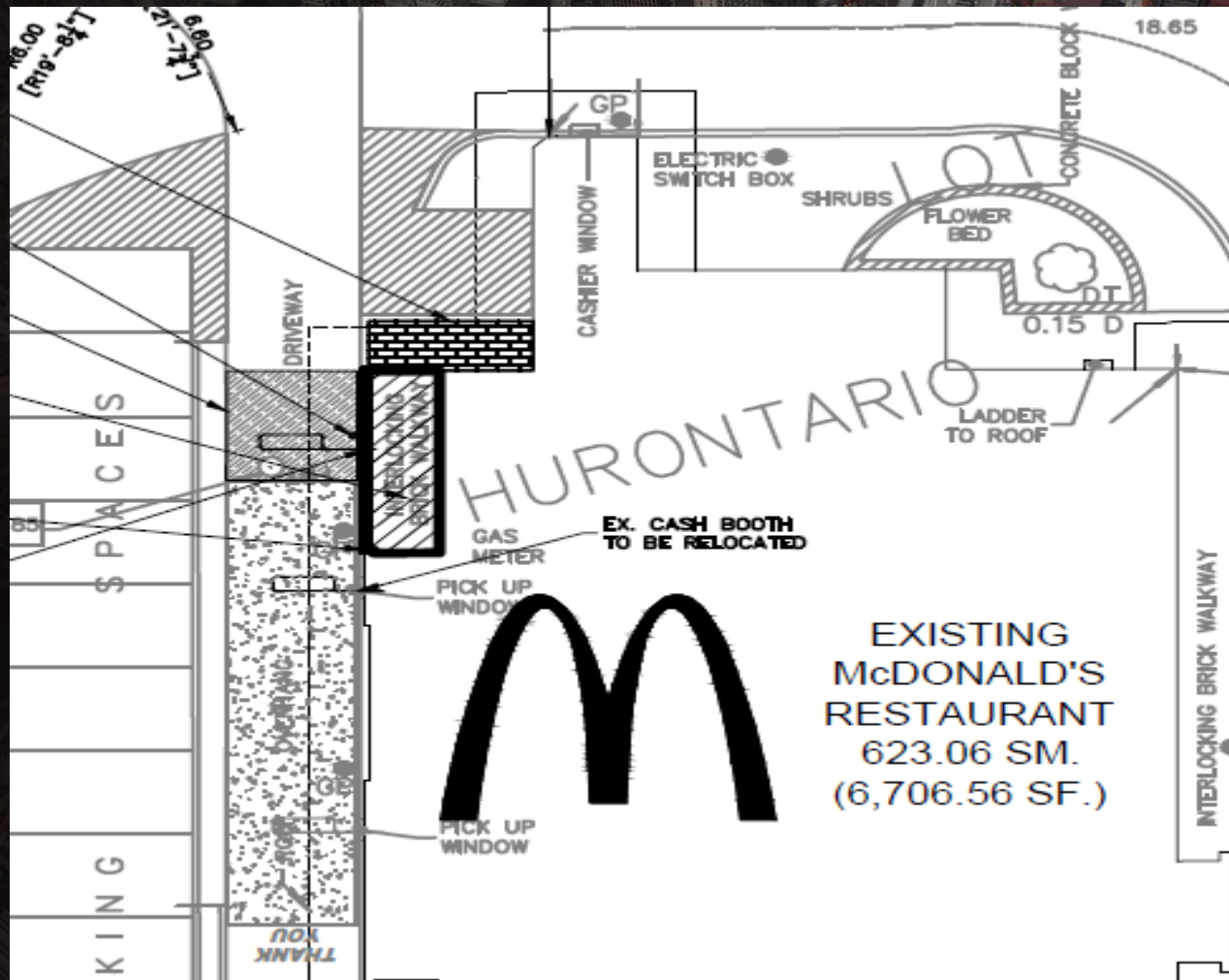


2450 QUEEN STREET EAST

MCDONALD'S RESTAURANTS OF CANADA LTD.

APPLICATION FOR MINOR VARIANCE

January 18th, 2024



SCOPE OF WORK

2023-11-15

On behalf of McDonald's Restaurants of Canada Ltd., we are pleased to present a proposal for a 10.4m² expansion through the Minor Variance Process. This expansion necessitates construction beyond the designated building footprint. We have received formal notice from a City of Brampton Zoning Examiner requiring compliance with bylaw 270-2004, specifically regarding the designated building footprint.

REQUESTED VARIANCE

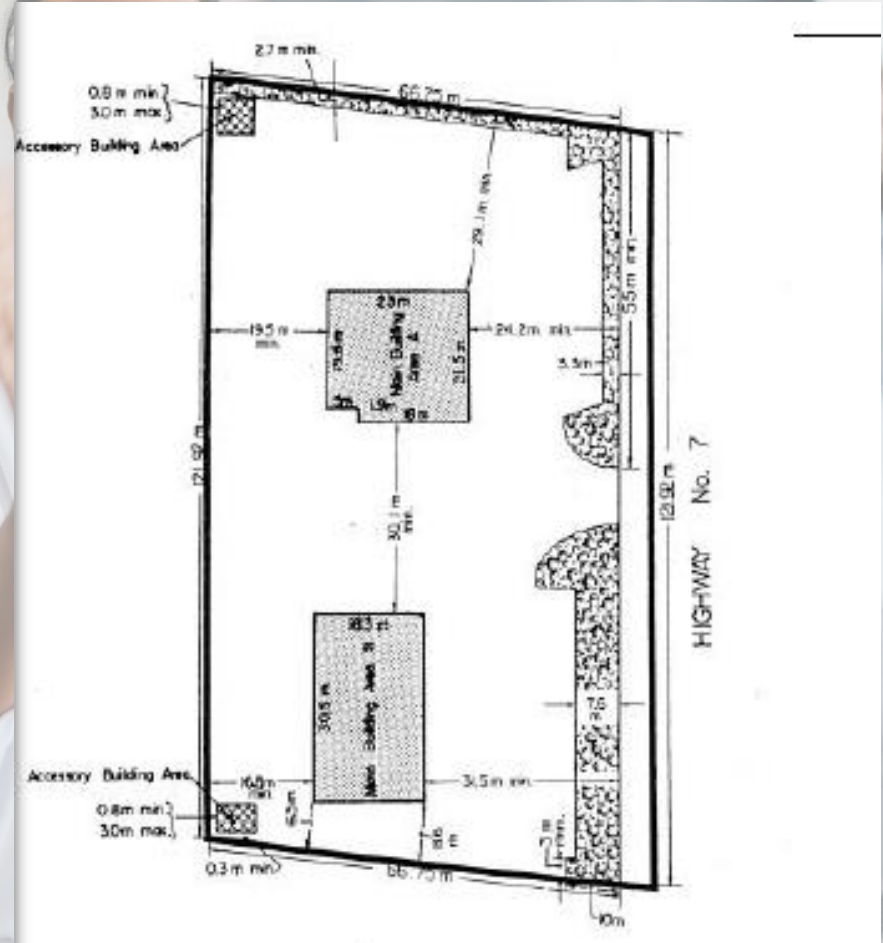
The variance being sought in support of the proposal is as follows:

1. The designated building footprint is classified under Section 336 of schedule C, in by-law 270-2004



Request:

McDonald's Restaurants of Canada Ltd. proposes a 10.4 sq.m building expansion outside of the designated building footprint.



PLANNING ANALYSIS



1. Maintain the general intent and purpose of the Official Plan.



2. Maintain the general intent and purpose of the Zoning By-law.



3. The variance is desirable and appropriate for the development of the land



4. The variance is minor in nature

PLANNING ANALYSIS:

1. Maintain the general intent and purpose of the Official Plan.

The subject site is designated Employment Areas within the Brampton Official Plan. A restaurant and drive through facility, among others, are permitted uses within the land designation. As such, the proposal seeks to expand a permitted use within the Official Plan while permitting an addition of 10.4m² of storage space. It is our opinion that the proposal maintains the general intent and purpose of the Official Plan.

PLANNING ANALYSIS:



2. Maintain the general intent and purpose of the Zoning By-law.

The subject site is zoned HC1-336 (Highway Commercial One – Schedule 336) in Zoning Bylaw 270-2004. The primary intent of this zoning provision is to regulate land-use development, ensuring orderly and planned growth while safeguarding the community's character, safety, and functionality.

The proposed addition, a modest extension of only 10.4m² within the building footprint, is not expected to significantly impact the community's character, safety, or functionality. It is our professional opinion that this minor addition maintains compliance with the bylaw's general intent and purpose, concurrently enhancing the operational efficiency of the restaurant.

PLANNING ANALYSIS:

3. The variance is desirable and appropriate for the development of the land.

We believe that the requested variance is both beneficial and suitable for the land's development. It enables the subject site to maintain a use permitted by the Official Plan policy framework and the relevant Zoning By-law. Additionally, the 10.4m² building addition will expand storage capacity, enhancing the efficiency and effectiveness of the existing operations.

PLANNING ANALYSIS:

4. The variance is minor in nature

In our opinion, the variances being requested are minor in both a quantitative and qualitative nature.

Minor in nature can not only be determined through a numerical perspective, but also whether there are any negative impacts to the subject site or surrounding area.

In our opinion, the variance requested is minor in a quantitative nature as the building addition is only by 10.4m², creating insignificant impacts on the surrounding environment. This would amount to 1.64% of the building footprint. Furthermore, the variance being requested is, in our opinion, minor in a qualitative nature as no negative impact to the subject site or surrounding area is anticipated.

THANK YOU

Please advise if there are any further questions

2024-01-18