

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) Mayfield Industrial GP Inc., Mayfield Industrial LP

Address 75 Scarsdale Road, Suite 201, Toronto, Ontario

Phone # (416) 485-7860 x120 Fax # N/A

Email lmarlowe@berkshireaxis.com, jmarlowe@berkshireaxis.com

2. Name of Agent Marc De Nardis

Address 7685 Hurontario Street, Suite 501, Brampton, Ontario

Phone # (905) 796-5790 x257 Fax # N/A

Email mdenardis@gwdplanners.com

3. Nature and extent of relief applied for (variances requested):

To permit a minimum building height of 1-storey, whereas the SC-2259 zone requires a minimum building height of 2-storeys.

4. Why is it not possible to comply with the provisions of the by-law?

2259.2 (4) a) requires a minimum building height of 2-storeys

5. Legal Description of the subject land:

Lot Number Part of Lots 16

Plan Number/Concession Number Blocks 12, 13, 14, 15, 37, 38 of Plan 43M-1907, Concession 3 E.H.S.

Municipal Address NA - Vacant

6. Dimension of subject land (in metric units)

Frontage ~280

Depth ~280

Area 7.77

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-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)

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

Vacant - No existing structures

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Building A – 4,372.07m², Building B – 4,308.55m², Building C – 6,807.14m²  
Building D – 6,313.15m², Building E – 5,333.42m², Building F – 4,172.32m²  
Total Gross Floor Area – 31,306.68m²  
Number of Units – 92  
Lot Coverage – 41.20%

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	Building A (Dixie Road) - 23.49m
Rear yard setback	Building F Electrical/Mechanical Room (Ace Drive) - 1.28m
Side yard setback	Building B (Inspire Boulevard) - 9.08m
Side yard setback	Building A (Tasker Road) - 8.95M

10. Date of Acquisition of subject land: July 4, 2023
11. Existing uses of subject property: Vacant - No existing uses
12. Proposed uses of subject property: Prestige Industrial, Service Commercial
13. Existing uses of abutting properties: Service & motor vehicle commercial, industrial warehouse, SWM pond; residential & live work commercial
14. Date of construction of all buildings & structures on subject land: Tentative building construction - Spring 2024
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 ☒ 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 # 21T-09010B Status Registered - 2012

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 # A-2023-0331	Decision Approved	Relief Use, Building Setback, Landscape Open Space
File #	Decision	Relief
File #	Decision	Relief



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 30 DAY OF January, 2024.

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, Marc De Nardis, OF THE City OF Vaughan

IN THE Region OF York 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 30 DAY OF

January, 2024.

A Commissioner etc.

Gagandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026



Signature of Applicant or Authorized Agent

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

Jan 30th, 2024

Date Application Deemed  
Complete by the Municipality

VL

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: Southwest Corner of Inspire Boulevard and Dixie Road, Blocks 12, 13, 14, 15, 37, 38 of 43M-1907


I/We, Mayfield Industrial GP Inc., Mayfield Industrial LP  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Gagnon Walker Domes Ltd.  
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 30 day of January, 2024.

  
\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Leslie Marlowe  
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: 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  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: Southwest Corner of Inspire Boulevard and Dixie Road, Blocks 12, 13, 14, 15, 37, 38 of 43M-1907

I/We, Mayfield Industrial GP Inc., Mayfield Industrial LP  
please print/type the full name of the owner(s)

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 30 day of January, 2024.



\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Leslie Marlowe

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type 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**





SITE STATISTICS

GROSS SITE AREA: 7.76 ha (19.19 ac)  
NET SITE AREA: 7.66 ha (18.93 ac)

GROSS FLOOR AREAS:

- BUILDING A: 4,372.07m² (47,563ft²)
- BUILDING B: 4,308.55m² (46,377ft²)
- BUILDING C: 6,807.14m² (73,272ft²)
- BUILDING D: 6,313.15m² (67,954ft²)
- BUILDING E: 5,333.42m² (57,409ft²)
- BUILDING F: 4,172.35m² (44,911ft²)
- TOTAL G.F.A.: 31,306.68m² (336,982ft²)**

**PARKING CALCULATION:**  
GREATER THAN 10,000m²: 139 SPACES + 1 SPACE PER 170m² G.F.A. OR PORTION THEREOF THAT IS OVER 10,000m²

TOTAL PARKING REQUIRED: 265 SPACES  
TOTAL PARKING PROVIDED: 501 SPACES  
BICYCLE PARKING: 12 SPACES

BUILDING SETBACKS

- BUILDING A (Dixie Road): 23.44m
- BUILDING B (Tasker Road): 8.79m
- BUILDING B (Dixie Road): 23.51m
- BUILDING B (Inspire Boulevard): 9.08m
- BUILDING C (Inspire Boulevard): 20.97m
- BUILDING C (Ace Drive): 2.93m
- BUILDING D (Ace Drive): 2.73m
- BUILDING E (Ace Drive): 3.00m
- BUILDING E (Ace Drive - Electrical/Mechanical Room): 1.60m
- BUILDING F (Ace Drive): 3.14m
- BUILDING F (Ace Drive - Electrical/Mechanical Room): 1.33m
- BUILDING F (Tasker Road): 20.94m

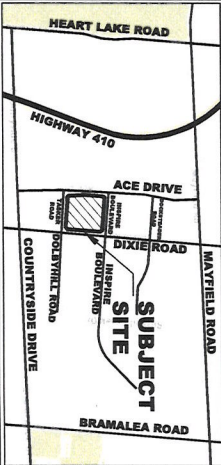
HYDRO TRANSFORMERS

- BUILDING A (Tasker Road): 9.35m
- BUILDING B (Inspire Boulevard): 9.66m
- BUILDING C (Ace Drive): 2.35m
- BUILDING D (Ace Drive): 2.69m
- BUILDING F (Ace Drive): 3.11m

LANDSCAPE OPEN SPACE WIDTHS (MINIMUMS)

- 4.20m (Dixie Road)
- 1.80m (Inspire Boulevard)
- 1.33-3.14m (Ace Drive)
- 1.80m (Tasker Road)

Base Drawing Information is based on Site Plan Drawing prepared by Giovanni A. Tassone, dated December 8, 2023



KEYMAP

SUBJECT SITE N.T.S.

LEGEND

PROPERTY BOUNDARY

MINOR VARIANCE

MINOR VARIANCE

1. To permit a minimum building height of 1-storey, whereas the SC-2259 zone requires a minimum building height of 2-storeys.

**MINOR VARIANCE PLAN  
PROPOSED SITE PLAN  
INDUSTRIAL DEVELOPMENT**  
0' INSPIRE BOULEVARD, 0' TASKER ROAD  
BLOCKS 12, 13, 14, 15, 37, 38  
REGISTERED PLAN 43M-1907, and  
PART OF LOT 16, CONCESSION 3, E.H.S.  
CITY OF BRAMPTON, REGION OF P.E.E.L.  
SITE PLAN #: SPA-2023-0110

P.N.: 23.3272 Date: January 30, 2024

Scale: N.T.S. Revised:

Drawn By: D.S. File No.: PN 3272\_CofA\_Plan



**GWD**  
Gagnon Walker Dornis  
PROFESSIONAL PLANNERS  
7665 Hurontario Street  
Suite 501  
Brampton, Ontario  
L6Y 0B6  
Tel: 1 (866) 771-7286  
www.gwdplanners.com



**SITE PLAN REVIEW  
ZONING ISSUES**  
(Contact Elizabeth Corazzola at [elizabeth.corazzola@brampton.ca](mailto:elizabeth.corazzola@brampton.ca))

Site Plan No.: SPA-2023-0110  
Date Reviewed: January 12, 2024  
Site Address: 0 Inspire (lands bounded by Dixie, Inspire, Tasker and Ace)  
By-Law Number: 270-2004, as amended  
Zone: SC-2259 & M1-2262  
C of A: A-2023-0331

Category	Proposal	By-Law Requirement	By-Law Conformity
Use	Industrial Mall – multi building	Industrial and commercial uses per Sections 2259, 2262 and variance A-2023-0331	Yes
Lot Area	N/A	N/A	Yes
Lot Width	> 38 m	38 m	Yes
Setback to Dixie	21.653 m	Maximum 24m per A-2023-0331	Yes
Setback to Inspire	9.203 m	Maximum 22m per A-2023-0331	Yes
Setback to Ace	2.7 m or greater to the building(s)  Not dimensioned to mechanical rooms on Buildings E or F	2.7m to the building  1m to the mechanical/electrical room of a building	Unknown – See Note 1
Setback to Tasker	8.79 m	Minimum 3m	Yes
Interior Setback	N/A	N/A all lands bounded by Dixie, Inspire, Tasker & Ace to be treated as one lot for Zoning purposes	Yes
Building Height	1 storey	Minimum 2 storeys on that portion of the lot zoned SC-2259	No – See Note 3
Maximum Gross Commercial Floor Area	None indicated	15,340.27 per A-2023-0331	Yes
Maximum Number of Restaurants	None indicated	3 dining room restaurants per A2023-0331	Yes
Hydro Transformer	9.661 to Inspire 2.704 to Ace	Minimum & Maximum setbacks per Sections 2259, 2262 and variance A-2023-0331	Yes
Parking Space Qty.	502	INDUSTRIAL MALL PARKING REQUIREMENT:  If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: <ul style="list-style-type: none"><li>over 10,000 square metres: 139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres</li></ul> If the associated office, retail, and educational gross floor areas are more than 15% of the total gross floor area: In addition to the above, the applicable gross floor areas exceeding 15% shall be subject to the applicable office, retail, or educational parking requirements.	Yes

Category	Proposal	By-Law Requirement	By-Law Conformity
- Regular  - Accessible		Assuming there are no commercial uses in any unit of this development, a <b>minimum 266 spaces</b> are required based on the combined industrial floor area of 31,5779 sq.m for all buildings on site.  <i>Accessible Parking in accordance with By-Law 93-93</i>	
<b>Parking Space Dim.</b> - Angled Parking  - Barrier-Free	2.7 m x 5.4 m (90° angled) 2.75 m x 6.5 m (parallel)	2.7 x 5.4 metres (90° angled) 2.75 m x 6.5 m (parallel)  <u>Type A:</u> 3.4 x 5.4m (minimum) with an accessible aisle that is 1.5 metres wide (minimum)  <u>Type B:</u> 2.4 x 5.4m (minimum) with an accessible aisle that is 1.5 metres wide (minimum)	Yes
<b>Parking Aisles</b>  <b>Driveways</b>	6.6 m (90° angled) 4.3 m (parallel)  6 metres – for two-way traffic 3 metres – for one-way traffic	6.6 metres – for 90° stalls  6 metres – for two-way traffic 3 metres – for one-way traffic	Yes
<b>Fencing/Berming</b>	None shown	Fencing not permitted in a front yard (along Inspire for lands zoned SC-2259 or Dixie for lands zoned M1-2262	Yes
<b>Outside Storage</b>	None shown	Not permitted	Yes
<b>Minimum Landscaped Open Space</b>	<ul style="list-style-type: none"> <li>• 1.8 m along Inspire</li> <li>• 1.8 m along Tasker</li> <li>• 4.2 m along Dixie</li> <li>• 2.7m to the building along Ace but unknown between mechanical rooms and lot line along Ace</li> </ul>	<ul style="list-style-type: none"> <li>• 1 m along Inspire</li> <li>• 1.8 m along Tasker</li> <li>• 4.2 m along Dixie</li> <li>• 2.7 m along Ace, except 1 m between mechanical rooms and lot line</li> </ul>	<b>Unknown – See Note 1</b>



Category	Proposal	By-Law Requirement	By-Law Conformity
<b>Loading Spaces</b>	> 5 spaces > 3.7 m x 9 m	<p>Gross Industrial Floor Area over 14,000m<sup>2</sup> requires 3 loading spaces, plus 1 additional loading space for each 9,300 sq.m of gross industrial floor area or parth thereof in excel of 14,000 sq.m</p> <p>A minimum <b>5 loading spaces</b> are reuquired</p> <p>Each Loading Space Shall:</p> <p>(i) be a rectangular area measuring not less than 3.7 metres in width and 9 metres in length;</p> <p>(ii) have a minimum vertical clearance of 4.25 metres; and,</p> <p>(iii) have an unobstructed ingress and egress of not less than 6 metres in width to and from a street by means of driveways, aisles, manoeuvring or similar areas, no part of which shall be used for the parking or temporary storage of motor vehicles.</p>	Yes
<b>Restaurant Uses in Industrial Zones</b>	None indicated	Refuse storage for restaurant uses permitted in any industrial zone of this by-law shall be contained in a climate controlled area within a building.	Yes

NOTES:

1. **Setback dimensions between the mechanical rooms on Buildings E and F have not been included on the site plan. Dimensions to the mechanical rooms are required to confirm building setback and landscaped open space compliance. Minimum setback of 1 m is required.**
2. **The SC-2259 zone requires a minimum building height of 2 storeys whereas the building(s) within this zone are only 1 storey in height. Variance A-2023-0331 does not include approval of a variance to the minimum building height requirement on lands zoned SC-2259.**
3. **Please refer to the Zoning Comments Chart for detailed information.**
4. **Please revise plans/drawings to conform to all Zoning requirements or seek advice from Development Planning staff on options to resolve the Zoning compliance issue(s) identified.**
5. **Any changes made to the plans/drawings will require further Zoning review.**



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

January 30, 2024

**GWD File:**  
**23.3272.00 COA**

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

**Attention: Ms. Clara Vani  
Secretary-Treasurer, Committee of Adjustment**

**Subject: Application to the Committee of Adjustment – Minor Variance  
Southwest Corner of Inspire Boulevard and Dixie Road  
Blocks 12, 13, 14, 15, 37, 38 of Plan 43M-1907  
Part of Lots 16, Concession 3, E.H.S.  
City of Brampton, Ontario  
City Related Files: SPA-2023-0110, A-2023-0331  
Ward 9**

**Dear Clara:**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mayfield Industrial GP Inc. and Mayfield Industrial LP, the Registered Owner of the lands located north of Tasker Road, south of Inspire Boulevard, east of Ace Drive, and west of Dixie Road, in the City of Brampton (hereinafter referred to as the “subject site”).

By way of background Committee of Adjustment Minor Variance Application (A-2023-0331) was unanimously approved (with conditions) on November 14, 2023. No appeals were received and as such Committee’s decision became final and binding on December 6, 2023.

Immediately thereafter the related Site Plan Approval Application, comprising of six (6) free standing multi-unit industrial/commercial buildings, was coordinated with the variances and a formal resubmission was filed on December 11, 2023.

On January 17, 2024 commentary from City Departments/Divisions and external agencies was issued. It was through this review that City Zoning Staff determined that that proposed buildings on the northerly half of subject site did not comply with the minimum building height requirement.

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**GAGNON WALKER DOMES LTD.**

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • 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.



### **Preliminary Policy and Zoning Review**

The subject site is designated '*Industrial*' in the 2006 City of Brampton Official Plan, '*Prestige Industrial*' with a '*Special Policy Area #4*' overlay applying to the north half of the subject site within the Countryside Villages Secondary Plan (Area 48a).

Comprehensive Zoning By-law 270-2004; as amended; zones the subject site '*Industrial One – Section 2262*' and '*Service Commercial – Section 2259*'. The M1-2262 zone applies to the south half of the subject site fronting onto Tasker Road, the SC-2259 zone applies to the north half of the subject site fronting onto Inspire Boulevard.

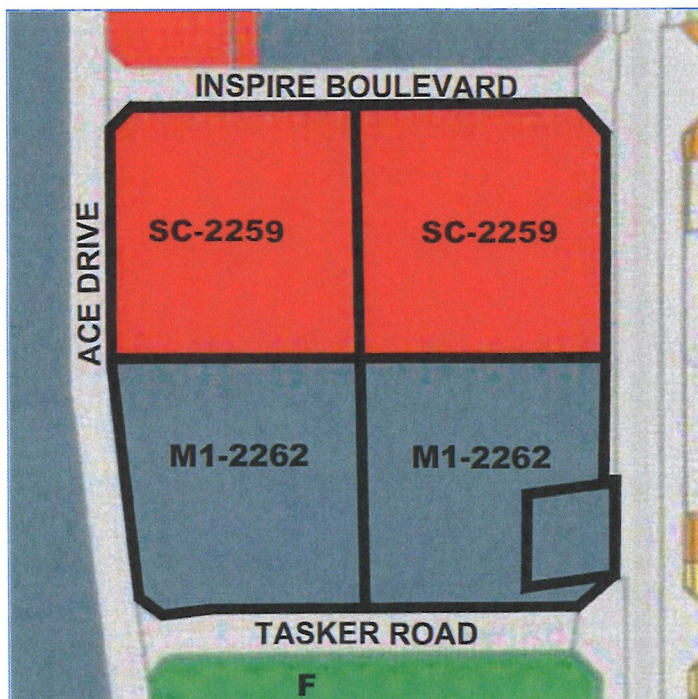


Figure 1: City Zoning By-law 270-2004  
Source: Brampton Planning Viewer

### **Minor Variance Application**

GWD is pleased to submit the attached Application to the Committee of Adjustment to permit the following Variance:

1. To permit a minimum building height of 1-storey, whereas the SC-2259 zone requires a minimum building height of 2-storeys.

In support of the Application we submit the following:

- Completed Application Form;
- Covering Letter;
- Variance Plan (8½"x14") highlighting the requested zoning relief;
- SPA-2023-0110 Zoning Comments Chart;
- One (1) cheque in the amount of \$2,920.00 made payable to the "City of Brampton".





## **The Four Tests**

Pursuant to Section 45(1) of the Planning Act, a Minor Variance Application must satisfy all 'Four Tests' as follows:

1. Does the Variance conform to the intent of the Official Plan?
2. Does the Variance conform to the intent of the Zoning By-law?
3. Is the proposal desirable for the appropriate development or use of the lands?
4. Is the proposal minor in nature?

### **Test 1 – Does the Minor Variance Conform to the Intent of the Official Plan?**

The requested Variance is performance related and as such does not impact or conflict with the goals and objectives of the City Official Plan or Secondary Plan. It will facilitate the development of the subject site in an orderly manner.

The requested Variance is considered to conform to the general intent of the City Official Plan and area Secondary Plan.

### **Test 2 – Does the Minor Variance Conform to the Intent of the Zoning By-Law?**

According to Zoning By-law 270-2004:

*“Building Height” shall mean the vertical distance between the established grade, and:  
(a) in the case of a flat roof, the highest point of the roof surface...*

*“Storey” shall mean that portion of a building which is included between 1 floor level and the next higher floor level or the roof, and which has its floor level not less than two (2) metres below the line where the roof and outer wall meet.*

The general intent and purpose of the Zoning By-law in regulating building height is to maintain compatible building scale between the adjacent properties, and to maintain a consistent streetscape.

SC-2259 requires that building heights be a minimum of 2-storeys and a maximum of 5-storeys with the additional proviso that buildings located within 50.0 metres of a residential zone shall be no taller than 2-storeys.

The proposed buildings have been designed to appear as 2-storeys with an almost 10.0 metre floor to ceiling height (~11.0+ metres to the top of the parapet). The attractive exterior design is anticipated to add to the vibrancy of the streetscape. Depending on the needs and demands of the owner/end user, each unit can accommodate future interior expansion by way of a second storey mezzanine thus fulfilling the general intent and purpose of Zoning By-law 270-2004.





Figure 2: Conceptual Rendering



Figure 3: Conceptual Rendering



Figure 4: Precedent Project, View looking northwest from Countryside Drive

### Test 3 – Is the Minor Variance Desirable and Appropriate for the Area?

The industrial/commercial proposal is permitted in the Official Plan, Secondary Plan and Zoning By-law. The Variance will assist in implementing the municipality's vision for the subject lands. It will facilitate the development of a well-designed contemporary employment complex which will contribute to the urbanization of this area of the City.

The requested Variance is not excessive or out of character with area context. The Variance does not jeopardize the character or functionality of the surrounding area nor will it negatively affect the streetscape. Related items including landscaping, building materials and aesthetics are to be finalized as part of the Site Plan Approvals process.

The Variance is considered desirable and appropriate for the area.





#### **Test 4 – Is the Minor Variance Minor in Nature?**

When viewed either individually or collectively, the requested Variance will result in the orderly development of the lands. No significant on-site or off-site impacts are anticipated. The Variance does not change the intended use or impede the intended function of the subject site for employment/commercial use. It represents a refinement to support the project's implementation.

Subject to completing the Site Plan Approval Application, the requested Variance is minor in nature.

#### **Conclusion**

The Minor Variance Application has been filed for the purposes of facilitating the development of the subject site for industrial/commercial purposes. The requested Variance has been reviewed in the context of the relevant provisions of the *Planning Act*. We are of the opinion that the Variance satisfies the four (4) tests and can be supported from a land use and policy perspective and represent good planning. We respectfully request that its be approved by the Committee of Adjustment.

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

**Yours truly,**

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.  
Planning Associate

[mdenardis@gwdplanners.com](mailto:mdenardis@gwdplanners.com)

**C.c.: F. Hemon-Morneau, City of Brampton  
A. Ambrico, City of Brampton  
S. Dela Pena, City of Brampton  
Berkshire Axis Development  
M. Gagnon, Gagnon Walker Domes Ltd.**

# Zoning Non-compliance Checklist

File No.  
A-2024-0018

Applicant: Mayfield Industrial GP Inc., Mayfield Industrial LP  
Address: Inspire and Dixie  
Zoning: SC-2259  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT	To permit a building height of 1 storey	Whereas the By-law requires a minimum building height of 2 storeys	2259.2.4
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

Amanda Dickie  
Reviewed by Zoning

January 30, 2024  
Date