

March 13, 2024

Secretary Treasurer

Committee of Adjustment, City Clerk's Office

2 Wellington Street West

Brampton, ON

L6Y 4R2

RE: Application for Minor Variance- Request for Deferral

City File No: A-2024-0020

42 Regan Road Units 11-14

City of Brampton

Robert Dearlove of 42 Regan Rd Unit #18 Brampton ON L7A 1B4 is submitting this letter to request deferral/ opposition to the request for variance to permit food manufacturing with accessory retail, and I give permission for my comments to be made public.

Firstly, the property in question (42 Regan Rd unit 11-14) does not have sufficient parking to conduct this type of business. Based on the zoning bylaw 20.3.1 they would be required to have 9.25 parking spots available for the 154.54 square meters (which the actual gross commercial property they will using to conduct this business is approx. 425.88 square meters) they have only 8 spots which are allotted to the cumulative **full** square meters of the entire 4 units. These would be required to be used by their staff and patrons. Parking is already significantly limited for all unit holders at 42 Regan Rd and the traffic generated by this type of business would negatively impact our ability to provide parking for our staff/clients/deliveries hampering our ability to conduct business.

I am further concerned that the requested variance to permit the manufacturing of food with accessory retail is not compatible with the existing warehousing/ light-manufacturing uses in this building (Metal fabrication, Carpentry, Upholstery and Electrical contracting etc). The condominium has been designated by MPAC for its entire existence as an Industrial property, I am an original owner of a unit in this building since the buildings completion which closed June **16, 1989** (please note the erroneous construction date of April 4,2017 applicant has provided on application).

Finally, I have additional concerns regarding the financial impact allowing this variance will cause to myself and the other Condominium members. The type of business (food manufacturing) could negatively impact insurance rates for both the Condominium corporation and the individual content insurance for unit holders due to increased fire hazards. The bylaws for Peel Condominium Corp 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 costs to an insurance policy. Further the increase in expenses for dealing with litter, pest control and water/wastewater expenses generated by this type food manufacturing with accessory retail would result in additional negative financial burden to the condominium, which in turn financially impacts unit holders like myself.

It is our position that a food manufacturing use would be more appropriate in areas of the City zoned to support this use rather than 42 Regan Road.

In addition to our preliminary concerns noted above I had not received notice of the meeting until March 12, 2024 (envelope was postmarked March 6<sup>th</sup>) which meant that I was provided with insufficient time (barely 48 hours to the deadline) with which to research and respond to the application and supporting materials.

Sincerely,

Robert Dearlove

628469 Ontario Limited and owner of 42 Regan Rd Unit 18

(North Phase)

SCHEDULE 'F'

Subject to the provisions of the Act, the Declaration, the By-Laws and Rules and Regulations passed pursuant thereto, the owner of each unit shall have the exclusive use of parking spaces as designated below, which parking spaces are designated on Part 2 Sheet 1 of the Description.

<u>Unit No.</u>	<u>Level</u>	<u>Parking Space No.</u>
1	1	P1, P2, P3
2	1	P4, P5
3	1	P6, P7
4	1	P8, P9
5	1	P10, P11
6	1	P12, P13
7	1	P14, P15
8	1	P16, P17
9	1	P18, P19
10	1	P20, P21
11	1	P22, P23
12	1	P24, P25
13	1	P26, P27
14	1	P28, P29
15	1	P30, P31
16	1	P32, P33
17	1	P34, P35
18	1	P36, P37, P38

April 12, 1988  
Ref: 87-22-226-0

File:051D

## ARTICLE II

### COMMON EXPENSES

Specification of Common Expenses - Common Expenses means the expenses of the performance of the objects and duties of the Corporation and, without limiting the generality of the foregoing, shall include those expenses set out in Schedule "E" attached hereto.

## ARTICLE III

### UNITS

(1) Occupation and Use - The occupation and use of the Units shall be in accordance with the following restrictions and stipulations:

(a) Each Unit, being Units 1 to 18, both inclusive, on Level 1 shall be occupied and used only for such purposes as may from time to time be permitted by the relevant zoning by-laws of the City of Brampton, except no Unit shall be occupied or used for motor vehicle repair or maintenance, engine repair or maintenance, as a body shop or for painting of automobiles, nor for any performance or exhibition designed to appeal to erotic or sexual appetites or inclinations, in which there is displayed nudity or partial nudity of any person. The foregoing shall not prevent the Declarant from completing the Buildings and all improvements to the Property, maintaining unsold Units as models for display and sale purposes, and otherwise maintaining construction offices, displays and signs in any Unit or upon any portion of the Common Elements until all Units have been sold by the Declarant. Provided that for a period of five (5) years from the date of registration of the Declaration, no Owner other than the Declarant, shall apply to the City of Brampton or other governmental authority to rezone any Unit without the prior written approval of the Declarant, which approval may be arbitrarily withheld.

(b) No Unit shall be occupied or used by anyone in such a manner as to result in the cancellation or threat of cancellation of any policy of insurance placed by or on behalf of the Corporation. If a Unit is occupied or used by anyone in such manner so as to result in any increase in premium cost of any policy of insurance placed by or on behalf of the Corporation, the Owner of such Unit shall reimburse the Corporation for such increase, and such increase in premium cost shall be added to the Owner's contribution to Common Expenses.

(c) The Owner of each Unit shall require all occupants, employees, customers, agents and visitors in his Unit to comply with the Act, the Declaration, the By-laws and the Rules.