

APPLICATION # A-2023-0144
WARD #8

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **MULTILAND PACIFIC HOLDINGS LTD.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 6, Concession 7 ND municipally known as **6 MARITIME ONTARIO BOULEVARD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a motor vehicle washing establishment whereas the by-law does not permit the proposed use;
2. To permit a drive thru facility located 26 metres from Regional Road #107 (Queen Street East) whereas the by-law requires that no drive thru facility be located within 30 metres of Regional Road #107 (Queen Street East).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, May 30, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 18th Day of May, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **May 30, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, May 25, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 25, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, May 25, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

April 11, 2023

GSAI File: 1429-001

A-2023-0144

(Via Email)
Ms. Jeanie Myers
Secretary-Treasurer
City of Brampton
Committee of Adjustment
c/o The City Clerk's Office
2 Wellington Street West, 1st Floor
Brampton, ON L6Y 4R2

**Re: Application for Minor Variance
6 Maritime Ontario Boulevard, City of Brampton
Owner: Multiland Pacific Holdings Ltd.**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Pacific Multiland Holdings Ltd. (the 'Owner') of the lands municipally known as 6 Maritime Ontario Boulevard and legally described as Part of Lot 6, Concession 7, ND in the City of Brampton (the 'Subject Lands'). The Subject Lands include a vacant portion in the western quadrant and two existing automotive dealerships (Toyota and Honda) in the eastern quadrant. As further described in the accompanying Legal Opinion Letter, the Subject Lands have been merged and are one (1) lot for the purpose of zoning.

To the west of the existing dealerships is a vacant rectangular 0.72 hectare area of land which has two (2) PINs assigned. Our Client, the Owner, has filed a Site Plan Approval application under City File No. SPA-2022-0087 to permit a "motor vehicle washing facility" on the vacant portion of the Subject Lands, which were assigned the municipal address of 6 Maritime Ontario Boulevard. The Subject Lands are designated 'Business Employment' by the in-effect City of Brampton Official Plan and are zoned SC-1912 which permits automobile sales and leasing as well as auto body shop and repair uses as accessory uses. However, there are no permissions for an auto washing specifically. The proposed building on the Subject Lands will operate as a 'Tommy's Express', which is a large US-based commercial car wash chain who have recently expanded into Canada. The proposed car wash will serve as an accessory use to both the Honda and Toyota dealerships, but will also operate as a commercial car wash facility to the general public.

In the case of the proposed new car wash facility, two (2) variances are triggered. Specifically, the auto wash use permission and a slightly reduced building setback from a Regional Road (Queen Street East) from 30 m to 26 m.

We believe the proposed variances meet the four (4) tests under Section 45(1) of the Planning Act, as amended, as auto and related accessory uses are permitted and generally meet the intent and purpose of the Official Plan and Zoning By-law, the proposed use is appropriate and desirable for the lands and the proposed variances are minor in nature.

In support of the Application, please find enclosed the following:

- A copy of the completed Minor Variance Application Form;
- A copy of the current Site Plan, prepared by LGA, depicting the proposed car wash facility on the Subject Lands and in the context of the existing Toyota and Honda dealerships owned by the Applicant;
- A copy of the Enlarged Site Plan, prepared by LGA, illustrating the requested setback of the proposed car wash facility from a Regional Road; and,
- A copy of the Legal Opinion Letter, prepared by Goodmans.

I trust the submission is to your satisfaction and will await both payment instructions and further instructions to meet and confirm the variances and coordinate the payment of the City Application fee. Please contact the undersigned via email or by phone (905-580-2854) to coordinate fee payments or if there are any questions. Thank you.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner

Copy: Moe Sabourne, Open Road Auto Group



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.849-6957
tdangelo@goodmans.ca

March 22, 2023

Our File No.: 23.0742

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

Dear Sirs/Mesdames:

Re: Site Plan Approval 2022-0087 in respect of the property legally described in Schedule “A” hereto, and municipally known as 2, 4, and 6 Maritime Ontario Boulevard, Brampton, Ontario (collectively, the “Lands”)

We are Ontario counsel to Multiland Pacific Holdings Ltd. (“**Multiland**”), the registered owner of the Lands.

In connection with Multiland’s application for site plan approval, we have been asked to confirm that the Lands have “merged” for purposes of the *Planning Act* (Ontario) (as amended from time to time, the “**Act**”).

Generally speaking, merger occurs when two or more parcels of land (i) abut, (ii) are owned by the same titleholder, and (iii) do not benefit from an exemption under the Act for dealing with any of the parcels independent of the other.

In our opinion, as of the date of this Letter, subject to the qualifications and limitations set forth in Schedule “B” hereto:

1. the Lands have “merged” for purposes of the Act;
2. no part of the Lands meets any of the exceptions to the prohibition on land division under Section 50 of the Act which would permit the transfer or charge of less than all of the Lands; and
3. accordingly, at present and from and after the date of this Letter (but subject to any changes or amendments to the Act from time to time), any transfer or charge of a part of the Lands (rather than the entirety of the Lands) will require approval from the City of Brampton’s Committee of Adjustment, or will have to meet one of the other exceptions to the prohibition on land division set out in Section 50 of the Act.

Instrument no. PR1042196, registered April 6, 2006 and appended hereto as Schedule “C”, is a transfer of that portion of the Lands described in PIN 14209-1473, which transfer was undertaken pursuant to a consent granted by the Committee of Adjustment for the City of Brampton (the “**City**”). However, that consent was a ‘one-time’ consent, and indicated that Sections 50(3) and 50(5) of the Act apply to any subsequent conveyance of or transaction involving such parcel of land. Accordingly, this consent may not longer be relied upon to deal with PIN 14209-1473 independently.

Notwithstanding that our fee for the preparation of this Letter will be paid by Multiland, we acknowledge that the City is relying upon this letter and the opinions set out herein, subject to the qualifications and limitations set forth herein. We consent and agree to such reliance. Although this opinion may be relied upon by the City for the purposes contemplated herein, it may not be relied upon or quoted, in whole or in part, by any other person or entity for any other purposes without our prior written consent.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
Goodmans LLP

Goodmans LLP

/Tyler D'Angelo

Schedule "A"**Lands****PIN 14209-1473**

PT LT 6 CON 7 ND TORONTO GORE, DES AS PTS 4 & 5, 43R31072; SUBJECT TO AN EASEMENT OVER PT 5, PL 43R31072 IN FAVOUR OF PT LT 6, CON 7 ND TOR GORE DES AS PTS 5 TO 16, 47, PL 43R30648, SAVE AND EXCEPT PTS 2, 4, 5, 7, 9, 10, PL 43R31044; PT LT 6 CON 7 ND TOR GORE DES AS PT 5, PL 43R18126, SAVE AND EXCEPT PT 8, PL 43R20546 AS IN PR1908479; SUBJECT TO AN EASEMENT OVER PT 5, PL 43R31072 IN FAVOUR OF PT LT 6 CON 7 ND TOR GORE DES AS PTS 17, 18, 19, 20, 21, 22, PL 43R30648 AS IN PR1908480; SUBJECT TO AN EASEMENT OVER PT 5, PL 43R31072 IN FAVOUR OF PT LT 6 CON 7 ND TOR GORE DES AS PTS 24, 25, 26, 27, 28, PL 43R30648 AS IN PR1908481; CITY OF BRAMPTON

PIN 14209-1644

PT LT 6 CON 7 ND TOR.GORE DES PTS 3, 6, 7, 8 PL 43R-31072; S/T EASEMENT IN GROSS OVER PTS 7, 8 PL 43R-31072, PT 1 PL 43R-31260, AS IN PR1205323; S/T EASEMENT IN GROSS OVER PTS 7, 8 PL 43R-31072, AS IN PR1205324.; TOGETHER WITH AN EASEMENT OVER PT LT 6, CON 7 NDS TOR.GOVE DES PTS 47 PL 43R30648 & PT 50 PL 43R30648 AS IN PR1906028; SUBJECT TO AN EASEMENT IN FAVOUR OF PT LT 6, CON 7 ND TOR GORE DES AS PTS 5 TO 16, 47, PL 43R30648, SAVE AND EXCEPT PTS 2, 4, 5, 7, 9, 10, PL 43R31044; AND OVER PT LT 6 CON 7 ND TOR GORE DES AS PT 5, PL 43R18126 SAVE AND EXCEPT PT 8, PL 43R20546 AS IN PR1908479; SUBJECT TO AN EASEMENT OVER PTS 6, 7, PL 43R31072 IN FAVOUR OF PT LT 6 CON 7 ND TOR GORE DES AS PTS 17, 18, 19, 20, 21, 22, PL 43R30648 AS IN PR1908480; SUBJECT TO AN EASEMENT OVER PTS 6, 7, PL 43R31072 IN FAVOUR OF PT LT 6 CON 7 ND TOR GORE DES AS PTS 24, 25, 26, 27, 28, PL 43R30648 AS IN PR1908481; CITY OF BRAMPTON

PIN 14209-0285

PT LT 6, CON 7 NORTHERN DIVISION TORONTO GORE DES PTS 1 & 2, 43R31072; BRAMPTON. S/T EASME IN GROSS OVER PT LT 6, CON 7 ND TORONTO GORE DES PT 2 PL 43R31072, AS IN PR1205323. S/T EASEMENT IN GROSS OVER PT LT 6, CON 7 ND TORONTO GORE DES PT 2 PL 43R31072, AS IN PR1205324.

Schedule “B”**Qualifications and Limitations**

1. In issuing our opinion set forth in this letter, we are relying exclusively upon information in public records available in the Peel Land Registry Office (No. 43) (the “LRO”), including title searches conducted as of 10:21 a.m. on March 22, 2023, and “PIN Maps” available in Teraview. We assume the accuracy of all public records set forth in the LRO.
2. We have not reviewed any survey in respect of the Lands, and offer no opinion on any matters that might be disclosed on an up-to-date plan of survey of the Lands, including any issues or discrepancies with respect to the legal boundaries of the Lands that may affect whether they abut.
3. To the extent relevant for purposes of our opinions herein, if beneficial ownership of the Lands has been divided from legal ownership, we assume such beneficial ownership is held by the same entity or individuals.
4. As the scope of this letter is limited to whether or not the Lands have merged for purposes of the Act, we have not conducted searches that would be customarily required to issue a title opinion. Without limiting the foregoing:
 - a. We have not conducted searches to ascertain the subsistence of corporate predecessors in title to Multiland during their respective periods of ownership of the Lands or parts thereof;
 - b. We have not conducted execution searches against Multiland at the Sheriff’s Office for the LRO; and
 - c. We have not conducted any so-called “off-title searches”, including any inquiries with respect to zoning, building permits, legal access, or taxes.

Schedule "C"

Instrument no. PR1042196

See attached.

7358179

Properties

PIN 14209 - 0212 LT *Interest/Estate* Fee Simple Split
Description PART LOT 6, CONCESSION 7 NORTHERN DIVISION (TORONTO GORE)
 DESIGNATED AS PARTS 4 AND 48, PLAN 43R-30648
 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Address BRAMPTON

Consideration

Consideration \$200,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 2005659 ONTARIO LIMITED
Address for Service c/o Dale & Lessmann LLP, 181
 University Avenue, Suite 2100, Toronto,
 Ontario, M5H 3M7

I, Paul McGregor, Director, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Transferee(s)*Capacity**Share*

Name 1552262 ONTARIO INC.
Address for Service 2300 Queen Street East,
 Brampton, Ontario,
 L6S 5X9.

Statements

The Committee of Adjustment, City of Brampton has consented to this severance herein: See Schedules.

Signed By

John David McPhail	181 University Ave., Suite 2100 Toronto M6H 3M7	acting for Transferor(s)	Signed	2006 04 06
Tel	4168631010			
Fax	4168631009			
Lloyd Solish	1500-180 Dundas St. West P.O. Box 36 Toronto M5G 1Z8	acting for Transferee(s)	Signed	2006 04 06
Tel	4169777345			
Fax	4169778177			

Submitted By

SOLISH, FELLEEN	1500-180 Dundas St. West P.O. Box 36 Toronto M5G 1Z8	2006 04 06
Tel	4169777345	
Fax	4169778177	

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Land Transfer Tax</i>	\$1,725.00
<i>Total Paid</i>	\$1,785.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 14209 - 0212 PART LOT 6, CONCESSION 7 NORTHERN DIVISION (TORONTO GORE)
 DESIGNATED AS PARTS 4 AND 48, PLAN 43R-30648
 CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

BY: 2005659 ONTARIO LIMITED
 TO: 1552262 ONTARIO INC.

1. ANTHONY POLICARO

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1552262 ONTARIO INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposited to.
- (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my same-sex partner described above in paragraph(s) ().

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	200,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	200,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	200,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer
 LRO 43 Registration No. PR1042196 Date: 2006/04/06

B. Property(s): PIN 14209 - 0212 Address BRAMPTON Assessment 2110120 - 00216200
 Roll No

C. Address for Service: 2300 Queen Street East,
 Brampton, Ontario,
 L6S 5X9.

D. (i) Last Conveyance(s): PIN 14209 - 0212 Registration No. PR396112
 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Lloyd Solish
 1500-180 Dundas St. West P.O. Box 36
 Toronto M5G 1Z8



Committee of Adjustment

APPLICATION NUMBER: "B"053/05

APPLICANT: 2005659 ONTARIO LIMITED

**FORM 4
PLANNING ACT
CERTIFICATE OF SECRETARY-TREASURER**

Under subsection 53(42) of the *PLANNING ACT*, R.S.O. 1990, as amended, I certify that the consent of the COMMITTEE OF ADJUSTMENT, of the CITY OF BRAMPTON, was given on October 25, 2005 to a conveyance of the following land:

Part of Lot 6, Concession 7, Northern Division (Geographic Township of Toronto Gore, County of Peel) City of Brampton, Regional Municipality of Peel, designated as Parts 4 and 48, on Reference Plan 43R-30648.

SUBSECTION 50(3) AND/OR (5) OF THE PLANNING ACT, APPLIES TO ANY SUBSEQUENT CONVEYANCE OF OR TRANSACTION INVOLVING THE PARCEL OF LAND THAT IS THE SUBJECT OF THIS CONSENT.

EILEEN COLLIE
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT
CITY OF BRAMPTON

Dated this 5th Day of April, 2006

NOTE:

1. The *PLANNING ACT* indicates that a consent lapses at the expiration of two years from the date of the Certificate, therefore, if the transaction noted above is not carried out within the two year period, the certificate of Consent will lapse.
2. Development charges may be payable at the time of the issuance of a building permit

Picked up by: _____

Firm name and address: _____

Signature: _____

Distribution: File(Original) 1.; Bldg Dept 2.; Region of Peel Planning Dept 3; Applicant 4, 5 and 6.



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-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**.

1. **Name of Owner(s)** Multiland Pacific Holdings Ltd.
Address 2040 Burrard Street, Vancouver, BC V6J 3H5

Phone # 604-763-2881 **Fax #** _____
Email msaboune@openformproperties.ca

2. **Name of Agent** Glen Schnarr & Associates Inc. c/o Jim Levac
Address 700 - 10 Kingsbridge Garden Circle, Mississauga, ON L5R 3K6

Phone # 905-580-2854 **Fax #** _____
Email jiml@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
 1. To permit a motor vehicle washing establishment use on the Subject Lands, whereas the Zoning By-law does not permit the proposed use.
 2. To permit a drive-through facility within 26 metres of a Regional Road (Queen Street East), whereas the Zoning By-law requires a minimum setback of 30 m from a Regional Road

4. **Why is it not possible to comply with the provisions of the by-law?**
 1. The SC-1912 permits auto dealerships with body and repair uses as accessory uses, but not a motor vehicle washing use as an accessory use
 2. The proposed drive-through entrance is slightly less than 30 m from a Regional Road. See accompanying Submission Letter for further detail

5. **Legal Description of the subject land:**
Lot Number Part of Lot 6 and Parts 1 and 4
Plan Number/Concession Number 43R-31072/ CON 7 ND TOR GORE
Municipal Address 6 Maritime Ontario Boulevard

6. **Dimension of subject land (in metric units)**
Frontage 45 m
Depth 129.36 m
Area 0.72 ha

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input checked="" 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:

The developable area of the Subject Lands is vacant. Existing automobile dealerships and surface parking areas are also present

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed car wash facility: GFA = 507.9 m2

Length - 39.2 m; Width - 15.2 m; Height - 2 storeys

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 N / A
Rear yard setback N / A
Side yard setback N / A
Side yard setback N / A

PROPOSED

Front yard setback 26 m
Rear yard setback 62 m
Side yard setback 20.7 m
Side yard setback 187.8 m

10. Date of Acquisition of subject land: October 30, 2020

11. Existing uses of subject property: Automotive Dealerships and vacant land

12. Proposed uses of subject property: Automotive Dealerships; Car Wash facility

13. Existing uses of abutting properties: Commercial and automotive

14. Date of construction of all buildings & structures on subject land: Unknown; prior to purchase

15. Length of time the existing uses of the subject property have been continued: Unknown; prior to purchase

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?

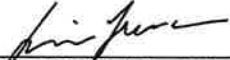
Yes No

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 # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Mississauga _____

THIS 12th DAY OF December, 2022

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, Jim Levac _____ OF THE City _____ OF Mississauga _____

IN THE Region _____ OF Peel _____ 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 Mississauga _____

IN THE Region _____ OF _____

Peel _____ THIS 16th DAY OF _____

December, 2022



Signature of Applicant or Authorized Agent



A Commissioner etc.

Laura Kim Amorim, a Commissioner, etc. **Submit by Email**
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.

FOR OFFICE USE ONLY

Present Official Plan Designation: Business Employment _____

Present Zoning By-law Classification: SC - Section 1912 _____

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



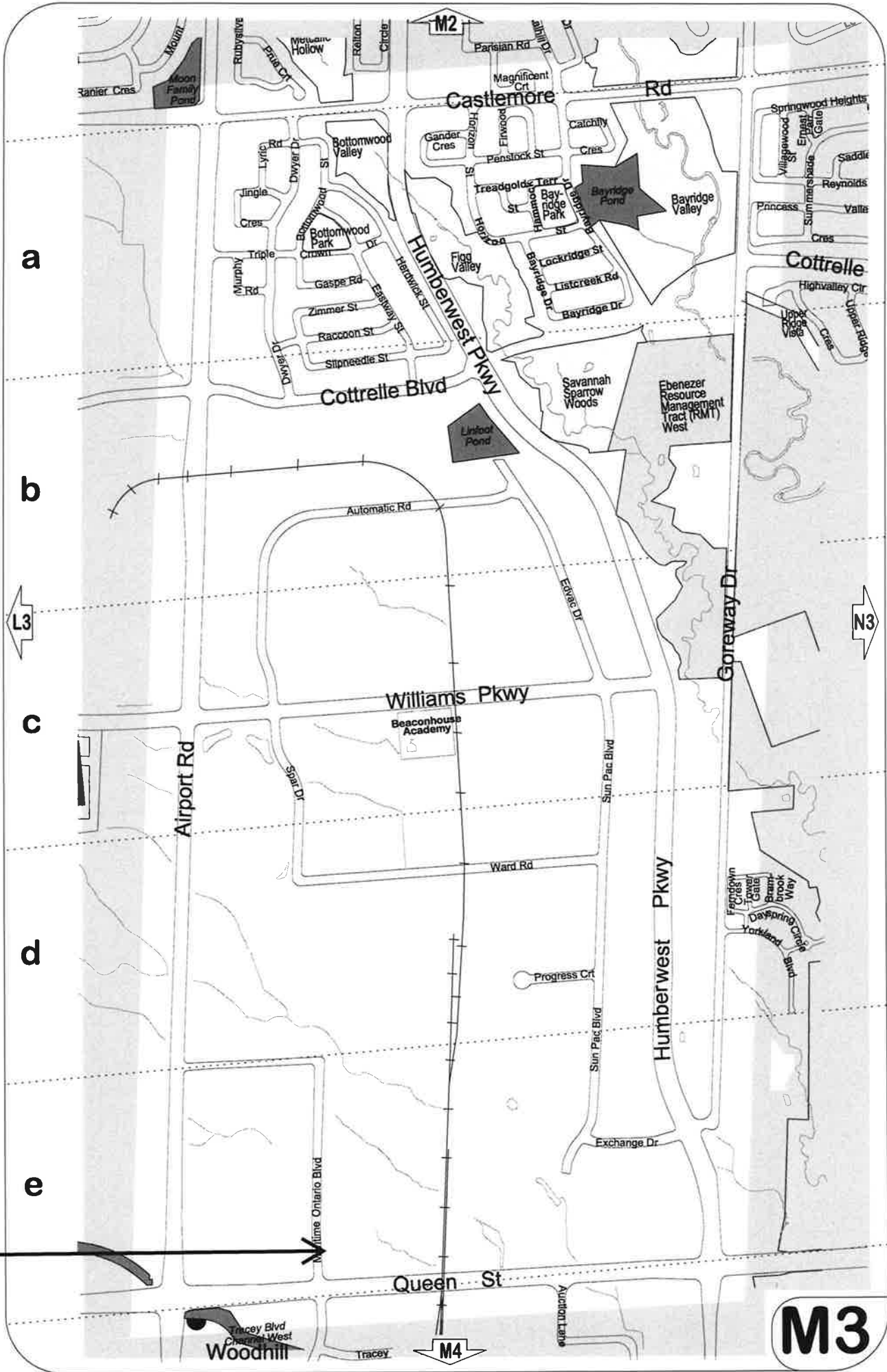
Zoning Officer

April 13, 2023

Date

DATE RECEIVED MAY 2, 2023

Date Application Deemed Complete by the Municipality _____



A-2023-0144

M3