A-2023-0012



## W.E. OUGHTRED and Associates Inc.

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** 

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 (Bylaw 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.Pl.

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W.E. Oughtred and Associates Inc.

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

#### **Flower City**



FILE NUMBER: 1-2023-0012.

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 appli Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is conspublic information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information the 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 C				
	Addiess	5 Copper Road, Brampic	III, ON, L61 44V3		
	Phone # Email	905-461-3748 tucker@greenwaycarriers	net	Fax #	
2.	Name of A Address	.90.11	d and Associates I ve, Suite 26, Oakv		
	Phone # Email	905-822-5644 Arlene@weoughtred.ca		Fax #	
3.	A minor v to the ex An area fo An office a	disting warehouse and truck r parking up to 5 trucks/traile	d/or leasing of trans terminal use. Its that are being of the floor plan for the	ested): sport trucks and trailers as an fered for sale has been shown proposed sales/leasing activitie	on the site plan drawin
4.	15	not possible to comply with roposed use is not permitte	and the second s	-	
5.	Lot Numb Plan Num Municipal	cription of the subject land er Part Block C ber/Concession Number Address <u>5 Copper Ros</u> eart 1 on Plan 43R-13197	Plan M-26	69	
6.	Dimensio Frontage Depth Area	n of subject land ( <u>in metric</u> 154.91 metres 153.53 metres 2.419 ha	: units)		
7.	Provincia Municipa	o the subject land is by: I Highway I Road Maintained All Year ight-of-Way		Seasonal Road Other Public Road Water	

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)				
	One storey indust	SS/STRUCTURES on the partial building with 40	ne subject land: <u>List all structures (dwellin</u> rking spaces on site.	g, shed, gazebo, etc.)	
	PROPOSED BUILDII No changes are pr	NGS/STRUCTURES on oposed.	the subject land:		
9.	Location of all (specify distant	buildings and str	ructures on or proposed for the rand front lot lines in metric u	ne subject lands: nits)	
	EXISTING			indicionismos I	
	Front yard setback Rear yard setback	9.84 metres 46.93 metres			
	Side yard setback	7.86 metres			
	Side yard setback	21.40 metres			
	PROPOSED Front yard setback Rear yard setback	No changes propose	ed.		
	Side yard setback				
	Side yard setback				
10.	Date of Acquisition	of subject land:	September 29, 2017		
11.	Existing uses of sub	eject property:	Industrial - warehouse and truck ter storage of trucks and trailers.	minal with unlimited outdoo	
12.	Proposed uses of su	ubject property:	Sales and/or leasing of trucks and train	lers as an accessory use,	
13.	Existing uses of abu	utting properties:	Industrial		
		S Proposition		AND CONTRACTOR OF THE PARTY OF	
14.	Date of construction	n of all buildings & stru	ictures on subject land: 1986 app	proximately	
15.	Length of time the e	xisting uses of the sub	oject property have been continued:	35 years approximately	
ô. (a)	What water supply in Municipal X Well	s existing/proposed? ] ]	Other (specify)		
(b)	What sewage disponents Municipal X Septic	sal is/will be provided? ] ]	? Other (specify)		
(c)	What storm drainag	e system is existing/pr	roposed?		
es politic (Pr)	Sewers X Ditches Swales		Other (specify)		

w v v

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 X					
	If answer is yes, provide details: File # Status					
18.	Has a pre-consultation application been filed?					
	Yes No X					
19.	Has the subject property ever been the subject of an application for minor variance?					
	Yes X No Unknown					
	If answer is yes, provide details:					
	File # A17-119 Decision Approved Relief Expansion of outdoor storage from 10% File # Decision Relief 25% of the lot area.  File # A17-119 Decision Approved Relief Expansion of outdoor storage from 10% Relief 25% of the lot area.					
	Signature of Applicant(s) or Authorized Agent					
DAT	TED AT THE TOWN OF DULLITE					
THIS	Oth Towns					
THE SUB	APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF BJECT 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 BATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.					
Į	I,, OF THE OF					
IN THE	EOFSOLEMNLY DECLARE THAT:					
ALL OF T BELIEVIN OATH.	THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY NG 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					
-	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 DECEMEN					

## **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 , 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.)				
IOTE: 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 O	F THE SUBJE	CT LAND:	5 Copper Road	<del></del>	
l/We, G	reenway Real E	state Inc.			
		ple	ease print/type the full nar	me of the owner(s)	
the City of Bi the above no	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 28	8th day of	Decemb	per	, 20_22	
		A			
(signature	of the owner[s],	or where the o	owner is a firm or corpora	ation, the signature of an officer of the owner.)	
	ev (Tucker) Kan				
(who	ere the owner is	a firm or corpo	oration, please print or typ	pe 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

DATE 2 0 23-01-1
Y Y Y Y M M D

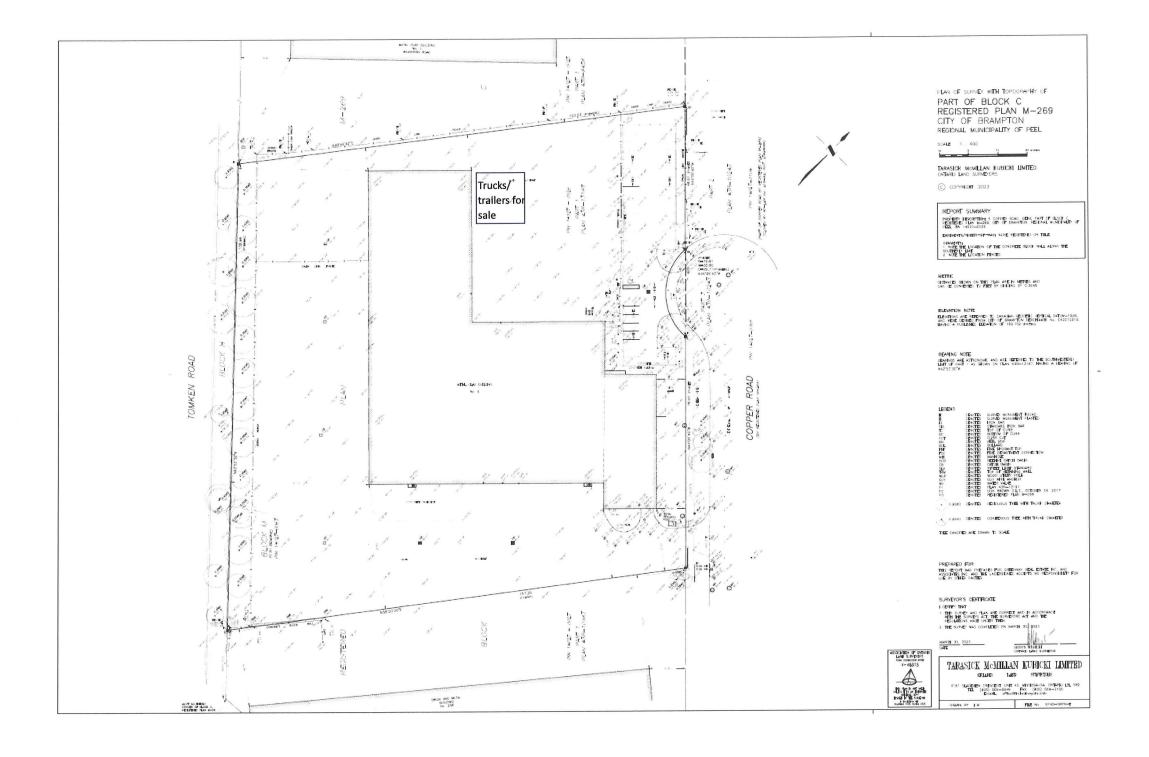
PAY to
the order of

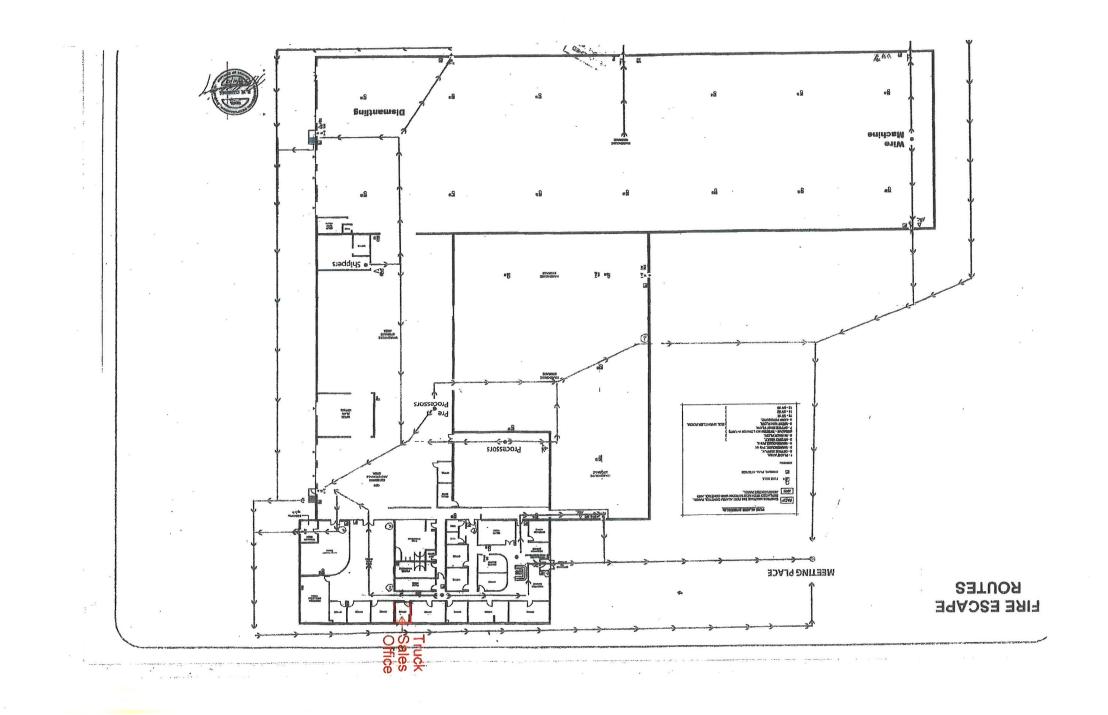
LUO HOUSAND, GIX hundred & Sixty-hux & DOLLARS 1 Security
TAS LAKESHOPE ROAD WEST
MISSISSAUGA, ONTARIO L5J 1J4

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

PER

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# **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