

March 14, 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Email: [coa@brampton.ca](mailto:coa@brampton.ca)

RE : Application Number : A-2024-0020  
42 Regan Road, Units 11-14, Brampton, ON

Application for Minor Variance – Request for Opposition

I, Maurice Covre, of 123 Royal Valley Drive, Caledon, ON L7C 1A5 and owner of 42 Regan Road, Unit #10 am submitting this letter as a Request for Opposition to the Application for Minor Variance filed to permit the manufacturing of food with retail accessory in Unit #s 11-14. I give authorization for my correspondence to become part of the public meeting and posted on the agenda.

There are numerous issues as to why I oppose this Application of Variance.

1. Parking – Each Unit has 2 parking spots available for use. The units in question are entitled to 8 spots. There will not be enough parking availability to conduct such business. Staff and customers needing parking would be greater than the parking availability to them. This means that they would be taking parking space away for the other owners in the building. Parking is already limited. This type of business would interfere with our ability to conduct our business.
2. Increased Operating Costs - Having this type of business in the Condominium Complex would cause significant operating costs to the other owners in the building. Insurance Rates, both for the building and for our Individuals businesses would definitely see an increase in premiums. The By-Laws for Peel Condominium Corporation #330 clearly states that “no unit shall be occupied or used by anyone in such a manner as to result in the cancellation (or threat of) or increase to an insurance policy.” Such said business is potentially a fire hazard and thus the increased insurance rates would reflect this concern. In the Rules and Regulations of the Condominium Corporation #330, Rule 4, it clearly states “No owner shall do, or permit anything to be done in his unit or exclusive use areas or bring or keep anything therein or thereon which will in any way increase the risk of fire or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with any of the rules or ordinances of the Fire Department, Board of Health or with any statute or municipal by-law or requirement.”

There would also be an increase to all Unit Owners to garbage collection/waste disposable costs, water and sewage costs, etc.

3. Zoning – This Condominium Corporation has been zoned for Warehousing/Light-Manufacturing uses in this building. Such examples are Metal Fabrication, Carpentry, Electrical Contracting, and Upholstery. Nowhere has it been designated for the manufacturing of food with accessory retail. This Building has been in existence since 1989. I have been in this building for approximately 25 years and this building has always been for Industrial purposes only. I was a co-owner with the previous tenants in this Unit until May 2019 where I became exclusive owner.
4. Noise Control – Currently, noise is not an issue. Having this manufacturing of food with accessory retail business would definitely be a cause for noise concern. There will be many more vehicles coming in and out of the complex, as there will be many more people, too. As the business owner directly attached to these units in question, I am concerned that I will not be able to conduct my business accordingly. There will be issues with hearing when placing and taking telephone calls, speaking amongst each other in the office. Etc. The level of noise would definitely increase.
5. Pest Control – The Owners of Unit #s 11-14 have proposed to include a Garbage Room in one of the Units. This is of great concern as there will be an increase in mice, rats, raccoons, skunks coming to the Building looking for food scraps. The smell will also attract bugs and insects.

It is my position that this manufacturing of food with accessory retail, not be permitted to conduct this type of business in this Condominium Complex. It would be more appropriate in areas of the City of Brampton zoned to allow this type of business. 42 Regan Road is zoned for Warehousing/Light Manufacturing not for food preparation.

I am also quite concerned that I received 48 hours' notice to respond to this Application and Notice of Meeting. Although the letter was postmarked on March 6, 2024, I did not receive it until March 12, 2024. I was not given ample time to research and prepare a response with supporting documentation as I would have liked to provide.

Sincerely,  
Maurice Covre  
Caldvon Electrical Services Inc  
Owner of 42 Regan Road, Unit #10, Brampton, ON