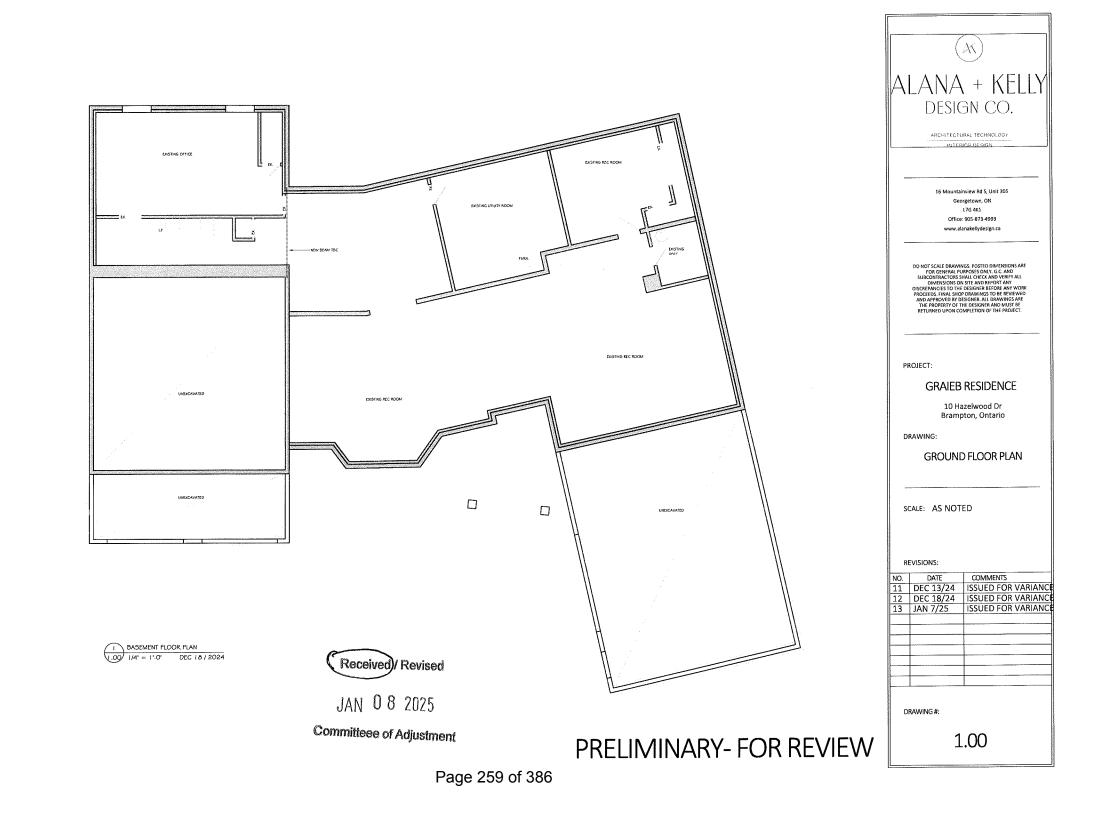


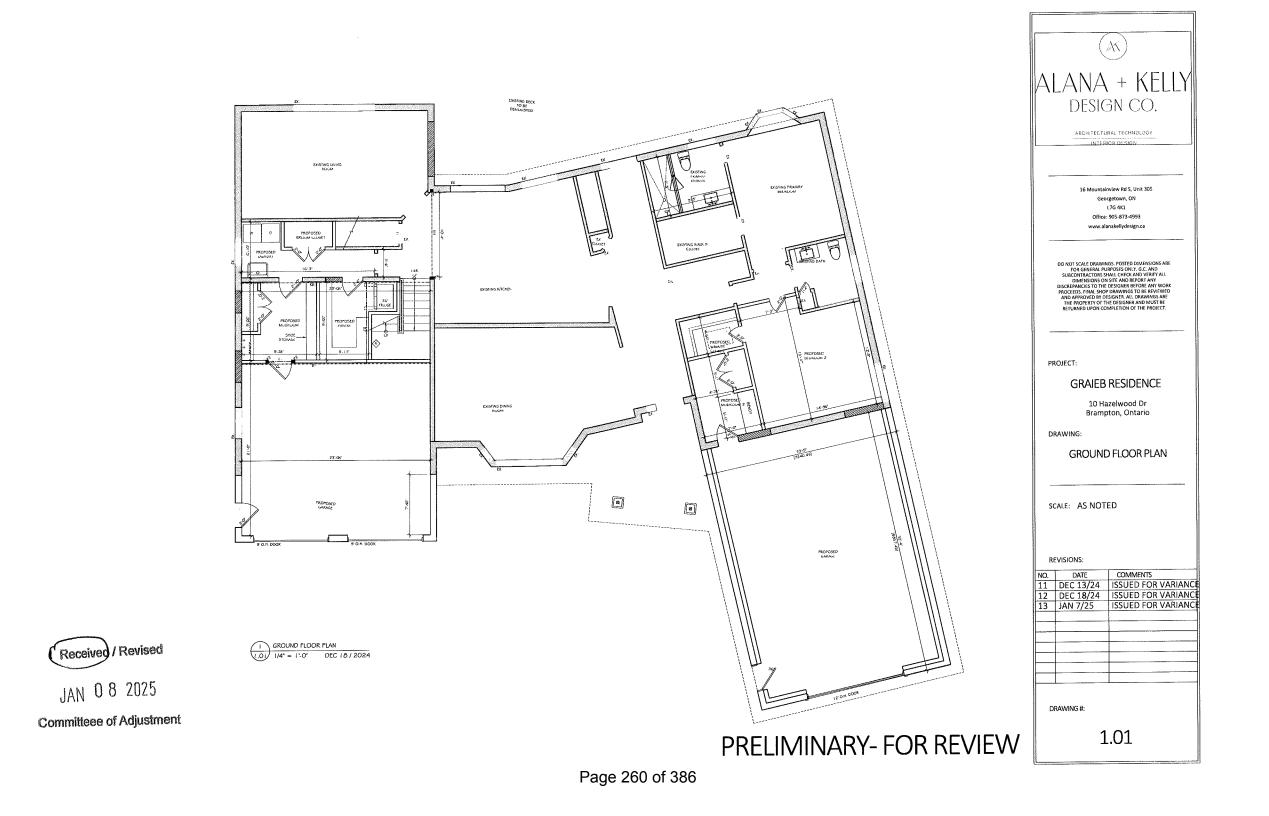
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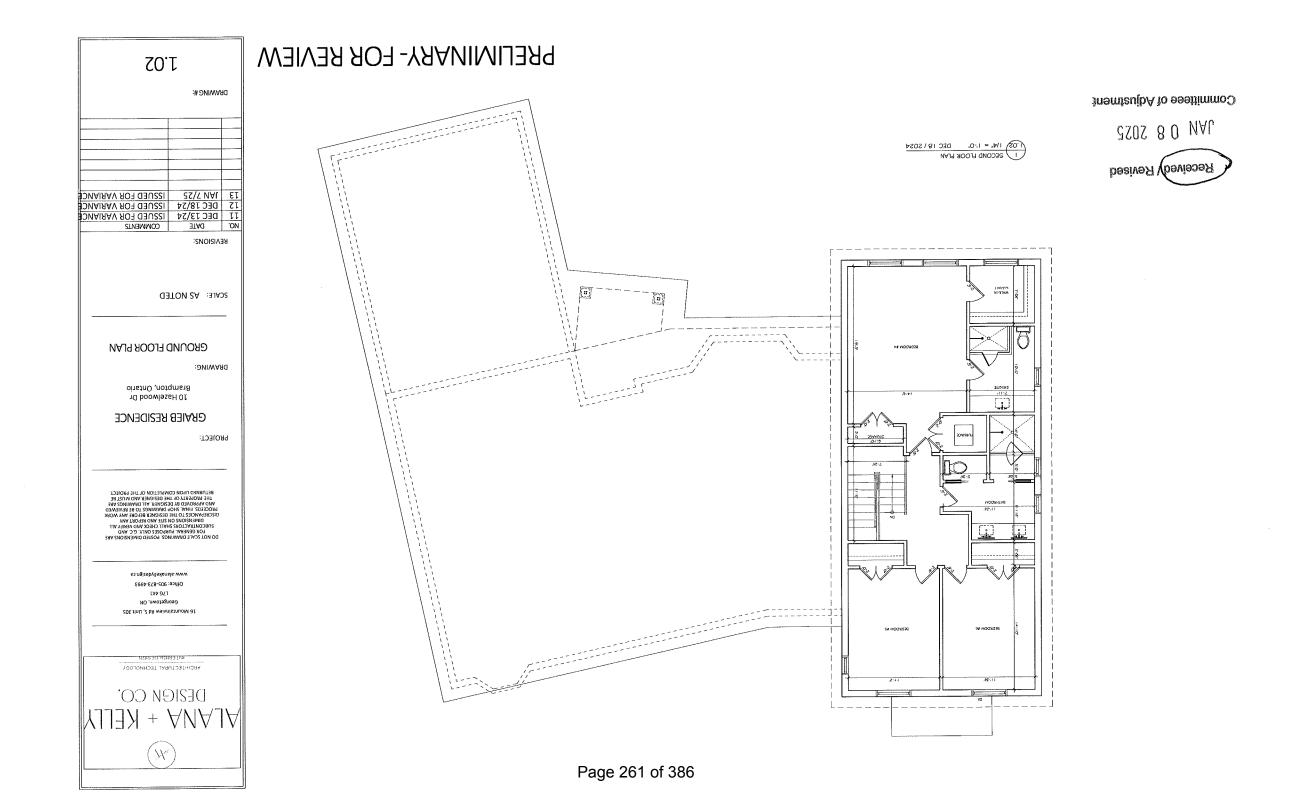
Committeee of Adjustment

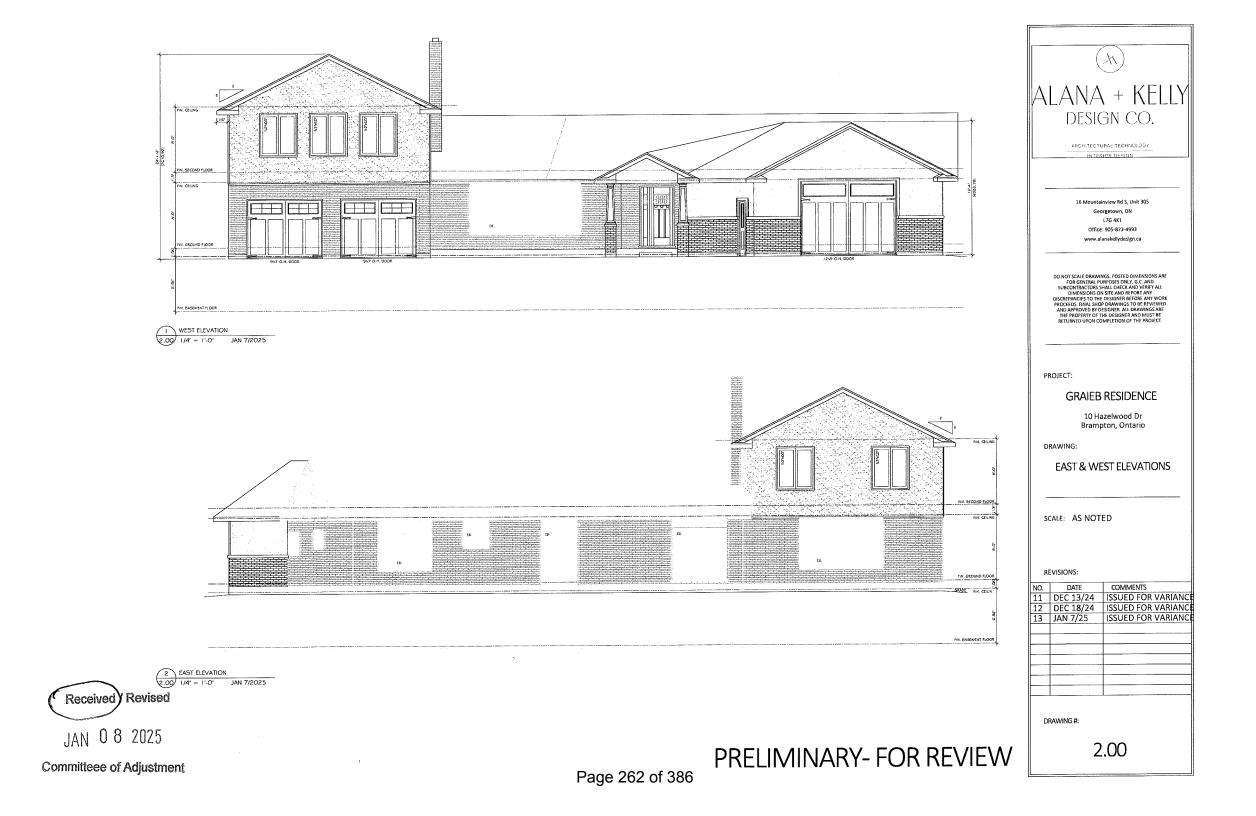


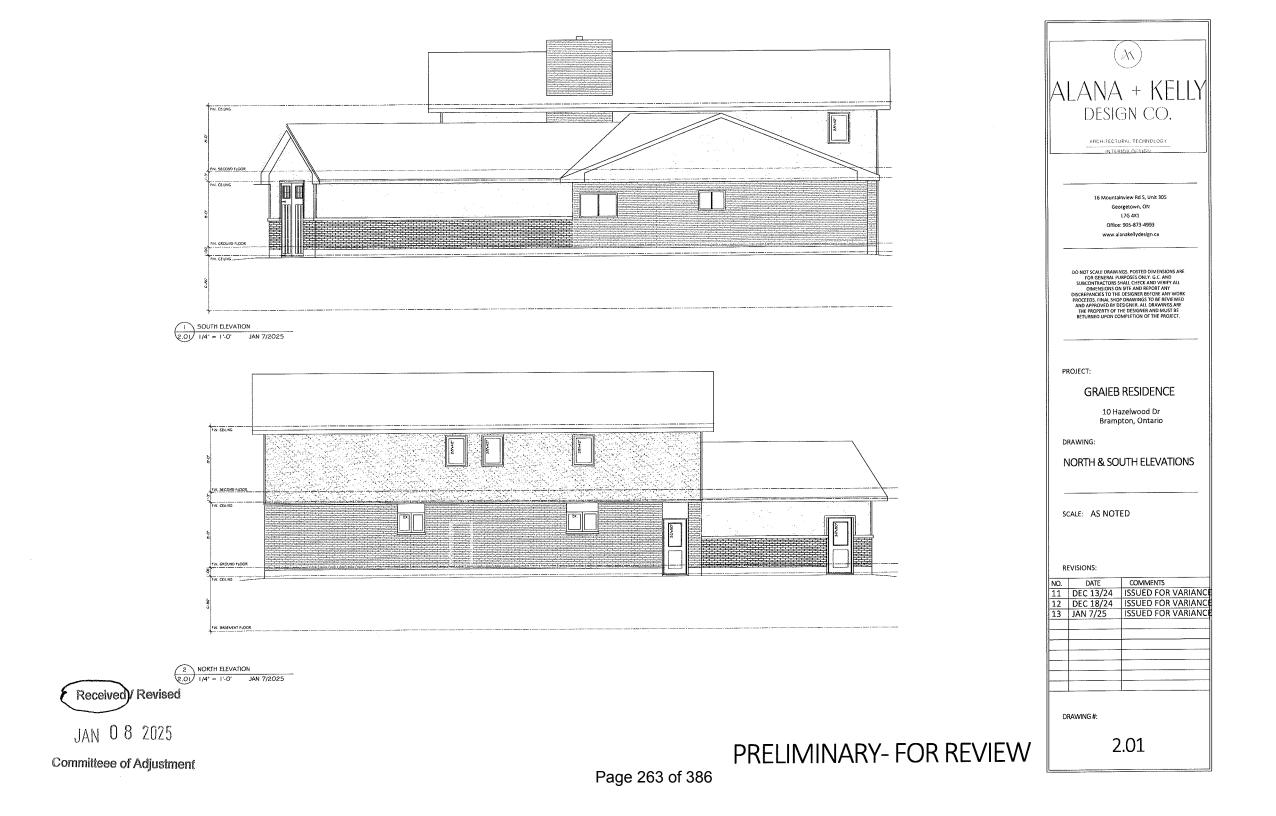


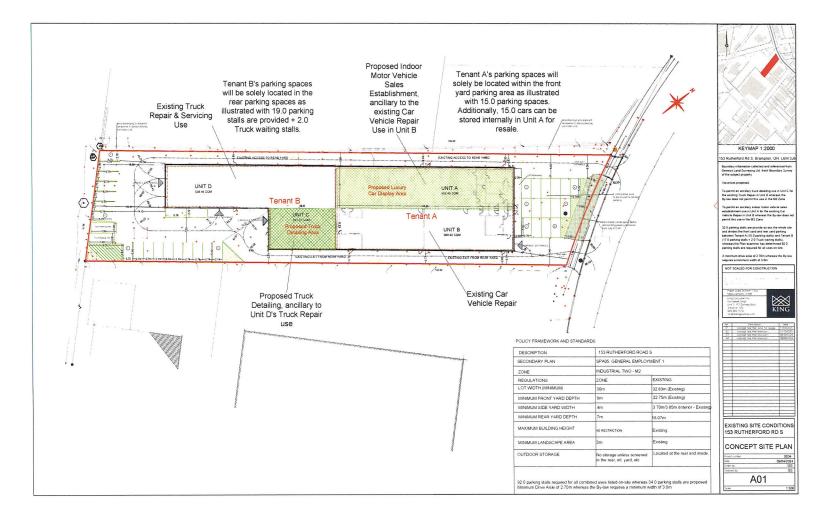












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Committeee of Adjustment



| 117 | $\langle I \rangle$ | For Office Use Only (to be inserted by the Secretary-Treasurer | |
|----------------------------------|--|---|------|
| bramp | ton.ca | FILE NUMBER: A-2001 - (| 2068 |
| Applicants are public informa | e advised that ti ation and is ava | ollected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application, the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered vailable to anyone upon request and will be published on the City's website. Questions about the collection of personal information cretary-Treasurer, Committee of Adjustment, City of Brampton. | |
| | | | |
| | | Minor Variance or Special Permission | |
| | | (Please read Instructions) red that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be | |
| NOTE: | It is require accompan | | |
| | The under the <u>Planni</u> | ersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of <u>sing Act</u> , 1990, for relief as described in this application from By-Law 270-2004. | |
| 1. | | Owner(s) Baligh and Nora Graieb | |
| | Address | 10 Hazelwood Drive, Bramoton, Ontario | |
| | _ | | |
| | Phone # Email | 416-858-8078 Fax # | |
| | | | |
| 2. | Name of A | Agent Alana + Kelly Design Co. Ltd. | |
| 2. | | 16 Mountainview Road South, Unit 305 | |
| | | Georgetown, Ontario | |
| | Phone # | 905-873-4993 Fax # | |
| | Email | alana@alanakeliydeisgn.ca | |
| 3. | To allow landscap To reduc setback o To increa | ind extent of relief applied for (variances requested): v for a front yard landscape open space area of 40% whereas the minimum pe open space area is 70%. Ice the front setback to an addition from the minimum 9.0m to permit a front yard c of 1.6m. ease the total floor area of all accessory structures from the maximum 50.94 square to permit a floor area of 71.34 square metres. | |
| | | ease the allowable lot coverage of the detached dwelling from the maximum 25% to | |
| 4. | Why is it | t not possible to comply with the provisions of the by-law? | |
| | adjacen yard set | physical limitations of the an occupant of the home, we require a garage space int to the bedroom area on the ground floor, resulting in the need for a reduced front etback. The garage must be at this size to accommodate a barrier free vehicle with ressory fold down ramp | |
| 5. | Lot Numb | escription of the subject land: her 10 mber/Concession Number 717 | |
| | Municipa | al Address 10 Hazelwood Drive, Brampton, Ontario | |
| 6. | Dimensio Frontage Depth | ion of subject land (<u>in metric units</u>) e <u>34.51m</u> 43m | |
| | Area | 1207.74m2 | |
| 7. | Provincia Municipa | to the subject land is by: ial Highway Seasonal Road Seasonal Road Road Road Road Road Road Road Road | |

8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.) See Attached

PROPOSED BUILDINGS/STRUCTURES on the subject land:

See Attached

.....

 Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback | 10.67m 15.54m 2.63m 2.49m 1.61m 17.40m 2.63m 1.99m | |
|---------|--|---|--|
| 10. | Date of Acquisition | of subject land: | Unknown |
| 11. | Existing uses of sub | oject property: | Existing Single Detached Dwellings |
| 12. | Proposed uses of su | ubject property: | Single Detached Dwellings |
| 13. | Existing uses of abu | utting properties: | Residential |
| 14. | Date of construction | n of all buildings & stru | ctures on subject land: Unknown |
| 15. | Length of time the e | existing uses of the sub | ject property have been continued: Unknown |
| 16. (a) | What water supply i Municipal Well | s existing/proposed? | Other (specify) |
| (b) | Municipal | sal is/will be provided?]] | Other (specify) |
| (c) | Septic L What storm drainag Sewers Z Ditches L Swales L | 」 le system is existing/pr]]] | oposed? Other (specify) |

| | - | 3- |
|---|---|---|
| 17. | Is the subject property the subject of an appl subdivision or consent? | ication under the Planning Act, for approval of a plan of |
| | Yes No 🗹 | |
| | If answer is yes, provide details: File # | Status |
| 18. | Has a pre-consultation application been filed | 2 |
| | Yes 🔲 No 🗹 | |
| 19. | Has the subject property ever been the subject | ot of an application for minor variance? |
| | Yes No U | nknown |
| | If answer is yes, provide details: | |
| | File # A17-024 Decision Approved | Relief |
| | File # Decision | Relief |
| | | |
| | | |
| | ilailain Hills | Signature of Applicant(s) or Authorized Agent |
| DAT | s THE TOWN OF Halton Hills s THE DAY OF JULY | Logion of Halton |
| THI | s DAY OF JULY, 2 | 20_74. |
| | | CITOR OR ANY PERSON OTHER THAN THE OWNER OF |
| THE AP | PLICANT IS A CORPORATION, THE APPLIC | THE OWNER MUST ACCOMPANY THE APPLICATION. IF ATION SHALL BE SIGNED BY AN OFFICER OF THE |
| CORPOR | RATION AND THE CORPORATION'S SEAL SHAL | |
| | Alana Nielsen | OF THE TOWN OF Harton HILLS |
| IN TH | Elagion of Halton s | OLEMNLY DECLARE THAT: |
| | | MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY OF THE SAME FORCE AND EFFECT AS IF MADE UNDER |
| DECLAR | ED BEFORE ME AT THE | |
| Tom | OF the Otom Hills | |
| IN THE | ROMON OF | |
| Hant | Region or | |
| Tull | THIS | |
| ju | CUPTIC | Signature of Applicant or Authorized Agent |
| \mathbb{C} | NIELSEN ? | |
| | A Commissioner etc. | |
| The second se | | E USE ONLY |
| | Present Official Plan Decignation: | |
| de conservativa | Present Zoning By-law Classification: | R1A(2), Mature Neighbourhood |
| | | ect to the variances required and the results of the |
| | | i on the attached checklist. |
| | Shiza Athar | 2024/09/13 |
| | Zoning Officer | Date |
| Baseanueronanueron | DATE RECEIVED | Received / Revised |
| | Date Application Deemed | Revised 2022/02/17 |
| | Complete by the Municipality | JUL 1 7 2024 |
| | | |

Committeee of Adjustment

GRAIEB RESIDENCE ARCHITECTURAL DESIGN PACKAGE

2

10 HAZELWOOD DRIVE, BRAMPTON ON

| DRAWING LIST: | GENERAL NOTES | | ADDITIONS TO EXIS BUILDINGS 3.1.1 | |
|-------------------------------|--|---|---|----------------|
| 0.01 SITE PLAN | ALL DRAWINGS ARE THE PROPERTY OF ALANA+ COPYRIGHT IN THESE DOCUMENTS WHICH MA | COMPONENT | ADDITIONS | |
| 1.00 FOUNDATION PLAN | WITHOUT WRITTEN CONSENT. | | CEILING WITH ATTIC SPACE (1) MIN.RSI-VALUE (R-VALUE) | 10.56 (R60) |
| 1.01 GROUND FLOOR | 1. ALL DRAWINGS & CONSTRUCTION TO BE I | | CEILING W/O ATTIC SPACE | 5.46 |
| 2.00 SECOND FLOOR | a. THE ONTARIO BUILDING CODE (LATE | | MIN.RSI-VALUE (R-VALUE) | (R31) |
| 4.01 EAST & WEST | b. APPLICABLE LAW (AS DEFINED IN THE | | EXPOSED FLOOR ⁽¹⁾ | 5.46 |
| ELEVATION | | : REGULATIONS FOR CONSTRUCTION PROJECTS | MIN.RSI-VALUE (R-VALUE) | (R31) |
| 4.02 NORTH & SOUTH | d. ALL AUTHORITIES HAVING JURISDICT | ION OVER THE SITE | | 3.34+0.88ci |
| ELEVATION | | | MIN.RSI-VALUE (R-VALUE) | (R19+5ci) |
| | 2. ALL DIMENSIONS & GRADES ON DRAWING | S TO BE VERIFIED ON SITE PRIOR TO | BASEMENT WALLS ⁽¹⁾ | 3.52 ci |
| | COMMENCING CONSTRUCTION. ANY DIS | SCREPANCIES MUST BE REPORTED TO THE | MIN.RSI-VALUE (R-VALUE) | (R20 ci) |
| | DESIGNER. | | EDGE OF BELOW GRADE | 1.76 |
| | | | SLAB EQUAL OR LESS THAN | (R10) |
| | 3. DRAWINGS ARE TO BE READ AND NOT SCA | ALED. | 600mm (23 §") BELOW | |
| | | | GRADE MIN.RSI-VALUE | |
| | 4. ANY VARIANCE FROM THE STRUCTURAL D | RAWINGS AND SPECIFICATIONS OR FROM | (R-VALUE) ⁽¹⁾ | |
| | CONDITIONS ENCOUNTERED AT THE JOB S | ITE, SHALL BE RESOLVED BY THE | HEATED SLAB OR SLAB | 1.76 |
| | OWNER/BUILDER AND SUCH SOLUTION SH | HALL BE THEIR SOLE RESPONSIBILITY. | EQUAL OR LESS THAN | (R10) |
| | · | | 600mm (23 🖉) BELOW | · · · · · · |
| | 5. REFER TO INTERIOR DESIGN DRAWINGS, N | IECHANICAL DRAWINGS AND ALL | GRADE MIN.RSI-VALUE | |
| | SPECIFICATIONS/SHOP DRAWINGS INCLUE | DED AND DISCUSSED HEREIN AS ATTACHED. | (R-VALUE)(1) | |
| | | | WINDOWS AND SLIDING | 1.6 |
| | | | GLASS DOORS MAXIMUM | |
| | PROJECT STATISTICS | LOCATION PLAN | U-VALUE (W/m2*K) (2) | |
| | EXISTING 3,205ft ² (297.75m ²) | | NOTES: | |
| | PROPOSED 2,249ft ² (208.93m ²) | | 1. THE VALUES LISTED ARE MI | NIMUM |
| Alana + Kelly | FROFO3ED 2,24911 (200.95111) | S' | RSI-VALUES FOR THERMAL INS | SULATION |
| | TOTAL 5.454ft ² (506.69m ²) | 1000 M | COMPONENT ONLY. RSI-VALU | ES |
| DESIGN CO. | | 0. 51 | EXPRESSED IN (m2*K)/W | |
| | ACCESSORY STRUCTURES | ~ 0° | 2. U-VALUES IS THE OVERALL (| |
| ARCHITECTURAL TECHNOLOGY | | Diaper Library 🐶 🧋 🍘 | OF HEAT TRANSFER EXPRESSE | D IN |
| INTERIOR DESIGN | EXISTING -A 204ft ² (18.95m ²) | + ^H / ₈ | W/m2*K | |
| ALANA + KELLY DESIGN CO. | EXISTING -B 160ft ² (14.86m ²) EXISTING -C 404ft ² (37.53m ²) | | 3. THE BUILDING NEED NOT CO | ONFORM TO |
| ALANA + RELET DESIGN CO. | EXISTING -C 404ft ² (37.53m ²) | 201 | MINIMUM EFFICIENCY REQUIR | |
| ALANA MELSEN | TOTAL 768ft ² (71.34m ²) | 1 po | FOR HRV'S, DOMESTIC HOT W | ATER |
| (905)-873-4993 | 101/LE /0012 (/ 1.04111) | illeia | HEATERS & SPACE HEATING EC | QUIPMENT |
| ADMIN@ALANAKELLYDESIGN.CA | | illeta de | REQUIRED IN ARTICLE 2.1.1.2. | OR 2.1.1.3. |
| ADIVIN WALAIVAKELLI DESIGN.CA | | | | |

(\mathbf{X}) Alana + Kelly DESIGN CO. ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN 16 Mountainview Rd S, Unit 305 Georgetown, ON 17G 4K1 Office: 905-873-4993 www.alanakellydesign.ca DO NOT SCALE DRAWINGS, POSTED DIMENSIONS ARE FOR GENERAL PURPOSES ONLY, G.C. AND SUBCONTRACTORS SHALL CHECA NOT VERITY ALL DIMENSIONS ON SITE AND REPORT ANY ROCEEDS, FINAL SHOP DAAWINGS TO BE REVEXED AND APPROVED VD SIGNER, ALL DAAWINGS ARE THE PROPERTY OF THE DISIGNER AND MUST BE RETURNED UPON COMPLETION OF THE PROJECT. PROJECT: **GRAIEB RESIDENCE** 10 Hazelwood Dr Brampton, Ontario DRAWING: COVER PAGE SCALE: AS NOTED **REVISIONS:** NO. COMMENTS DATE AUG 2/23 DESIGN DRAFT 1 1 SEPT 6/23 DESIGN DRAFT 2 2 NOV 3/23 DESIGN DRAFT 3 NOV 16/23 DESIGN DRAFT 4 3 4 5 NOV 21/23 DESIGN DRAFT 5 6 NOV 28/23 DESIGN DRAFT 6 7 APR 23/23 DESIGN DRAFT 7 8 AUG 2/24 ISSUED TO TRCA 9 AUG 29/24 DESIGN DRAFT 8 DRAWING #:

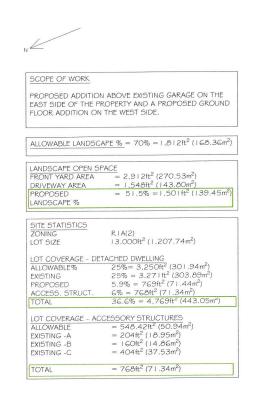
Page 268 of 386

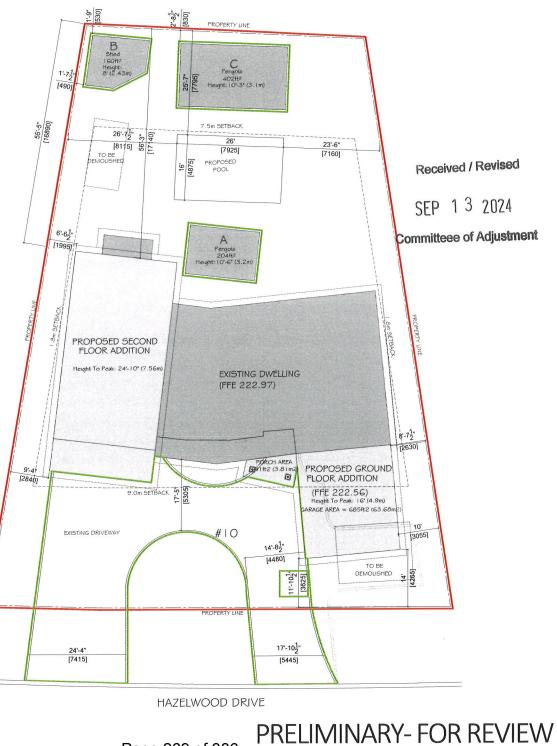
PRELIMINARY- FOR REVIEW

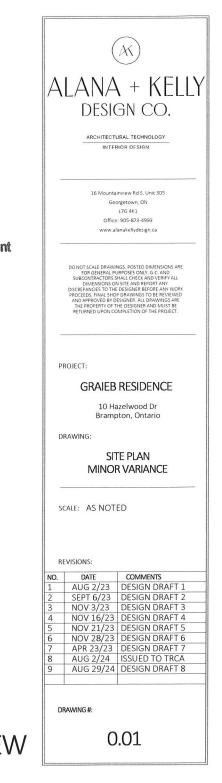
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Committeee of Adjustment



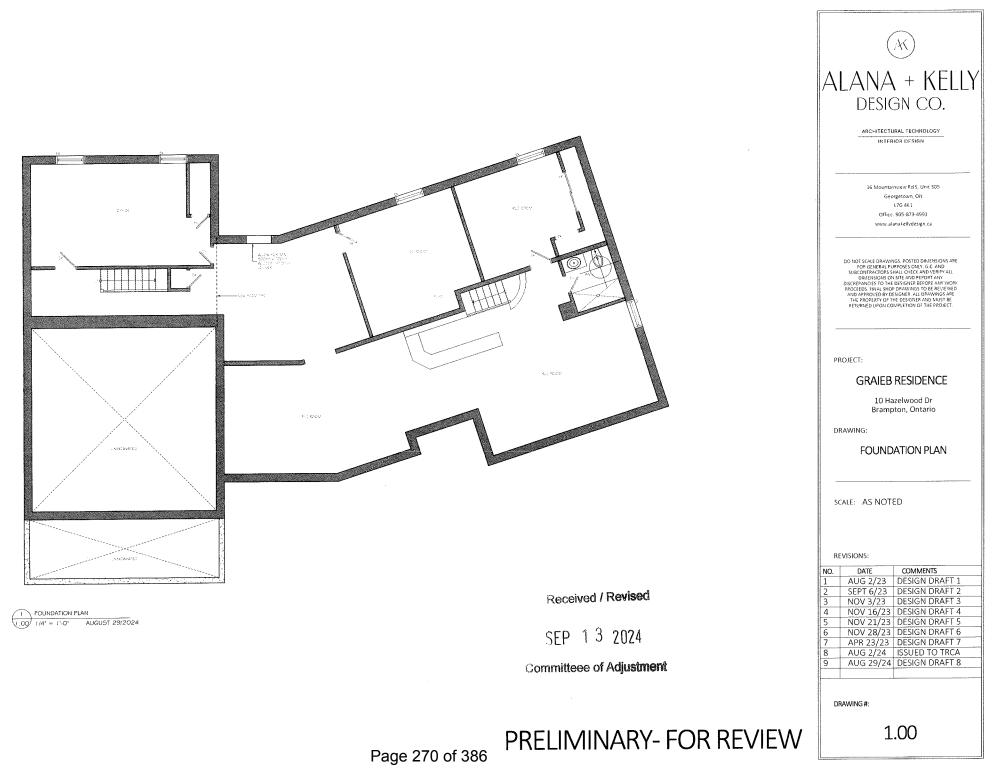


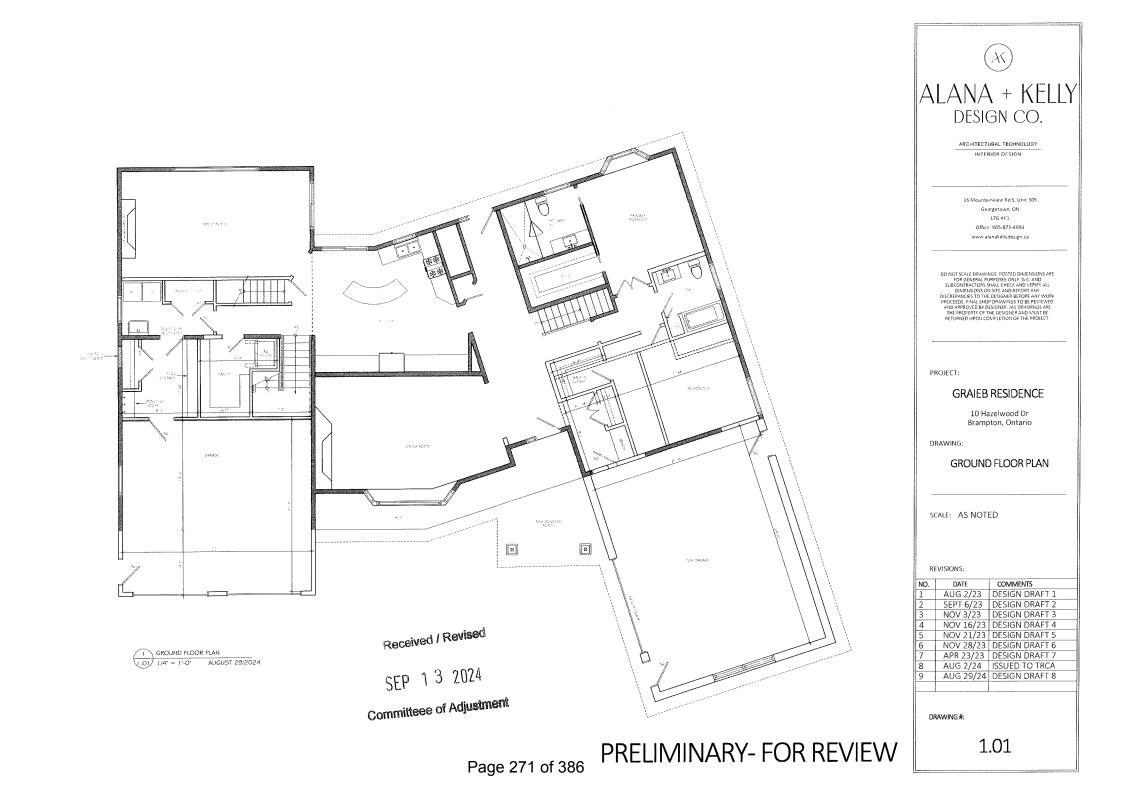


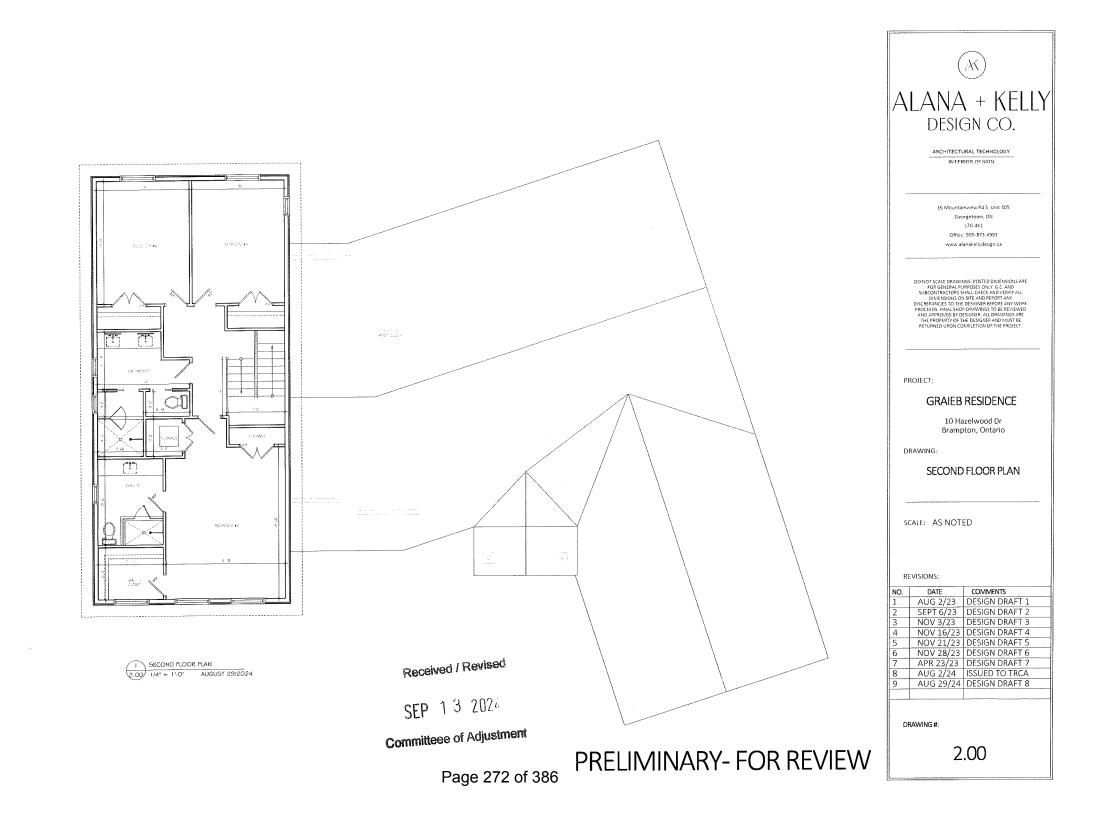


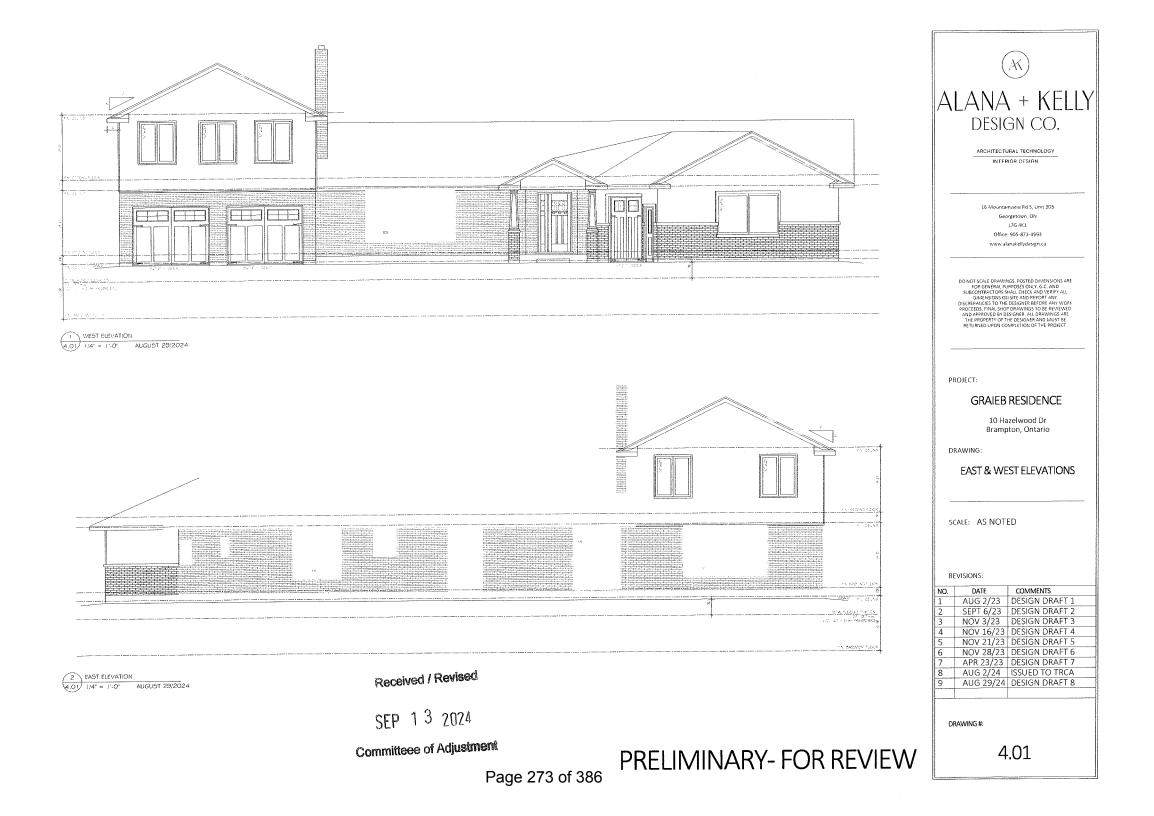
1 SITE PLAN 0.01 1/8" = 1'-0"

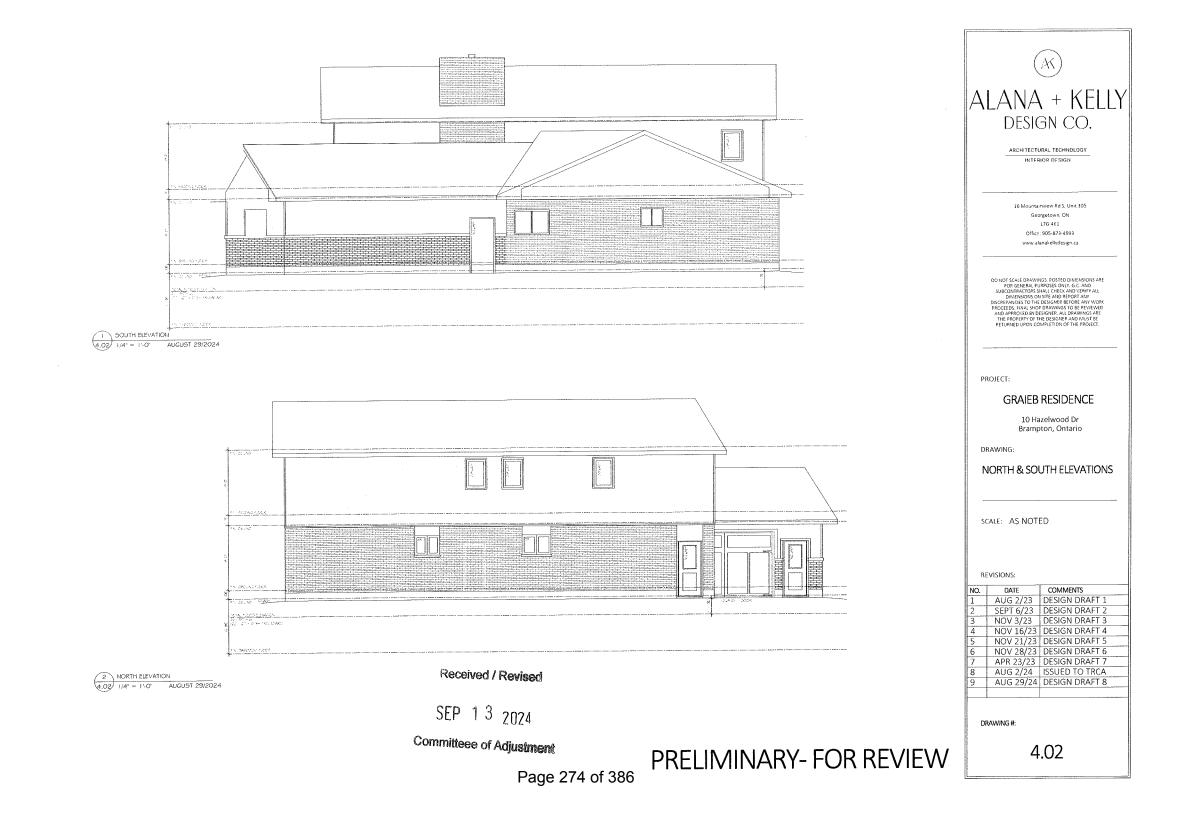


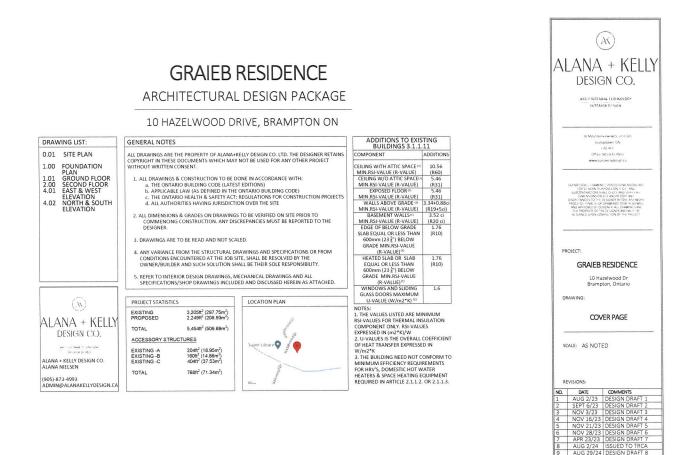












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Committeee of Adjustment

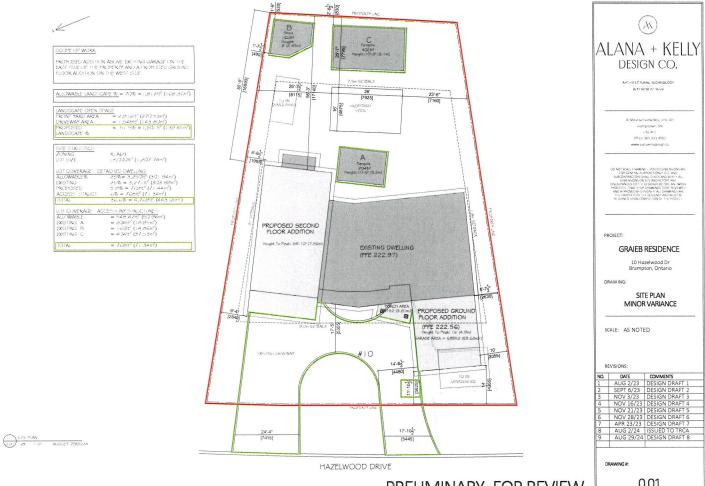


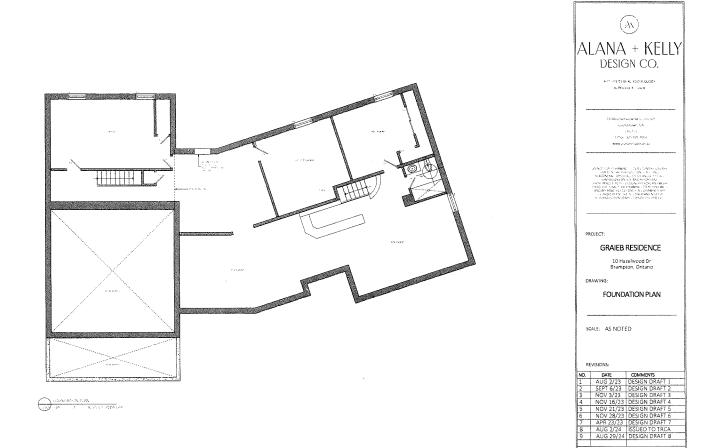
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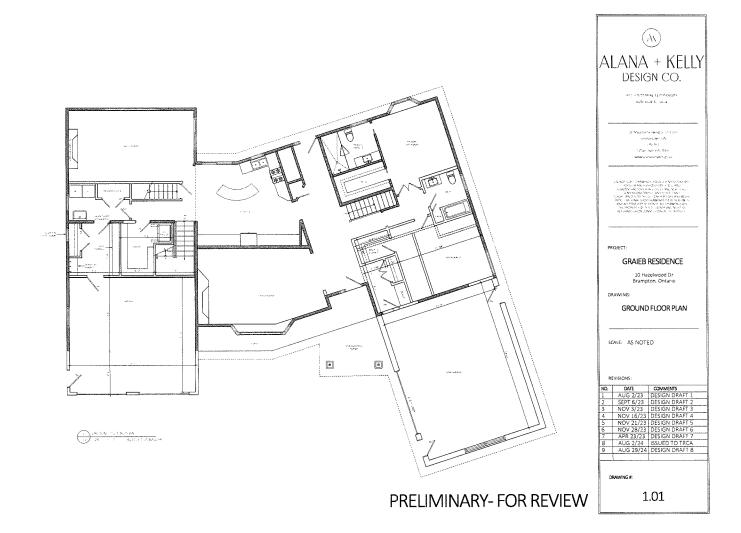
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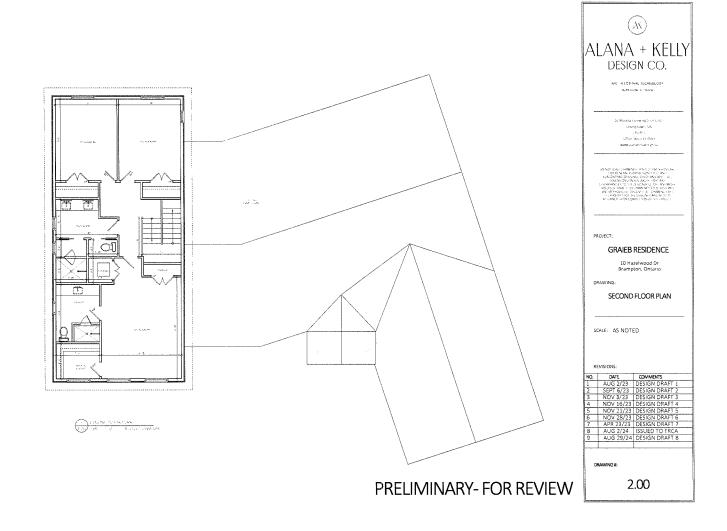
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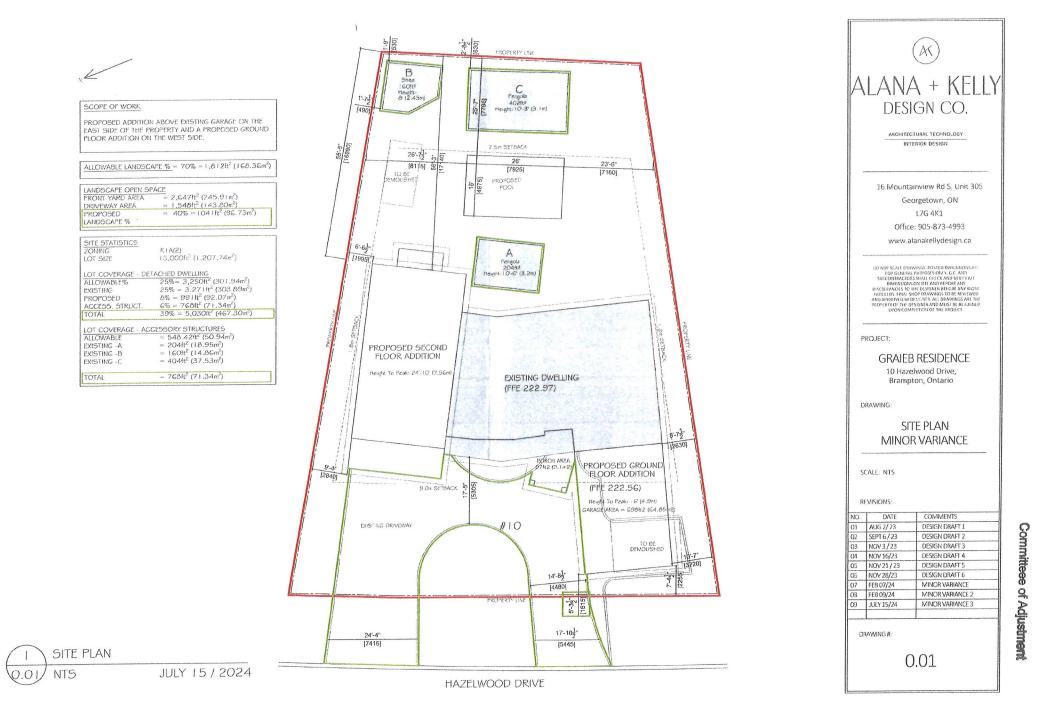












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For Office Use Only (to be inserted by the Secretary-Treasurer after application is deemed complete) FILE NUMBER: <u>A</u> -2574-006 §

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. | | | | | | |
| 1. | 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 . Name of Owner(s) Baligh and Nora Graieb Address 10 Hazelwood Drive, Brampton, Ontario | | | | | | |
| | Phone # 416-858-8078 Fax # Email aligra@rogers.com | | | | | | |
| 2. | Name of Agent Alana + Kelly Design Co. Ltd Address 16 Mountainview Road South - Unit 202 Georgetown, Ontario | | | | | | |
| | Phone # 905-873-4993 Fax # Email alana@alanakellydesign.ca | | | | | | |
| 3. | Nature and extent of relief applied for (variances requested): To allow for a front yard landscape open space area of 40% whereas the minimum landscape open space area is 70%. To reduce the front setback to an addition from the minimum 9.0m to permit a front yard setback of 0.855m. To increase the total floor area of all accessory structures from the maximum 50.94 square metres to permit a floor area of 71.24 square metres. To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 42%. | | | | | | |
| 4. | Why is it not possible to comply with the provisions of the by-law? Due to physical limitations of the an occupant of the home, we require a garage space adjacent to the bedroom area on the ground floor, resulting in the need for a reduced front yard setback. The garage must be at this size to accommodate a barrier free vehicle with an accessory fold down ramp. | | | | | | |
| 5. | Legal Description of the subject land: Lot Number 10 Plan Number/Concession Number 717 Municipal Address 10 Hazelwood Drive, Brampton, Ontario | | | | | | |
| 6. | Dimension of subject land (in metric units) Frontage 34.51m Depth 43m Area 1207.74m2 | | | | | | |
| 7. | Access to the subject land is by: Seasonal Road Image: Constraint of the subject land is by: Provincial Highway Image: Constraint of the subject land is by: Seasonal Road Image: Constraint of the subject land is by: Municipal Road Maintained All Year Image: Constraint of the subject land is by: Image: Constraint of the subject land is by: Image: Constraint of the subject land is by: Private Right-of-Way Image: Constraint of the subject land is by: Image: Constraint of the subject land is by: Image: Constraint of the subject land is by: | | | | | | |

8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.) See Attached

PROPOSED BUILDINGS/STRUCTURES on the subject land: See Attached

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING | | |
|---------|---|---------------------------------|--|
| | Front yard setback | 10.67m | |
| | Rear yard setback | 15.54m | |
| | Side yard setback | 2.63m | |
| | Side yard setback | 2.49 | |
| | | | |
| | PROPOSED | | |
| | Front yard setback | 0.855m | |
| | Rear yard setback | 15.54m | |
| | Side yard setback | 2.63m | |
| | Side yard setback | 2.63m | |
| | | | |
| 10. | Date of Acquisition | of subject land: | Unknown |
| 11. | Existing uses of sub | oject property: | Existing Single Detached Dwellings |
| 12. | Proposed uses of s | ubject property: | Single Detached Dwellings |
| 13. | Existing uses of abu | utting properties: | Residential |
| 14. | Date of construction | n of all buildings & stru | ctures on subject land: Unknown |
| 15. | Length of time the e | existing uses of the sub | ject property have been continued: Unknown |
| 16. (a) | What water supply i Municipal Well | is existìng/proposed?]] | Other (specify) |
| (b) | What sewage dispo Municipal | sal is/will be providedî | ? Other (specify) |
| (c) | What storm drainag Sewers Ditches Swales | ge system is existing/pi | roposed? Other (specify) |

| 17. | Is the subject prope subdivision or cons | | n application under th | e Planning Act, for approval of a plan of |
|-----|---|--|---|---|
| | Yes | No 🔽 | | |
| | If answer is yes, pro | vide details: Fil | e # | Status |
| 18. | Has a pre-consultat | ion application been | i filed? | |
| | Yes | No 🔽 | | |
| 19. | Has the subject pro | perty ever been the | subject of an applicati | on for minor variance? |
| | Yes 🗸 | No 🗔 | Unknown | |
| | If answer is yes, pro | ovide details: | | |
| | File # <u>A17-024</u> File # | Decision Approv | ed | Relief Carport/Accessory Structures |
| | File # | Decision Decision | | Relief |
| | | | | (CA) |
| | | | | of Applicant(s) or Authorized Agent |
| DAT | EDAT THE TOWN | or Halton #1#5 | The Region | of Halton |
| тні | | February | | |
| | | 1 | | PERSON OTHER THAN THE OWNER OF |
| | | and the second | Contraction (Contraction Contraction) (Contraction) | PERSON OTHER THAN THE OWNER OF |

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.

| 1, Alana | Nie | sen | | OF THE | Town | OF | HaltonHills |
|--------------|-----|--------|-----|-----------|-------------|----|-------------|
| IN THE ROJON | OF | Halton | \$0 | LEMNLY DE | CLARE 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 | | | |
|---|---|-----------------------------|---------------------|
| Town of Halton Hills | | | |
| IN THE ROOIDO OF | | | |
| Halton THIS 944 DAY OF | | CIN | |
| February 2024 | Signatu | are of Applicant or Authori | zed Agent |
| CURTIS O | | | |
| A Commiss offer Attelsen | | | |
| UCENSED PARALEGAL | FOR OFFICE USE ONLY | | |
| Present Official Plan Designation | on: | | |
| Present Zoning By-law Classifi | cation: | Mature Neighborhood | , R1A(2) |
| This application has been review said review | wed with respect to the variance aw are outlined on the attached | | its of the |
| Shiza Athar | | 2024/02/27 | |
| Zoning Officer | | Date | |
| DATE RECEIVE | D MAR. 4, | 2024 | Revised 2022/02/17 |
| Date Application Deeme Complete by the Municipalit | d VL | | neviseu zuzziuzi (1 |

-3-



Owner Authorization

Alana + Kelly Design Co. Alana Nielsen 905-873-4993 alana@alanakellydesign.ca

I/We the owner(s) of the land being subject to this request/application, do hereby authorize and appoint Alana + Kelly Design Co. – Alana Nielsen as my/our agent to make this request/application on/our behalf, and to conduct all communications on my/our behalf.

Address: 10 Hazelwood drive

Municipality: Brampton

| Signature: billy Graieb (Jun 25, 2023 12:20 EDT) |
|--|
| Print name: billy Graieb |
| _{Date:} Jun 25, 2023 |
| Phone: 4168588078 |
| Email: aligra@rogers.com |

| Signature: billy Graieb (Jun 25, 2023 12:20 EDT) |
|--|
| Print name: billy Graieb |
| _{Date:} Jun 25, 2023 |
| Phone: 4168588078 |
| Email : aligra@rogers.com |

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 10 HAZELWOOD DRIVE , BRAMPTON

I/We, NORB & BALISH GRAVEB 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 4 th , 20 <u>Zi</u> day of (signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.) (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 ccrporation, the corporate seal shall be affixed hereto.

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

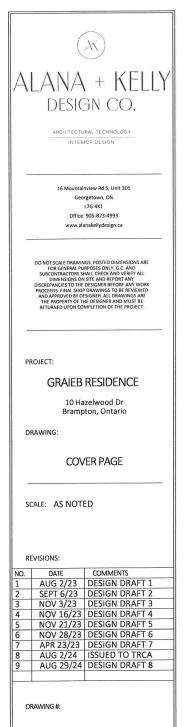
8. Existing Buildings **Existing Detached Dwelling:** Ground Floor Area - 242.71 sqm Gross Floor Area - 292.57 (Ground) + 252.46 (Basement) Number of Storeys 1 Width : 24.076 m Length: 13.586m Accessory Building A Ground Floor Area: 18.95 sqm Number of Storeys: 1 Width: 5.13m Length: 3.66m **Accessory Building B** Ground Floor Area: 14.86 sqm Number of Storeys: 1 Width: 4.27m Length: 3.76m **Accessory Building C** Ground Floor Area: 37.35 sqm Number of Storeys: 1 Width: 7.95m Length: 4.69m Proposed Building **Proposed Detatched Dwelling**

Ground Floor Area - 347.96 sqm Gross Floor Area: 139.41 sqm (Second) + 399.91sqm (Ground) + 270.02sqm (Basement) Total: 890.34 sqm Number of Storeys: 2 Width : 24.076 m Length: 26.42m

GRAIEB RESIDENCE ARCHITECTURAL DESIGN PACKAGE

10 HAZELWOOD DRIVE, BRAMPTON ON

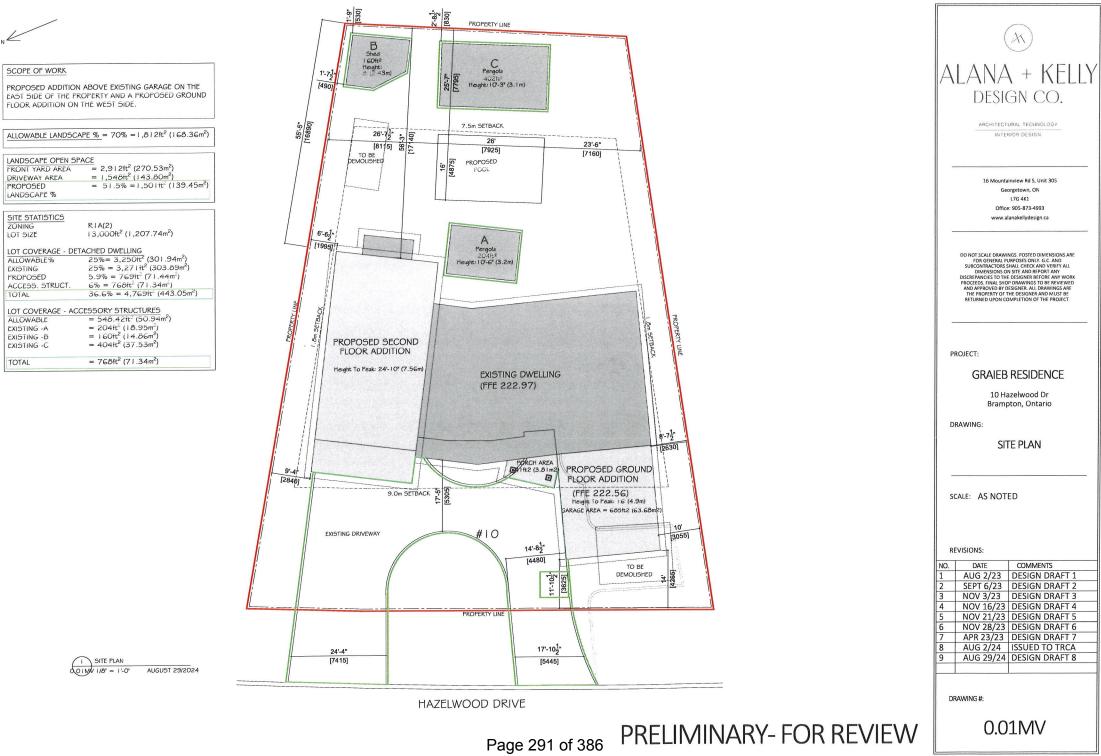
| DRAWING LIST: | GENERAL NOTES | | ADDITIONS TO EXIS BUILDINGS 3.1.1 | |
|---|---|---|---|---|
| 0.01 SITE PLAN 1.00 FOUNDATION PLAN 1.01 GROUND FLOOR | ALL DRAWINGS ARE THE PROPERTY OF ALANA+ COPYRIGHT IN THESE DOCUMENTS WHICH MAY WITHOUT WRITTEN CONSENT. 1. ALL DRAWINGS & CONSTRUCTION TO BE I a. THE ONTARIO BUILDING CODE (LATE) | DONE IN ACCORDANCE WITH: | COMPONENT CEILING WITH ATTIC SPACE (*) MIN.RSI-VALUE (R-VALUE) CEILING W/O ATTIC SPACE(*) MIN.RSI-VALUE (R-VALUE) | ADDITIONS 10.56 (R60) |
| 2.00 SECOND FLOOR 4.01 EAST & WEST ELEVATION 4.02 NORTH & SOUTH ELEVATION | a. THE ONTARIO BOILDING CODE (LAT E b. APPLICABLE LAW (AS DEFINED IN THI c. THE ONTARIO HEALTH & SAFETY ACT d. ALL AUTHORITIES HAVING JURISDICT 2. ALL DIMENSIONS & GRADES ON DRAWING | MIN.ISI-VALUE (R-VALUE) EXPOSED FLOOR® MIN.RSI-VALUE (R-VALUE) WALLS ABOVE GRADE® MIN.RSI-VALUE (R-VALUE) BASEMENT WALLS® | 5.46 (R31) 3.34+0.88ci (R19+5ci) 3.52 ci | |
| | 2. COMMENCING CONSTRUCTION. ANY DIS DESIGNER. 3. DRAWINGS ARE TO BE READ AND NOT SC/ | MIN.RSI-VALUE (R-VALUE) EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 §") BELOW GRADE MIN.RSI-VALUE | (R20 ci) 1.76 (R10) | |
| | 4. ANY VARIANCE FROM THE STRUCTURAL D CONDITIONS ENCOUNTERED AT THE JOB S OWNER/BUILDER AND SUCH SOLUTION S ¹ 5. REFER TO INTERIOR DESIGN DRAWINGS, N SPECIFICATIONS/SHOP DRAWINGS INCLUI | (R-VALUE) ⁽¹⁾ HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm (23 § ²¹) BELOW GRADE MIN.RSI-VALUE (R-VALUE) ⁽¹⁾ | 1.76 (R10) | |
| | PROJECT STATISTICS | LOCATION PLAN | WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE (W/m2*K) ⁽²⁾ | 1.6 |
| ALANA + KELLY DESIGN CO. Alana + Kelly DESIGN CO. Alana + Kelly DESIGN CO. Alana nielsen (905)-873-4993 Admin@alanakellyDESIGN.CA | EXISTING 3,205ft² (297.75m²) PROPOSED 2,249ft² (208.93m²) TOTAL 5,454ft² (506.69m²) ACCESSORY STRUCTURES EXISTING -A EXISTING -B 160ft² (14.86m²) EXISTING -C 404ft² (37.53m²) TOTAL 768ft² (71.34m²) | Disper Library O | NOTES: 1. THE VALUES LISTED ARE MI RSI-VALUES FOR THERMAL IN COMPONENT ONLY. RSI-VALU EXPRESSED IN (m2*K)/W 2. U-VALUES IS THE OVERALL OF HEAT TRANSFER EXPRESSE W/m2*K 3. THE BUILDING NEED NOT C MINIMUM EFFICIENCY REQUI FOR HRV'S, DOMESTIC HOT W HEATERS & SPACE HEATING E REQUIRED IN ARTICLE 2.1.1.2 | SULATION JES COEFFICIENT ED IN CONFORM TO REMENTS JATER QUIPMENT |

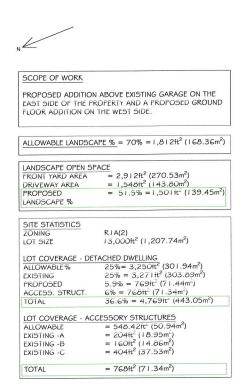


Page 290 of 386

6 PRELIMINARY- FOR REVIEW

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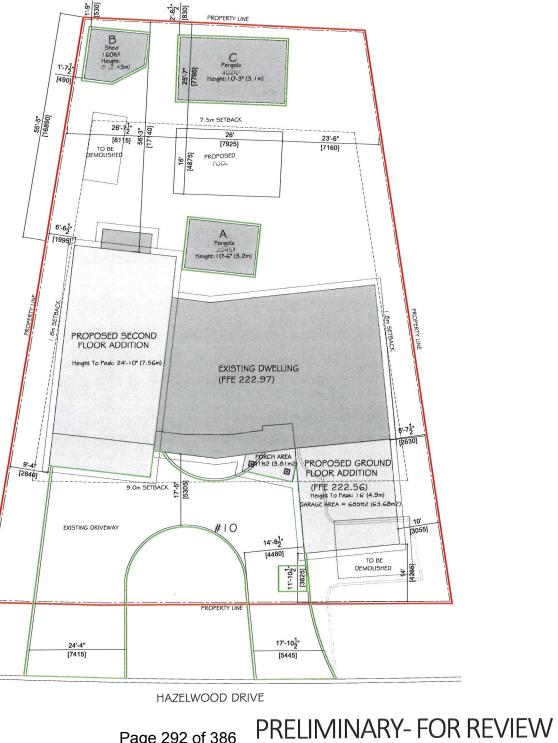


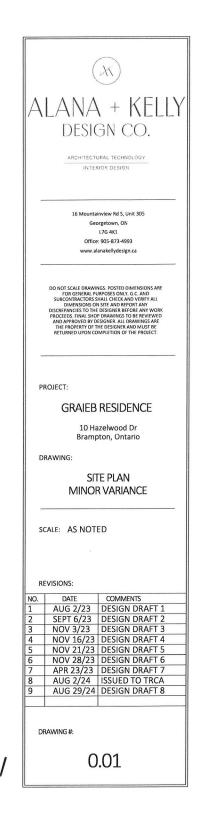


SITE PLAN

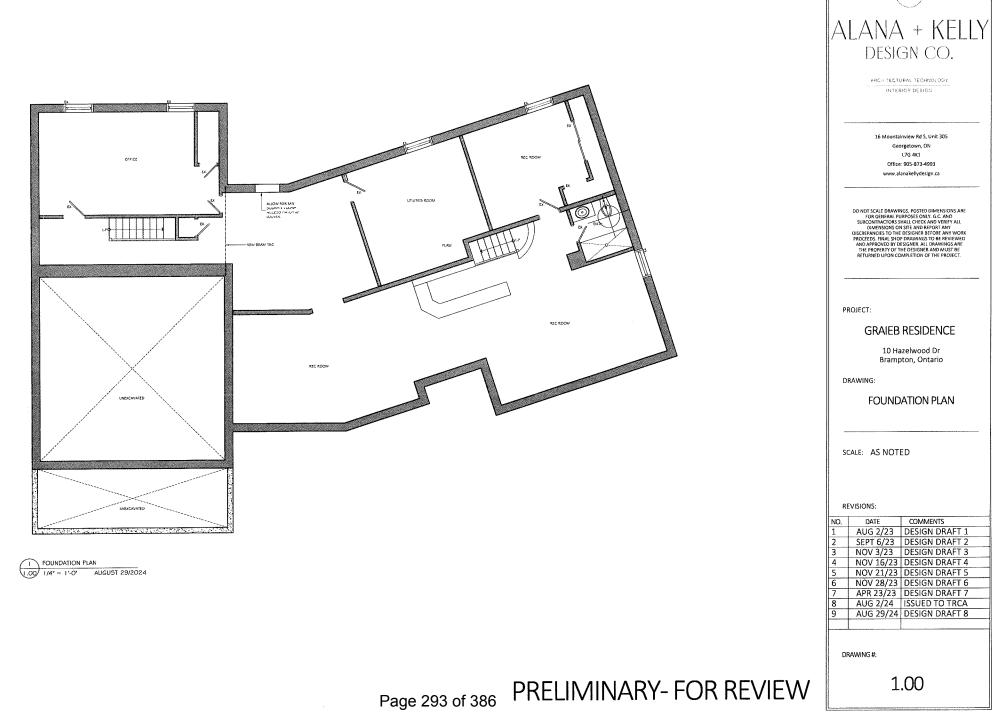
0.01/ 1/8" = 1'-0"

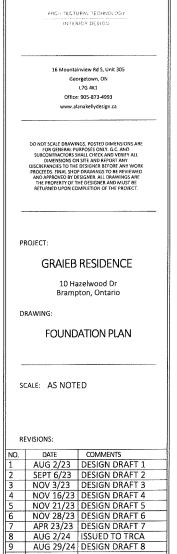
AUGUST 29/2024









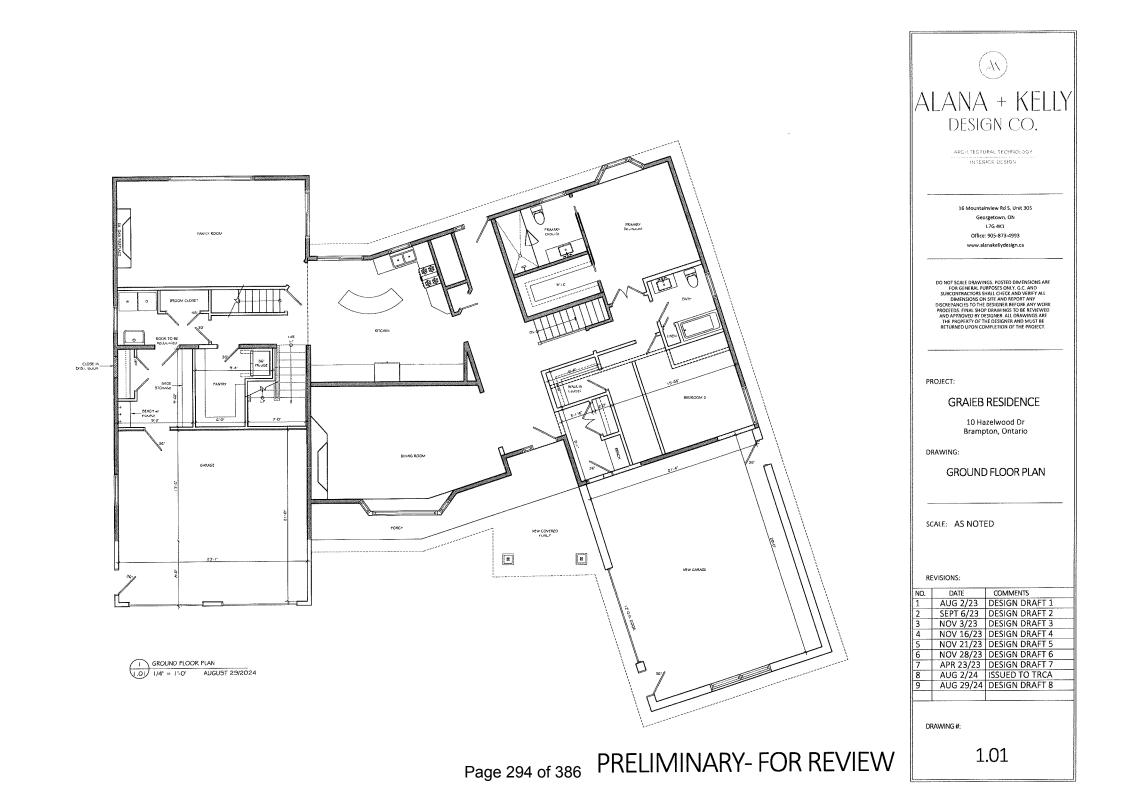


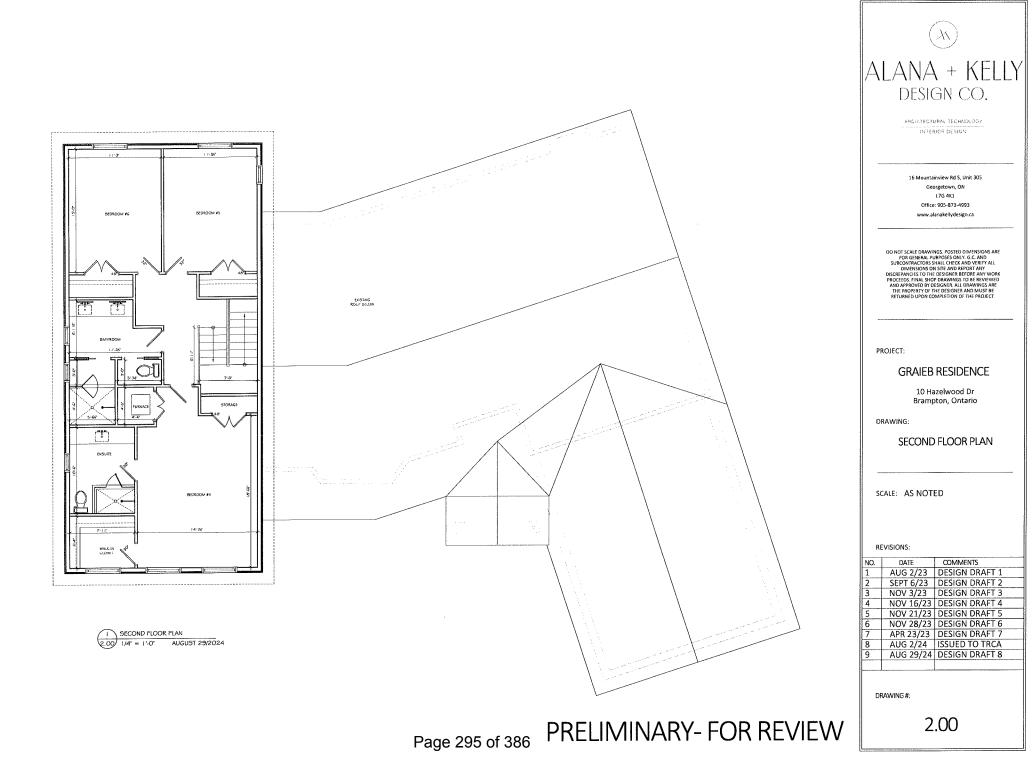
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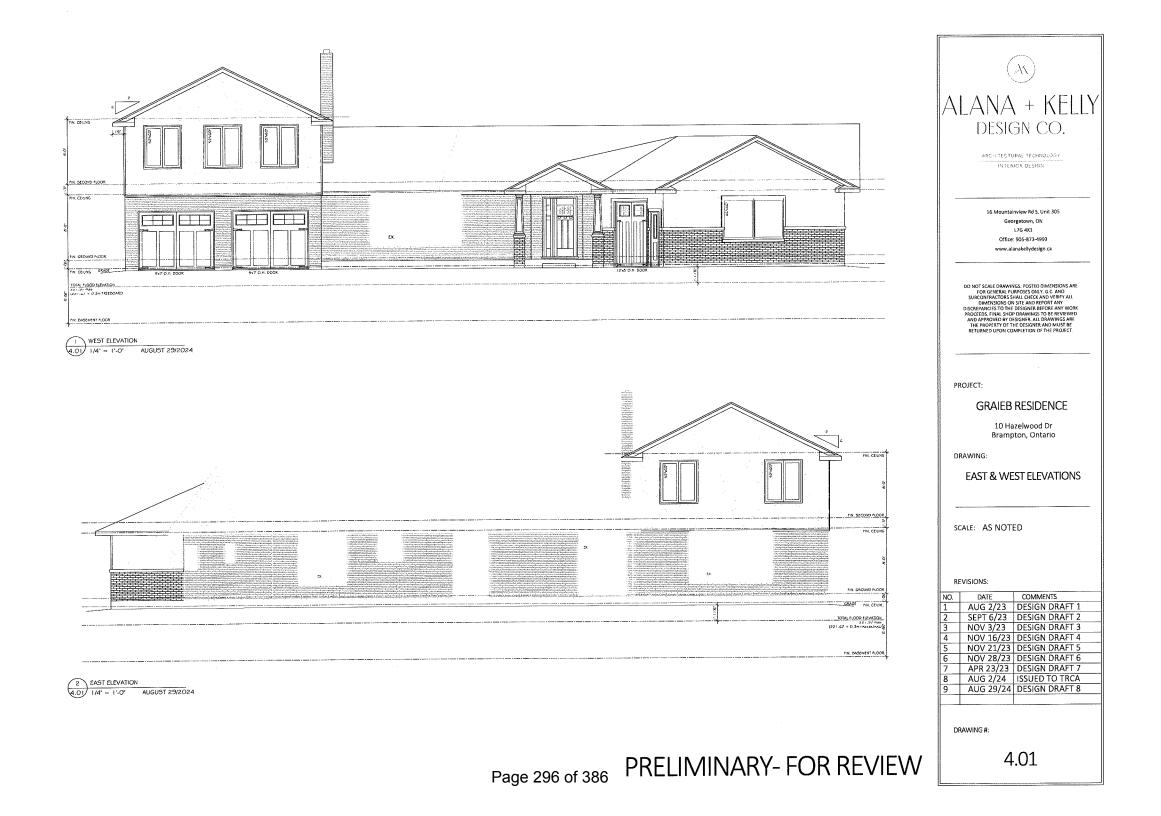
DESIGN CO.

DRAWING #:

1.00



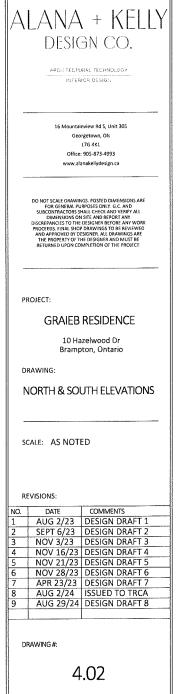




Page 297 of 386 PRELIMINARY- FOR REVIEW

2 NORTH ELEVATION 4.02 1/4" = 1'-0" AUGUST 29/2024





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Zoning Non-compliance Checklist

File No. A - 2024 - 0068

Applicant: Alana + Kelly Design Co Ltd Address: 10 Hazelwood Dr Zoning: Mature Neighborhood, R1A (2) By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|--|---|----------------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | ······ | |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 2.63m to a proposed ground floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| BUILDING FRONT SETBACK | To permit a front yard setback of 0.855m to a proposed ground floor addition, | whereas the by-law requires a minimum front yard setback of 9.0m. | 12.3.2 (d) |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 1.995m to a proposed second floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| COVERAGE | To permit a lot coverage of 42%, | whereas the by-law permits a maximum lot coverage of 25%. | 12.3.2 (i) |
| BELOW GRADE ENTRANCE | | | |
| ACCESSORY STRUCTURE SETBACKS | To permit an accessory structure (existing shed) having a setback of 0.49m to the side lot line, | whereas the by-law requires a minimum 0.6m to the nearest lot line. | 10.3 (f) (ii) |
| ACCESSORY STRUCTURE COVERAGE | To permit an accessory structure (existing pergola) having a gross floor area of 18.95 sq. m (204 sq. ft.), | whereas the by-law permits a maximum gross floor area of 15 sq. m for an individual accessory structure. | 10.3 (e) (ii) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.1m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.2m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE COVERAGE | To permit a combined gross floor area of 71.34 sq. m for three (3) accessory structures, | whereas the by-law permits a maximum combined gross floor area of 20 sq. m for two (2) accessory structures. | 10.3 (ii) |
| LANDSCAPED OPEN SPACE | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

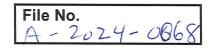
Shiza Athar

Reviewed by Zoning

2024/02/27

Date

Zoning Non-compliance Checklist



Applicant: Alana + Kelly Design Co Ltd Address: 10 Hazelwood Dr Zoning: Mature Neighborhood, R1A (2) By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|--|---|----------------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 2.63m to a proposed ground floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| BUILDING FRONT SETBACK | To permit a front yard setback of 3.625m to a proposed ground floor addition, | whereas the by-law requires a minimum front yard setback of 9.0m. | 12.3.2 (d) |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 1.995m to a proposed second floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| COVERAGE | To permit a lot coverage of 36.6%, | whereas the by-law permits a maximum lot coverage of 25%. | 12.3.2 (i) |
| BELOW GRADE ENTRANCE | | | |
| ACCESSORY STRUCTURE SETBACKS | To permit an accessory structure (existing shed) having a setback of 0.49m to the side lot line, | whereas the by-law requires a minimum 0.6m to the nearest lot line. | 10.3 (f) (ii) |
| ACCESSORY STRUCTURE COVERAGE | To permit an accessory structure (existing pergola) having a gross floor area of 18.95 sq. m (204 sq. ft.), | whereas the by-law permits a maximum gross floor area of 15 sq. m for an individual accessory structure. | 10.3 (e) (ii) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.1m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.2m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE COVERAGE | To permit a combined gross floor area of 71.34 sq. m for three (3) accessory structures, | whereas the by-law permits a maximum combined gross floor area of 20 sq. m for two (2) accessory structures. | 10.3 (ii) |
| LANDSCAPED OPEN SPACE | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Shiza Athar

Reviewed by Zoning

2024/09/13

Date

Received / Revised

JUL 17 2024

Committeee of Adjustment

Flower City

| 212 | 7// | For Office Use Only | |
|----------------------------------|--|--|-------|
| bramp | ton.ca | (to be inserted by the Secretary-Treasurer after application is deemed complete) | DALA |
| | | FILE NUMBER: A-2024 | -0000 |
| Applicants are public informa | e advised that in a solution and is available to the solution and the solution an | llected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered aliable to anyone upon request and will be published on the City's website. Questions about the collection of personal information retary-Treasurer, Committee of Adjustment, City of Brampton. | |
| | | APPLICATION | |
| | | Minor Variance or Special Permission | |
| NOTE: | It is requir | (Please read Instructions) ed that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be | |
| | accompar | ied by the applicable fee. | |
| | the Planni | signed hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of <u>ng Act</u> , 1990, for relief as described in this application from By-Law 270-2004 . | |
| 1. | | Dwner(s) Baligh and Nora Graieb 10 Hazelwood Drive, Brampton, Ontario 1 | |
| | Audress | L 6 5 1 8 3 | |
| | Phone # | 416-858-8078 Fax # | |
| | Email | billy2020@rogers.com | |
| | | | |
| 2. | Name of A | AgentAlana + Kelly Design Co. Ltd. | |
| | Address | 16 Mountainview Road South, Unit 305 Georgetown, Ontario | |
| | | | |
| | Phone # Email | 905-873-4993 Fax # | |
| | Lindi | alana galana kunya dogi . va | |
| 3. | Nature ar | d extent of relief applied for (variances requested): | |
| 0. | | for a front yard landscape open space area of 40% whereas the minimum | |
| | landscap | e open space area is 70%. The the front setback to an addition from the minimum 9.0m to permit a front yard | |
| | setback | of 1.6m. | |
| | metres to | ase the total floor area of all accessory structures from the maximum 50.94 square opermit a floor area of 71.34 square metres. | |
| | To increa | ase the allowable lot coverage of the detached dwelling from the maximum 25% to | |
| | | | |
| | L | | |
| 4. | Why is it | not possible to comply with the provisions of the by-law? | |
| | Due to | ohysical limitations of the an occupant of the home, we require a garage space | |
| | | t to the bedroom area on the ground floor, resulting in the need for a reduced front back. The garage must be at this size to accommodate a barrier free vehicle with | |
| | | ssory fold down ramp | |
| | | | |
| | L | | |
| 5. | Legal De | scription of the subject land: | |
| | Lot Num | per 10 | |
| | | Iber/Concession Number 717 Address 10 Hazelwood Drive, Brampton, Ontario | |
| | | | |
| 6 | Dimensio | on of subject land (<u>in metric units</u>) | |
| | Frontage | 34.51m | |
| | Depth Area | 43m 1207.74m2 | |
| | | | |

Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way 7.

Seasonal Road Other Public Road Water

 \checkmark

- -2-
- Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.)

See Attached

PROPOSED BUILDINGS/STRUCTURES on the subject land:

See Attached

 Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING Front yard setback Rear yard setback Side yard setback Side yard setback | 10.67m 15.54m 2.63m 2.49m | |
|---------|---|--|--|
| | PROPOSED Front yard setback Rear yard setback Side yard setback Side yard setback | 1.61m 17.40m 2.63m 1.99m | |
| 10. | Date of Acquisition of | of subject land: | Unknown |
| 11. | Existing uses of sub | ject property: | Existing Single Detached Dwellings |
| 12. | Proposed uses of su | ibject property: | Single Detached Dwellings |
| 13. | Existing uses of abu | itting properties: | Residential |
| 14. | Date of construction | of all buildings & stru | ctures on subject land: Unknown |
| 15. | Length of time the e | xisting uses of the sub | ject property have been continued: Unknown |
| 16. (a) | What water supply is Municipal Well | s existing/proposed?]] | Other (specify) |
| (b) | What sewage dispo Municipal ⊻ Septic | sal is/will be provided?]] | Other (specify) |
| (c) | - | e system is existing/pr]]] | oposed? Other (specify) |

| | I | | | |
|--------------------|--|--|---------------------------|-----------------------|
| | | -3- | | |
| 17. | Is the subject property the subje subdivision or consent? | ct of an application under | the Planning Act, for a | approval of a plan of |
| | Yes 🗌 No 🗹 | | | |
| | If answer is yes, provide details: | File # | Status | |
| 18. | Has a pre-consultation application | n been filed? | | |
| | Yes 🗌 No 🗹 | | | |
| 19. | Has the subject property ever be | en the subject of an applica | ition for minor variance | e? |
| | Yes 🗹 No 🗖 | Unknown | | |
| | If answer is yes, provide details: | | | |
| | File # A17-024 Decision | Approved | Relief | |
| | File # Decision File # Decision | | Relief | |
| | | | | |
| | | | | |
| | ED AT THE TOWN OF HOITON | Signatur | e of Applicant(s) or Auth | orized Agent |
| DAT | ED AT THE TOWN OF HAITON | OF ROGIONI | of Halton | |
| THIS | | TULY, 20 24. | | |
| IF THIS A | PPLICATION IS SIGNED BY AN A | GENT, SOLICITOR OR ANY | Y PERSON OTHER TH | AN THE OWNER OF |
| THE SUB THE APP | JECT LANDS, WRITTEN AUTHOR PLICANT IS A CORPORATION, 1 | ZATION OF THE OWNER N THE APPLICATION SHALL | UST ACCOMPANY TH | E APPLICATION. IF |
| | ATION AND THE CORPORATION'S | | | |
| | AlanaNieker | , OF THE | DUM OF | Hadron Hilk |
| IN THE | | | | |
| | THE ABOVE STATEMENTS ARE T | | | CONCOUNTION OF |
| BELIEVIN OATH. | IG IT TO BE TRUE AND KNOWING | THAT IT IS OF THE SAME | FORCE AND EFFECT | AS IF MADE UNDER |
| | ED BEFORE ME AT THE | | | |
| Tour | 11 0-11/10 | | | |
| juuri | _ OF they ion think | | | |
| IN THE | Kegion of | | | |
| tal to | THIS THE DAY OF | | | |
| Jul | U | Signatu | ure of Applicant or Autho | prized Agent |
| \bigcirc | CURTIS | C. | | |
| \square | A Commissioner etc. | | | |
| | LICENSED PARALEGA | | | |
| | OUSUC #P1020 | FOR OFFICE USE ONLY | | |
| | Present Official Plan Designation | 1: | | |
| | Present Zoning By-law Classifica | ation: | | |
| | This application has been review | | | ults of the |
| | said reviev | v are outlined on the attached | I checklist. | |
| | | | | |
| | Zoning Officer | | Date | |
| | DATE RECEIVED | Receive | d / Revised | |
| | Date Application Deemed Complete by the Municipality | | | Revised 2022/02/17 |
| | complete by the multicipality | JUL 1 | 7 2024 | I |

Committeee of Adjustment



.____

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

FILE NUMBER: A - 2024 - 0068

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 I accompanied by the applicable fee. | | | | | |
| 1. | The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the <u>Planning Act</u> , 1990, for relief as described in this application from By-Law 270-2004 . Name of Owner(s) Baligh and Nora Graieb Address 10 Hazelwood Drive, Brampton, Ontario 65133 | | | | | |
| | Phone # 416-858-8078 Fax # Email aligra@rogers.com | | | | | |
| 2. | Name of Agent Alana + Kelly Design Co. Ltd Address 16 Mountainview Road South - Unit 202 Georgetown, Ontario | | | | | |
| | Phone # 905-873-4993 Fax # Email alana@alanakellydesign.ca Fax # | | | | | |
| 3. | Nature and extent of relief applied for (variances requested): To allow for a front yard landscape open space area of 40% whereas the minimum landscape open space area is 70%. To reduce the front setback to an addition from the minimum 9.0m to permit a front yard setback of 0.855m. To increase the total floor area of all accessory structures from the maximum 50.94 squar metres to permit a floor area of 71.24 square metres. To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 42%. | | | | | |
| 4. | Why is it not possible to comply with the provisions of the by-law? Due to physical limitations of the an occupant of the home, we require a garage space adjacent to the bedroom area on the ground floor, resulting in the need for a reduced fron yard setback. The garage must be at this size to accommodate a barrier free vehicle with an accessory fold down ramp. | | | | | |
| 5. | Legal Description of the subject land: Lot Number 10 Plan Number/Concession Number 717 Municipal Address 10 Hazelwood Drive, Brampton, Ontario | | | | | |
| 6. | Dimension of subject land (in metric units)Frontage34.51mDepth43mArea1207.74m2 | | | | | |
| 7. | Access to the subject land is by: Seasonal Road Image: Seasonal Road Provincial Highway Image: Seasonal Road Image: Seaso | | | | | |

8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.) See Attached

PROPOSED BUILDINGS/STRUCTURES on the subject land: See Attached

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING | | |
|---------|--------------------------|--------------------------|--|
| | Front yard setback | 10.67m | |
| | Rear yard setback | 15.54m | |
| | Side yard setback | 2.63m | |
| | Side yard setback | 2.49 | |
| | ••••• , ••••••••• | | |
| | PROPOSED | | |
| | Front yard setback | 0.855m | |
| | Rear yard setback | 15.54m | |
| | Side yard setback | 2.63m | |
| | Side yard setback | 2.63m | |
| | Side yard setback | 2.0311 | ···· |
| | | | |
| 40 | Data of Acquisition | of autoiant lands | Unknown |
| 10. | Date of Acquisition of | or subject land: | UIRIOWI |
| | | | |
| | mate day and a start | | Eviating Single Detected Dwallings |
| 11. | Existing uses of sub | ject property: | Existing Single Detached Dwellings |
| | | | |
| 40 | D | - L * A | Circle Detected Dwellings |
| 12. | Proposed uses of su | ibject property: | Single Detached Dwellings |
| | | | |
| | | | Devidential |
| 13. | Existing uses of abu | itting properties: | Residential |
| | | | |
| | | | |
| 14. | Date of construction | of all buildings & struc | ctures on subject land: Unknown |
| | | | |
| | | | |
| 15. | Length of time the e | xisting uses of the subj | ject property have been continued: Unknown |
| | | | |
| | | | |
| 16. (a) | | s existing/proposed? | |
| | Municipal | 1 | Other (specify) |
| | Well | | |
| | | | |
| (b) | - | sal is/will be provided? | |
| | Municipal 🗹 | | Other (specify) |
| | Septic | | |
| | | | |
| (c) | What storm drainag | e system is existing/pro | oposed? |
| | Sewers 🗹 | 1 | |
| | Ditches | | Other (specify) |
| | Swales |] | |
| | | | |

| 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 # A17-024 Decision Approved Relief Carport/Accessory Structures File # Decision Relief File # Decision Relief |
| | SH |
| | Signature of Applicant(s) or Authorized Agent |
| DAT | ED AT THE TOWN OF Halton HINS OF The Region of Halton. s_ aph_ day of Feldkulary . 2024. |
| | |
| THE SUE | APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF EJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF PLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE AATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED. |
| | Alana Nielsen , of the Talin of Halton Hills |
| IN TH | ERECTION OF Harton solemnly declare that: |
| | THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY IG IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER |
| DECLAR | ED BEFORE ME AT THE |
| Town | of <u>Halton Hills</u> |
| IN THE | ROGIDOOF |
| Halton | THIS DAY OF |
| Febri | A Commissioner AttELSEN |
| | FOR OFFICE USE ONLY |
| | Present Official Plan Designation: |

-3-

Page 305 of 386

MAR

Present Zoning By-law Classification:

Shiza Athar Zoning Officer

Date Application Deemed Complete by the Municipality

DATE RECEIVED

| | Revised 2022/02/17 |
|---|--------------------|
| - | |

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

4

VL

2024

Mature Neighborhood, R1A(2)

2024/02/27

Date



Owner Authorization

Alana + Kelly Design Co. Alana Nielsen 905-873-4993 alana@alanakellydesign.ca

I/We the owner(s) of the land being subject to this request/application, do hereby authorize and appoint Alana + Kelly Design Co. – Alana Nielsen as my/our agent to make this request/application on/our behalf, and to conduct all communications on my/our behalf.

Address: 10 Hazelwood drive

Municipality: Brampton

| Signature: billy Graieb (Jun 25, 2023 12:20 EDT) |
|--|
| Print name: billy Graieb |
| _{Date:} Jun 25, 2023 |
| Phone: 4168588078 |
| Email. aligra@rogers.com |

billy Graieb Signature: billy Graieb Print name: billy Graieb Date: Jun 25, 2023 Phone: 4168588078 Email : aligra@rogers.com

PERMISSION TO ENTER

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

LOCATION OF THE SUBJECT LAND: 10 HAZGLWOOD DRIVE, BRAMPTON

| l/We, | NORD | L | BALIG | H | GRE | 716 | B | |
|-------|------|---|-------|-------------|----------|---------|-------------|----------|
| | | 0 | p | lease print | /type th | ne 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.

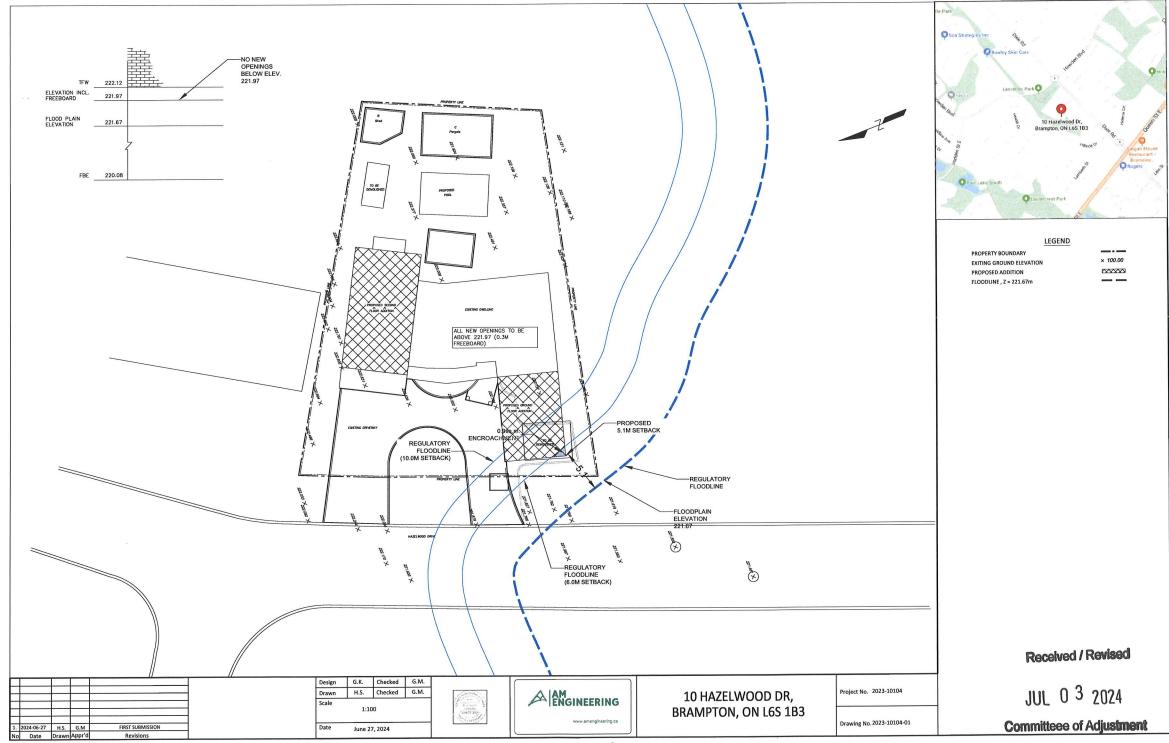
, 20 24 Marcin Dated this 4 th day of NORA GRAIEB (signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.) BALIGH GRAIEB (where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

8. Existing Buildings **Existing Detached Dwelling:** Ground Floor Area - 242.71 sqm Gross Floor Area - 292.57 (Ground) + 252.46 (Basement) Number of Storeys 1 Width : 24.076 m Length: 13.586m Accessory Building A Ground Floor Area: 18.95 sqm Number of Storeys: 1 Width: 5.13m Length: 3.66m **Accessory Building B** Ground Floor Area: 14.86 sqm Number of Storeys: 1 Width: 4.27m Length: 3.76m Accessory Building C Ground Floor Area: 37.35 sqm Number of Storeys: 1 Width: 7.95m Length: 4.69m **Proposed Building**

Proposed Detatched Dwelling Ground Floor Area - 347.96 sqm Gross Floor Area: 139.41 sqm (Second) + 399.91sqm (Ground) + 270.02sqm (Basement) Total: 890.34 sqm Number of Storeys: 2 Width : 24.076 m Length: 26.42m



Page 309 of 386

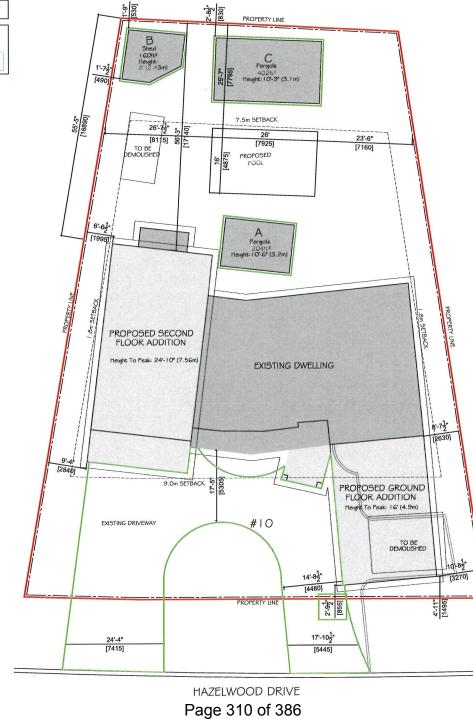
| LANDSCAPE OF | |
|----------------|--|
| FRONT YARD AN | $REA = 2589ft^2 (240.53m^2)$ $A = 1548ft^2 (143.80m^2)$ |
| PROPOSED | $= 40\% = 1041 \text{ ft}^2 (96.73 \text{ m}^2)$ |
| LANDSCAPE % | = 40% = 104111 (36.7311) |
| | |
| SITE STATISTIC | |
| ZONING | RIA(2) |
| LOT SIZE | 13,000ft ² (1,207.74m ²) |
| LOT COVERAGE | - DETACHED DWELLING |
| ALLOWABLE% | 25%= 3,250ft ² (301.94m ²) |
| | $24.7\% = 3,205 \text{ft}^2 (297.75 \text{m}^2)$ |
| PROPOSED | $17\% = 2,267 \text{ft}^2 (210.6 \text{m}^2)$ |
| TOTAL | $42\% = 5,472\text{ft}^2 (508.35\text{m}^2)$ |
| LOT COVERAGE | - ACCESSORY STRUCTURES |
| ALLOWABLE | = 548.42ft ² (50.94m ²) |
| EXISTING -A | $= 204 \text{ft}^2 (18.95 \text{m}^2)$ |
| | $= 160 \text{ft}^2 (14.86 \text{m}^2)$ |
| EXISTING -C | $= 404 \text{ft}^2 (37.53 \text{m}^2)$ |
| TOTAL | $= 768 \text{ft}^2 (71.34 \text{m}^2)$ |

SITE PLAN

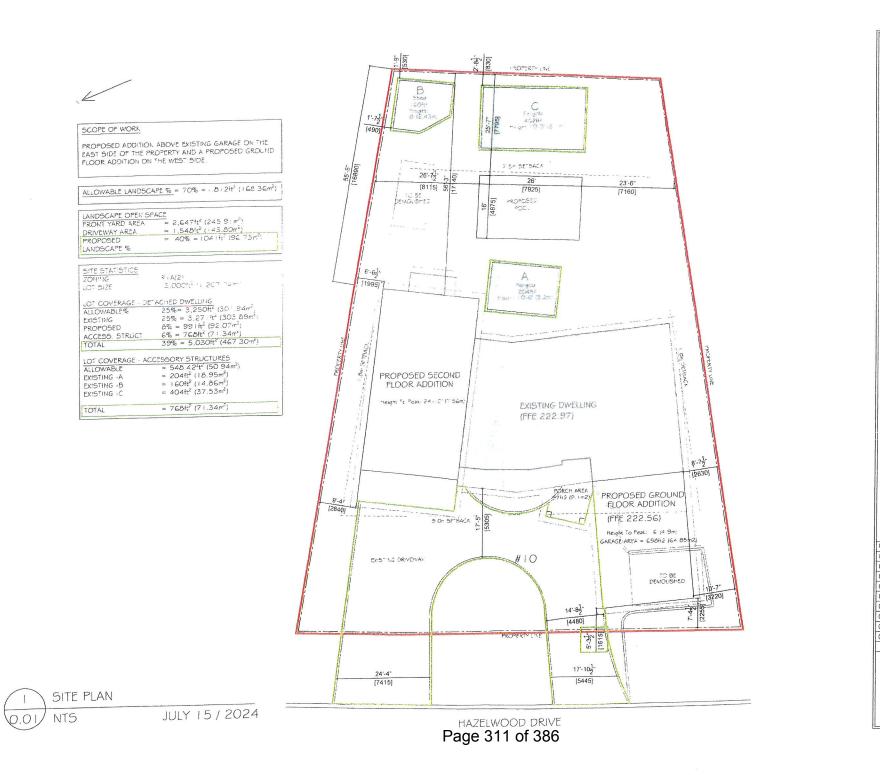
NTS

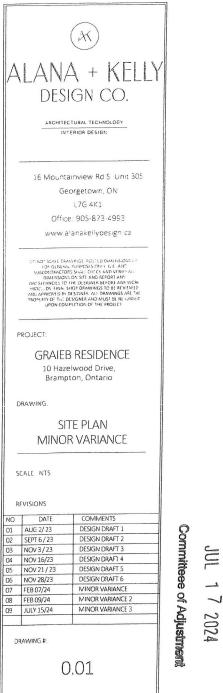
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FEB 16/2024

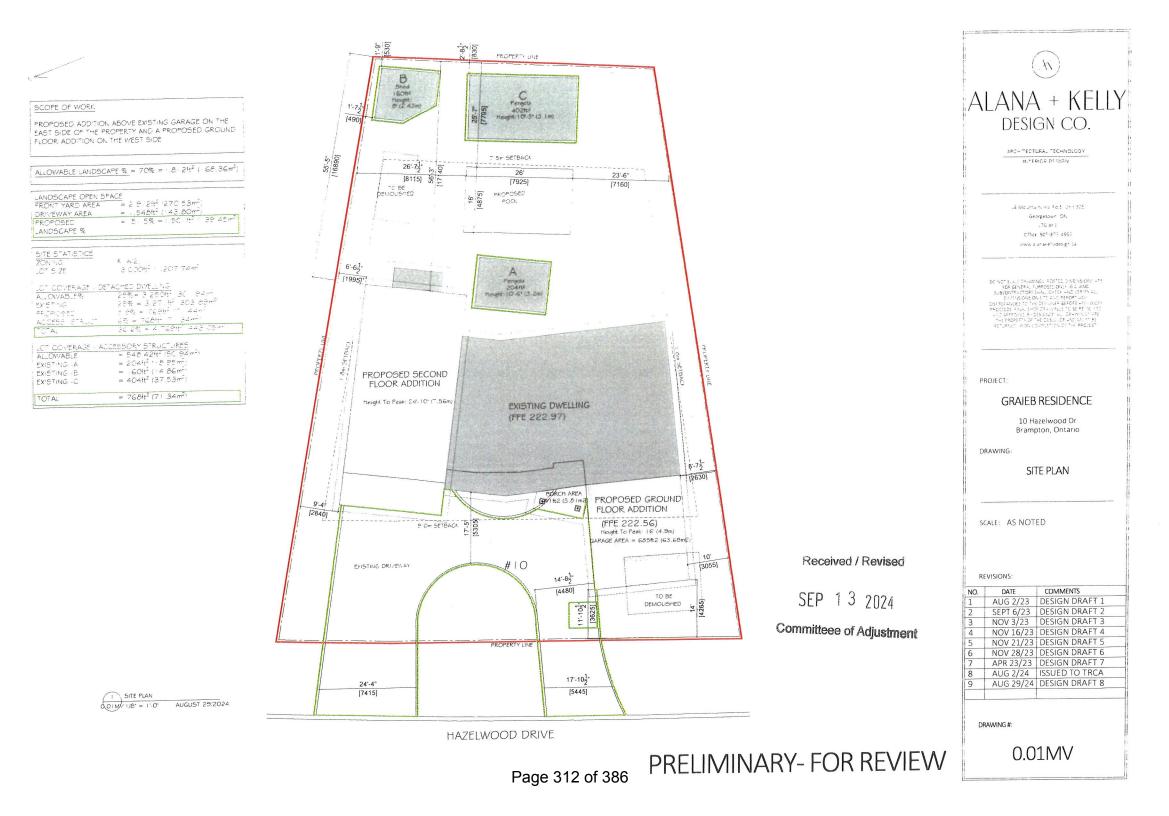




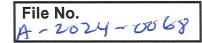




Received / Revised



Zoning Non-compliance Checklist



Applicant: Alana + Kelly Design Co Ltd Address: 10 Hazelwood Dr Zoning: Mature Neighborhood, R1A (2) By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|--|---|----------------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 2.63m to a proposed ground floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| BUILDING FRONT SETBACK | To permit a front yard setback of 0.855m to a proposed ground floor addition, | whereas the by-law requires a minimum front yard setback of 9.0m. | 12.3.2 (d) |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 1.995m to a proposed second floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| COVERAGE | To permit a lot coverage of 42%, | whereas the by-law permits a maximum lot coverage of 25%. | 12.3.2 (i) |
| BELOW GRADE ENTRANCE | | | |
| ACCESSORY STRUCTURE SETBACKS | To permit an accessory structure (existing shed) having a setback of 0.49m to the side lot line, | whereas the by-law requires a minimum 0.6m to the nearest lot line. | 10.3 (f) (ii) |
| ACCESSORY STRUCTURE COVERAGE | To permit an accessory structure (existing pergola) having a gross floor area of 18.95 sq. m (204 sq. ft.), | whereas the by-law permits a maximum gross floor area of 15 sq. m for an individual accessory structure. | 10.3 (e) (ii) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.1m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.2m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE COVERAGE | To permit a combined gross floor area of 71.34 sq. m for three (3) accessory structures, | whereas the by-law permits a maximum combined gross floor area of 20 sq. m for two (2) accessory structures. | 10.3 (ii) |
| LANDSCAPED OPEN SPACE | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Shiza Athar

Reviewed by Zoning

2024/02/27

Date



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

FILE NUMBER:

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 Varianc | | | |
| | | | se read Instruct | | |
| NOTE | It is requir | | | | |
| <u>NOTE:</u> | | ied by the applicable fee. | i with the Secretar | y-Treasurer of the Committee of | Adjustment and be |
| | | signed hereby applies to the C ng Act, 1990, for relief as desc | | stment for the City of Brampton ucation from By-Law 270-2004. | under section 45 of |
| 1. | Name of C Address | Dwner(s) Baligh and Nora C 10 Hazelwood Drive, Brampto | | | |
| | | | | | |
| | Phone # Email | 416-858-8078 aligra@rogers.com | | Fax # | |
| 2. | Name of A | Agent Alana + Kelly Des | sign Co. Ltd | | |
| | Address | 16 Mountainview Road South | n - Unit 202 | | |
| | | Georgetown, Ontario | | | |
| | Phone # | 905-873-4993 | | Fax # | |
| | Email | alana@alanakellydesign.ca | | | |
| 3. | | d extent of relief applied for | | | |
| | | | | area of 40% whereas the m | inimum |
| | | e open space area is 70° the front setback to an | | he minimum 9.0m to permit | t a front vard |
| | | of 0.855m. | | | t a front yaru |
| | | | | tructures from the maximum | m 50.94 square |
| | | permit a floor area of 71 | | | |
| | 42%. | ase the allowable lot cove | erage of the det | ached dwelling from the ma | aximum 25% to |
| | 8 | | | | |
| 4. | Why is it i | not possible to comply with | the provisions of | the by-law? | |
| | | | | the home, we require a gai | |
| | | | • | r, resulting in the need for a | |
| | | back. The garage must be ssory fold down ramp. | e at this size to | accommodate a barrier fre | e vehicle with |
| | an acces | sory loid down ramp. | | | |
| | é | | | | |
| 5. | Lot Numb | | | | |
| | | ber/Concession Number | 717 - December Octori | | |
| | Municipa | Address 10 Hazelwood Drive | e, Brampton, Ontario | 0 | |
| 6. | | n of subject land (<u>in metric u</u> | units) | | |
| | Frontage Depth | 34.51m 43m | | | |
| | Area | 1207.74m2 | | | |
| | | | | | |
| 7. | | the subject land is by: | | Seasonal Road | |
| | | l Highway I Road Maintained All Year | ~ | Other Public Road | |
| | | ight-of-Way | | Water | |
| | | | | | |
| | | | | | |

8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.) See Attached

PROPOSED BUILDINGS/STRUCTURES on the subject land: See Attached

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING | | |
|---------|-----------------------------------|------------------------------------|--|
| | Front yard setback | 10.67m | |
| | Rear yard setback | 15.54m | |
| | Side yard setback | 2.63m | |
| | Side yard setback | 2.49 | |
| | PROPOSED | | |
| | Front yard setback | 0.855m | |
| | Rear yard setback | 15.54m | |
| | Side yard setback | 2.63m | |
| | Side yard setback | 2.63m | |
| | one yara setsuok | | |
| 10. | Date of Acquisition of | of subject land: | Unknown |
| | | | |
| 11. | Existing uses of sub | ject property: | Existing Single Detached Dwellings |
| | | | |
| 12. | Proposed uses of su | ibiect property: | Single Detached Dwellings |
| | | | |
| 13. | Existing uses of abu | itting properties: | Residential |
| 14. | Date of construction | of all buildings & strue | ctures on subject land: Unknown |
| 15. | Length of time the e | xisting uses of the sub | ject property have been continued: Unknown |
| | | | |
| 16. (a) | What water supply is Municipal | s existing/proposed?] 1 | Other (specify) |
| | | 4 | |
| (b) | Municipal 🗹 | sal is/will be provided?] ī | Other (specify) |
| | Septic | 1 | |
| (c) | What storm drainage | e system is existing/pro | oposed? |
| | Sewers 🔽 | | |
| | Ditches | | Other (specify) |
| | Swales |] | |
| | | | |

| 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 # A17-024 Decision Approved Relief Carport/Accessory Structures File # Decision Relief |
| | File # Decision Relief |
| | SIL |
| | Signature of Applicant(s) or Authorized Agent |
| DAT | ED AT THE TOWN of Halton The Region of Halton |
| THIS | ED AT THE TOWN OF Halton #145 The Region of Halton. s_QH_ day of <u>Feldrilary</u> , 2024. |
| IF THIS A THE SUB THE API | APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF JECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF PLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE ATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED. |
| | Alana Nielsen , OF THE Tawn OF Halton Hills |
| | ERECTION OF Halton SOLEMNLY DECLARE THAT: |
| | THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY IG IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER |
| DECLAR | ED BEFORE ME AT THE |
| Town | of <u>Halton Hills</u> |
| IN THE | RODIDOOF |

FOR OFFICE USE ONLY

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Page 316 of 386

Signature of Applicant or Authorized Agent

Mature Neighborhood, R1A(2)

2024/02/27

Date

Revised 2022/02/17

qtt

20/24

B

A Commissioner Attelsen

DAY OF

SIONE

CURTIS

Present Official Plan Designation:

Present Zoning By-law Classification:

Shiza Athar

Zoning Officer

Date Application Deemed Complete by the Municipality

DATE RECEIVED

THIS

Halton

February

-3-



Owner Authorization

Alana + Kelly Design Co. Alana Nielsen 905-873-4993 alana@alanakellydesign.ca

I/We the owner(s) of the land being subject to this request/application, do hereby authorize and appoint Alana + Kelly Design Co. – Alana Nielsen as my/our agent to make this request/application on/our behalf, and to conduct all communications on my/our behalf.

Address: 10 Hazelwood drive

Municipality: Brampton

| Signature: billy Graieb (Jun 25, 2023 12:20 EDT) | |
|--|--|
| Print name: billy Graieb | |
| _{Date:} Jun 25, 2023 | |
| Phone: 4168588078 | |
| Email: aligra@rogers.com | |

billy Graieb Signature: billy Graieb Print name: billy Graieb Date: Jun 25, 2023 Phone: 4168588078 Email: aligra@rogers.com

PERMISSION TO ENTER

| To: | The Secretary-Treasurer |
|-----|--------------------------|
| | Committee of Adjustment |
| | City of Brampton |
| | 2 Wellington Street West |
| | Brampton, Ontario |
| | L6Y 4R2 |
| | coa@brampton.ca |

LOCATION OF THE SUBJECT LAND:

(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

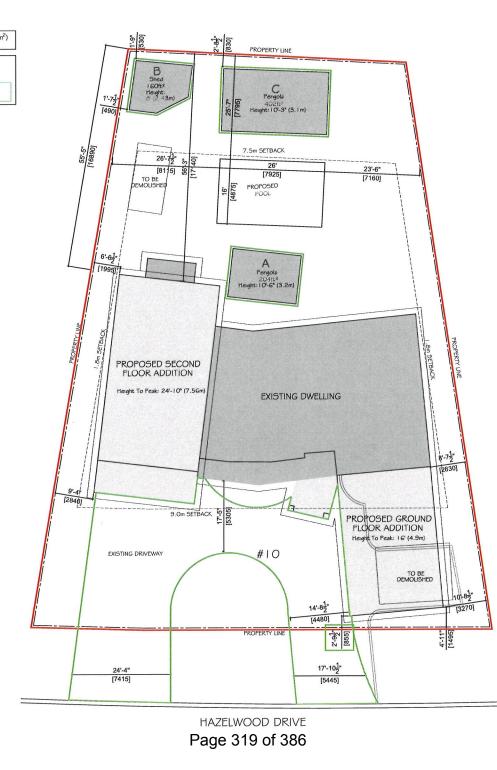
| LANDSCAPE OP | EN SPACE |
|---|---|
| FRONT YARD AR | $= 2589 \text{ft}^2 (240.53 \text{m}^2)$ |
| DRIVEWAY AREA | $A = 1548 \text{ft}^2 (143.80 \text{m}^2)$ |
| PROPOSED | $= 40\% = 1041 \text{ ft}^2 (96.73 \text{ m}^2)$ |
| LANDSCAPE % | |
| SITE STATISTICS | 6 |
| ZONING | RIA(2) |
| OT SIZE | 13.000ft ² (1.207.74m ²) |
| | - DETACHED DWELLING 25%= 3,250ft ² (301.94m ²) |
| | $24.7\% = 3,205 \text{ft}^2 (297.75 \text{m}^2)$ |
| | $17\% = 2,267ft^2 (210.6m^2)$ |
| PROPOSED | |
| PROPOSED TOTAL | 42% = 5,472ft ² (508.35m ²) |
| TOTAL | |
| TOTAL LOT COVERAGE ALLOWABLE | 42% = 5,472ft ² (508.35m ²) - ACCESSORY STRUCTURES = 548.42ft ² (50.94m ²) |
| TOTAL LOT COVERAGE ALLOWABLE EXISTING -A | 42% = 5,472tt ² (508.35m ²) - ACCESSORY STRUCTURES = 548.42tt ² (50.94m ²) = 204tt ² (18.95m ²) |
| LOT COVERAGE ALLOWABLE EXISTING -A | 42% = 5,472ft ² (508.35m ²) - ACCESSORY STRUCTURES = 548.42ft ² (50.94m ²) |

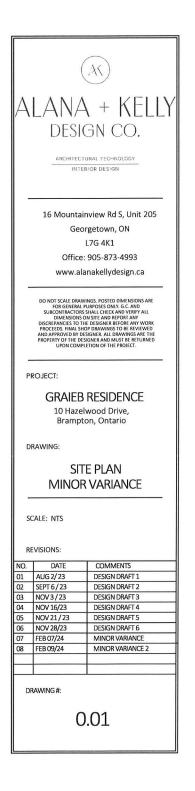
SITE PLAN

NTS

0.0

FEB 16/2024





8. Existing Buildings **Existing Detached Dwelling:** Ground Floor Area - 242.71 sqm Gross Floor Area - 292.57 (Ground) + 252.46 (Basement) Number of Storeys 1 Width : 24.076 m Length: 13.586m Accessory Building A Ground Floor Area: 18.95 sqm Number of Storeys: 1 Width: 5.13m Length: 3.66m **Accessory Building B** Ground Floor Area: 14.86 sqm Number of Storeys: 1 Width: 4.27m Length: 3.76m **Accessory Building C** Ground Floor Area: 37.35 sqm Number of Storeys: 1 Width: 7.95m Length: 4.69m Proposed Building **Proposed Detatched Dwelling**

Ground Floor Area - 347.96 sqm Gross Floor Area: 139.41 sqm (Second) + 399.91sqm (Ground) + 270.02sqm (Basement) Total: 890.34 sqm Number of Storeys: 2 Width : 24.076 m Length: 26.42m

Zoning Non-compliance Checklist

File No.

Applicant: Alana + Kelly Design Co Ltd Address: 10 Hazelwood Dr Zoning: Mature Neighborhood, R1A (2) By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|--|---|----------------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 2.63m to a proposed ground floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| BUILDING FRONT SETBACK | To permit a front yard setback of 0.855m to a proposed ground floor addition, | whereas the by-law requires a minimum front yard setback of 9.0m. | 12.3.2 (d) |
| BUILDING SIDE SETBACK | To permit an interior side yard setback of 1.995m to a proposed second floor addition, | whereas the by-law requires a minimum interior side yard setback of 2.8m. | 10.27 b) (iii) |
| COVERAGE | To permit a lot coverage of 42%, | whereas the by-law permits a maximum lot coverage of 25%. | 12.3.2 (i) |
| BELOW GRADE ENTRANCE | | | |
| ACCESSORY STRUCTURE SETBACKS | To permit an accessory structure (existing shed) having a setback of 0.49m to the side lot line, | whereas the by-law requires a minimum 0.6m to the nearest lot line. | 10.3 (f) (ii) |
| ACCESSORY STRUCTURE COVERAGE | To permit an accessory structure (existing pergola) having a gross floor area of 18.95 sq. m (204 sq. ft.), | whereas the by-law permits a maximum gross floor area of 15 sq. m for an individual accessory structure. | 10.3 (e) (ii) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.1m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE HEIGHT | To permit an accessory structure (existing pergola) having a height of 3.2m, | whereas the by-law permits an accessory structure having a maximum height of 3.0m. | 10.3 (h) |
| ACCESSORY STRUCTURE COVERAGE | To permit a combined gross floor area of 71.34 sq. m for three (3) accessory structures, | whereas the by-law permits a maximum combined gross floor area of 20 sq. m for two (2) accessory structures. | 10.3 (ii) |
| LANDSCAPED OPEN SPACE | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | , | | |

Shiza Athar

Reviewed by Zoning

2024/02/27

Date



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-2024-0068 |
|--|--|
| Property Address: | 10 Hazelwood Drive |
| Legal Description: | Plan 717, Lot 100, Ward 7 |
| Agent: | Alana + Kelly Design Co. Ltd. |
| Owner(s): | Baligh Graieb, Nora Graieb |
| Other applications: under the <i>Planning Act</i> | nil |
| Meeting Date and Time: Meeting Location: | Tuesday, June 24, 2025, at 9:30 am Hybrid in-person and virtual meeting – Council Chambers, 4 th Floor Brampton City Hall, 2 Wellington Street West |

Purpose of the Application:

- 1. To permit a front yard setback of 2.15 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum front yard setback of 9.0 metres;
- To permit an interior side yard setback of 2.587 metres to a proposed ground floor addition (Attached Garage), whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
- 3. To permit an interior side yard setback of 1.952 metres to a proposed Ground Floor & Second Floor Addition, whereas the by-law requires a minimum interior side yard setback of 2.8 metres;
- 4. To permit a setback of 4.1 metres for a garage door opening to a front yard line, whereas the by-law requires a minimum setback of 6.0 metres from a front or flankage line to a carport or garage door opening;
- 5. To permit a maximum lot coverage of 38%, whereas the by-law permits a maximum lot coverage of 25%;
- To permit 2 accessory structures (Existing Pergola 'C' & Existing Shed 'B') to be constructed on an easement, whereas the by-law does not permit accessory structures to be constructed upon any easement;
- 7. To permit 3 accessory structure, whereas the zoning by-law permits a maximum of not more than one swimming pool enclosure, and two accessory buildings, other than a swimming pool on a lot;
- 8. To permit an accessory structure (Existing Pergola 'A') having a gross floor area of 18.95 square metres (204 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
- 9. To permit an accessory structure (Existing Pergola 'A') having a height of 3.2 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
- 10. To permit an accessory structure (Existing Pergola 'C') to be used for human habitation, whereas the by-law does not permit an accessory structure to be used for human habitation;
- 11. To permit an accessory structure (Existing Pergola 'C') having a gross floor area of 37.35 square metres (402 square feet), whereas the by-law permits a maximum gross floor area of 15 square metres for an individual accessory structure;
- 12. To permit an accessory structure (Existing Pergola 'C') having a height of 3.1 metres, whereas the by-law permits an accessory structure having a maximum height of 3.0 metres;
- 13. To permit a combined gross floor area of 65.13 square metres for three (3) accessory structures, whereas the by-law permits a maximum combined gross floor area of 20 square metres for two (2) accessory structures;
- 14. To permit a semicircular Residential Driveway with a maximum surface area of 64.28% of the front yard area, whereas the by-law permits a maximum surface area of 50% of the front yard area for a Residential Driveway; and
- 15. To permit a garage door having a maximum height of 2.75 metres as an Attached Garage, whereas the by-law permits a maximum garage door height of 2.4 metres.

Participate in the Meeting:

 Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than 12:0Page 322Toffue3day, June 19, 2025.



- 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 <u>coa@brampton.ca</u> 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 12:00 pm on Thursday, June 19, 2025, 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 <u>www.brampton.ca/en/city-hall/meetings-agendas</u> 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 <u>www.brampton.ca</u>.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to <u>coa@brampton.ca</u>. 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 <u>olt.clo@ontario.ca</u>.

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 11th day of June 2025

Legislative Coordinator on behalf of: Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2 E: <u>coa@brampton.ca</u>

| | | / |
|-----|---|---|
| | / | / |
| . L | _ | |

TOTAL

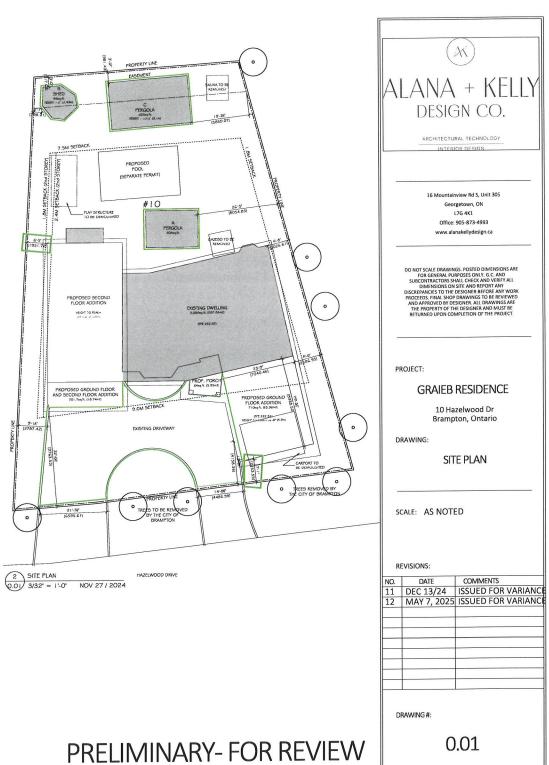
SCOPE OF WORK

PROPOSED ADDITION ABOVE EXISTING GARAGE ON THE EAST SIDE OF THE PROPERTY AND A PROPOSED GROUND FLOOR ADDITION ON THE WEST SIDE.

ALLOWABLE LANDSCAPE % = 70% = 2,212ft² (205.50m²)

| LANDSCAPE OPEN SE | | |
|-------------------|-----------------------|--|
| FRONT YARD AREA | = 2,884 | tt ² (267.93m ²) |
| DRIVEWAY AREA | = 1,710 | t ² (158.86m ²) |
| PROPOSED | = 41% = | =1,174ft ² (109.07m ²) |
| LANDSCAPE % | | |
| | | |
| SITE STATISTICS | | |
| ZONING | R1A(2) | |
| LOT SIZE | 12,174ft ² | (1,131m ²) |
| | | |
| LOT COVERAGE - DE | | |
| ALLOWABLE% | | 3,043ft2 (282.70m2) |
| EXISTING | | 3,092ft2 (287.26m2) |
| PROPOSED | | 965ft ² (89.65m ²) |
| ACCESS, STRUCT. | 6% = | 704ft ² (65.4m ²) |
| | | |
| TOTAL | 37% = | 4,761ft2 (442m2) |
| | | |
| LOT COVERAGE - AC | CESSORY ST | RUCTURES |
| LOT COVERAGE - AC | CESSORY ST | RUCTURES 20m²) |
| LOT COVERAGE - AC | CESSORY ST | RUCTURE5 (20m ²) (18.95m ²) |
| | CESSORY ST | RUCTURES (20m ²) (18.95m ²) .83m ²) |

 $= 704 \text{ft}^2 (65.4 \text{m}^2)$



I SURVEY 0.01 3/32" = 1'-0" NOV 27 / 2024

Received / Revised

MAY 0 8 2025

Committeee of Adjustment



April 23, 2025

PARES no. PAR-DPP-2024-00179 X-REF: CFN 70437.10 C-170282 CFN 57053.01

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani Legislative Coordinator & Secretary-Treasurer Committee of Adjustment Committee of Adjustment 2 Wellington Street West Brampton, ON L6Y 4R2

Dear Clara Vani,

Re: Minor Variance Application – A-2024-0068 10 Hazelwood Drive City of Brampton, Region of Peel Owner: Baligh and Nora Graieb Agent: Alana + Kelly Design Co. Ltd.

This letter will acknowledge receipt of the City's 5th circulation of the above noted Minor Variance Application received by Toronto and Region Conservation Authority (TRCA) on April 16, 2025. A list of materials reviewed by TRCA is included in Appendix "A".

TRCA staff have reviewed the application in accordance with the <u>Conservation Authorities Act</u> (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the <u>Planning Act</u>, Conservation Authorities (CAs) must help ensure that decisions under the <u>Planning Act</u> are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application is:

- To allow for a front yard landscape open space area of 41% whereas the minimum landscape open space area is 70%;
- To reduce the front setback to an addition a front yard setback of 2.04m;
- To reduce the interior side yard setback to a second storey addition to 1.9m;
- To increase the total floor area of all accessory structures from the maximum 50.94 square metres to permit a floor area of 71.24 square metres;

• To increase the allowable lot coverage of the detached dwelling from the maximum 25% to 40%.

Background

On April 16, 2024, July 8, 2024, August 13, and November 26, TRCA provided comments to the previous circulations of A-2024-0068 to facilitate a 139.31 sq m second storey addition; an attached garage; and a rear yard pool. Through detailed review it was confirmed that the proposed were located outside of the regulatory floodplain.

CA Act and O. Reg. 41/24

A significant portion of the subject property is located within TRCA's Regulated area owing to the proximity of the Regulatory Flood Plain to the proposed development near the western property limit. Through minor variance application A-2024-0068, the applicant established the existing dwelling is located outside of the Regulatory Floodplain but the subject property and building are located within TRCA's Regulated Area of the Etobicoke Creek Watershed. As such, a TRCA permit is required for all proposed works under Ontario Regulation 41/24.

Application Specific Comments

TRCA has further reviewed the above noted revisions and established that the proposed addition is setback appropriately from the regulatory floodplain and does not enhance the risk to the existing dwelling.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A-2024-0068** is consistent with Provincial policy. Specifically, Section 3 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection** to the approval of the application subject to the following conditions:

1. The applicant obtains a TRCA permit pursuant to Ontario Regulation 41/24 for the proposed works and the associated review fee of \$995.00 (Works on Private Residential Property – Standard).

A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property.

<u>Fee</u>

We thank the applicant for their prompt payment of \$660.00 dated 03/26/2024 under CFN 70437.10.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic Planner I Development Planning and Permits | Development and Engineering Services Toronto and Region Conservation Authority Telephone: (437) 880-2368 Email: Marina.Janakovic@trca.ca

Appendix 'A' Materials Received by TRCA

- Minor Variance Application
- Drawing no. 0.01MV, Site Plan, dated November 24, 2024, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 0.01, Site Plan, dated November 27, 2024, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 2.00, East and West Elevations, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 2.01, North and South Elevations, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 1.00, Basement Floor Plans, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 1.01, Ground Floor Plans, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Drawing no. 1.02, Second Floor Plans, dated January 7, 2025, prepared by Alana + Kelly Design Co. Ltd.
- Zoning Non-compliance Checklist dated January 14, 2025, page 15

Appendix 'B' TRCA Development Planning and Permits – Standard Requirements

- Completed and Signed Application Form. Please visit <u>https://trca.ca/planning-permits/apply-for-a-permit/</u> to access a fillable application form.
- Application Fee
- Covering Letter, which outlines the proposal, provides contact names and describes all preliminary consultation and submission contents
- Full Set of Appropriate Plans/Drawings Digital submissions, using an online file sharing service, are strongly encouraged.
- Legal Survey



2.

3.

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

A

-2024-041

FILE NUMBER:

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 <u>Planning Act</u>, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) 1000340771 Ontario Inc.

Address 3 Executive Ct. Brampton. L6R 0K8

| | | - " |
|-----------|--|--|
| Phone # | 416 - 580 - 6724 | Fax # |
| Email | raminder@teghproperties.com | |
| Name of A | Agent Haroon Malik | |
| Address | 14 Torrance Woods, Brampton, ON L6Y | 2N3 |
| | | |
| Phone # | 647 - 770 - 3230 | Fax # |
| Email | haroon@wedesignbuild.ca | |
| | design e we design buil | d, ca |
| Nature an | nd extent of relief applied for (variances r | equested): |
| To allow | the proposed automotive sale (Use | d cars) at Units 3&4 - 2084 Steeles Ave. E |
| | | |
| | | |
| | | |
| | | |

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

The property is zoned M2. The zoning by law (Section 32.1 M2) does not permit automotive sales. (There are exceptions in the neighboring units like Enterprise rent a car)

5. Legal Description of the subject land:

| Lot Number 01 | | | |
|--------------------|-----------------------|------------------------|--|
| Plan Number/Conces | ssion Number | RP - 766 | |
| Municipal Address | 3&4-2084 Steeles Ave. | E, Brampton ON L6T 1A7 | |

6. Dimension of subject land (in metric units)

| Frontage | 20.2M |
|----------|-------|
|----------|-------|

| ontago | |
|--------|-----------------|
| Depth | 42.1 M |
| Area | 857 Sq. M appx. |
| | |

7. Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way

| 4 |
|---|
| |
| |

Seasonal Road Other Public Road Water



8. Particulars of all buildings and structures on or proposed for the subject land: (specify <u>in metric units</u> 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.)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

-----Existing to Remain -----

-----Existing to Remain ------

^{9.} Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in <u>metric units</u>)

| | EXISTING | | | | |
|---------|---|---|----------------------------|--|---------------------------------------|
| | Front yard setback | N/A | | | |
| | Rear yard setback | N/A | | ······································ | |
| | Side yard setback | N/A | | | |
| | Side yard setback | N/A | | | |
| | | | | | |
| | PROPOSED | | | | |
| | Front yard setback | <u>N/A</u> | ····· | | |
| | Rear yard setback | N/A | | | |
| | Side yard setback | N/A | | ····· | |
| | Side yard setback | N/A | | | |
| 10. | Date of Acquisition of | of subject land: | | | |
| 11. | Existing uses of sub | ect property: | Warehouse (Small equi | pments sale) | |
| | U U | | | | · · · · · · · · · · · · · · · · · · · |
| 12. | Proposed uses of su | ubject property: | Car Showroom / Auto | motive Sale (Used cars) | |
| 13. | Existing uses of abu | utting properties: | Warehouse | 41-81-41 | |
| 14. | Date of construction | n of all buildings & strue | ctures on subject | t land: | |
| 15. | Length of time the e | xisting uses of the sub | ject property hav | e been continued: | 2 Years Appx. |
| 16. (a) | What water supply i Municipal Well | s existing/proposed?]] | Other (specify) | | |
| (b) | What sewage dispo Municipal 또 Septic 도 | sal is/will be provided?]] | Other (specify) | | |
| (c) | What storm drainag Sewers Ditches Swales | e system is existing/pro]]] | oposed? Other (specify) | | |

| 17. | | ject proper | - | subjec | t of an a _l | pplicati | on un | der t | he Planning | Act, for | r approval of a | plan of | |
|---------------------|------------------|--|---------|-----------|------------------------|-----------------|---------|--------|--------------------------|-----------|---------------------------|---------|-----|
| | Yes 🔲 | | No | V | | | | | | | | | |
| | lf answer i | is yes, prov | ide de | tails: | File # | | | | | Status | S | | |
| 18. | Has a pre- | consultatio | n appl | ication | been file | ed? | | | | | | | |
| | Yes 🔲 | | No | V | | | | | | | | | |
| 19. | Has the su | bject prope | erty ev | er beer | n the sub | ject of | an ap | plicat | tion for mino | r variar | nce? | | |
| | Yes 🗌 | | No | v | | Unkno | wn | | | | | | |
| | If answer | is yes, prov | ide de | tails: | | | | | | | | | |
| | File # File # | the second s | | sion | | | | | Relief Relief | | | | |
| | File # | | | ision | | | | | Relief | | A | | · ^ |
| | | | | | | | | | Sanda | EL . | Raminel. | e la m | X |
| | | | | | | | Sigr | nature | of Applicant | s) or Au | uthorized Agent | | |
| DATE | ED AT THE | City | | | OF | Brampto | on | | | 2 | | | |
| THIS | <u>zth</u> 31 | DAY OF | Octobe | r | | , 20 _24 | | | | | | | |
| | | | | | | | | | | | | | |
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| IN THE | Region | OF | Peel | | | SOLEN | MNLY | DECI | _ARE THAT: | | | | |
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| OATH. | | | | I | | | Valerie | | - | | | | |
| DECLARE | ED BEFORE | ME AT THE | Ξ | | | | | | ioner, etc., Ontario, | | | | |
| CITY | OF | BRAM | nPTO | N | | | | • | poration of th npton. | e | | | |
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| PEEL | THIS | 3(| DAY | OF | | 200 | . 12 | Ja | Al V | iv | | | |
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| | Not | in | | | | | | | | | | | |
| | A Commi | ssioner etc. | | | | | | | | | | | |
| FOR OFFICE USE ONLY | | | | | | | | | | | | | |
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| | | | | | | | | | checklist. | | | | |
| | | Zoning | Office | <u>ar</u> | | - | | | | Date | | | |
| | | Zoning | JUNCE | 21 | | | 7 | | | Dale | | | |
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| | | te Applications the N | | | | V | rh | | | | Revised 202 | 2102111 | |

APPOINTMENT AND AUTHORIZATION OF AGENT

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

| LOCATION OF THE SUBJECT LAND: 384-2084 Steeles Ave. E, Brampton ON L6T 1A7 | | | | | | |
|--|-------------------|-----------------|-----------------|--------------------|------|-------|
| I/We. | Raminderpal Singh | 1000340 | 771 | ONTARIO | DINC | las 1 |
| | | please print/ty | pe the full nar | me of the owner(s) | - | |

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

| HAroon | Malik | |
|--------|-------|--|
| | | |

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 | ber | , 20 <u>24</u> |
|-----------------|--------------------|----------------------------------|--|
| Pamin | de Pal | Sigh | |
| signature of th | e owner[s], or whe | re the owner is a firm or corpor | ration, the signature of an officer of the owner.) |
| | | Raminderpal Sing | h |

(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 coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 384-2084 Steeles Ave. E, Brampton ON L6T 1A7

| I/We, | < Raminderpat Singh | 10 | 00 | > 0 | 3 | 40 | 77 | 1 DN | TAR | 100 INC | (RS) |
|-------|---------------------|----|---|-----|---|----|----|------|-----|---------|------|
| | | 1 | 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.

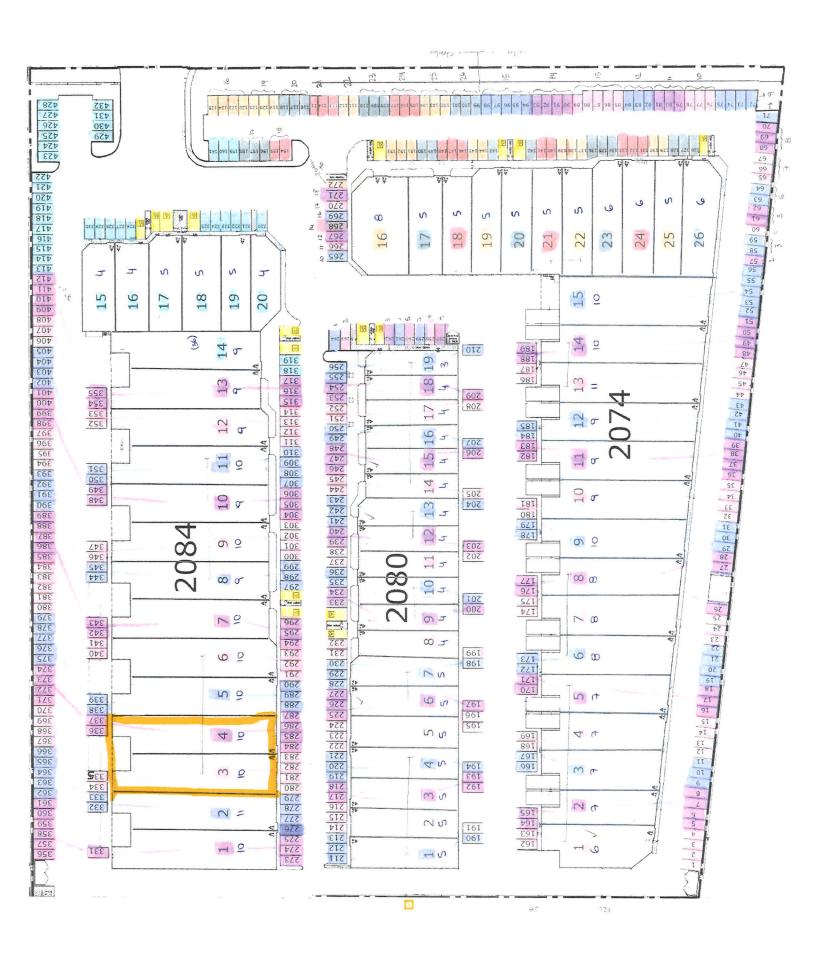
| Dated this 4th | day of o | ctober | | , 2024. |
|-------------------|----------------|--------------------|-----------------------|--|
| lam. rula | O.l | byh | | |
| (signature of the | owner[s], or w | where the owner is | a firm or corporation | , the signature of an officer of the owner.) |

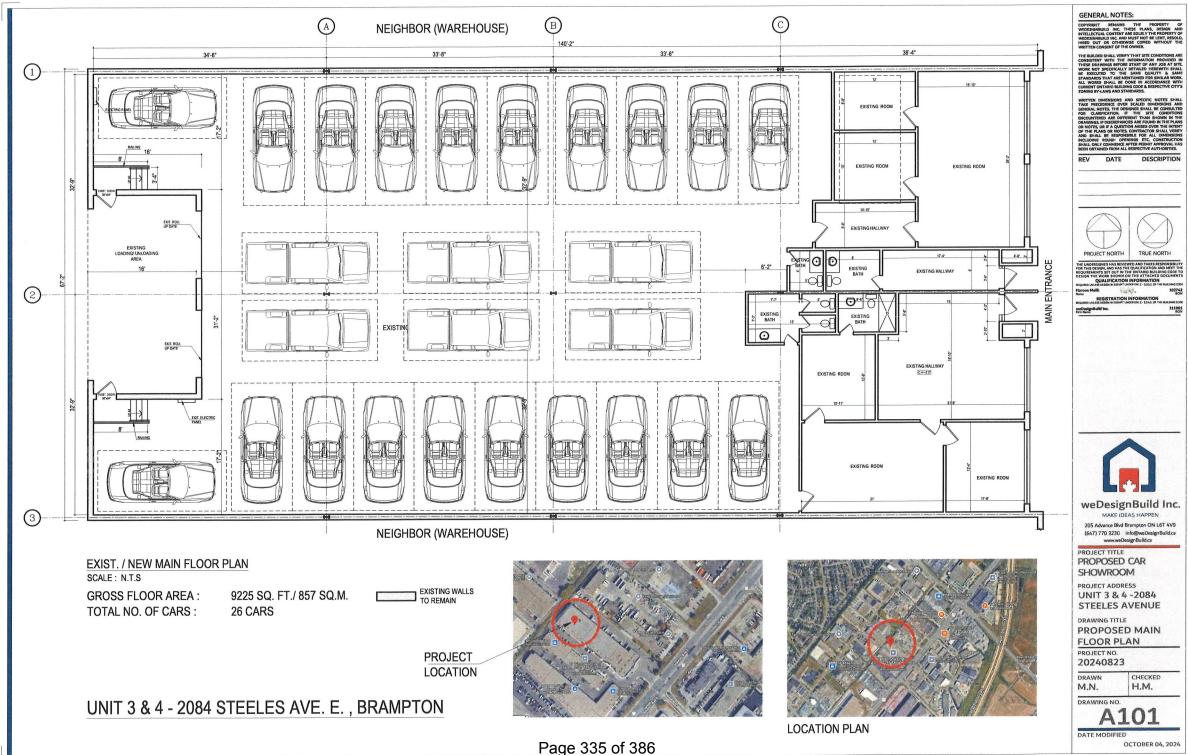
Raminderpal Singh

(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





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

Subject: Unit 3 & 4 – 2084 Steeles Ave. E. Brampton. ON. L6R 0K8 – (M.V. Application)

Esteemed Members of the Committee of Adjustment,

I am writing to formally submit a minor variance application on behalf of the owner of the property in the subject line. We seek approval to permit the operation of an automotive sales business (specifically, used car sales) on the premises. The property is situated within an M2 zoning district, where the current zoning by-law (Section 32.1 M2) typically restricts its use as a car showroom or for car sales.

We contend that this proposed change is minor in nature, desirable for the optimal utilization of the property, and consistent with the overarching objectives of the zoning by-law and official plan. Additionally, there are precedents of similar businesses successfully operating within the same vicinity.

The application form & the proposal drawing are attached herewith.

Sincere Regards,

Haroon Malik



GTA WEST OFFICE 9358 GOREWAY DRIVE BRAMPTON, ONTARIO L6P 0M7 T: (905) 794-0600 F: (905) 794-0611 PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING TRANSPORTATION PLANNING TRAFFIC & PARKING STUDIES ROADS & BRIDGES STRUCTURAL ENGINEERING

DEVELOPMENT ENGINEERING SERVICES WATER RESOURCES ENVIRONMENTAL NOISE STUDIES LAND USE & ENVIRONMENTAL PLANNING

January 15th, 2025

City of Brampton Public Works & Engineering Department 1975 Williams Parkway Brampton, Ontario L6S 6E5

Attn: Mr. Huzefa Ansari, Traffic Planning Analyst

Re: Parking Utilization Brief Existing Development at 2074 - 2084 Steeles Avenue East City of Brampton Committee of Adjustment File A-2024-0413 Our File No. W25006

Dear Mr. Ansari:

Pursuant to the A-2024-0413 application for a Committee of Adjustment Minor Variance, a Parking Utilization Brief for Units 3 and 4 is required to support the existing parking supply of 448 parking spaces. We have prepared this Parking Utilization Brief on behalf of Tegh Properties who will be leasing Units 3 and 4 at 2084 Steeles Avenue East, which would operate Prime Auto Brampton, a used car dealership with a gross leasable area (G.L.A.) of 9,162 ft² (851 m²). The occupancy of the proposed used car dealership would result in a zoning by-law requirement of 588 parking spaces for the existing development at 2074 - 2084 Steeles Avenue East.

This letter documents the results of the Parking Utilization Brief for the existing development at 2074 - 2084 Steeles Avenue East, which is immediately north of Steeles Avenue East and approximately 750 metres west of Torbram Road in the City of Brampton. The existing development comprises three (3) buildings, 448 parking spaces and a full-moves access that aligns with Melanie Drive and connects with Steeles Avenue East to form a signalized intersection. The Location Plan is provided in **Figure 1** and a plan of the existing development that was prepared by exp Services Inc. is attached for reference.



Page 2 January 15th, 2025 Attn: Mr. Huzefa Ansari, Traffic Planning Analyst **Re:** Parking Utilization Brief Existing Development at 2074 - 2084 Steeles Avenue East City of Brampton Committee of Adjustment File A-2024-0413 Our File No. W25006

After discussions with City of Brampton staff, the Parking Utilization Brief would have to demonstrate that the existing parking supply would be able to accommodate a projected parking demand of 38 parking spaces (19 parking spaces per unit) for the proposed used car dealership based on City Zoning Requirement.

To demonstrate that the City's requirements are met, CANDEVCON GROUP INC. conducted a parking occupancy survey for a typical weekday on Monday January 13th, 2025 from 9:00 A.M. to 5:00 P.M. The time period chosen (confirmed with City Staff) for the parking occupancy survey captured the typical operating hours for the proposed used car dealership. In addition, other than the units that will be occupied by the proposed used car dealership, Tegh Properties has confirmed that the existing development was fully occupied at the time of the parking occupancy survey. Parking occupancy counts were collected every half an hour for the entire site.

The results of the parking occupation survey are provided in Appendix A.

A peak parking demand of 263 parking spaces was observed for a typical weekday. With the inclusion of the 38 parking spaces that the proposed used car dealership is expected to generate and the existing parking supply of 448 parking spaces, the existing development will have a surplus of 147 parking spaces in the future. Therefore, we find that the existing parking supply will be able to support the occupancy of the proposed used car dealership.

In addition, Prime Auto Brampton will be utilizing the internal spaces within Units 3 and 4 for parking of the used vehicles, thereby creating an additional 25 parking spaces internally.

We can confirm that the Banquet Hall as part of the 2084 Building will only operate on the weekday after 6:00 P.M. and on weekends, however our client's operating hours will not coincide with the Banquet Hall, therefore the City's request for a weekend parking assessment will not be necessary.



Page 3 January 15th, 2025 Attn: Mr. Huzefa Ansari, Traffic Planning Analyst Re: Parking Utilization Brief Existing Development at 2074 - 2084 Steeles Avenue East City of Brampton Committee of Adjustment File A-2024-0413 Our File No. W25006

We trust that this letter is satisfactory. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

CANDEVCON GROUP INC.





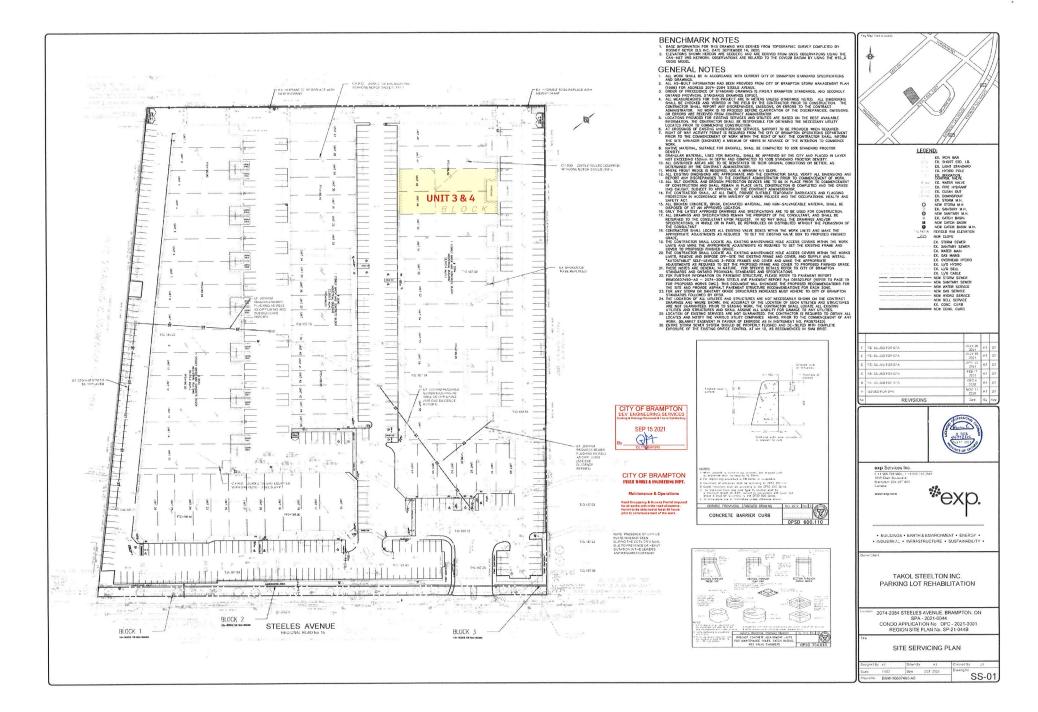
ENGINEER

Brian Wong, P. Eng. Intermediate Transportation Engineer David Lee, P. Eng. Project Manager

Attachments: Figure 1 - Location Plan,

Site Servicing Plan dated July 26th, 2021 and prepared by exp Services Inc., Appendix A - Parking Occupancy Survey Results.





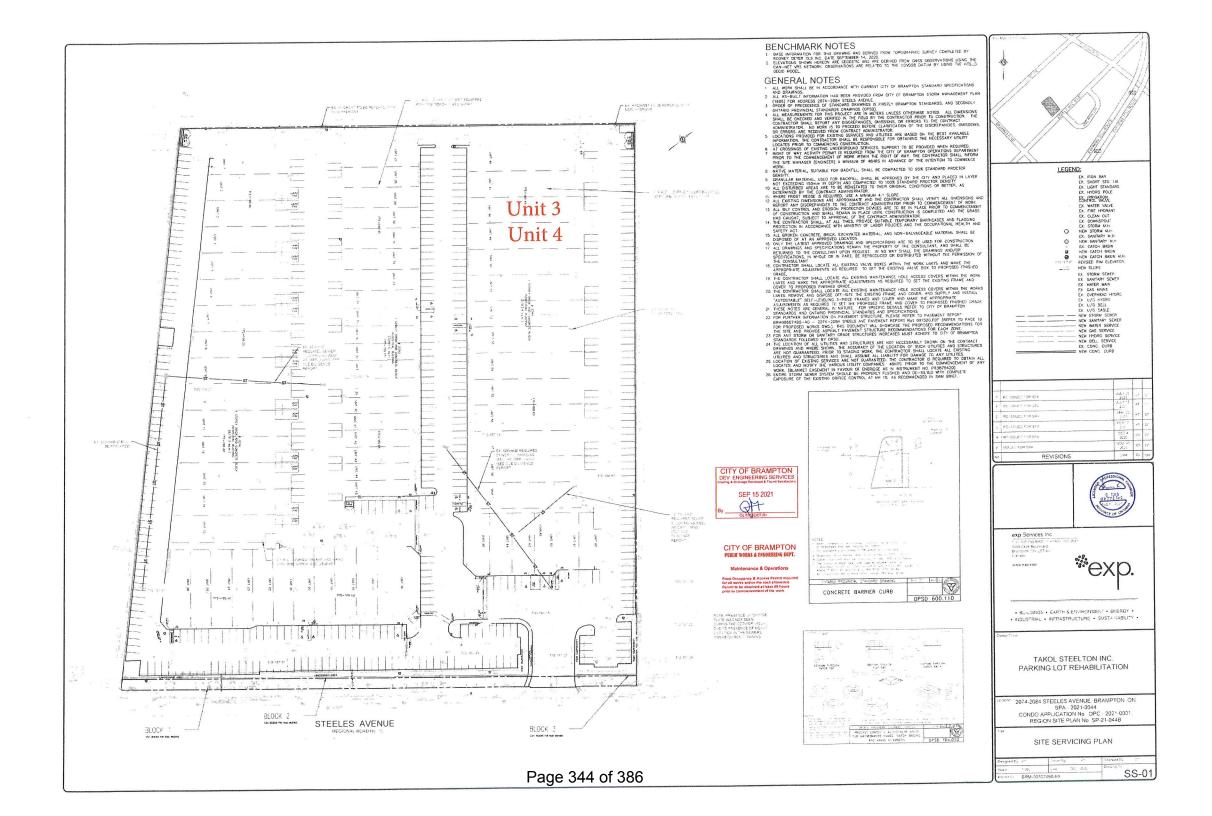
APPENDIX A

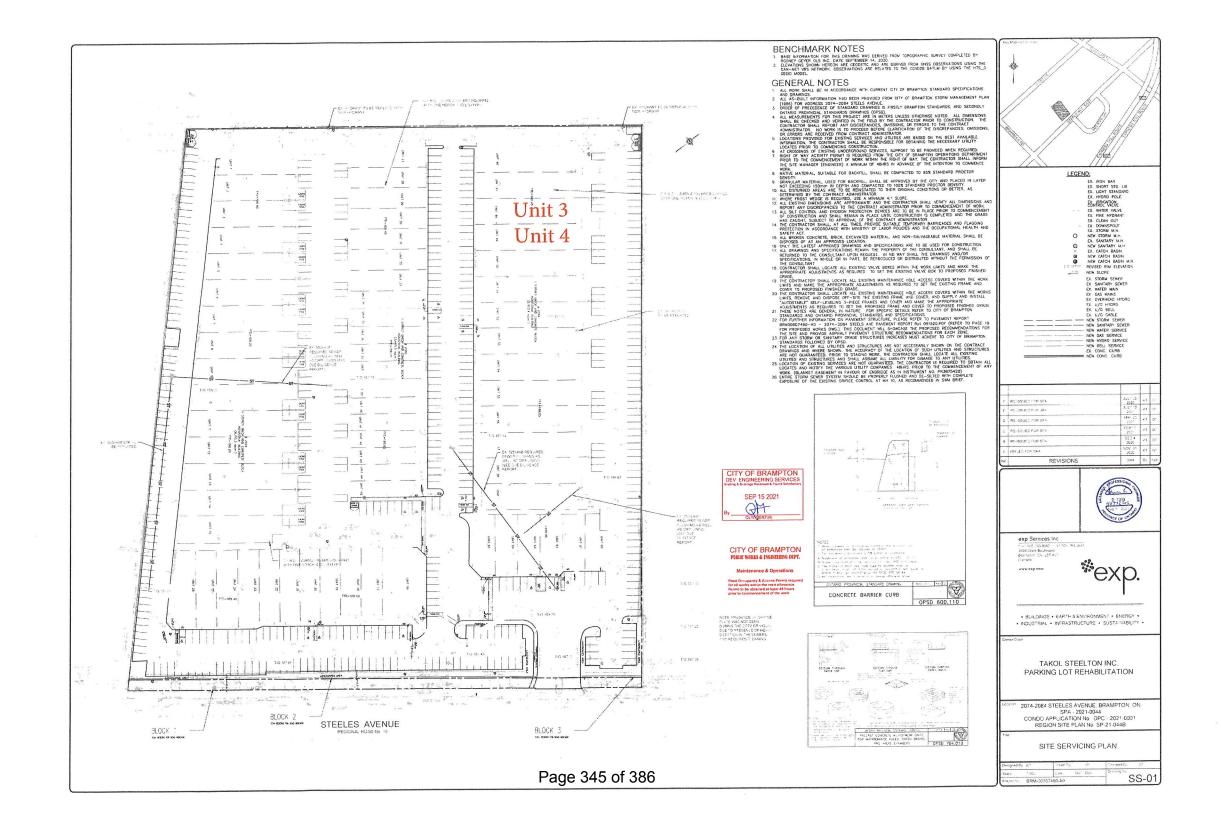
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PARKING OCCUPANCY SURVEY RESULTS

PARKING OCCUPANCY SURVEY FOR 2074 – 2084 STEELES AVENUE EAST

| TIME OF PARKING OCCUPANCY COUNT | # OF OCCUPIED PARKING SPACES |
|------------------------------------|------------------------------|
| 9:00 A.M. | 204 |
| 9:30 A.M. | 205 |
| 10:00 A.M. | 227 |
| 10:30 A.M. | 240 |
| 11:00 A.M. | 263 |
| 11:30 A.M. | 254 |
| 12:00 P.M. | 248 |
| 12:30 P.M. | 249 |
| 1:00 P.M. | 259 |
| 1:30 P.M. | 254 |
| 2:00 P.M. | 243 |
| 2:30 P.M. | 237 |
| 3:00 P.M. | 234 |
| 3:30 P.M. | 236 |
| 4:00 P.M. | 260 |
| 4:30 P.M. | 236 |
| 5:00 P.M. | 229 |







Committeee of Adjustment



To.

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Date. Tuesday, March 11, 2025

Board of Directors of ("PSCC 1124") 74, 2080, 2084 Steeles Avenue El Brampton, ON-L6T 5A5

From.

Takol Steelton GP Inc. on behalf of Takol Steelton LP 2300 Yonge Street, Suite 3030 Toronto, ON M4P1E4

RE: Occupation & Use of Commercial Unit for 2084 Steeles, Unit 4

Dear Board of Directors:

I am writing as a Director of Takol Steelton GP Inc., on behalf of Takol Steelton LP the ("Declarant"), to formally notify the Board of Directors of ("PSCC 1124") regarding the intended use of the commercial unit located at 2084 Steeles Avenue, Unit 4, in accordance with the governing documents of the Corporation, specifically the Declaration.

Under Section IV 17 of the Declaration, titled Use of Commercial Industrial Units, clause (h) states:

"In addition to and notwithstanding anything herein or the Rules and By-laws of the Corporation, the uses which may be carried out within the commercial industrial Units shall, at the sole and unfettered discretion of the Declarant, be controlled and/or restricted by the Declarant for a period of three (3) years from the date the Corporation is created."

The Condominium Corporation was registered in October 2022, and accordingly, this three-year period remains in effect until October 2025. As per the authority vested in the Declarant, we intend to allow the usage of Unit 4 as a luxury car dealership, subject to the following conditions:

- 1. The unit owner shall not occupy any parking spaces for the purpose of displaying or selling vehicles.
- 2. The unit owner must obtain minor variance approval from the City of Brampton.
- 3. The unit owner must maintain and provide proof of a general commercial liability insurance policy with a minimum coverage of \$5 million.
- 4. The unit owner shall indemnify the Condominium Corporation against all damages resulting from the operation of the dealership.
- 5. The unit owner shall not park "for sale" vehicles on the condominium property. If such a violation occurs, the Corporation reserves the right to take reasonable action to remedy the situation.
- Proper ventilation must be in place to support the indoor storage of vehicles within the unit.
- No outdoor display of vehicles will be permitted under this application.

8 (416) 977-0901

🗹 info@kolt.ca 🕘 www.kolt.ca 🥥 2300 Yonge Street, Suite 3030, Box 2310 Toronto, Ontario, M4P 1E4



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The applicant must remain committed to complying with all applicable regulations and ensuring that the condominium community maintains its integrity and proper functionality. To facilitate this process, the unit owner will provide the Corporation with all necessary documentation, including permits, site plans, and drawings, as required.

We appreciate the Board's attention to this matter and to ensure compliance and alignment with the Corporation's governing documents.

Sincerely,

Daniel Kolber

Director Takol Steelton GP Inc. on behalf of Takol Steelton LP

🛣 (416) 977-0901 🛛 🗹 info@kolt.ca 🝘 www.kolt.ca 🧔 2300 Yonge Street, Suite 3030, Box 2310 Toronto, Ontario, M4P 1E4

| MAR 3 1 2025 | | $D \downarrow = Z$ |
|--|--|--------------------------------------|
| Committeee of Adjustment | OFFICE OF | Pg10F3 |
| | OFFICE SO | LHEDULE |
| Number/Numéro, PR CERTIFICATE C CERTIFICAT DE | 4128325 DF RECEIPT RÉCÉPISSÉ | DECLARATION |
| | 2022 12:50 Land Registrar Registrateur | CONDOMINIUM |
| BRAMPTON | Land Registrar Registrateur | ACT, 1998 |
| | | UM PLAN NO. 1124 ER'S BLOCK 20124 |
| | | LIK D DLOCIK 20124 |
| RECENTLY: 14 DECLARANT: | | LTON INC. |
| DECLARANT: SOLICITOR: CHA | TAKOL STEE RLOTTE M. JANS | |
| DECLARANT: SOLICITOR: CHA JANS ADDRESS: 89 SCC | TAKOL STEE RLOTTE M. JANS SEN LAW PROFES DLLARD STREET NTO, ON | SEN |
| DECLARANT: SOLICITOR: CHA JANS ADDRESS: 89 SCC TORO | TAKOL STEE RLOTTE M. JANS SEN LAW PROFES DLLARD STREET NTO, ON G4 | SEN |
| DECLARANT: SOLICITOR: CHA JANS ADDRESS: 89 SCC TORO M5R 10 PHONE: 416-929-11 | TAKOL STEE RLOTTE M. JANS SEN LAW PROFES DLLARD STREET NTO, ON G4 | SEN |
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TAKOL STEELTON COMMERCIAL CONDOS

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2074-2080 – 2084 STEELES AVENUE EAST, BRAMPTON, ONTARIO

Declaration

September 21, 2022

V

DECLARATION

MADE PURSUANT TO THE CONDOMINIUM ACT

THIS DECLARATION (hereinafter called the "Declaration") is made and executed pursuant to the provisions of the Condominium Act, 1998, S.O. 1998, c.19, as amended from time to time, and the regulations made thereunder (all of which are hereinafter collectively referred to as the "Act"), BY:

TAKOL STEELTON INC.

(hereinafter called the "Declarant")

WHEREAS the Declarant is the Owner in fee simple of certain lands and premises situate in the City of Brampton, in the Province of Ontario, and being more particularly described in Schedule "A" annexed hereto (herein and hereinafter defined and referred to as the "Lands", or "Property") and in the description submitted herewith by the Declarant for registration in accordance with Section 8 of the Act (hereinafter called the "description");

AND WHEREAS the registration of the Declaration and the description will create a freehold standard condominium corporation as defined by Ontario Regulation 49/01 made under the Act;

AND WHEREAS there is a building upon the Lands containing the units described in this Declaration and the schedules appended hereto (herein and hereinafter defined as the "Building");

AND WHEREAS the Declarant intends that the said lands, together with the said building thereon, shall be governed by the Act;

NOW THEREFORE THE DECLARANT HEREBY DECLARES AS FOLLOWS:

I. INTRODUCTION

Section 1 - Definitions

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The terms used in the Declaration shall have the meanings ascribed to them in the Act unless the Declaration specifies otherwise or unless the context otherwise requires, and in particular:

- (a) "2074 2080 2084 Steeles Avenue East Lands" means those units and common elements within Peel Standard Condominium Plan No.
- (b) "Additional Charges" means, collectively, the Excess Waste Disposal Surcharge and the Pest Control Charge;
- (c) "Approved Site Plan" means the site plan approved by the City of Brampton and registered on title to the Property on April 28, 2022 (City File No. SPA-2021-0044);
- (d) "Common Elements" and "common elements" means all the property, except the Units;
- (e) "Common Interest" and "common interest" means the interest in the common elements appurtenant to a Unit;
- (f) "Corporation" means the corporation created upon the registration of the Declaration and description on the Lands;
- (g) "Development Agreements" shall mean any agreements entered with any one or more of the City of Brampton and any other municipal, regional, provincial and/or federal government authority or agency, which are registered on title to the Property or which otherwise effect the Property;
- (h) "Excess Waste Disposal Surcharge" shall mean the surcharge that may be levied by the Corporation, in addition to and not forming part of the common expenses, against each Unit that is an Excess Waste Generator, all as more particularly set forth in

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Section 18 of this Declaration;

- (i) "Excess Waste Generator" shall have the meaning ascribed to it in Section 18 -of this Declaration;
- (j) "Owner" means a person or persons who own a freehold interest(s) in a Unit and its appurtenant common interest, but does not include a mortgagee unless in possession;
- (k) "Pest Control Charge" shall have the meaning ascribed to it in Section 19 -of this Declaration;
- (1) "Property" or "property", as the context may require, means the land and interests appurtenant to the land described in the description and in Schedule "A" annexed hereto, and includes any land and interests appurtenant to land that are added to the common elements;
- (m)"Rules" means rules passed by the Board of Directors (hereinafter called the "board") of the Corporation and becoming effective pursuant to Section 58 of the Act;
- (n) "Unit" means a part or parts of the Property included in the description and designated as a Unit by the description and comprises the space enclosed by its boundaries and all the material parts of the land within this space in accordance with the Declaration and the description. For greater certainty, the definition of "Unit" relating to the duties to repair and maintain under Sections 89, 90 and 91 of the Act and pursuant to this Declaration shall extend to all improvements made by the Declarant in accordance with its architectural and structural plans, notwithstanding that some of such improvements may be made after registration of the Declaration:
- (o) "Units Owner's Individual Service Installation" means the installation by a Unit Owner of a Unit Owner's Individual Servicing System;
- (p) "Unit Owner's Individual Servicing System" means any mechanical or electrical system (including, without restricting the generality of the foregoing, any lighting, refrigeration, plumbing, ecology, environmental air filtration, fire protection or suppression, fire alarm, fire prevention, security, sprinkler, sound insulation, heat insulation, cooking, fresh air, exhaust, ventilation, drainage or sewage system) and any signage display, lighting displays and advertising or business identification installations which exclusively services any one Unit or any adjacent Units owned by the same Owner or any persons affiliated or associated with such Owner.

Section 2 - Statement of Intention

The Declarant intends that the lands described in Schedule "A" and in the description, together with all interests appurtenant to the said lands (herein collectively referred to as the "lands") be governed by the Act, and any amendments thereto, and the Approved Site Plan. The Corporation shall be responsible for maintaining the lands denoted in the Plan of Condominium.

Section 3 - Consent of Encumbrancers

The consent of every person having a registered mortgage against the lands is contained in Schedule "B" annexed hereto.

Section 4 - Boundaries of Units and Monuments

The monuments controlling the extent of the Units are the physical surfaces mentioned in the boundaries of Units in Schedule "C" attached hereto, and notwithstanding anything else provided in this Declaration to the contrary, it is expressly stipulated and declared that each commercial industrial Unit shall include:

- (a) All interior partition walls, all pipes, wires, cables, conduits, ducts, and mechanical or similar apparatus that supply any service to that Unit only, and that lie within or beyond the unit boundaries thereof;
- (b) All electrical receptacles, intercom and alarm controls, ventilation fans, light fixtures and

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similar apparatus that supply any service to that commercial industrial Unit only, regardless of whether same are installed or located within or beyond the boundaries of said Unit;

(c) Each commercial industrial Unit shall exclude:

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- (d) All facades, exterior doors, windows and walls; any part of the roof assembly; all concrete, concrete block or masonry portions of load bearing walls or columns that lies within the boundaries of any unit as hereinbefore set out which supply service or support to another Unit(s) or the Common Elements; and
- (e) All pipes, wires, cables, conduits, ducts, flues, fans and mechanical or similar apparatus that supply any services to any other Unit, or to the Common Elements, or that may lie within the boundaries of the Units, but which do not service said Units.

Section 5 - Common Interest and Common Expenses Allocation

Each Owner shall have both an undivided interest in the common elements as a tenant in common with all other Owners and shall contribute to the common expenses in the proportions set forth opposite each Unit number in Schedule "D" attached hereto. The total of the proportions of the common interests and common expenses shall be one hundred (100%) per cent.

Section 6 - Exclusive Use Common Elements, Parking Spaces and Loading Areas

- (a) All parking units, including visitor and accessible parking units, shall form part of the Common Elements and shall not be sold to unit owners or considered part of the exclusive-use portions of the common elements. The parking units are available for use by all owners, occupants and patrons in accordance with applicable laws, including Zoning By-Law 270-2004, as amended pursuant to Section 34 of the *Planning Act*, or as varied, pursuant to Section 45 of the *Planning Act*.
- (b) As provided for in Schedule F hereto, certain Owners, either alone or together with others, have been granted exclusive use of part or parts of the common elements, including without limitation particular areas designated for purposes of loading areas and the collection of waste, waste/recycling and dust collection. The Corporation warns Owners that exclusive use parts allocated to various owners may not be of the same size or benefit due to traffic, parking and other restrictions or limitations related to the overall site. In addition to these grants, the Corporation shall retain the authority, subject to the provisions of the Act, to grant temporary exclusive use to part or parts of the common areas from time to time by resolution of the Board of Directors, or on a long term or permanent basis through the amendment of the Declaration in accordance with the provisions of the Act, the *Planning Act* and the Approved Site Plan, as amended, it being understood that any exclusive use so granted and being enjoyed by the Unit Owners entitled to same will be regulated or affected by this Declaration and any by-laws or Rules passed by the Board of Directors of the Corporation from time to time.
- (c) The Declarant and any entity related, associated or affiliated thereto (the "Related Company"), their sales staff, their authorized personnel or agents, and any prospective purchasers shall together have the right to use the parking spaces located within the property, if any, such parking spaces (i.e. location and numbers) to be designated by the Declaration in its sole discretion, which right shall cease forthwith upon the later of the sale of all Units owned by the Declarant in the Condominium and any other units in any building in the vicinity thereof owned by the Declarant or the Related Company (the "Other Units").

Section 7 - Mailing Address and Address for Service

The address for service and mailing address of the Corporation shall be c/o the property manager Kolt Management Inc., 2300 Yonge Street, Suite 902, Box 2310, Toronto, Ontario M4P 1E4, or such other address as the Corporation may determine by resolution of the board.

Section 8 - Conditions Imposed by Approval Authorities

The conditions imposed by the applicable approval authorities for this condominium

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- A. Conditions of the City of Brampton
 - (a) The condominium development is to be maintained in accordance with the Approved Site Plan. The Corporation is responsible for maintaining the lands denoted in the Draft Plan of Condominium. Any alterations may require amendments to the Approved Site Plan and approval of the City of Brampton (the "City")
 - (b) Building signage on the Property must comply with the City's Sign By-Law 399-2002, as amended.
 - (c) All parking units, including visitor and accessible parking units, shall form part of the common elements and shall not be sold to unit owners or considered part of the exclusive-use portions of common elements. The parking units are available for use by all owners, occupants, and patrons in full compliance with Zoning By-Law 270-2004, as amended, pursuant to Section 34 of the *Planning Act*, or as varied, Section 45 of the *Planning Act*.
 - (d) The Corporation, unit owners and occupants must comply with all provisions of the Zoning By-Law 270-2004, as amended, applicable to the lands denoted on the Draft Plan of Condominium, pursuant to Section 34 of the *Planning Act*, or as varied, pursuant to Section 45 of the *Planning Act*.
 - (e) The Corporation shall ensure that construction anywhere within the common elements or units is authorized by the City and complies with the applicable provisions of the *Ontario Building Code* in force from time to time and all applicable laws.
 - (f) All building facades are deemed to be common elements and are to remain consistent with details of the Approved Site Plan.
 - (g) The Declarant shall have access to the common elements in order to fulfill its obligations pursuant to the Approved Site Plan in favour of applicable authorities, including any landscaped works required under the Approved Site Plan and during the standard one (1) year landscape warranty period.
 - (h) The installation of telecommunication antennas to any building face and rooftop is not permitted unless screened from view in a manner that does not impact on building aesthetics and design. The Corporation and Unit Owners shall obtain approval of the City prior to installing any telecommunication antennas in conjunction with the Approved Site Plan.
 - (i) The common elements (including all internal sidewalks) shall be maintained free and clear of any obstructions or encumbrances.
 - (j) All fire routes located within the condominium shall remain free and clear of any obstructions or encumbrances, including vehicles and outdoor storage.
 - (k) No outdoor storage shall be permitted on the Lands denoted in the draft Plan of Condominium, in accordance with Zoning By-Law 270-2004 and the Approved Site Plan.
 - (l) Onsite waste collection will be required through a private waste hauler.
 - (m) All required acoustical fencing shall be maintained by the Condominium Corporation.
 - (n) **Warning.** Purchasers and Unit owners are advised that those close to private amenity/open space areas (i.e. Parkettes, gazebos, community mail boxes) may be disturbed by noise, lighting and pedestrian traffic
 - (o) Warning. Purchasers and Unit owners are advised that despite the inclusion of noise control features in the units and in this development area, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of unit owners and/or occupants as noise levels may exceed the noise criteria of the City

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and the Ministry of Environment.

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- (p) Warning. Purchasers and Unit owners are advised that a central air conditioning system may be installed at the unit owner's expense, which will enable unit owner and occupants to keep windows closed if road traffic noise interferes with indoor activities. If central air conditioning is installed, the air- cooled condenser unit shall have a sound rating not exceeding 7.6 bels at 35 tons and shall be located so as to have least possible noise impact on outdoor activities of the occupants and their neighbours;
- (q) Warning. In accordance with the direction of the Council of the City (via resolution AF028-2002) concerning requests made of the City to assume private roads, purchasers, unit owners and occupants are advised that the City assumes no responsibility for the future maintenance of proposed internal roadways. In addition, several common services (i.e. snow clearing of private roads) will be the responsibility of the Condominium Corporation and the City assumes no responsibility for the maintenance of common elements such as parking spaces, play areas, landscaping and acoustical fences. Purchasers, Unit owners and occupants are advised that this is a condominium development. Requirements on how the lands denoted in the Draft Plan of Condominium are used, serviced and maintained will be governed by the Declaration.
- (r) Warning. Unit owners and purchasers are advised that additional Educational, Regional and City development charges may apply in respect of any development or redevelopment, including but not limited to the expansion or change of use of the whole or part of any building, unit or associated structure, within the condominium. Building permits will <u>not</u> be issued in respect of any development or redevelopment until full payment of all outstanding development charges has been received by the City. Unit owners and purchasers may contact the City's Financial Planning and Budget Branch (Corporate Services Department) for further information.
- (s) The provisions contained in subparagraphs 8.A.(n) through (r) shall not be modified or deleted from this Declaration.

II. SPECIFICATION OF COMMON EXPENSES

Section 9 - Meaning of Common Expenses

Common expenses shall be the expenses of the performance of the objects and duties of the Corporation and, without limiting the generality of the foregoing, such other costs, expenses and sums of money designated as common expenses in the Act, or in this Declaration, or as are listed in Schedule "E" attached hereto.

Section 10 - Payment of Common Expenses and Additional Charges

- (a) Each Owner shall pay to the Corporation his proportionate share of the common expenses, and the assessment and collection of the contributions toward the common expenses may be regulated by the board pursuant to the by-laws of the Corporation. In addition to the foregoing, any losses, costs or damages incurred by the Corporation by reason of a breach of any Rules and by-laws of the Corporation in force from time to time by any Owner and/or its respective employees, agents, tenants, occupants, invitees or licensees, shall be borne and paid for by such Owner, and may be recovered by the Corporation against such Owner in the same manner as common expenses.
- (b) In addition to the foregoing, any losses, costs or damages incurred by the Corporation by reason of a breach of any provision of this Declaration or of any by-laws or Rules of the Corporation in force from time to time committed by any Unit Owner, or by such Owner's tenants, occupants and/or their employees, and/or their respective invitees or licensees, or as a result of any breach or non-compliance with any Applicable Zoning By-laws, or other laws or regulations, or by reason of an increase in the premium of any insurance policy insuring the interest of the Corporation and which is directly attributable to the use made by any Owner of his Unit or by such Owner's tenants, occupants, employees, as aforesaid and/or their respective invitees

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or licensees, shall be borne and paid for by such Owner, and may be recovered by the Corporation against such Owner in the same manner as common expenses.

- (c) Notwithstanding anything contained in this Declaration or in any by-laws or Rules hereafter passed or enacted to the contrary, each Owner of a Unit shall, in addition to his or her proportionate share of the common expenses, pay and be solely responsible for the following, namely:
 - (a) the cost of all hydro, gas, water and other utilities, as applicable, utilized or consumed by his or her Unit to the extent same is separately, checked or bulk metered;
 - (b) the cost of maintaining and repairing all windows and doors contained within (or leading into) his or her commercial industrial Unit, and all glass, plastic and other materials enclosing said Unit or contained therein, including without limitation, the cost of replacing and cleaning (as and when necessary or desired) sign bands and signs affixed to the interior or exterior of said Unit, as well as all plate glass windows and doors situate within (or leading into) his or her Unit, together with the cost of insuring all such plate glass windows, doors and signs;
 - (c) the cost of maintaining and repairing any Unit Owner's Individual Servicing System, regardless of whether such system lies within (or beyond) the boundaries of such Unit, as monumented in Schedule "C" of this Declaration;
 - (d) any Excess Waste Disposal Surcharge and/or Pest Control Charge which may be levied by the Corporation against such Unit from time to time; and
 - (e) the cost of all plate glass insurance coverage and other insurance coverage required to be maintained by such Unit Owner.

The foregoing is not intended to constitute a complete or exhaustive list of those costs or expenses for which a Unit Owner shall be directly responsible and is not intended to restrict or limit (in any manner) the various costs of expenses for which such an Owner will be directly responsible pursuant to the Act, or any other provision of this Declaration.

(d) Metering of Electricity

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The reference to "Unit(s)" and "unit(s)" in this subsection shall mean industrial Units.

If necessary, as determined by the Declarant in its sole, absolute and unfettered discretion, the Corporation shall contract for the purchase of electricity from a local distribution company, an independent energy retailing company or from the Electricity Metering Company (as defined below). Electricity consumption in each owner's unit shall be measured by the metering system ("SMS") operated by a company that measures/meters electricity consumption (the "Electricity Metering Company") and shall be invoiced to such owner by the Electricity Metering Company or another company (the "Electricity Invoicing Company") in accordance with an agreement to be entered with the Electricity Metering Company and/or the Electricity Invoicing Company. The Declarant may at first instance enter into such an agreement(s) and upon either the registration of the Corporation or the occupancy of each respective unit the Declarant shall be automatically released from all its liabilities and obligations thereunder with the result that it shall no longer from such time be liable to the other party(ies) to the agreement(s) for any breach of the agreement(s) caused or occurring after such date. Correspondingly, the Corporation or the unit owner, as the case may be, shall assume all such liabilities and obligations from such date. Each unit owner shall receive and be responsible for payment of the invoice with respect to the electricity consumption for his/her unit. The unit owner shall remit payment to the Electricity Metering Company (or the Electricity Invoicing Company if said company invoices the unit owners for electricity consumption) for electricity consumption, separate from any other obligations the unit owner has with respect to payment of common expenses as an owner within the Condominium. For greater certainty, the cost of electricity consumption within the units shall not form part of the common expenses. The method of invoicing and payment for electricity consumed by each unit is subject to change depending on the terms of the agreement to be entered between the Corporation/Declarant and the Electricity Metering Company and/or the Electricity Invoicing Company and depending on whether the Electricity Metering Company is also the electricity distributor. The agreement with the Electricity Metering Company may contain penalty provisions and/or provisions which require the Corporation to reimburse the Electricity Metering Company for any or all equipment, meters, wiring and other works installed in the Condominium by or on behalf of the Electricity Metering Company if the agreement with the Electricity Metering Company is terminated by the Corporation following the turnover meeting.

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(e) Metering of Gas

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The reference to "Unit(s)" and "unit(s)" in this subsection shall mean commercial industrial Units.

If necessary, as determined by the Declarant in its sole, absolute and unfettered discretion, the Corporation shall contract for the purchase of gas from a local distribution company, an independent gas retailing company or from the Gas Metering Company (as defined below). Gas consumption in each owner's unit shall be measured by the metering system ("SMS") operated by a company that measures/meters gas consumption (the "Gas Metering Company") and shall be invoiced to such owner by the Gas Metering Company or another company (the "Gas Invoicing Company") in accordance with an agreement to be entered into with the Gas Metering Company and/or the Gas Invoicing Company. The Declarant may at first instance enter into such an agreement(s) and upon either the registration of the Corporation or the occupancy of each respective unit the Declarant shall be automatically released from all its liabilities and obligations thereunder with the result that it shall no longer from such time be liable to the other party(ies) to the agreement(s) for any breach of the agreement(s) caused or occurring after such date. Correspondingly, the Corporation or the unit owner, as the case may be, shall assume all such liabilities and obligations from such date. Each unit owner shall receive and be responsible for payment of the invoice with respect to the gas consumption for his/her unit. The unit owner shall remit payment to the Gas Metering Company (or the Gas Invoicing Company if said company invoices the unit owners for gas consumption) for gas consumption, separate from any other obligations the unit owner has with respect to payment of common expenses as an owner within the Condominium. For greater certainty, the cost of gas consumption within the units shall not form part of the common expenses. The method of invoicing and payment for gas consumed by each unit is subject to change depending on the terms of the agreement to be entered between the Corporation/Declarant and the Gas Metering Company and/or the Gas Invoicing Company and depending on whether the Gas Metering Company is also the gas distributor. The agreement with the Gas Metering Company may contain penalty provisions and/or provisions which require the Corporation to reimburse the Gas Metering Company for any or all equipment, meters, wiring and other works installed in the Condominium by or on behalf of the Gas Metering Company if the agreement with the Gas Metering Company is terminated by the Corporation following the turnover meeting.

If deemed appropriate and requested by the Declarant or Condominium Corporation, the unit owner shall execute and deliver to the Declarant such documentation as is required to facilitate the separate metering and per unit billing of such utility, and to pay any costs associated therewith.

Section 11 - Reserve Fund

- (a) The Corporation shall establish and maintain one or more reserve funds in respect of the common elements and assets and shall collect from the Owners, as part of their contribution towards the common expenses, amounts that are reasonably expected to provide sufficient funds for major repair and/or replacement of common elements and assets of the Corporation, all in accordance with the provisions of the Act.
- (b) No part of the reserve fund shall be used except for the purposes for which the fund was established. The amount of the reserve fund shall constitute an asset of the Corporation and shall not be distributed to any Owner except on termination of the Corporation.
- (c) In accordance with Section 94 of the Act, the Corporation shall conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the Corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the



Corporation.

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(d) Purchasers of Units and the Declarant shall each contribute an amount equal to \$1.65 per square foot per unit sold in the Condominium to the reserve fund of the Condominium Corporation on the closing of each unit.

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Section 12 -Certificate of Common Expenses

The Corporation shall, upon request, provide the requesting party with a status certificate and accompanying statements and information in accordance with Section 76 of the Act. The Corporation may charge the prescribed fee for providing the status certificate. Notwithstanding the foregoing, the Corporation shall forthwith provide the Declarant with a certificate and all such accompanying statements and information, as may be requested from time to time by or on behalf of the Declarant in connection with a sale or mortgage of any Unit(s), all at no charge or fee to the Declarant or the person requesting same on behalf of the Declarant.

III. OCCUPATION AND USE OF COMMON ELEMENTS

Section 13 -General Use and Notifications

- (a) Each Owner may make reasonable use of and has the right to occupy and enjoy the whole or any part of the common elements, and each Owner has the right to make reasonable use of, and has the right to enjoy any exclusive use common element area which has been designated to his Unit in Schedule "F", subject to any conditions or restrictions set out in the Act, the Declaration, the Corporation's by-laws (herein called the "by-laws"), the Rules, and the easements and rights registered against the property. However, no condition shall be permitted to exist and no activity shall be carried on in the common elements that is likely to damage the property or that will unreasonably interfere with the use or enjoyment by other Owners of the common elements and the other Units, that results in the cancellation or threatened cancellation of any policy of insurance referred to in the Declaration, or that will lead to a contravention of any covenant, term or condition contained in any easements and rights registered against the property.
- (b) No Owner shall make any installation or any change or alteration to an installation upon the common elements, or maintain, decorate, alter or repair any part of the common elements, except for maintaining those parts of the common elements which he has a duty to maintain, without obtaining the written approval of the Corporation in accordance with the Act, unless otherwise provided for in this Declaration.
- (c) Notwithstanding anything hereinbefore or hereinafter provided to the contrary, and notwithstanding any Rules or by-laws of the Corporation to the contrary, the Declarant and any Related Company shall be entitled to erect and maintain signs for marketing/sale purposes upon the common elements, and within or outside any unsold Units, pursuant to the Declarant's ongoing marketing program in respect of the Units or any Other Units at such locations and having such dimensions as the Declarant may determine in its sole discretion provided same complies with municipal requirements.
- (d) No one shall carry on any activity or do any act upon or within the common elements, which would lead to a contravention by the Corporation or by other Owners of any terms or provisions of the Applicable Zoning By-Laws (as defined herein) or of any terms or provisions of any of the Development Agreements, or which would require obtaining the consent or approval of any person pursuant to the terms of any of the Development Agreements unless such consent or approval has been obtained. No one shall, by any conduct or activity undertaken in or upon any part of the common elements, impede, hinder or obstruct any right, privilege, easement or benefit given to any party, person or other entity pursuant to (or by) this Declaration and/or any bylaw.
- (e) Purchasers and Unit owners are advised that mail delivery will be from a designated Community Mailbox. The Corporation shall advise Unit owners of the exact locations of all Community Mailbox locations, and of any established easements

granted to Canada Post that may affect the Unit owner.

Section 14 - Restricted Access

(a) Without the consent in writing of the board, no Owner or its respective employees, agents, tenants, occupants, invitees or licensees shall have any right of access to those parts of the common elements used from time to time as a utilities area, building maintenance or storage area, manager's office, an area for operating machinery, or any mechanical or servicing system servicing the Corporation nor shall he have access to any other parts of the common elements used for the care, maintenance or operation of the Property or any part of the Property.

- (b) Notwithstanding the provisions of the immediately preceding paragraph, no owner of a Unit, nor any of the tenants, occupants, agents, invitees, customers or employees of such Owner, shall be restricted from full access to, nor from the use or enjoyment of those parts of the common element areas:
 - (a) which are specifically permitted in this Declaration to be used by any such Owners or which are necessary or incidental to the use and enjoyment of the Units; or
 - (b) over which any Unit Owner's Individual Servicing System runs or operates to permit the Owner of the Unit to maintain and operate such servicing systems in accordance with their permitted use; or
 - (c) over which such Owners are required to gain access for purposes of facilitating the maintenance, repair, replacement and/or inspection of any Unit Owner's Individual Servicing Systems to permit the Units to function in accordance with their permitted use; or
 - (d) over which such Owners are required to gain access to allow such Owners to maintain and repair their Units in accordance with the provisions of this Declaration,

subject however to such reasonable and customary restrictions on access thereto as may be implemented from time to time by the board of directors of the Corporation.

Section 15 - Modification of Common Elements and Assets

- (a) The Corporation may, by a vote of Owners who own at least sixty-six and two thirds (66 2/3%) per cent of the Units, make any substantial addition, alteration or improvements to or renovation of the common elements, or may make any substantial change in the assets of the Corporation or a substantial change in a service that the Corporation provides.
- (b) Where the Corporation has sent a notice to the Owners in accordance with Section 97(3) of the Act, and the Owners have either not requisitioned a meeting in accordance with Section 46 of the Act or the Owners have requisitioned a meeting in accordance with Section 46 of the Act but have not voted against the proposed addition, alteration, improvement or change at the meeting, the Corporation may make any other addition, alteration or improvement to or renovation of the common elements, or may make any other change to the assets of the Corporation or any change in a service that the Corporation provides.
- (c) For the purposes of this section, any addition, alteration, improvement or change is substantial if it meets the prescribed meaning of substantial change as set out in Section 97(6) of the Act or the Board of Directors elects to treat it as substantial.
- (d) For the purposes of this Declaration, and for the purposes of relating and managing the affairs of this Corporation, and the Corporation's compliance with any provisions of the Act, any change or alteration effected pursuant to an obligation imposed upon the Corporation shall not be considered an addition, alteration, improvement to or renovation of the common elements of the Corporation.
- (e) A copy of the complete set of "as-built" architectural and structural plans and specifications for the building situate on the Property, including copies of all plans and specifications for any additions, alterations or improvements from time to time made to the common elements or to any Unit which may require the prior written consent of the board, shall be maintained in the office of the Corporation at all times,

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or at such other place as the board shall from time to time determine by resolution, for the use of the Corporation in rebuilding or repairing any damage to the building, and/or the use of any Owner or mortgagee.

(f) The Corporation shall ensure that construction anywhere within the Common Elements or Unit(s) is only carried out in accordance with applicable laws of the City the Ontario Building Code and applicable laws in force from time to time. The Declarant may, at its option and at any time, convey any Unit(s) registered in the Declarant's name to the Corporation and upon such conveyance, the Declarant shall be automatically released and discharged from any and all liabilities and obligations to the Corporation and/or the Unit Owners in respect of such conveyed Unit(s), including, without limitation, obligations in respect of common expenses and realty taxes, whether outstanding or whether payable before or after such conveyance. The Corporation shall execute and deliver without delay or charge any documentation as may be required to facilitate such conveyance(s) and hereby irrevocably authorizes and directs the Declarant's solicitors to act as the solicitors for the Corporation for executing such documentation, including land transfer tax documentation/statements, in respect of such conveyance(s), whether or not in electronic form. The conveyance to the Corporation of such Unit(s) shall not be considered an addition, alteration, improvement to or renovation of the common elements of the Corporation, nor shall same be considered a provision of a major asset or property to the Corporation.

IV. OCCUPATION AND USE OF UNITS

Section 16 - General Use

- (a) No Unit shall be occupied or used by any one in such a manner as is likely to damage the property or that will unreasonably interfere with the use or enjoyment by other Owners of the common elements and the other Units or that may result in the cancellation or threat of cancellation of any policy of insurance referred to in the Declaration or in such a manner as to lead to a breach by any Owner or by the Corporation of any provision of any easements or rights registered against the property or any zoning by-law respecting such Units. In the event the use made by any Owner of his Unit results in any premiums of any insurance policy insuring the interest of the Corporation being increased or cancelled, such Owner shall be liable to pay to the Corporation all such increases in premiums payable as a result thereof or shall be liable to pay to the Corporation all other costs or expenses it incurs as a result thereof.
- (b) The Owner of each Unit shall comply, and shall require all residents, tenants, occupants, invitees and licensees of his Unit to comply with the Act, the Declaration, the by-laws, the Rules and any rights and easements registered against the property.

Section 17 - Use of Commercial Industrial Units

The occupation and use of a commercial industrial Unit shall be in accordance with the following restrictions and stipulations:

(a) All Units shall be used and occupied in conformity with all applicable zoning and building by-laws and regulations of the City and any other governmental authority having jurisdiction, including without limitation applicable Zoning By-Laws and Sections 34 and 45 of the *Planning Act*, Ontario. Without the prior written approval of the Declarant or the Corporation, any owner, tenant or occupant of an commercial industrial Unit(s) shall not be entitled to erect or maintain any signs and/or advertising materials whatsoever, save and except on any sign space(s) designated in the Declaration or by the Board of the Corporation as being for the use of occupants of commercial industrial units for signage purposes, provided said signs and/or advertising materials are in compliance with the Declaration, by-laws and rules of the Corporation and all laws, regulations and municipal by-laws, including without limitation City Sign By-Law 399-2002, as amended. Purchasers, tenants and occupants hereby acknowledge and agree that until registration of the declaration and description creating the Corporation, the Declarant shall, and following registration

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the Corporation shall, control and determine, at each of their sole, absolute and unfettered discretion, the size, type, location, dimensions, colour and language used on any signage and/or advertising material that may be erected or caused to be erected by the commercial industrial Unit owners, tenants or occupants. All signage and advertising material erected or caused to be erected by the commercial industrial Unit owners, tenants or occupants shall be at the sole cost and expense of the unit owner, tenant and/or occupant. Purchasers, tenants and occupants acknowledge that the Declarant and subsequently the Corporation anticipates installing, maintaining and replacing pylon or other form of centralized signage for the benefit of unit owners, and reserves the right to establish a process and charges for access to and use of such signage, to assign the right to use such signage to unit owners or occupants, for a term or terms, and charge for the use of such signage by unit owners or occupants, all in such manner as would a reasonable property manager for the benefit of unit owners and their occupants from time to time.

- (b) Notwithstanding any provision in this Declaration or in any by-laws or Rules hereafter passed or enacted to the contrary:
- no changes, alterations, interior work or additions of any nature whatsoever shall be made to any commercial industrial Unit except with the prior written approval of the Declarant (or the board if after registration of the Declaration and description creating the Corporation), which approval may be arbitrarily withheld or delayed, and in accordance with the terms of this (b);
- (ii) the commercial industrial Unit Owner shall provide the Declarant (or the board if after registration of the Declaration and description creating the Corporation) with written requirements, drawings, specifications, construction schedules, sketches or blueprints prepared by a qualified architect or engineer and any other documents or permits and other information that the Declarant (or the board if it's after registration of the Declaration and description creating the Corporation) deems necessary or appropriate to review in its sole discretion as determined requisite by the Declarant (or the board if it's after registration of the Declaration and description creating the Corporation) (collectively the "Owner's Plans"), for the Owner's alterations, interior work and additions to the subject commercial industrial Unit, illustrating the alterations, interior work and additions with sufficient detail, including how it affects the mechanical systems, electrical systems, and structural elements affecting the Building, and copies of which shall be retained by the Declarant and turned over to the Corporation for its records after registration.
- (iii) No alterations, interior work and additions to the subject commercial industrial Unit shall be commenced until the Owner's Plans have been approved in writing by the Declarant (or the board if after registration of the Declaration and description creating the Corporation) and the commercial industrial Unit Owner's work and alterations shall be performed strictly in accordance with the Owner's Plans as previously approved in writing by the Declarant (or the board if after registration of the Declaration and description creating the Corporation).
- (iv) The subject commercial industrial Unit Owner shall keep his Unit insured during the period in which the Unit Owner is carrying out the Unit Owner's alterations, interior work and additions as may be required by the Corporation and/or the Declarant and/or its lenders. The subject commercial industrial Unit Owner shall be responsible for and keep insured all fixtures and improvements made to the Unit and shall assume all liability in respect of same.
- (v) Prior to performing any alterations, interior work and additions to the commercial industrial Unit, the subject Unit Owner shall obtain all necessary consents, permits, licenses, certificates and inspections from all municipal, governmental and regulatory authorities having jurisdiction, and shall make available to the Declarant (the board if after registration of the Declaration and description creating the Corporation) copies of same and shall post permits as required.
- (vi) The written opinion of the Declarant's (the board's if after registration of the Declaration and description creating the Corporation) architect or other qualified consultants shall be binding on both the Declarant (the board if after registration of the Declaration and

description creating the Corporation) and commercial industrial Unit Owner respecting all matters of dispute regarding the subject Unit Owner's alterations, interior work and additions including the state of completion and whether or not the subject Unit Owner's alterations, interior work and additions are completed in a good and workmanlike manner and in accordance with the Declarant's (the board's requirements if after registration of the Declaration and description creating the Corporation) requirements, the Owner's Plans as approved by the Declarant (the board if after registration of the Declaration and description creating the Corporation).

- (vii) All the subject commercial industrial Unit Owner's changes, alterations, interior work and additions to the subject Unit shall be performed by competent workmen whose labour affiliations are compatible with those of others employed by the Declarant and its contractors and which will not result in work stoppages or delays in any works being performed by the Declarant with regards to the Building or other units in the Corporation, including exterior work on the Lands.
- (viii) The subject commercial industrial Unit Owner and occupants shall be responsible for consumption of all hydro, gas and public utilities during the construction period of the changes, alterations, interior work and additions to the subject Unit, in addition to and not forming part of the common expenses.
- (ix) The subject commercial industrial Unit Owner and occupants shall ensure that all the changes, alterations, interior work and additions to the subject Unit comply with all provisions of the Applicable Zoning By-laws and building codes.
- (x) The Declarant (or the board if after registration of the Declaration and description creating the Corporation), acting reasonably, must be satisfied that such commercial industrial Unit Owner's alterations, interior work and additions do not, and will not, unduly affect the structural integrity of any Unit or the common elements, or adversely interfere with the plumbing, heating, electrical or mechanical fixtures, equipment or systems servicing other Units or the common elements (and in this regard, the Declarant (or the board if after registration of the Declaration and description creating the Corporation) may require the payment of a cash deposit or the posting of a letter of credit or other sufficient and satisfactory security, in order to secure any of the obligations or matters described in this (b).
- (xi) The subject commercial industrial Unit Owner shall ensure that adequate measures are taken by such Owner so that any noise, vibration or interference caused to any of the other Unit Owners and arising from the said Unit Owner's changes, alterations, interior work and additions, is minimized to the greatest possible extent.
- (xii) The subject commercial industrial Unit Owner seeking to effect such Unit Owner's changes, alterations, interior work and additions, agrees in writing to indemnify and save the Declarant and the Corporation harmless from and against any and all costs, expenses, damages, claims and/or liabilities which the Corporation may suffer or incur as a result of or in connection with, such Unit Owner's changes, alterations, interior work and additions, and further agrees to provide and execute such further assurances as the Declarant and board may reasonably require in connection therewith.
- (c) Commercial industrial Unit Owners shall not make any structural alterations nor any alterations which shall alter the structural parts of the Building constituting part of the common elements. This provision shall not apply to the Declarant, to any entity related to or affiliated with the Declarant, to any Unit owned by the Declarant nor to any unit owned by an entity related to or affiliated with the Declarant.
- (d) Each Unit Owner shall ensure that no construction lien or any other lien affects the Corporation or Lands or any part thereof, including the Unit, in respect of materials supplied or work done or to be done by the Unit Owner or on behalf of the Unit Owner or related to the Unit Owner's work or alterations to the Unit and if the Unit Owner fails to discharge or cause any such lien to be discharged no later than five (5) days after notice thereof given to the Unit Owner, then in addition to any other rights or remedies of the Declarant and the Corporation, the Declarant or Corporation may, but shall not be obliged to, discharge the lien by paying the amount claimed to be due into court or directly to the lien claimant and the amount so paid and all costs and expenses (including legal costs on a solicitor and his client basis) shall be payable by the Unit Owner to the Declarant or the Corporation forthwith on demand.
- (e) Each commercial industrial Unit Owner shall be obligated to obtain any occupancy permit required by any municipal, governmental or regulatory authority having

jurisdiction and shall make it available to the Declarant (and the board if after registration of the Declaration and description creating the Corporation) five (5) days prior to any occupancy, business operation or opening.

- (f) All commercial industrial Unit(s) being used for a restaurant, café and/or fast-food purposes with cooking facilities must be equipped with an ecology unit, a fresh air make up unit and a floor mounted alarmed grease interceptor. The cost of such ecology units, fresh air make up units and grease interceptors and the cost to install same shall be paid for by the respective Unit Owner(s). Such ecology units, fresh air make up units and grease interceptors shall be maintained and repaired by the respective Unit Owner(s).
- (g) Each Owner of a commercial industrial Unit shall be responsible for connecting his or her Unit to the Condominium's servicing and utilities systems, and to the public or local utility authority's systems, all at such owner's sole cost, risk and expense. All work in relation to the foregoing shall be completed in accordance with the provisions of this (a).
- (h) In addition to and notwithstanding anything herein or the Rules and by-laws of the Corporation, the uses which may be carried out within the commercial industrial Units shall, at the sole and unfettered discretion of the Declarant, be controlled and/or restricted by the Declarant for a period of three (3) years from the date the Corporation is created.

Section 18 - Excess Waste Disposal Surcharge and Disallowed Refuse

- (a) It is understood that the Corporation shall be responsible to arrange onsite waste collection through a private waste hauler to provide for the removal and disposal of waste from the Corporation's property including any such waste or refuse which emanates from the commercial industrial Units. The Unit Owners shall co-operate with the Corporation which shall be empowered to designate a location for the storage and ultimate removal of garbage (the "Common Disposal Service").
- (b) It is further understood that certain types of refuse, garbage or waste (which represents an excessive cost or danger to the Condominium) may not be permitted to be disposed of in the Common Disposal Service as determined from time to time by the board and formal notice of which is issued by the board acting on the advice of the Corporation's managing agent, or as determined on the advice of any private disposal company servicing the Corporation or pursuant to any regulatory authority, governmental or otherwise (the "Disallowed Refuse"). Accordingly, all Unit Owners shall refrain from depositing Disallowed Refuse into the Common Disposal Service, and moreover, any Unit Owner wishing to dispose of Disallowed Refuse shall be responsible for arranging for (and paying for the cost of same in addition to and not forming part of the common expenses) the disposal of any Disallowed Refuse emanating from such Owner's unit. Without limiting the discretion of the board to designate other categories of Disallowed Refuse, all garbage or refuse from construction or renovation within commercial industrial Units, all hazardous materials (including, without limitation, medical and/or dental waste, photo lab chemicals) and all cooking oils shall be Disallowed Refuse.
- (c) The Corporation shall be entitled to levy an Excess Waste Disposal Surcharge against any commercial industrial Unit(s) utilized for a use which tends to regularly generate substantially more waste and garbage than the average amount of waste generated by the commercial industrial Units on a per square foot basis (and each Unit used for one of the above-described uses shall be herein referred to as an "Excess Waste Generator").
- (d) The board (or the Declarant if it is prior to the registration of the Declaration and description creating the Corporation) shall determine the amount of the Excess Waste Disposal Surcharge to be levied against each Excess Waste Generator by making a reasonable estimate of the average tonnage of waste and garbage normally generated by each such Excess Waste Generator (excluding, however any waste or garbage disposed of by such Excess Waste Generator privately and without utilizing the Common Disposal System) during an average week, per square foot of such commercial industrial Unit's square foot area and deducting therefrom the average

tonnage of waste and garbage which the board reasonably estimates to be generated during an average week on a square foot basis by the commercial industrial Units which are not Excess Waste Generators, and the remainder shall constitute such Excess Waste Generator's "Per Square Foot Excess Waste". Upon receipt of an invoice from the provider of the Common Disposal System, the board shall make a reasonable estimate of the portion of such bill that is attributable to the uses referred to in (c) and such amount shall represent the aggregate Excess Waste Generators, which allocation shall be in proportion to each Excess Generator's Per Square Foot Excess Waste and the square foot area of each such Excess Waste Generator's Unit(s).

(e) The Corporation shall issue and submit an invoice to the Owner of each Unit that is an Excess Waste Generator, reflecting its allocated Excess Waste Disposal Surcharge. The Owner of each Unit that is an Excess Waste Generator shall pay the Excess Waste Disposal Surcharge as per the Corporation's invoice on or before the tenth (10th) day following receipt of the Corporation's invoice (the "Due Date").

Section 19 - Pest Control Charge

The Owner of a commercial industrial Unit or any tenant, occupant or licensee thereof agrees to keep said Unit free from pests of all types and that such commercial industrial Unit may be inspected by the Corporation or its manager, agents, employees and servants, from time to time, to ensure that such Unit is free from pests. In the event that such pests are not removed when requested by the Corporation, the Corporation may arrange for removal of same and charge the commercial industrial Unit Owner for expenses incurred, which may be collected in the same manner as common expenses and any cost incurred by the Corporation for the removal of such pests from elsewhere on the Property in the event that pests escape from an commercial industrial Unit, shall also be paid for by the responsible commercial industrial Unit Owner and collected in the same manner as common expenses (all of such charges are herein referred to as the "Pest Control Charge"). Any such Pest Control Charge levied against a commercial industrial Unit Owner shall be in addition to and not form part of the common expenses. The Corporation may, at its sole discretion, engage one contractor for pest control in the Condominium. Each commercial industrial Unit Owner that is charged with the Pest Control Charge shall pay the Pest Control Charge as per the Corporation's invoice on or before the tenth (10th) day following receipt of the Corporation's invoice (the "Due Date").

Section 20 - Temporary Model Units

Several unsold Units within the Condominium may be used as temporary model/sales Units for sale/marketing purposes, and the Declarant and the Related Company, their sales staff and their respective invitees shall be entitled to use the common elements for access to and egress from said model Units. The Declarant shall be entitled to maintain all sales displays and signs, until all Units in the Corporation (or such lesser number as the Declarant may determine in its sole discretion) have been sold by the Declarant and until all the Other Units have been sold.

V. LEASING OF UNITS

Section 21 - Notification of Lease

- (a) The Owner of a Unit who leases his Unit or renews a lease of his Unit shall, within thirty (30) days of entering the lease or the renewal:
 - (a) notify the Corporation that the Unit is leased;
- (xiii) provide the Corporation with the lessee's name, the Owner's address and a copy of the lease or renewal or a summary of it in the form prescribed by Section 83 of the Act; and
- (xiv) provide the lessee with a copy of the Declaration, by-laws and Rules of the Corporation.
- (b) If a lease of a Unit is terminated and not renewed, the Owner of the Unit shall notify

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the Corporation in writing.

(c) In addition, no Owner other than the Declarant shall lease or otherwise provide use of his Unit unless he first delivers to the Corporation a covenant or agreement signed by the tenant or occupant, to the following effect:

"I acknowledge and agree that I, the corporation, partnership or other entity, our employees, agents and invitees from time to time, will, in using the Unit rented by me and the common elements, comply with the Condominium Act, the Declaration, the by-laws, and all Rules of the Corporation, during the term of the tenancy, and will be subject to the same duties imposed by the above as if I or the corporation, partnership or other entity, were a Unit Owner, except for the payment of common expenses unless otherwise provided by the Condominium Act".

(d) The Owner of each Unit shall comply, and shall require all tenants, permitted occupants, invitees and licensees of his Unit, including any employees of any of them, to comply with the Act, the Declaration, the by-laws and any other agreement of the Corporation authorized by the by-laws and the Rules.

Section 22 - Tenant's and Occupant's Liability

If an Owner who has leased a Unit defaults in the Owner's obligation to contribute to the common expenses, the Corporation may, by written notice to the lessee or occupant, require the lessee or occupant to pay to the Corporation the lesser of the amount of the default and the amount of the rent due under the lease or occupancy agreement in accordance with Section 87 of the Act.

Section 23 - Owner's Liability

Any Owner leasing his Unit shall not be relieved thereby from any of his obligations with respect to the Unit, which obligations shall be joint and several with his/its tenant or occupant.

VI. MAINTENANCE AND REPAIRS AFTER DAMAGE

Section 24 - Maintenance and Repairs to Unit

- (a) Each Owner shall maintain his Unit and, subject to the provisions of this Declaration and Section 123 of the Act, each Owner shall repair his Unit after damage, all at his own expense.
- (b) Notwithstanding anything hereinbefore provided to the contrary, each Owner shall be responsible for all damages to all other Units and to the common elements, which are caused by the failure of such Owner to so maintain and repair his Unit, save and except for any such damages the cost of repairing which may be recovered under any policy of insurance held by the Corporation.
- (c) The Corporation shall make any repairs that an Owner is obligated to make and that he/it does not make within a reasonable time after damage occurs, and the Corporation may perform any maintenance that an Owner is obligated to perform and that he/it does not perform within a reasonable time. In such event, an Owner shall be deemed to have consented to having maintenance and/or repairs done to his/its Unit by the Corporation. The Owner shall reimburse the Corporation in full for the cost of such maintenance and/or repairs, including any legal or collection costs incurred by the Corporation to collect the costs of such maintenance and/or repairs, and all such costs shall bear interest at the rate of four (4%) per cent per annum above the prime lending rate charged by the Corporation's Bank to its best risk commercial customers, until paid. The Corporation may collect such costs in such instalments as the board may decide upon, which instalments shall be added to the monthly contributions towards the common expenses of such Owner, after receipt of written notice from the Corporation thereof, and shall be treated in all respects as common expenses, and recoverable as such.
- (d) In addition to the requirements of Section 123 of the Act, which are imposed upon the Corporation when the building has been substantially damaged, the Corporation shall

deliver, by registered mail to all mortgagees who have notified the Corporation of their interest in any Unit, notice that substantial damage has occurred to the property, along with notice of any meeting requisitioned by the Owners pursuant to Section 123 of the Act.

Section 25 - Maintenance and Repairs to Common Elements

- (a) Except as otherwise provided herein, the Corporation shall maintain and repair, after damage, the common elements. This duty to maintain shall specifically exclude any duty to maintain and repair any Unit Owner's Individual Servicing System and any ecology units, fresh air make up units, and floor mounted alarmed grease interceptors. Unit owners shall maintain and repair, after damage, those portions of the common elements consisting of doors and windows which are on the exterior or lead into or provide access to their Units and any storefronts (including folding curtains or clear glazing) enclosing their Units.
- (b) Each Owner enjoying exclusive use of any common element area, if any, shall be solely responsible for upkeep, maintenance and non-structural repair of such area, subject to the overall direction of and standards set by the board from time to time.
- (c) Every Owner from time to time shall forthwith reimburse the Corporation for repairs to and replacement of windows and doors (including the locks relating thereto) serving or leading into his/its Unit, and for repairs to any part of the common elements caused by his/its negligence or intentional misconduct or that of the employees, agents, tenants, occupants, invitees or licensees of his Unit, to the extent that such costs may not be recovered under any policy of insurance held by the Corporation without inordinately increasing the premium payable for such insurance as determined by the board in its sole discretion.
- (d) Each Owner enjoying exclusive use of any common element area, the exclusive use of which has been designated to such Unit Owner by the Declaration, by temporary Resolution of the Board of the Directors or by amendment to the Declaration subject to the provisions of the Act, shall allow access upon the Corporation's request at all reasonable times to the Corporation, or to any of its servants, agents or contractors for the purpose of facilitating any repair or maintenance of the property which is the Corporation's duty to repair or maintain.

VII. INSURANCE

Section 26 - Insurance Maintained by the Corporation

(a) Property Insurance

The Corporation shall obtain and maintain insurance, on its own behalf and on behalf of the Owners, for damage to the Units (except for any improvements or betterments made or acquired by the Owners), common elements and personal property owned by the Corporation (excluding furnishings, furniture or other personal property supplied or installed by the Owners) that is caused by major perils as defined in the Act, and insurance against such other perils or events as the board may from time to time deem advisable, in an amount equal to the full replacement cost of such real and personal property, and such Units, without deduction for depreciation. This insurance may be subject to a loss deductible clause, which may vary in respect of the various perils insured against as advised by the Corporation's insurance advisors or managing agent.

(b) Other Insurance

The Corporation shall obtain and maintain insurance against its liability resulting from a breach of duty as occupier of the common elements or land that the Corporation holds as an asset, and insurance against its liability arising from its ownership, use or operation, by or on its behalf, of boilers, machinery, pressure vessels and motor vehicles.

(c) General Provisions rc Policies of Insurance

Such policy or policies of insurance will insure the interest of the Corporation and the

Owners from time to time, as their respective interests may appear, with mortgage endorsements which shall be subject to the provisions of this Declaration and shall contain the following provisions:

- (a) waivers of subrogation against the Corporation, its managers, agents, employees and servants, and against the Unit Owners and any resident, tenant, occupant, invitee or licensee of a Unit, and in any event excluding damage arising out of arson and fraud caused by any one of the above;
- (xv) such policy or policies of insurance shall not be cancelled or substantially modified without at least sixty (60) days' written notice sent by registered mail to all parties whose interests appear thereon, and to the Corporation, and to any first mortgagee who has charges on more than twenty-five (25%) per cent of the Units;
- (xvi) waivers of any defence based on co-insurance or of invalidity arising from any act or omission, or breach of a statutory condition, by any insured;
- (xvii) provision that the same shall be primary insurance in respect to any other insurance carried by the Owner; and
- (xviii) waiver of the insurer's option to repair, rebuild or replace if following the damage the government of the property is terminated pursuant to the Act, which provision shall not be required to be contained in the Corporation's policy referred to in (b) above.

Section 27 - General Provisions Regarding the Condominium Insurance

- (a) Prior to obtaining any policy or policies of insurance under this Part, save for the Corporation's policy referred to in (b) above, or any renewal or renewals thereof, or at such other times as the board may deem advisable, and also upon the request of the mortgagee or mortgagees holding mortgages on fifty percent (50%) or more of the Units, the board shall, (unless it is satisfied that its current appraisal of the full replacement cost of the property is sufficient for its purposes) obtain an appraisal from an independent qualified appraiser, of the full replacement cost of the property, for the purpose of determining the amount of insurance to be effected pursuant thereto, and the costs of such appraisals shall be a common expense. In this regard, no appraisal shall be necessary for the period prior to the turnover meeting required to be held pursuant to the Act, with respect to the initial policy or policies placed by the Declarant.
- (b) Save as set forth herein, the Corporation, its board and its officers, shall have the exclusive right, on behalf of itself and as agents for the Owners, to adjust any loss and settle any claims with respect to all insurance placed by the Corporation and to give such releases as are required and any claimant, including the Owner of a damaged Unit, shall be bound by such adjustment. Provided, however, that the board may, in writing, authorize an Owner to adjust any loss to his Unit.
- (c) Every mortgagee shall be deemed to have agreed to waive any right to have proceeds of any insurance applied on account of the mortgage. This (c) shall be read without prejudice to the right of any mortgagee to exercise the right of an Owner to vote, or to consent to matters at meetings of Owners, if the mortgage itself contains such a provision, and shall also be read without prejudice to the right of any mortgagee to receive the proceeds of any insurance policy if the property is not repaired or replaced.
- (d) A certificate or memorandum of all insurance policies and endorsements thereto shall be issued as soon as possible to each Owner and mortgagee who has notified the Corporation of his interest in any Unit. Renewal certificates or certificates of new insurance policies shall be furnished to each Owner, and renewal certificates or certified copies of new insurance policies shall be furnished to each mortgagee who has notified the Corporation of his interest in any Unit, no later than ten (10) days before the expiry of any current insurance policy. The master policies for any insurance coverage maintained by the Corporation shall be kept by the Corporation in its offices, available for inspection by an Owner or mortgagee or other insured on reasonable notice to the Corporation.
- (e) No insured, other than the Corporation, shall be entitled to amend any policy or



policies of insurance obtained and maintained by or for the Corporation, or to direct that loss shall be payable in any manner other than as provided in this Declaration.

Section 28 - Indemnity Insurance

The Corporation, no earlier than the date of the turnover meeting held pursuant to Section 43 of the Act, shall (and prior thereto may at its option) obtain and maintain insurance for the benefit of directors and officers of the Corporation, in order to indemnify them against any liability, cost, charge or expense (the "liabilities") incurred by them in the execution of their duties, provided that such insurance shall not indemnify them against liabilities incurred as a result of a contravention of Section 37(1) of the Act.

Section 29 - Insurance Maintained by the Individual Unit Owners

It is acknowledged that the foregoing insurance is the only insurance required to be obtained and maintained by the Corporation and that the following insurance shall be obtained, or any other insurance, if deemed necessary or desirable by any Owner, may be obtained and maintained by such Owner:

- (a) Insurance on any additions or improvements made by an Owner to his/its Unit, including but not limited to, furnishings, fixtures, equipment, decorating and personal property, chattels and inventory of the Owner contained within his/its Unit, and his/its personal property and chattels stored elsewhere on the property, including his automobile or automobiles and for loss of use and occupancy of his/its Unit in the event of damage. Such policy or policies of insurance shall contain waivers of subrogation against the Corporation, its manager, agents, employees and servants, and against the other Owners and any employees, agents, tenants, occupants, invitees or licensees of such other Units, except for any damage arising from vehicle impact, arson and fraud caused or contributed by any of the above;
- (b) Public liability insurance covering any liability of any Owner or any employee, agent, tenant, occupant, invitee or licensee of his/its Unit, to the extent not covered by any public liability and property damage insurance obtained and maintained by the Corporation;
- (c) Insurance covering additional expenses incurred by an Owner if forced to leave his/its Unit by one of the hazards protected against under the Owner's personal property;
- (d) Insurance covering special assessments levied against an Owner's Unit by the Corporation;
- (e) Plate glass insurance covering the cost of repairing and/or replacing any glass or plastic windows, doors and/or enclosure(s) forming part of or contained within any of the Units; and
- (f) Business interruption insurance, insuring any loss and/or damage arising from the inability of any Owner of a Unit to operate his or her business therefrom, due to any damage to such Unit arising from any action taken by the Corporation.

In addition, the Corporation shall be entitled to pass Rules requiring the Owner of any Unit to provide to the Corporation, evidence of such Owner's procurement of any such insurance and any other type of insurance which the Corporation shall determine is necessary or desirable for the better operation of the Corporation.

Section 30 - Indemnification by Owners

Each Owner shall indemnify and save the Corporation harmless from any loss, costs, damage, injury or liability which the Corporation may suffer or incur resulting from or caused by any act or omission of such Owner, or any employee, agent, tenant, occupant, invitee or licensee of his/its Unit, to or with respect to the common elements or to any Unit or any part of the Condominium, except for any loss, costs, damage, injury or liability insured against by the Corporation and for which insurance proceeds are in fact payable. Each Owner shall also

indemnify and save the Corporation harmless from any loss, costs, damage, injury or liability which the Corporation may suffer due to any breach of any Rules or by-laws in force from time to time by any Owner, his/its employees, agents, tenants, occupants, licensees, invitees, customers or occupants of his/its Unit. All payments to be made by any Owner pursuant to this Section are deemed to be additional contributions toward the common expenses payable by such Owner and are allocated and recoverable as such.

VIII. DUTIES OF THE CORPORATION

Section 31 - Duties

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The duties of the Corporation shall include but shall not be limited to the following:

- (a) to comply with all the covenants, conditions, restrictions, agreements, obligations, terms and provisions registered against the Property, in addition to any requirements set forth in the Act, the Declaration, by-laws or Rules of the Corporation;
- (b) to enter into, abide by and comply with the terms and provisions of the Development Agreements;
- (c) to maintain the condominium development in accordance with the Approved Site Plan and to obtain any amendments to the Approved Site Plan and approval of the City for any alterations as may be required;
- (d) to grant (or assume the obligations of the owner of the Lands if same has been entered into prior to the registration of the Declaration), immediately after the registration of this Declaration, if required, an easement(s) in perpetuity in favour of utility suppliers, telecommunication service providers and/or cable television operators over, under, upon, across and through the Property or any part(s) thereof, for the purposes of facilitating the marketing, promotion, construction, installation, access, operation, maintenance and/or repair of utility, telecommunication services or cable television lines or equipment (and all necessary appurtenances thereto) in order to facilitate the supply of utilities, telecommunication services and cable television service to the Units and common elements, and if so requested by the grantees of such easements, to enter into and abide by the terms and provisions of an agreement(s) (or immediately after the registration of this Declaration assume the obligations of the owner of the Lands if such agreement(s) has been entered into prior to the registration of the Declaration) with the utility, telecommunication and/or cable television supplier pertaining to access to the Condominium and Lands and/or pertaining to the provision of their services to the Units and common elements and for such purposes shall enact such by-laws as may be required to sanction the foregoing;
- (e) to ensure that no actions or steps are taken by or on behalf of the Corporation, or by any Unit Owner or their respective tenants, occupants, customers, agents or invitees which would prohibit, restrict, limit, hinder or interfere with the Declarant's ability to utilize portions of the common elements of this Corporation for its marketing/sale/construction programs in connection with this condominium, as more particularly set out in the foregoing provisions of this Declaration;
- (f) upon the request of the Declarant, the Corporation shall forthwith do all things necessary to approve, enter into, register on title, abide by and comply with the terms and provisions of any agreement between the Corporation and the Declarant (or any entity related, associated or affiliated thereto), as owner of any Units, pursuant to Section 98 of the Act whereby the Declarant (or any entity related, associated or affiliated thereto) shall be entitled to make additions, alterations and improvements to the common elements;
- (g) to take all reasonable steps to collect from each Unit Owner his or her proportionate share of the common expenses and to maintain and enforce the Corporation's lien arising pursuant to the Act, against each Unit in respect of which the Owner has defaulted in the payment of common expenses;
- (h) to take all actions reasonably necessary as may be required to fulfil any of the

Corporation's duties and obligations pursuant to this Declaration; and

 (i) upon the request of the Declarant, the Corporation shall forthwith assume or enter all leases pertaining to any portion of the common elements, including without limitation, with regards to common elements parking spaces, as may be required by the Declarant. 22

IX. GENERAL MATTERS

Section 32 - Rights of Entry

- (a) The Declarant shall have unfettered access to the Common Elements to fulfill its obligations under the Approved Site Plan, including without limitation any landscaped works required under the Approved Site Plan and during the standard one (1) year landscape warranty period. The Corporation, or any insurer of the property or any part thereof, their respective agents, employees or authorized representatives, and any other person authorized by the board, shall be entitled to enter any Unit at all reasonable times and upon giving reasonable notice, for the purposes of making inspections, adjusting losses, making repairs, correcting any condition which violates the provisions of any insurance policy or policies, remedying any condition which might result in damage to the property, carrying out any duty imposed upon it by the Corporation, or to perform the objects and duties of the Corporation or to exercise the powers of the Corporation, or in order to exercise any right, remedy or privilege any one of them may have pursuant to or to carry out any duty imposed by such agreements or such other obligations that bind the Corporation.
- (b) In case of an emergency, any agent, employee or authorized representative of the Corporation may enter any Unit at any time without notice, for repairing the Unit or the common elements or for correcting any condition which might result in damage or loss to the property or any assets of the Corporation. The Corporation or anyone authorized by it may determine whether such an emergency exists.
- (c) If any Owner, employee, agent, tenant or occupant of a Unit shall not be personally present to grant entry to such Unit to such person mentioned in (a), the Corporation, or any person authorized by the Corporation, any of their agents or employees, may enter upon such Unit without rendering it, or them, liable to any claim or cause of action for damages by reason thereof, provided that they exercise reasonable care.
- (d) The Corporation shall retain a master key to all locks to all Units and exclusive use areas. No Owner, employee, agent, tenant or occupant shall change any lock or place any additional locks on the doors to any Unit or in the Unit or to any part of the common elements of which such Owner, tenant or occupant has the exclusive use without all such locks being on the Corporation's master key system.
- (e) The rights and authority hereby reserved to the Corporation, any insurer as aforesaid, and their respective agents, employees or authorized representatives, does not impose upon them any responsibility or liability whatsoever for the care or supervision of any Unit except as specifically provided in the Declaration or the by-laws.

Section 33 - Owner's Default

- (a) If any Owner of a Unit fails to pay the Corporation any amount (the "Amount") of money required to be paid pursuant to this Declaration that may not be a common expense, including, without limitation, any of the Additional Charges owing to the Corporation as per the Corporation's invoices on or before the Due Dates, the Corporation's by-laws and/or Rules or otherwise when required, then in addition to any other rights, powers or remedies available to the Corporation at common law, by statute, or in equity, the Corporation shall be entitled to:
 - (a) charge and levy interest against such Owner (hereinafter referred to as the "Defaulting Owner") in respect of such unpaid Amount and on all costs and expenses incurred by the Corporation in collecting (or attempting to collect) same, including all legal expenses incurred by the Corporation on a solicitor-and-his/her-own-client basis, at a rate equal to twenty-four percent (24%) per annum, calculated monthly, not in advance, with interest

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on the unpaid Amount commencing to accrue from and after the date which the Amount is due and payable and with interest on all of the expenses incurred in collecting (or attempting to collect) same commencing to accrue from and after the respective dates that the Corporation incurred or expended same, and all such interest shall continue to accrue at the aforesaid rate until the date that all of the foregoing amounts are fully paid; and

- (xix) maintain and enforce a lien against the Defaulting Owner's Unit(s), as security for the payment of the Amount (hereinafter referred to as the "Lien") and all costs and expenses incurred by the Corporation in collecting (or attempting to collect) same together with all outstanding interest accruing thereon as aforesaid, with the Lien being enforceable by the Corporation in the same manner, and to the same extent, as a real property mortgage or charge, and with all the powers, rights and remedies inherent in (or available to) a mortgagee or chargee when a mortgage or charge of real estate is in default, pursuant to the provisions of The Mortgages Act R.S.O. 1990 as amended and/or any other applicable statutory provision or common law principle applicable thereto, and in the event that the Land Registrar requires the Corporation, as a prerequisite to the registration and/or enforcement of Lien, to apply to a court of competent jurisdiction of any order, direction, advice or authorization, then the Corporation shall be entitled to forthwith apply to such court for same and Defaulting Owner shall for all purposes be deemed to have consented to any such application by the Corporation, and concomitantly, the Defaulting Owner shall be forever barred and estopped from bringing or instituting any action, suit, claim or other proceeding to defend, defeat, hinder or delay any such application by the Corporation or the maintenance and enforcement of the Lien by the Corporation.
- (b) The Corporation may, on an annual basis, estimate the Additional Charges that it reasonably expects will be applicable to each of the Units over the following year and may levy the Additional Charges to each such Unit in accordance with such estimate, payable on a monthly basis on the first day of each and every month, and the Owner of each Unit shall pay the Additional Charges to the Corporation in accordance with such estimate and shall, upon receipt of a notice from the Corporation, deliver to the Corporation twelve (12) post-dated cheques, each in the amount equal to the estimated monthly amount, for such following year. At the end of the one-year period, the Corporation shall determine the actual Additional Charges incurred by each Unit over such one-year period and shall make an adjustment for the difference between the estimated Additional Charges paid by such Unit Owner and the actual Additional Charges payable by such Unit Owner over the one-year period and shall charge or credit the owner of the Unit Owner accordingly for the difference. If an additional amount is payable by the Unit Owner, such Unit Owner shall pay such additional amount owing to the Corporation on or before the tenth (10th) day following receipt of an invoice for same (the "Due Date").

Section 34 - Invalidity

Each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the remainder of this Declaration.

Section 35 - Waiver

The failure to act to enforce any provision contained in the Act, the Declaration, the bylaws or the Rules of the Corporation, irrespective of the number of violations or breaches which may occur, shall not constitute a waiver of the right to do so thereafter, nor shall same be deemed to abrogate or waive any such provision.

Section 36 - Notice

Except as provided in the Act or as hereinbefore set forth, any notice, direction or other instrument required to be given shall be given as follows:

(a) Method of giving notice: Any notice, communication or other document, including budgets and notices of assessments required to be given or delivered by the Corporation, shall be sufficiently given if delivered personally to the person to whom

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it is to be given or if delivered to the address noted in the record, or if mailed by prepaid ordinary mail in a sealed envelope addressed to him at such address or if sent by means of wire or wireless or any other form of transmitted or recorded communication, to such address or, where such notice is required to be given to a Unit Owner, delivered to the Owner's Unit or at the mailbox of the Unit unless, the Corporation has received a written request from such Owner that the notice not be given in this manner, or the address for service that appears in the record is not the address of the Unit of the Owner. Any notice, communication or other document to be given by the Corporation to any other person entitled to notice and who is not an owner shall be given or delivered to such person in the manner aforesaid to the address shown for him on the record. Such notice, communication or document shall be deemed to have been given when it is delivered personally or delivered to the address aforesaid; provided that a notice, communication or document so mailed shall be deemed to have been given when deposited in a post office or public letter box and notice sent by any means of wire or wireless or any other form of transmitted or recorded communication shall be deemed to have been given when delivered to the appropriate communication company or agency or its representative for dispatch.

- (b) Notice to the Board or Corporation: Any notice, communication or other document to be given to the Board or Corporation shall be sufficiently given if mailed by prepaid ordinary mail or air mail in a sealed envelope addressed to it at the address for service of the Corporation set out in the Declaration. Any notice, communication or document so mailed shall be deemed to have been given when deposited in a post office or public letter box.
- (c) Omissions and Errors: The accidental omission to give any notice to anyone entitled thereto or the non-receipt of such notice or any error in any notice not affecting the substance thereof shall not invalidate any action taken at any meeting held pursuant to such notice or otherwise founded thereon.

If such notice is mailed as aforesaid, the same shall be deemed to have been received and to be effective on the third (3rd) business day following the day on which it was mailed.

Section 37 - Construction of Declaration

This Declaration shall be read with all changes of number and gender required by the context.

Section 38 - Headings

The headings in the body of the Declaration form no part of the Declaration but shall be deemed to be inserted for convenience of reference only.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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DATED this 21st day of September 2022.

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IN WITNESS WHEREOF the Declarant has hereunto affixed its corporate seal under the hand of its proper signing officer duly authorized in that behalf.

TAKOL STEELTON INC Per: Name: Namie I Presiden Kolber Title: Per: Name: N 1 ell Title: Treasurer

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We have authority to bind this corporation.

SCHEDULE "A"

In the City of Brampton, in the Regional Municipality of Peel and Province of Ontario, being comprised of:

PIN 14202 – 0632 LT; PART BLOCKS A & B, ALL BLOCK C PLAN 766 CHINGUACOUSY PARTS 1, 2 & 3 43R40157; SUBJECT TO AN EASEMENT OVER PARTS 2 & 3 43R40157 AS IN VS24035; CITY OF BRAMPTON

SUBJECT TO AN EASEMENT IN FAVOUR OF ENBRIDGE GAS INC. AS IN PR 3875420 REGISTERED ON JULY 21, 2021, OVER ALL OF PIN 14202 – 0632 (LT);

SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN PR 3919069 REGISTERED ON OCTOBER 1, 2021, OVER ALL OF PIN 14202-0632; AND

SUBJECT TO A CONDOMONIUM WATER SERVICES AGREEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL AS IN PR4098838 REGISTERED ON AUGUST 10, 2022, OVER ALL OF PIN 14202-0632.

In our opinion, based on the parcel register or abstract index, and the plans and documents recorded therein, the legal description set out above is correct, the easements hereinbefore described will exist in law upon the registration of the Declaration and Description and the Declarant is the registered owner of the land and appurtenant interests thereto.

> Janssen Law Professional Corporation Barristers and Solicitors a duly authorized representative of TAKOL STEELTON INC.

DATED this 21st day of September 2022.

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CHARLOTTE M. JANSSEN

SCHEDULE "B"

CONSENT

(Under clause 7(2)(b) of the Condominium Act, 1998)

1. Cambrian Credit Union Limited has a registered mortgage within the meaning of clause 7(2)(b) of the Condominium Act, 1998, registered as Instrument No. PR3670938 on June 30, 2020 and a registered General Assignment of Rents, registered as Instrument No. PR3670939 on June 30, 2020, and a Notice of Interest in Leases, registered as Instrument No. PR3680423 on July 27, 2020 all in the Land Registry Office for the Land Titles Division of Peel (No. 43).

2. Cambrian Credit Union Limited consents to the registration of this Declaration pursuant to the Act, against the land or the interests appurtenant the land, as the land and the interests are described in the description.

3. Canadian Credit Union Limited postpones the mortgage, general assignment of rents, notice of interest in leases and the interests under each to the declaration and the easements described in Schedule "A" to the declaration.

4. Cambrian Credit Union Limited is entitled by law to grant this consent and postponement.

DATED this 18th day of July, 2022.

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CAMBRIAN CREDIT UNION LIMITED

Per: Name: Kym

Title: Commercial Relationship Manager I have authority to bind the Corporation.

SCHEDULE C

BOUNDARIES OF UNITS

INDUSTRIAL UNITS

The industrial units are Units 1 to 65 inclusive on Level 1. The monuments controlling the location and extent of these units are the physical surfaces and planes referred to below and are illustrated on Part 1, Sheet 1 of the Description filed concurrently herewith.

Without limiting the generality of the foregoing, the boundaries of each unit are as follows:

- 1. Horizontal Boundaries
 - a) The unfinished upper surface of the concrete floor slab.
 - b) The lower face and plane of the frame roof trusses, beams, and steel joists.
- 2. Vertical Boundaries
 - a) The exterior face of finished wall.
 - b) The exterior face of partitional wall between units and common elements.
 - c) The centre-line of columns and projection thereof, columns excluded.
 - d) Vertical plan controlled by dimension shown.
 - e) The Unit side surface and plane of the concrete/concrete block wall and/or the production thereof.
 - f) The centre-line of demising wall separating one Unit from another, and the Unit from Common Elements.
 - g) The unfinished exterior surface and plane of all entrance doors, overhead doors, man doors, windows, skylights, door and window and skylight frames and the exterior surfaces of all glass panels located therein, such windows and doors being in a closed position.

I hereby certify that the written description of the monuments and boundaries of the Units contained herein accurately corresponds with the diagrams of the Units shown on Part 1, Sheet 1 of the Description.

Rodney Geyer Ontario Land Surveyor Inc.

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Date: September 30, 2021

Rodney H. Géyer, Ontario Land Surveyor

Reference should be made to the provisions of the Declaration itself, in order to determine the maintenance and repair responsibilities for any Unit, and whether specific physical components (such as any wires, pipes, cables, conduits, equipment, fixtures, structural components (floor joists and rafters) and/or any other appurtenances) are included or excluded from the Unit, regardless whether same are located within or beyond the boundaries established for such Unit.

SCHEDULE D

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Proportion of Common Interests and Common Expenses Expressed in Percentages

| Unit | Level | Proportions (%) |
|--|---|--|
| 1 2 3 4 5 6 7 8 9 10 11 12 13 14 | | 1.457 1.576 1.637 1.704 1.717 1.838 1.884 1.943 1.996 2.006 2.187 2.139 2.297 2.259 |
| 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 2.234 1.791 1.134 1.168 1.195 1.197 1.228 1.202 1.294 1.328 1.266 1.412 1.266 1.241 1.241 1.247 1.247 1.247 1.269 1.232 1.013 1.001 |
| 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 | | 0.979 0.970 1.015 1.005 0.878 0.869 0.877 0.873 0.774 2.231 2.299 2.249 2.303 2.277 2.235 2.195 2.160 |

| Unit | Level | Proportions (%) |
|------|--------|-----------------|
| 54 | 1 | 2.200 |
| 55 | 1 | 2.142 |
| 56 | | 2.200 |
| 57 | 1 | 2.096 |
| 58 | 1 | 2.076 |
| 59 | 1 | 2.087 |
| 60 | 1 | 0.937 |
| 61 | 1 | 1.012 |
| 62 | 1 | 1.092 |
| 63 | 1 | 1.108 |
| 64 | 1 | 1.110 |
| 65 | Announ | 1.032 |

Total 100.000

Dated as of the <u>20th</u> day of January, 2022.

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Rodney H. Geyer Rodney Gever Ontario Land Surveyor Inc.

SCHEDULE "E"

COMMON

EXPENSES

- (a) All expenses of the Corporation incurred by it in the performance of its objects and duties whether such objects and duties are imposed under the provisions of the Act, the Declaration, and any other agreement or instrument imposing obligations on the Corporation and the by-laws or Rules of the Corporation.
- (b) All sums of money payable by the Corporation for the obtaining and maintenance of any insurance coverage required or permitted by the Act or the Declaration.
- (C) All sums of money payable for utilities and services serving the Units (if same are not separately metered for or charged to such Units) or common elements including, without limiting the generality of the foregoing, monies payable on account of:
 - (i) gas;

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- (ii) electricity;
- (iii) water;
- (iv) maintenance materials, tools and supplies;
- (v) garbage and waste removal;
- (vi) off-site snow removal (all purchasers of a Unit(s) are advised that the City of Brampton may not require off-site snow removal. However, in the case of heavy snow falls, the limited snow storage space available may make it necessary to truck snow off site and the costs of same shall be included in the common expense fee).
- (d) All sums of money required by the Corporation for the acquisition or retention of real property for the use and enjoyment of the property, or for the acquisition, repair, maintenance or replacement of personal property for the use and enjoyment of the common elements.
- (e) All sums of money required by the Corporation for the acquisition or retention of real property for the use and enjoyment of the property, or for the acquisition, repair, maintenance or replacement of personal property for the use and enjoyment of the common elements, save as in respect to any common element areas of the Corporation which may constitute part of the Shared Facilities.
- (f) All sums of money paid or payable by the Corporation for legal, engineering, accounting, auditing, expert appraising, maintenance, managerial and secretarial advice and professional advice services required by the Corporation in the performance of its objects, duties and powers.
- (g) All sums of money paid or payable by the Corporation to all persons, firms or companies engaged or retained by it, or by its duly authorized agents, servants and employees for performing any or all the duties of the Corporation.
- (h) All sums of money assessed by the Corporation for the reserve fund to be paid by every Owner as part of their contribution towards common expenses, for the major repair and replacement of common elements and assets of the Corporation, in accordance with the Act and this Declaration.
- (i) All sums of money paid by the Corporation for any addition, alteration, improvement to or renovation of the common elements or assets of the Corporation.
- (j) All sums of money payable on account of realty taxes (including local improvement charges) levied against the property until such taxes are levied against the individual Units.
- (k) All expenses incurred by the Corporation in enforcing any of the by-laws or Rules of the Corporation from time to time and effecting compliance therewith by all Unit Owners and their respective employees, agents, tenants, occupants, licensees or invitees.

SCHEDULE F

EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS

Loading Dock

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The owner of each unit shall have the exclusive use and possession, subject to the provisions of the Declaration, the by-laws of the Corporation and any rules and regulations passed pursuant thereto of the loading dock as shown below with the suffix "L" and are allocated as follows:

| <u>Unit Ne</u> | <u>Level №</u> | Exclusive Use |
|------------------|----------------|---------------|
| 1 | 1 | 1L |
| 2 | 1 | 2L |
| | 1 | 3L |
| 4 | 1 | 4L |
| 3 4 5 6 | 1 | 5L |
| ĥ | 1 | 6L |
| 7 | 1 | 7L |
| 8 | 1 | 8L |
| 9 | 1 | 9L |
| 10 | 4 | 10L |
| 11 | 1 | 11L |
| 12 | 1 | 12L |
| 13 | 1 | 13L |
| 14 | 1 | |
| 15 | 1 | 14L |
| 15 | 1 | 15L |
| | | 17L |
| 18 | 1 | 18L |
| 19 | 1 | 19L |
| 20 | 1 | 20L |
| 27 | 1 | 27L |
| 28 | 1 | 28L |
| 29 | 1 | 29L |
| 30 | 1 | 30L |
| 31 | 1 | 31L |
| 32 | 1 | 32L |
| 33 | 1 | 33L |
| 34 | 1 | 34L |
| 35 | 1 | 35L |
| 36 | 1 | 36L |
| 37 | 1 | 37L |
| 38 | 1 | 38L |
| 39 | 1 | 39L |
| 40 | Year | 40L |
| 41 | 1 | 41L |
| 42 | 1 | 42L |
| 43 | 1 | 43L |
| 44 | 1 | 44L |
| 45 | 1 | 45L |
| 46 | 1 | 46L |
| 47 | 1 | 47L |
| 48 | 1 | 48L |
| 49 | 1 | 49L |
| 50 | 1 | 50L |
| 51 | 1 | 51L |
| 52 | 1 | 52L |
| 53 | 1 | 53L |
| 54 | 1 | 54L |
| 55 | 1 | 55L |
| | · | |

| 56 | 1 | 56L |
|----|---|-----|
| 57 | 1 | 57L |
| 58 | T | 58L |
| 59 | 1 | 59L |

The owner of each unit shall have the exclusive use of those areas of the common element having the corresponding number with the suffix "L" as illustrated on Part 2, Sheet 1 of the Description.

Access Hallway

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The owner of each unit shall have the exclusive use and possession, subject to the provisions of the Declaration, the by-laws of the Corporation and any rules and regulations passed pursuant thereto of the Access Hallway as shown below with the suffix "A" and are allocated as follows:

| <u>Unit №</u> | Level № | Exclusive Use |
|---------------|---------|---------------|
| 15 | 1 | 15A |
| 22 | 1 | 22A |
| 23 | 1 | 23A |
| 24 | 1 | 24A |
| 25 | 1 | 25A |
| 26 | 1 | 26A |
| 60 | 1 | 60A |
| 61 | 1 | 61A |
| 62 | 1 | 62A |
| 63 | 1 | 63A |
| 64 | 1 | 64A |
| 65 | 1 | 65A |

The owner of each unit shall have the exclusive use of those areas of the common element having the corresponding number with the suffix "A" as illustrated on Part 2, Sheet 1 of the Description.

SCHEDULE "G"

CERTIFICATE OF ARCHITECT OR ENGINEER (SCHEDULE G TO DECLARATION FOR A STANDARD OR LEASEHOLD CONDOMINIUM CORPORATION) (UNDER CLAUSES 5 (8) (A) OR (B) OF ONTARIO REGULATION 48/01 OR CLAUSE 8 (1) (E)

OR (H) OF THE CONDOMINIUM ACT, 1998)

Condominium Act, 1998

Re: 2074, 2080, & 2084 Steeles Avenue East, Brampton, Ontario (the "Property")

I certify that each building on the Property has been constructed in accordance with the regulations made under the *Condominium Act*, 1998, with respect to the following matters:

(Check whichever boxes are applicable)

1. \square The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.

2. Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.

3. Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a unit, are completed to the drywall (including taping and sanding), plaster or other final covering.

4. There are no underground garages.

5. There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.

6. All installations with respect to the provision of water and sewage services are in place.

7. All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.

8. All installations with respect to the provision of air conditioning are in place or can be provided.

9. All installations with respect to the provision of electricity are in place.

10. \square There are no indoor and outdoor swimming pools.

11. Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter are in place.

Dated this 17 day of February , 2022.



(signature) Richard Weldon, P.Eng. Professional Engineer

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Zoning Non-compliance Checklist

13 A-2024-0 File No. A-2024-

Applicant: Raminderpal Singh Address: 2084 Steeles Ave E, Unit 3 & 4 Zoning: M2 By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|---|---|---|--------------|
| USE | To permit a motor vehicle sales establishment | Whereas the by-law does not permit the use | 32.1 |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SETBACKS FRONT/ SIDE / REAR | | | |
| BUILDING SIZE | | | |
| SIDE DOOR | | | |
| COVERAGE | | | |
| PARKING | To permit 448 parking spaces to be provided on site | Whereas the by-law requires 575 parking spaces to be provided on site | 30&20 |
| DRIVEWAY | | | |
| ACCESSORY STRUCTURE | | | |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPE OPEN SPACE | | | |
| SCHEDULE 'C' | - | | |
| FENCE | | | |
| OUTSIDE STORAGE | | | |

L.Barbuto Reviewed by Zoning

October 30, 2024 Date



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: Property Address: Legal Description: Agent: Owner(s): Other applications: under the <i>Planning Act</i> | A-2024-0413 2084 Steeles Avenue East, Unit 3 & 4 PSCP 1124, LVL 1, UN 48, Ward 7 We Design Build Inc. c/o Haroon Malik 1000340771 Ontario Inc. nil |
|---|---|
| Meeting Date and Time: | Tuesday, June 24, 2025, at 9:30 am |
| Meeting Location: | Hybrid in-person and virtual meeting – Council Chambers, |

Purpose of the Application:

- 1. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
- 2. To permit 448 parking spaces to be provided on site, whereas the by-law requires 605 parking spaces to be provided on site.

4th Floor Brampton City Hall, 2 Wellington Street West

Participate in the Meeting:

- Send an email with your written comments to <u>coa@brampton.ca</u>. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday**, **June 19**, **2025**.
- 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 **12:00 pm on Thursday, June 19, 2025**, by emailing <u>coa@brampton.ca</u>, 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.

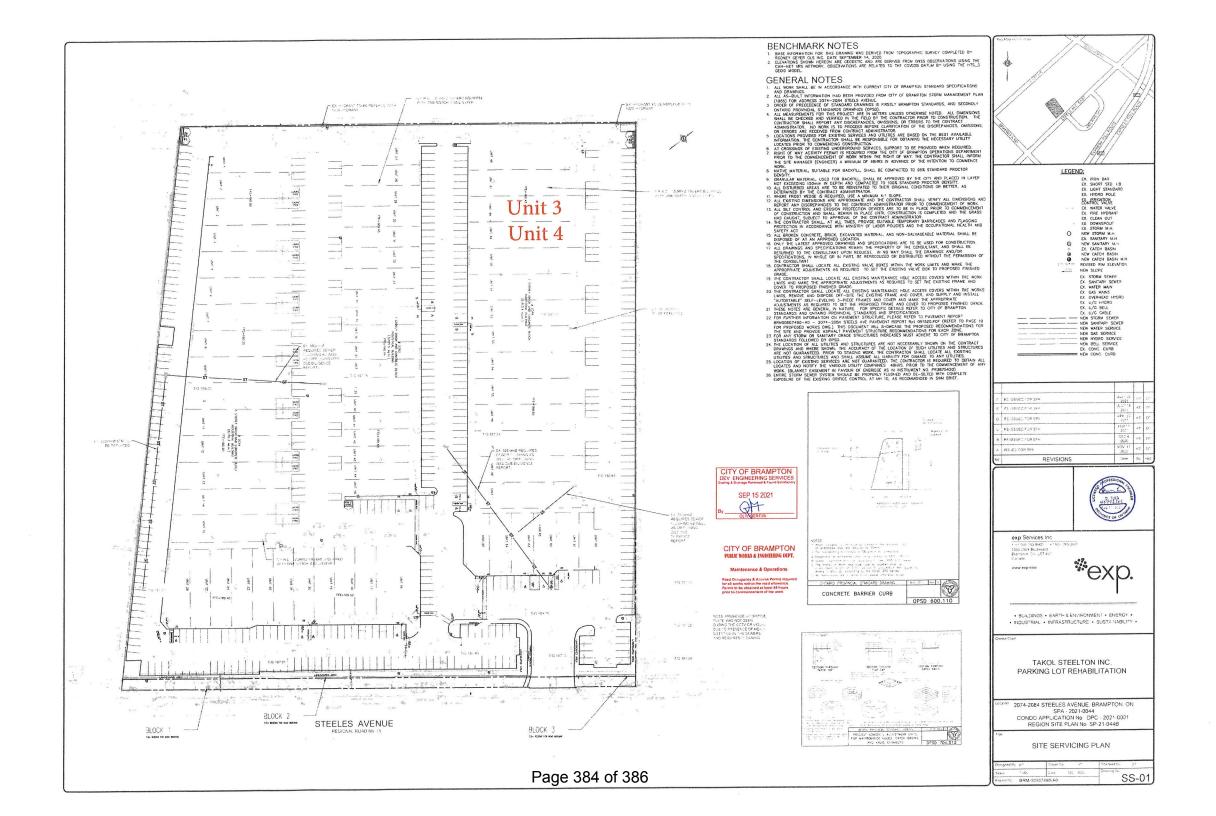
Viewing Application Materials: The application and related materials are available online at <u>www.brampton.ca/en/city-hall/meetings-agendas</u> and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at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

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to <u>coa@brampton.ca</u>. 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 <u>olt.clo@ontario.ca</u>.

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 11th day of June 2025

Legislative Coordinator on behalf of: Secretary Treasurer Committee of Adjustment, City Clerk's Office 2 Wellington Street West, Brampton, L6Y 4R2 E: <u>coa@brampton.ca</u>



Principals

Michael Gagnon Lena Gagnon Andrew Walker Richard Domes



May 29, 2025

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

Attention: Ms. Clara Vani, Secretary-Treasurer, Committee of Adjustment

Subject: Request for Reduced Application Fee Committee of Adjustment Minor Variance Application 2548 Embleton Road, City of Brampton Part of Lot 6, Concession 6 W.H.S. (GWD File: PN 2743.00)

Dear Clara:

Gagnon Walker Domes Ltd. (GWD) represents 2778830 Ontario Ltd., the Registered Owner of 2548 Embleton Road in the City of Brampton (hereinafter referred to as the subject site).

On December 19, 2023, the Committee of Adjustment approved Minor Variance Application A-2023-0276 in connection with the above noted property, authorizing the following variances:

- 1. To permit a banquet hall, whereas the By-Law does not permit the use; and
- 2. To vary Schedule 'C', Section 596 of the by-law to permit the location of the buildings, landscaping and parking area as per the site plan attached to the public notice, whereas the by-law requires that all buildings, landscaping and parking be located in accordance with Schedule 'C'-Section 596.

In addition, the approval was granted by the Committee included a number of conditions; including specifically the following two (2) conditions:

- 1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision; and
- 2. That the applicant submit a Site Plan application within 60 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services.

Since the approval of the Minor Variance Application, we have been engaged with City Staff on the submission and processing of the Site Plan Approval Application under City File SP-2024-0128. In the process of undertaking the Site Plan Approval Application, a Survey Plan with more detailed and precise measurements was prepared, as is required by the Site Plan Approval process. The Site Plan Application is for the use of the site as it exists, with the parking at the rear of the building, and no alterations (expansion or reduction) to the existing building.

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



In this regard, a number of the setbacks shown are numerically different that the CofA sketch, however, there is no physical change on the site itself as they are reflective of the existing conditions.

We have made several re-submissions to address Circulation Comments since the initial filing of the Site Plan Application. The most recent circulation comments received on the last resubmission included comments from Zoning Staff regarding the discrepancy in setbacks between the Site Plan drawing and CofA sketch, and that the building GFA and setbacks are not as per the approved drawing.

In discussions with Planning and Zoning Staff, it was noted that the wording of the condition that was included with the December 2023 Minor Variance approval is such that modifications (including minor modifications) to the plan are permitted. However, Site Plan Approval applications by their nature will result in minor modifications to address technical matters. There were examples of such a scenario with this application as a minor adjustment to the easterly extent of the parking area was required to address a drainage comment. The difference in the setback measurements were as a result of obtaining the survey plan which provided greater precision in the measurements. In no case did the setbacks decrease; in all cases, they are greater.

Following my initial meetings with Planning and Zoning Staff, a follow-up meeting was held on May 23, 2025. As a result of the Zoning for the subject site consisting of a Schedule 'C', the comments from Zoning through the Site Plan Application process are maintained. In order to address the comments, a further Minor Variance Application is required, to further reflect the Site Plan drawing as included with Site Plan File SP-2024-0128, which reflects the accurate precise measurements and response to comments through the processing of the aforementioned Site Plan process.

Given that the Site Plan adjustments reflect the accurate measurements provided by the Survey Plan, as well as in response to technical comments received and addressed through the detailed Site Plan Approval process, and in acknowledgement that no further revisions to the layout or dimensions is required to address the remaining outstanding Site Plan comments, we are respectfully requesting the Committee's approval of a reduction in the Application Fee for the forthcoming Minor Variance Application. In this regard, we would like to request a fee of \$1,500.00 to \$2,000.00 for the aforementioned forthcoming Minor Variance Application.

Thank you in advance for considering this Application Fee reduction request. Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly.

Andrew Walker, B.E.S., M.C.I.P., R.P.P. Partner and Principal Planner

cc. 2778830 Ontario Ltd.
F. Hemon-Morneau, City of Brampton
A. Sirianni, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.