



A-2023-0012

W. E. O U G H T R E D a n d A s s o c i a t e s I n c.

Real Estate Analysts / Development Consultants

October 30, 2023

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

**Attention: Ms. Clara Vani, Secretary-Treasurer**

Dear Ms. Vani:

**Re: Minor Variance Application  
5 Copper Drive**

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We are the agents for the owner of the above-noted property, Greenway Real Estate Inc. Greenway has operated a warehouse and trucking operation on the subject lands since they purchased the property in September 2017. In May 2022, Brampton City Council approved an application to rezone the property to permit outside storage of trucks and trailers on the lands (By-law 124-2022). The property owners are now proposing to occasionally sell or lease trucks and trailers from the site. However, the main focus of the business will remain the existing warehouse and trucking operation.

In order to sell trucks and trailers as an accessory business, a license from the Ministry of Transportation is required. The Ministry requires a municipal Zoning Certificate as part of the license application. Thus, on January 12, 2023, we applied for a minor variance to permit sales and/or leasing of trucks and trailers as an accessory use. We requested deferral of the minor application on January 31 to better prepare the application.

We are showing on the drawing a designated location at the front of the building for the trucks and trailers that will be sold. We are also providing a floor plan drawing showing the office space that will be used for the sales/leasing operation. This space is currently existing and the office area of the building will not be expanded to accommodate the sale/leasing activities.

We trust that this letter adequately describes the existing primary use of the property and the proposed accessory use. Should you have any questions, please do not hesitate to contact me.

Yours truly,

Arlene Beaumont, M.P.I.  
W.E. Oughtred and Associates Inc.

2140 Winston Park Drive, Suite 26 Oakville, Ontario, L6H 5V5  
Phone: 905 822-5644 | Fax: 905 829 0853

7. Access to the subject land is by:
- |                                    |                                     |                   |                          |
|------------------------------------|-------------------------------------|-------------------|--------------------------|
| Provincial Highway                 | <input type="checkbox"/>            | Seasonal Road     | <input type="checkbox"/> |
| Municipal Road Maintained All Year | <input checked="" type="checkbox"/> | Other Public Road | <input type="checkbox"/> |
| Private Right-of-Way               | <input type="checkbox"/>            | Water             | <input type="checkbox"/> |

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

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)  
One storey industrial building with 40 parking spaces on site.

PROPOSED BUILDINGS/STRUCTURES on the subject land:  
No changes are proposed.

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

EXISTING

Front yard setback 9.84 metres  
Rear yard setback 46.93 metres  
Side yard setback 7.86 metres  
Side yard setback 21.40 metres

PROPOSED

Front yard setback No changes proposed.  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: September 29, 2017
11. Existing uses of subject property: Industrial - warehouse and truck terminal with unlimited outdoor storage of trucks and trailers.
12. Proposed uses of subject property: Sales and/or leasing of trucks and trailers as an accessory use.
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: 1986 approximately
15. Length of time the existing uses of the subject property have been continued: 35 years approximately
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐



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 # <u>A17-119</u>	Decision <u>Approved</u>	Relief <u>Expansion of outdoor storage from 10% to</u>
File # _____	Decision _____	Relief <u>25% of the lot area.</u>
File # _____	Decision _____	Relief _____

Alex Beaumont  
Signature of Applicant(s) or Authorized Agent

DATED AT THE Town OF Orkville  
THIS 9th DAY OF January, 20 23

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, \_\_\_\_\_, OF THE \_\_\_\_\_ OF \_\_\_\_\_  
IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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

\_\_\_\_\_ OF \_\_\_\_\_  
IN THE \_\_\_\_\_ OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

\_\_\_\_\_  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED \_\_\_\_\_

**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: 5 Copper Road

I/We, Greenway Real Estate Inc.

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

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

W.E. Oughtred and Associates 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 28th day of December, 2022.



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

Sukhdev (Tucker) Kang

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

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

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

**PERMISSION TO ENTER**

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

LOCATION OF THE SUBJECT LAND: 5 Copper Road

I/We, Greenway Real Estate 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 28th day of December, 20 22.



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

Sukhdev (Tucker) Kang

(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**

W.E. OUGHTRED & ASSOCIATES INC.  
2140 WINSTON PARK DRIVE, SUITE 28  
OAKVILLE, ONTARIO L6H 5V5  
TEKL 905-822-5644

4229

DATE 2023-01-11  
Y Y Y Y M M D D

PAY to City of Brampton \$ 2,662.00  
the order of Two thousand, six hundred & sixty-two ~~xx~~ DOLLARS 

CANADIAN IMPERIAL BANK OF COMMERCE  
1745 LAKESHORE ROAD WEST  
MISSISSAUGA, ONTARIO L5J 1J4

W.E. OUGHTRED & ASSOCIATES INC.

RE M.V. Application Fees - 5 Copper Rd.

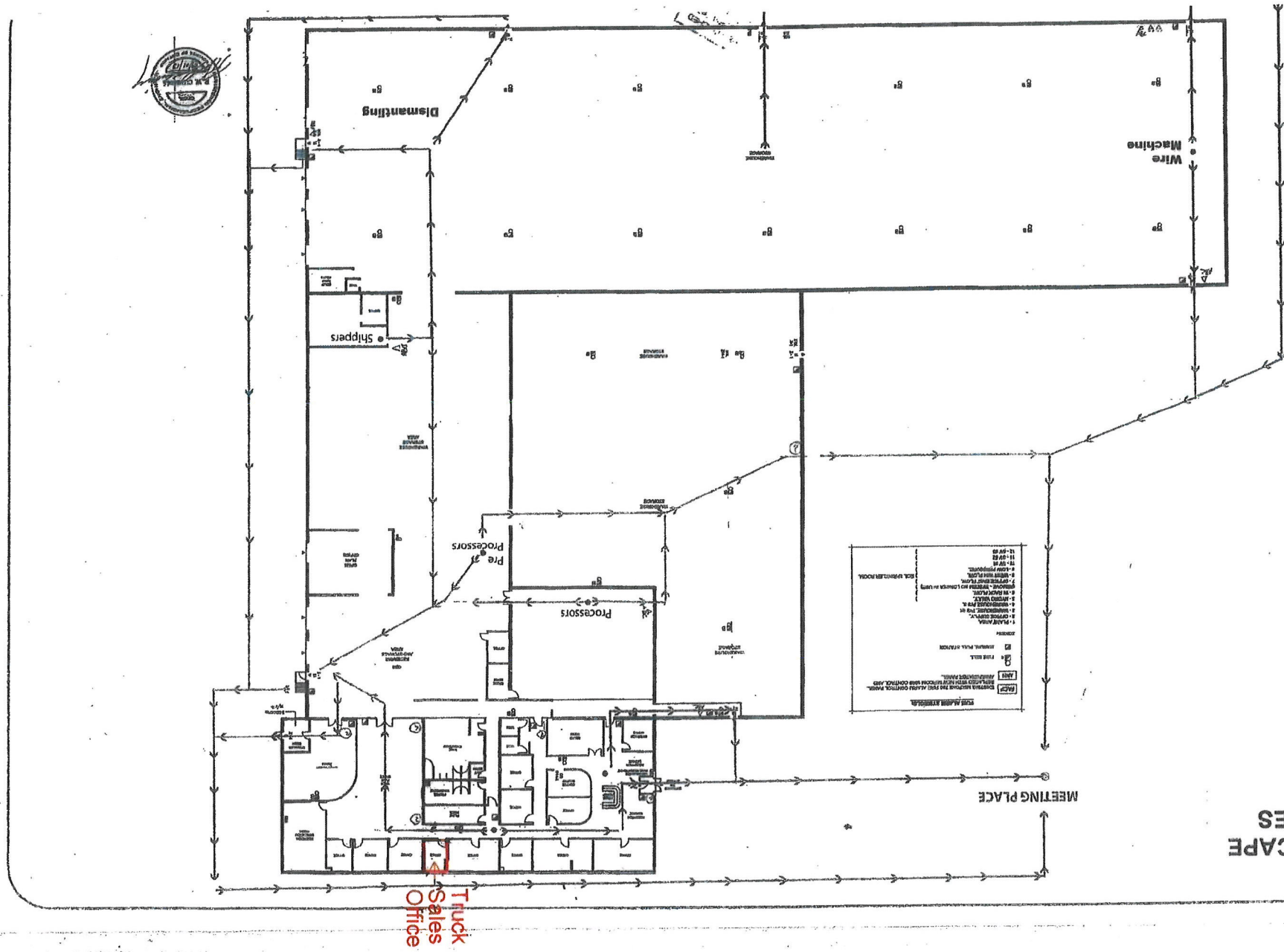
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⑈004229⑈ ⑆05722⑈010⑆ 71⑈07714⑈





# FIRE ESCAPE ROUTES



# Zoning Non-compliance Checklist

File No.

Applicant: Greenway Real Estate Inc  
Address: 5 Copper Road  
Zoning: M1-3631  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit the sales and/or leasing of trucks and trailers as an accessory use to the existing warehouse	Whereas the By-law does not permit the use.	3631.1
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"			



Reviewed by Zoning

November 21/ 23  
Date