



## Report Committee of Adjustment

**Filing Date:** May 01, 2023  
**Hearing Date:** May 30, 2023

**File:** A-2023-0118

**Owner/  
Applicant:** EBRAHIM INVESTMENTS INC.

**Address:** 0 Victoria Crescent

**Ward:** WARD 7

**Contact:** Simran Sandhu, Planner I

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### Recommendations:

That application A-2023-0118 be deferred no later than the last hearing of July 2023.

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### Background:

The subject property is currently a vacant lot located within a Major Transit Station Area (MTSA). The property is designated "Industrial" in the Official Plan and 'General Employment 1' in the Highway 410 and Steeles Secondary Plan (Area 5). The property is zoned 'Industrial One A (M1A)', according to By-law 270-2004, as amended. The applicant is seeking two variances, one to allow for outside storage of oversized motor vehicles not operating in conjunction with a business located within a building on the same lot and two, to permit a fence in the required front yard. As mentioned above, the subject property is located within the Bramalea GO MTSA and the lands are currently subject to a Minster's Zoning Order.

### Existing Zoning:

The property is zoned 'Industrial One A (M1A)', according to By-law 270-2004, as amended.

### Requested Variances:

The applicant is requesting the following variances:

1. To allow 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.

**Current Situation:**

A deferral requesting is being recommended to allow additional time to further discuss the proposal with the applicant and city staff in regards to the current MZO for the area and the future planning of the Bramalea GO MTSA. The City is currently in the process of planning for the MTSA, which will encourage the development of a complete community, which will accommodate a concentration of higher density residential, commercial, institutional or employment development that leverages proximity to the GO Station. Staff recommend a deferral date no than the last hearing of July 2023 to allow sufficient time for the applicant and staff to discuss and review the application further.

Respectfully Submitted,



Simran Sandhu, Planner I