

November 14, 2023

Mayfield Industrial GP Inc., Mayfield Industrial LP  
75 Scarsdale Road, Suite 201  
Toronto, Ontario, M3B 2R2

Dear Sir/Madam:

Re: Committee of Adjustment Application  
Mayfield Industrial GP Inc.. Mayfield Industrial LP - A-2023-0331  
, Inspire and Dixie

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Further to the Committee of Adjustment hearing held Tuesday October 24, 2023 at which time the application as submitted by you on behalf of the above captioned property was heard, I am enclosing a copy of the Committee's decision.

According to the provisions of the Planning Act, (R.S.O. 1990 c.P. 13, as amended), subsections 12 and 12.1 of section 45, a decision of the Committee of Adjustment may only be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body. Individuals (e.g., neighbouring residents) who received the Notice of Public Hearing or participated at the hearing, are no longer permitted to appeal Committee of Adjustment decisions. The notice of appeal accompanied by the fee prescribed under the Ontario Land Tribunal Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment. The prescribed fee is **\$400.00 per person/per appeal and must be in the form of a certified cheque or money order made payable to the Minister of Finance.**

The Notice of Appeal must be made within twenty (20) days of the making of the decision. The appeal form is available on the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/appeals-process/forms/> or you may obtain an appeal form by contacting the Secretary-Treasurer of the Committee of Adjustment.

The last day for appeal will be **December 5, 2023**. If no appeal is made within the specified period, the decision of the Committee becomes final and binding on **December 6, 2023**.

Yours truly,



Clara Vani  
Interim - Secretary-Treasurer  
Committee of Adjustment  
Tel (905) 874-2117  
Email: [coa@brampton.ca](mailto:coa@brampton.ca)

Attach.

cc: **Gagnon Walker Domes, Marc DeNardis**

**NOTE: PLEASE ENSURE THAT THE SIGN ASSOCIATED WITH THIS APPLICATION IS REMOVED FROM THE PROPERTY**

FILE NUMBER: A-2023-0331

HEARING DATE: November 14, 2023

APPLICATION MADE BY: Mayfield Industrial GP Inc., Mayfield Industrial LP

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

**USES:**

1. That all lands zoned Service Commercial - Section 2259 (SC-2259) and Industrial One - Section 2262 (M1-2262) bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive, shall be considered one (1) lot for the purposes of this Section.
1. To permit the following commercial uses within a M1-2262 zone on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive:
  - a. A retail establishment
  - b. A take-out restaurant
  - c. A community club
  - d. A health and fitness centre
  - e. A commercial, technical or recreational school
2. To permit the following industrial and non-industrial uses within a SC-2259 zone on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive:
  - a. Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
  - b. A warehouse
  - c. A research and development facility in conjunction with an office
  - d. A convenience store
  - e. A recreational facility or structure
  - f. An animal hospital
3. That Section 2262.2(2) regulating the maximum number of dining room restaurants for lands zoned M1-2262 not apply on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive.
4. That Section 2262.2(1) regulating a warehouse use for lands zoned M1-2262 not apply on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive.
5. To permit a maximum building setback of 24.0 metres, whereas the SC-2259 zone permits a maximum building setback of 6.0 metres from Dixie Road;
6. To permit a maximum building setback of 22.0 metres, whereas the SC-2259 zone permits a maximum building setback of 3.0 metres from Inspire Boulevard;
7. To permit a minimum building setback of 2.70 metres to a building, whereas the M1-2262 zone requires a minimum building setback of 3.0 metres along Ace Drive, whereas the M1-2262 zone requires a minimum building setback of 3.0 metre from Ace Drive;
8. To permit a minimum building setback of 1.0 metres to the mechanical/electrical room of a building from Ace Drive, whereas the M1-2262 zone requires a minimum building setback of 3.0m from Ace Drive (exterior side yard);
9. To permit a maximum hydro transformer setback of 9.75 metres, whereas the SC-2259 zone permits a maximum hydro transformer setback of 3.0 metres from Inspire Boulevard;
10. To permit a minimum landscape open space width of 4.20 metres, whereas the M1-2262 zone requires a minimum landscape open space width of 6.0 metres along Dixie Road;
11. To permit a minimum landscape open space width of 1.8 metres, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres along Tasker Road;
12. To permit a minimum landscape open space width of 2.70 metres to a building, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres along Ace Drive;
13. To permit a minimum landscape open space width of 1.0 metres to the mechanical/electrical room of a building, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres along Ace Drive.

(Inspire and Dixie, PLAN 43M-1907, BLOCK 37, WARD 9)

THE REQUEST IS HEREBY APPROVED IN PART SUBJECT TO THE FOLLOWING CONDITIONS

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES JUNE BE APPLICABLE)

**SEE SCHEDULE "A" ATTACHED**

**REASONS:**

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained, and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

**MOVED BY: J. Reed**

**SECONDED BY: B. Mand**

**CHAIR OF MEETING: JARMANJIT SINGH DEHRIWAL**

**WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION**

***AUTHORIZED BY VOTE HELD AT A MEETING ON NOVEMBER 14, 2023***

**RON CHATHA, MEMBER**

**JARMANJIT SINGH DEHRIWAL, MEMBER**

**SUKHPAL KHAIRA, MEMBER**

**BALJIT MAND, MEMBER**

**JAMES REED, MEMBER**

**SARBJEET SAINI, MEMBER**

**JOTVINDER SODHI, MEMBER**

**THISALINY THIRUNAVUKKARASU,**

**MEMBER MANOHARAN VAITHIANATHAN, MEMBER**

**DATED THIS 14TH DAY OF November, 2023**

***NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE DECEMBER 5, 2023***

I, CLARA VANI, INTERIM SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

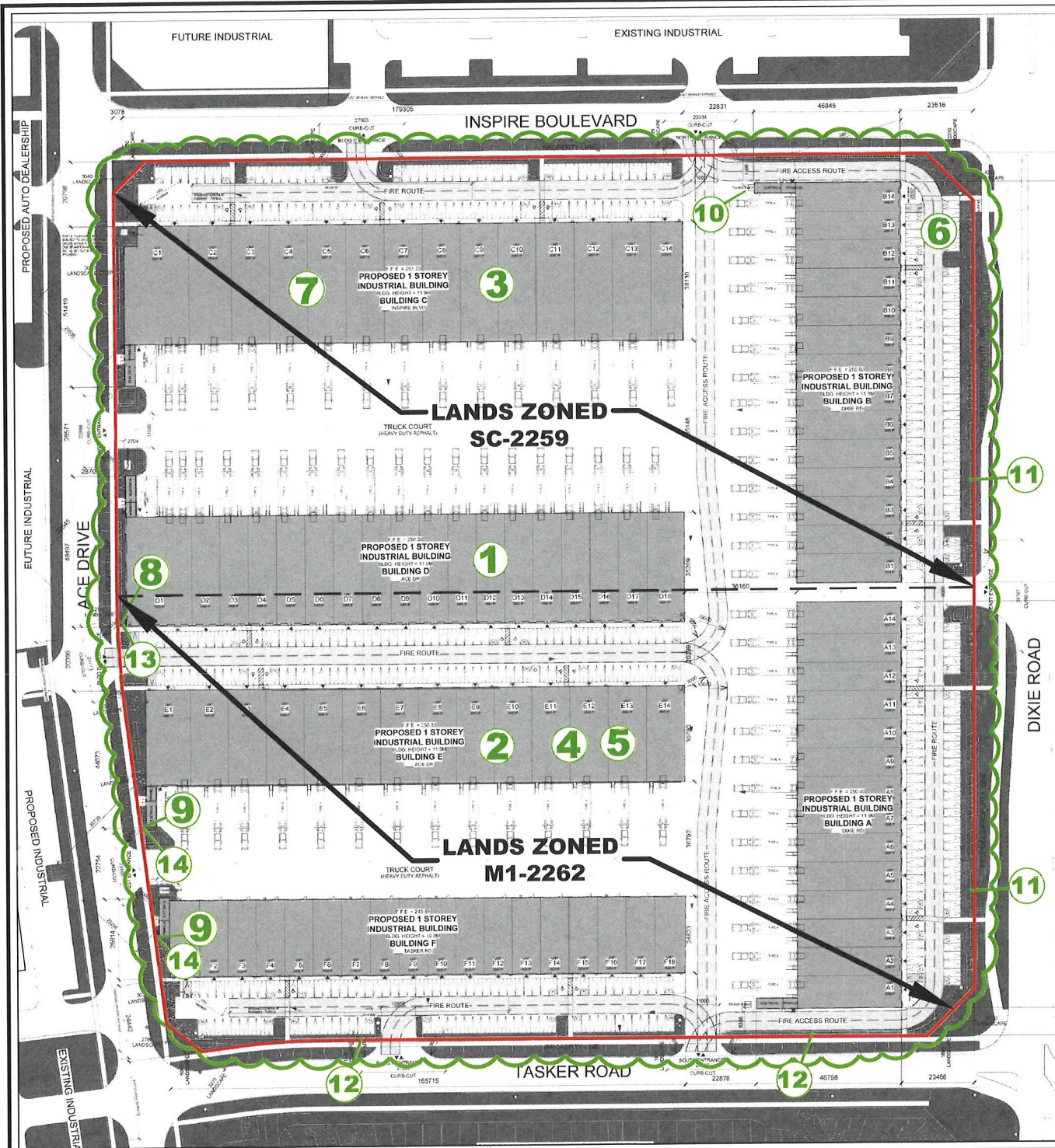
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION  
APPLICATION NO: **A-2023-0331**  
DATED: **November 14, 2023**

Conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the lands shall be considered one lot for zoning purposes and that the total commercial gross floor area permitted shall not exceed 49% or 15,340.27 sq. m for the entirety of the development.
3. That a maximum of 3 dining room restaurants be permitted within the buildings located in the lands zoned M1-2262;
4. That the applicant submit a revised traffic study as part of Site Plan Approval (City File SPA-2023-0110);
5. That no drive-thru facilities be permitted on lands all lands zoned Service Commercial – Special Section 2259 (SC-2259) and no drive-thru facilities related to restaurant uses be permitted on the lands zoned Industrial One – Special Section 2262 (M1-2262) bounded by Dixie Road, Inspire Boulevard, Taser Road and Ace Drive;
6. That the owner finalize Site Plan Approval under City File: SPA-2023-0110 and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
7. Council for the Corporation of the City of Brampton shall by by-law designate Blocks # 12, 13, 14, 15, 37, 38 on Plan # 43M1907 (being PINs # 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163) as to be deemed no to be part of registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act ("Deeming Bylaw").
8. The owner of the Blocks # 12, 13, 14, 15, 37, 38 on Plan # 43M1907 (being PINs # 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163) shall provide a written consent to the Corporation of the City of Brampton that the owner consents to the council for the Corporation of the City of Brampton passing the Deeming bylaw.
9. A solicitor's undertaking, in a form acceptable to the solicitors for the Corporation of the City of Brampton, shall be received indicating that the subject lands (being PINs 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163, and 14225-0011) will "merge" for Planning Act purposes upon the Deeming Bylaw taking effect.
10. The owner of the lands through an application submitted pursuant to section 46(2) of the Land Titles Act shall convert PIN 14225-0011 from LT Conversion Qualified (LTCQ) to Land Titles Absolute Plus and then shall submit an application to consolidate the PINs 14225-0137, 14225-0138, 14225-0139, 14225-0140, 14225-0162, 14225-0163, and 14225-0011.
11. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Clara Vani

Interim Secretary-Treasurer  
Committee of Adjustment



**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: 4,372.07m<sup>2</sup> (47,563ft<sup>2</sup>)
  - BUILDING B: 4,308.55m<sup>2</sup> (46,377ft<sup>2</sup>)
  - BUILDING C: 6,807.14m<sup>2</sup> (73,272ft<sup>2</sup>)
  - BUILDING D: 6,313.15m<sup>2</sup> (67,954ft<sup>2</sup>)
  - BUILDING E: 5,333.42m<sup>2</sup> (57,409ft<sup>2</sup>)
  - BUILDING F: 4,172.35m<sup>2</sup> (44,911ft<sup>2</sup>)
- TOTAL G.F.A.: 31,306.68m<sup>2</sup> (336,982ft<sup>2</sup>)**

**PARKING CALCULATION:**

GREATER THAN 10,000m<sup>2</sup>: 139 SPACES + 1 SPACE PER 170m<sup>2</sup> G.F.A. OR PORTION THEREOF THAT IS OVER 10,000m<sup>2</sup>  
 TOTAL PARKING REQUIRED: 265 SPACES  
 TOTAL PARKING PROVIDED: 502 SPACES  
 BICYCLE PARKING: 12 SPACES

**BUILDING SETBACKS**

- BUILDING A (Dixie Road): 23.49m
- BUILDING A (Tasker Road): 8.95m
- BUILDING B (Dixie Road): 23.51m
- BUILDING B (Inspire Boulevard): 9.08m
- BUILDING C (Inspire Boulevard): 20.79m
- BUILDING C (Ace Drive): 2.93m
- BUILDING D (Ace Drive): 2.70m
- BUILDING E (Ace Drive): 3.00m
- BUILDING E (Ace Drive - Electrical/Mechanical Room): 1.71m
- BUILDING F (Ace Drive): 3.09m
- BUILDING F (Ace Drive - Electrical/Mechanical Room): 1.28m
- BUILDING F (Tasker Road): 20.52m

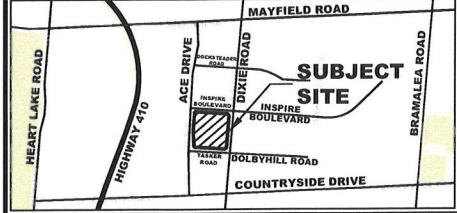
**HYDRO TRANSFORMERS**

- 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): 3.15m

**LANDSCAPE OPEN SPACE WIDTHS (MINIMUMS)**

- 4.20m (Dixie Road)
- 1.80m (Inspire Boulevard)
- 1.28-2.70m (Ace Drive)
- 1.80m (Tasker Road)

Base Drawing Information is based on Site Plan Drawing prepared by Giovanni A. Tassone, dated October 13, 2023



KEYMAP SUBJECT SITE N.T.S.

**LEGEND**

PROPERTY BOUNDARY

1-14 MINOR VARIANCES

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**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 PEEL  
 SITE PLAN #: SPA-2023-0110

P.N.: 23.3272	Date: October 16, 2023
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.: PN 3272_CofA_Plan