

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **EBRAHIM INVESTMENTS INC.** 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 as described Part of Block B, Plan 636, Parts 1, 6, save and except Parts 1, 2, Plan 43R-17666 municipally known as **0 VICTORIA CRESCENT**, Brampton;

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

1. To permit the outside storage of oversized motor vehicles not operating in conjunction with a business located within a building on the same lot whereas the by-law does not permit outside storage as a permitted use;
2. To permit a fence in the required front yard whereas the by-law does not permit a fence in the front yard.

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.

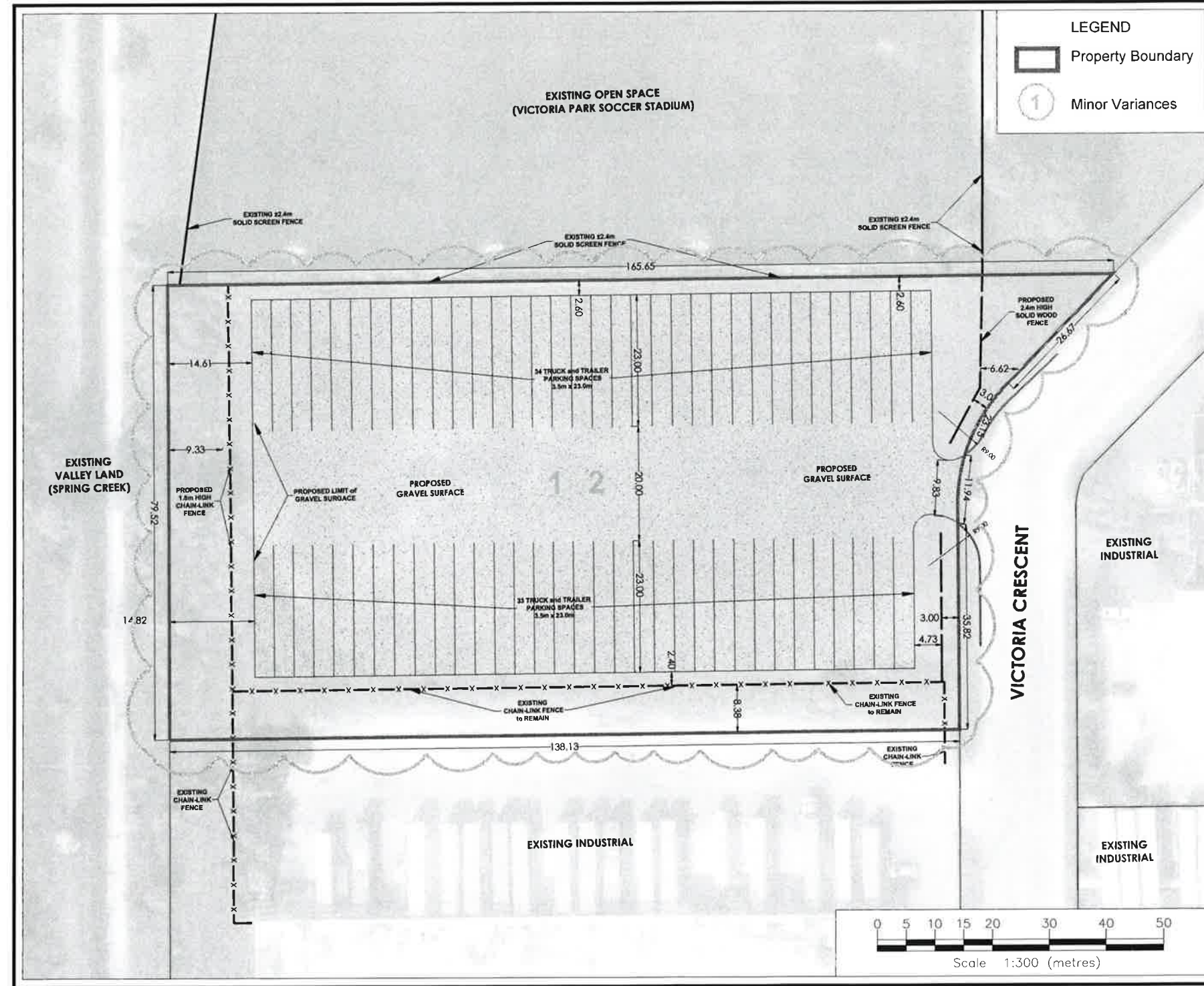
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**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](mailto:jeanie.myers@brampton.ca)



**LEGEND**

	Property Boundary
	Minor Variance

**ZONING BY-LAW MATRIX - ZONING DESIGNATION - INDUSTRIAL ONE A (M1A) ZONE**

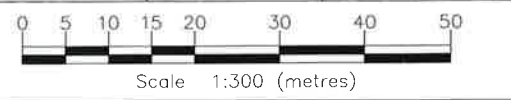
Description	Required	Provided
Lot Area (min)	n/a	1.13 ha 2.80 ac 11,368m <sup>2</sup>
Lot Width (min)	30m	83.33m
Building Area (max)	n/a	n/a
Front Yard Setback (min)	24m	n/a
Interior Side Yard (min)	6m	n/a
Rear Yard (min)	12m	n/a
Building Height (max)	n/a	n/a
Landscaped Open Space (min)	3m wide planting strip abutting a street except at approved driveway location	±3.0m
Outside Storage	Not Permitted	67 Truck & Trailer Parking Spaces

- MINOR VARIANCES**
- To permit outside storage (oversized motor vehicles) not operated in conjunction with a business located within a building on a same lot; and
  - To permit outside storage (oversized motor vehicles) on the entire lot, that is screened from view by a fence.
- Note:  
Information shown in plan is to be considered approximate, subject to change and verification with an up-to-date Boundary and Topographic Survey Plan.

No.	REVISIONS	DATE

**MINOR VARIANCE PLAN**  
  
(SITE PLAN)  
**PROPOSED PARKING LOT**  
**EBRAHIM INVESTMENTS INC.**  
**10 VICTORIA CRESCENT**  
**BRAMPTON, ONTARIO**

P.N.: 92.242.00	Date: April 5, 2023	DWG No.
Scale: 1:300 (24x36)	Revised:	<b>SP-1.0</b>
Drawn By: D.S.	File No.: PN 242_SP_APR_23	



		7635 Hurontario Street Suite 501 Brampton, Ontario L6Y 0B4 p: (905) 796-5790 f: (855) 771-7266 w: www.gwdplanners.com
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**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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

April 28, 2023

A-2023-0118

Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attn: Jeanie Myers – Secretary Treasurer, Committee of Adjustment**

**Re: Committee of Adjustment  
Consent to Sever and Minor Variance Applications  
10 Victoria Crescent, City of Brampton  
PL 636 PT BLK B RP 43R16104 PARTS 1,6  
SAVE 43R-17666 PARTS 1,2  
(GWD File: 242.00)**

**Dear Jeanie:**

Gagnon Walker Domes Ltd. (GWD) represents Ebrahim Investments Inc., the Registered Owner of 10 Victoria Crescent in the City of Brampton (hereinafter referred to as the subject site).

In support of the Committee of Adjustment – Minor Variance Application, GWD is pleased to submit the following submission package:

- One (1) completed application form (Committee of Adjustment Minor Variance);
- One (1) Cover Letter, prepared by GWD dated April 28, 2023;
- One (1) cheque in the amount of \$1,312.00 made payable to the “Treasurer, City of Brampton” (Minor Variance Application); and
- One (1) copy of the Minor Variance Plan, prepared by GWD dated April 5, 2023.

**Subject Property & Surrounding Area**

The subject site is rectangular in shape, measures approximately 1.13 ha (2.80 ac) in size and is located on the west side of Victoria Crescent, north of the westerly intersection of Orenda Road and Victoria Crescent. The subject site has a lot depth of approximately 138.13 m (453.18 ft), a street frontage of 97.58 m (320.14 ft) along Victoria Crescent, and is vacant. No formal access is currently provided from Victoria Crescent.

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**GAGNON WALKER DOMES LTD.**

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W0B4 • P: 905-796-5790  
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY  
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



Surrounding land uses generally include Industrial, Open Space, and Valleyland (Spring Creek). The Victoria Park Soccer Stadium and the former Victoria Park Arena are located immediately north of the subject site.

**TAB 1** includes Air Photos from Google Earth of the subject site and area context

### Planning Analysis

A Committee of Adjustment Minor Variance Application is being submitted to the City of Brampton seeking relief from the Zoning By-law in order to permit truck parking on the subject site.

In this regard, the following variances seeking relief from the Zoning By-law are being sought:

1. To permit outside storage (oversized motor vehicles) not operated in conjunction with a business located within a building on a same lot; and
2. To permit outside storage (oversized motor vehicles) on the entire lot, that is screened from view by a fence.

The proposed Committee of Adjustment Minor Variance Application has been analyzed in the context of the governing planning documents. The following represents a summary of the highlights of the Planning Analysis.

**TAB 2** includes the proposed Minor Variance Plan prepared by Gagnon Walker Domes Ltd. dated April 5, 2023.

### City of Brampton Official Plan, September 2020

The City of Brampton Official Plan (BOP) designates the subject site as ‘**Employment**’ and as being located within a ‘**Gateway Mobility Hub**’. The BOP identifies **Mobility Hubs** as part of the City’s strategy to accommodate intensification, encourage transit-oriented development, and support the City’s transit network. More specifically, the BOP states that lands within the **Mobility Hub** should generally be planned to accommodate 100-150 ppj/ha, achieve an FSI of 3.0 over the entire **Gateway Mobility Hub**, with buildings ranging in heights from 3-25 storeys.

The BOP identifies ‘**Employment Areas**’ as lands within Industrial and Office designations located on Schedule A – General Land Use Designations, as well as lands within the Business Corridor and Central Area designations of individual Secondary Plans. Within **Employment Areas** can be found clusters of business and economic activities; including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary uses. Section 3.2.7 of the BOP addresses **Employment Areas** in general, describing them as major employment districts that are strategically located in relation to major transportation infrastructure and facilities.



The BOP also designates the subject site as **Industrial** which permits the development of light to heavy industrial uses as well as limited office, retail, institutional and restaurant uses; including trucking uses.

It is our opinion that the proposed minor variances and use of the Subject Site for Truck Parking conforms to the Official Plan.

### **Highway 410 and Steeles Secondary Plan (Area 5), October 2019**

The Subject Site is designated on Schedule 5: Highway 410 and Steeles Secondary Plan Area 5 as **General Employment 1** and **Special Policy Area**.

The **General Employment 1** designation permits a broad range of industrial uses, as well as outdoor storage areas, only as accessory to an industrial use (Policy 2.1.1 a) v)). While the policy speaks to being accessory to an industrial use, it is noted that that the site is located interior to an industrial area with truck users. The proposed parking area for trucks is consistent and compatible with land uses in the immediate surrounding area, and the intent of the policy is maintained.

Pursuant to Section 7.1 of the Highway 410 and Steeles Secondary Plan, the Subject Site is identified by the Toronto and Region Conservation Authority (TRCA) as being located below the regulatory floodline. In this respect, the Ministry of Natural Resources and Forestry, the TRCA, and the City of Brampton recognize existing development and have provided for continued redevelopment and maintenance through 'Special Policy Area' provisions; subject to the implementation of satisfactory flood protection measures. The flood protection measures are in place through the adjacent culvert for the creek. In addition, the proposed concept plan layout respects the grade change at the western edge of the property, acting as a buffer to the open space channel.

It is our opinion that the proposed minor variance(s) and use of the Subject Site for Truck Parking conform to the spirit and intent Secondary Plan.

### **Zoning By-law 270-2004**

The Subject Site is zoned **Industrial One A (M1A)** per the City of Brampton Zoning By-law which permits a range of industrial and related uses such as a parking lot, as well as limited non-industrial uses; including, a radio/television broadcasting and transmission establishment, furniture appliance store, recreational facility, community club, an animal hospital and a place of worship.

According to the **Industrial One A (M1A)** zoning, Outside Storage is not permitted. While truck parking is considered outside storage, a parking lot is a permitted use, and industrial uses including trucking operations are permitted and occupy neighbouring lots. As such, the proposal for truck parking on the subject site is in keeping with the surrounding lands. As such, it is our opinion that the proposed variance(s), including the use of the subject site for Truck Parking, is in keeping with the intent of the Zoning By-law.



### **Desirable and Appropriate Development of the Land**

The proposed variances will facilitate the use of the subject site for Truck Parking which is in keeping with the general intent of the Official Plan and Zoning By-law, as well as in keeping with the character of the surrounding lands. The proposed Truck Parking use is in keeping with and is compatible with the immediate industrial uses within the vicinity of the subject site. The proposed use is compatible with the industrial uses. The proposed use of the subject site will not adversely impact the use and operation of surrounding lands.

In this regard, we are of the opinion that the proposed variances are considered desirable and appropriate for the development of the land.

### **Minor in Nature**

The proposed Truck Parking use is in keeping with the uses in the surrounding area and meets the general intent and purpose of both the Official Plan and Zoning By-Law. The proposal makes efficient use of existing, available municipal services and is deemed appropriate and desirable.

In this regard, we are of the opinion that the proposed variances are considered minor in nature and should be supported.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**Anthony Sirianni, B.A.,  
Associate Planner**

**c.c.: Ebrahim Investments Inc.  
Andrew Walker, Gagnon Walker Domes Ltd.  
Michael Gagnon, Gagnon Walker Domes Ltd.**



*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 Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Ebrahim Investments Inc.  
**Address** 615-220 Duncan Mills Road, Toronto Ontario, M3B 3J5  
 \_\_\_\_\_  
**Phone #** 416-444-0500 **Fax #** N/A  
**Email** sajjad@ebrahim.com

2. **Name of Agent** Gagnon Walker Domes Ltd.  
**Address** 7685 Hurontario Street, Suite 501, Brampton, Ontario, L6W 0B4  
 \_\_\_\_\_  
**Phone #** 905-795-5790 **Fax #** N/A  
**Email** asirianni@gwdplanners.com

3. **Nature and extent of relief applied for (variances requested):**  
1. To permit outside storage (oversized motor vehicles) not operated in conjunction with a business located within a building on a same lot; and  
2. To permit outside storage (oversized motor vehicles) on the entire lot, that is screened from view by a fence.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
1. The Zoning By-law only permits outside storage in conjunction with a business located within a building on the same lot; and  
2. The Zoning By-law does not permit fences in the front yard of any lot in an industrial zone.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** PL 636 PT BLK B RP 43R16104 Parts 1,6 save 43R-17666 Part 1,2  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 10 Victoria Crescent, Brampton

6. **Dimension of subject land (in metric units)**  
**Frontage** 97.58 m (320.14ft)  
**Depth** 138.13 m (453.18 ft)  
**Area** 1.13 ha (2.80 ac)

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

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

None

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Tractor Trailer and Truck Parking Area.

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

10. Date of Acquisition of subject land:

11. Existing uses of subject property: N/A - VACANT

12. Proposed uses of subject property: Truck Trailer Parking Area

13. Existing uses of abutting properties: Industrial and Victoria Park Soccer Stadium

14. Date of construction of all buildings & structures on subject land: N/A - VACANT

15. Length of time the existing uses of the subject property have been continued: N/A

16. (a) What water supply is existing/proposed?

Municipal Well [ ] [ ] Other (specify) N/A

(b) What sewage disposal is/will be provided?

Municipal Septic [ ] [ ] Other (specify) N/A

(c) What storm drainage system is existing/proposed?

Sewers [X] Ditches [ ] Swales [X] 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 # \_\_\_\_\_ 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 \_\_\_\_\_

Anthony Sirianni  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 28 DAY OF April, 2023.

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, Anthony Sirianni, OF THE Town OF Halton Hills  
IN THE Region OF Halton 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 Brampton  
IN THE Region OF  
 Peel  THIS 28<sup>th</sup> DAY OF  
April, 2023

Jeanie Cecilia Myers  
a Commissioner, etc.,  
Province of Ontario  
for the Corporation of the  
City of Brampton  
Expires April 8, 2024.

Anthony Sirianni  
Signature of Applicant or Authorized Agent

Jeanie Myers  
A Commissioner etc.

FOR OFFICE USE ONLY

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

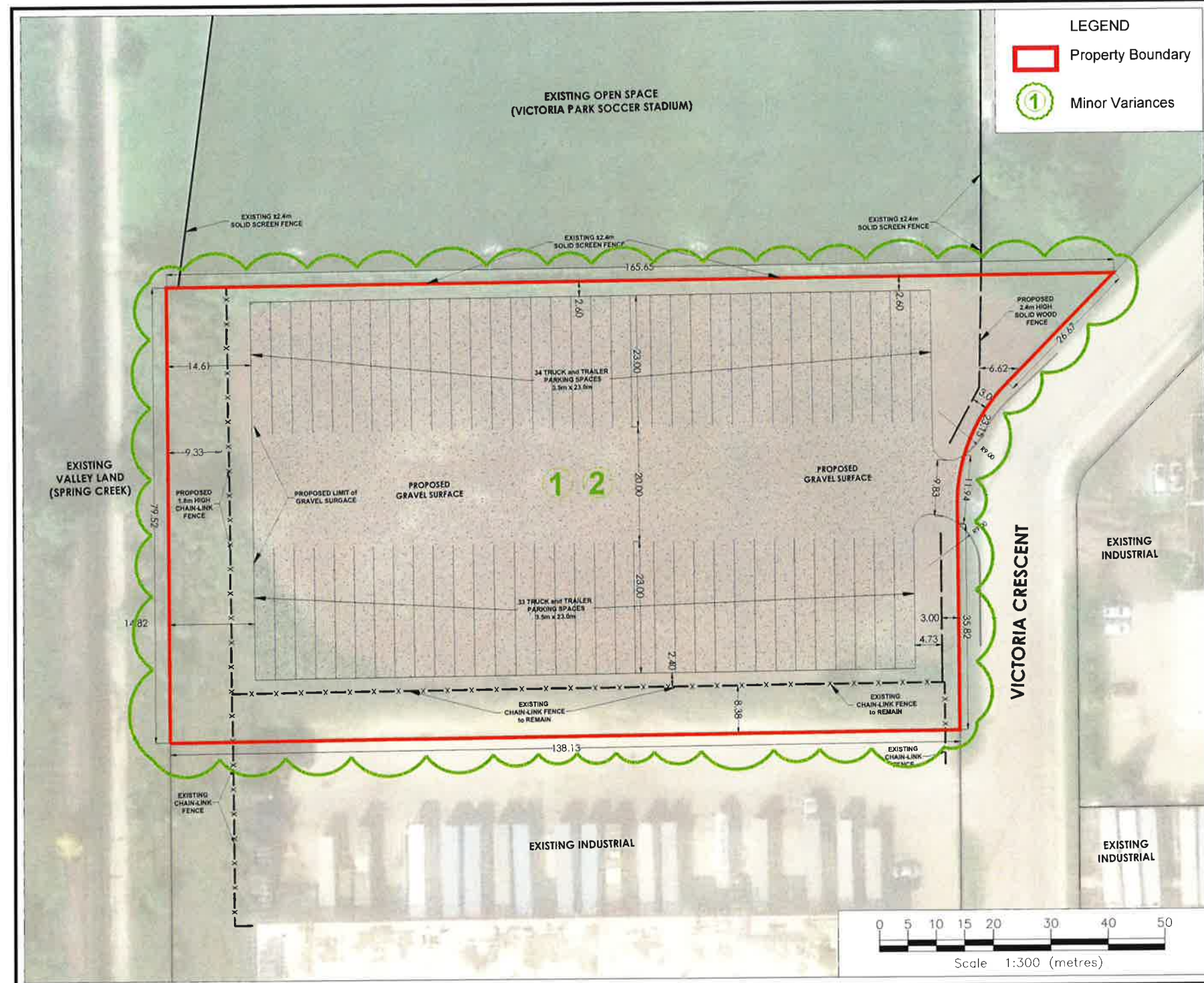
Present Zoning By-law Classification: \_\_\_\_\_

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 April 28, 2023



**LEGEND**

- Property Boundary
- 1 Minor Variance

ZONING BY-LAW MATRIX - ZONING DESIGNATION - INDUSTRIAL ONE A (M1A) ZONE		
Description	Required	Provided
Lot Area (min)	n/a	1.13 ha 2.80 ac
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**(SITE PLAN)**  
**PROPOSED PARKING LOT**  
**EBRAHIM INVESTMENTS INC.**  
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**GWB**

**GWD**  
Gagnon Walker Domes  
PROFESSIONAL PLANNERS

7655 Hurontario Street  
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A-2023-0118

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