



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** The Gore Paza Inc.
Address 4515 Ebenezer Road,
Suite 210.
Brampton, Ont. L6P 2K7
Phone # 416-995-0169 **Fax #** _____
Email pritsingh@rogers.com

2. **Name of Agent** Glen Schnarr & Associates Inc.
Address 700-10 Kingsbridge Garden Circle
Mississauga ON
L5R 3K6
Phone # 905-568-8888 X236 **Fax #** _____
Email sarahc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
To permit a Maximum Building Height of Three (3) storeys whereas the Zoning By-law permits a Maximum
Building Height of Two (2) storeys

4. **Why is it not possible to comply with the provisions of the by-law?**
Owner is seeking to develop the site for a Three (3) storey commercial/office building, whereas only
Two (2) storeys is permitted on site for the permitted uses under the Zoning By-law

5. **Legal Description of the subject land:**
Lot Number Part lot 5
Plan Number/Concession Number BLOCK 33, PLAN 43M-1912-WARD 10
Municipal Address 0 Nexus Avenue

6. **Dimension of subject land (in metric units)**
Frontage 92 m (301.9 ft)
Depth _____
Area 0.43 ha (1.06 ac)

7. **Access to the subject land is by:**

| | | | |
|------------------------------------|-------------------------------------|-------------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | Seasonal Road | <input type="checkbox"/> |
| Municipal Road Maintained All Year | <input checked="" type="checkbox"/> | Other Public Road | <input type="checkbox"/> |
| Private Right-of-Way | <input type="checkbox"/> | Water | <input type="checkbox"/> |

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:

Vacant

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Three (3) storey commercial/office building

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 _____
Side yard setback _____
Side yard setback _____

PROPOSED

Front yard setback TBD subject to further refinement. Not required to assess application/variance request.
Rear yard setback Seeking permission for height prior to finalizing site design
Side yard setback Anticipated to perform within the regulations of the in-effect ZBLA as well as
Side yard setback previously granted variances.

10. Date of Acquisition of subject land: 2003

11. Existing uses of subject property: Vacant

12. Proposed uses of subject property: Three (3) storey commercial/office building

13. Existing uses of abutting properties: commercial plaza, Place of Worship, 3 storey residential with ground level commercial

14. Date of construction of all buildings & structures on subject land: N/A

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 # _____ Status _____

18. Has a pre-consultation application been filed?

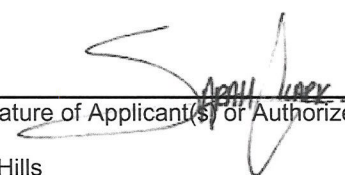
Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details: Various previous approvals have been granted. We have appended the Decisions to this Application for the benefit of staff.

| | | |
|--------------|----------------|--------------|
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |


Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ Town _____ OF _____ Halton Hills _____
THIS 19 DAY OF March, 20 24.


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.

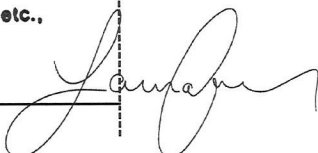
I, Sarah Clark, OF THE Town OF Halton Hills

IN THE Region OF Halton 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 Mississauga
IN THE Region OF
Peel THIS 20th DAY OF
March, 20 24.


Signature of Applicant or Authorized Agent

Laura Kim Amonn, a Commissioner, etc.,
Province of Ontario, for
Glen Schnerr & Associates Inc.
Expires March 3, 2026.
A Commissioner etc. 

| FOR OFFICE USE ONLY | |
|--|--------------------|
| Present Official Plan Designation: | _____ |
| Present Zoning By-law Classification: | M4-2568 |
| This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist. | |
| Connor Cowan Zoning Officer | 2024-03-28 Date |

DATE RECEIVED March 28, 2024


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

LOCATION OF THE SUBJECT LAND: BLOCK 33, PLAN 43M-1912-WARD 10
no municipal address assigned presently

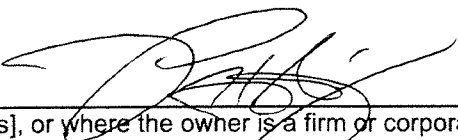
I/We, The Gore Plaza Inc.
please print/type the full name of the owner(s)

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

Glen Schnarr & Associates Inc.
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 19th day of MARCH, 2021.



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

PRITAM SINGH

(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.

PERMISSION TO ENTER

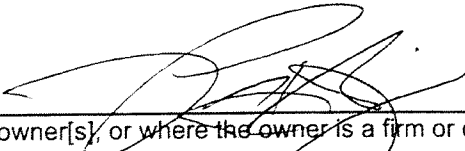
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: BLOCK 33, PLAN 43M-1912-WARD 10
no municipal address assigned presently

I/We, The Gore Plaza Inc.
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 19th day of MARCH, 2024



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

PRITAM SINGH

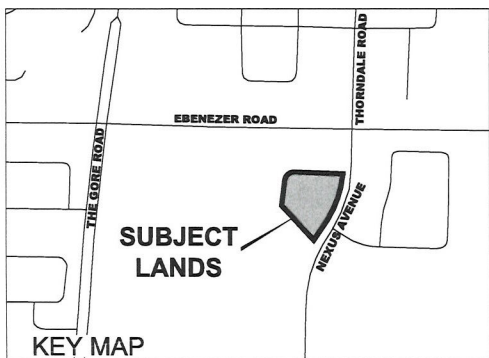
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

EBENEZER ROAD

ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 10, NORTHERN DIVISION



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
THE GORE PLAZA INC.**

0 NEXUS ROAD
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

 SUBJECT LANDS - 0.46ha (1.13ac)

REQUIRED VARIANCES:

1. To permit a maximum building height of 3 storeys, whereas the site specific zone permits a maximum height of 2 storeys;


SCALE 1:500
MARCH 19, 2024

 **GSAI**
Glen Schnarr & Associates Inc.

March 20, 2024

Our File: 468-006

Committee of Adjustment
City of Brampton
2 Wellington Street
Brampton, ON
L5B 3C1

Attn: Clara Vani
Secretary Treasurer, Committee of Adjustment

Re: Minor Variance Application
The Gore Plaza Inc.
Nexus Avenue and Ebenezer Rd
City of Brampton, Municipality of Peel
BLOCK 33, PLAN 43M-1912-WARD 10
PIN: 140211370

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents for The Gore Plaza Inc, owner of the property municipally addressed as 0 Nexus Avenue, otherwise legally described as PT LT 5, CONC 10 ND(TOR.GORE) DES PTS 3 & 5, 43R30640 & PTS 3 & 4, 43R30690 (“the subject property” or “the property”). On behalf of our client, GSAI is pleased to submit this request to the Committee of Adjustment for Minor Variance associated with the subject site.

Site Information and Land Use Context

The subject property is generally located south of the intersection of Nexus Avenue and Ebenezer Road beyond the existing place of worship.

The subject property has a lot area of approximately 0.43 ha (1.06 ac) with a frontage on Nexus Avenue of 92 m (301.9 ft). The subject property is currently vacant.

The subject property is designated “Business Corridor” in the Brampton Official Plan. The Business Corridor designation is broken down through further sub-designations and Secondary Plan policies.

Within the Bram East Secondary Plan (Area 41), the property is designated 'Mixed Commercial/Industrial' and 'Special Policy Area 16' (SPA 16). The function of SPA 16 is “*to permit an expanded range of non-industrial uses than is otherwise specified by the “Mixed Commercial/Industrial” designation.*”. Additional uses include however are not limited to, day cares, places of worship and various schools.

We find it prudent to also address the draft City of Brampton Official Plan designations and associated policies in order to understand and evaluate, where required/applicable, the appropriateness of the requests (and ultimately the proposal) in the longer-term planning horizon (2051). Per the draft City of Brampton Official Plan, the subject property is designated “Neighbourhoods” and situated within the Primary Major Transit Station Area, known as “The Gore PMTSA”. The rationale/justification surrounding the appropriateness of the variance request in the context of the Draft Brampton Official Plan is provided in the “Four Tests” section of this Cover Letter.

The subject site is zoned 'Industrial Four - Section 2568 (M4-2568)', according to By-law 270-2004, as amended. Permitted uses of the zone include both industrial and non- industrial uses.

Proposal – Future Development Scenario

At this time, our client is seeking to construct a three (3) storey commercial/office building on the subject site. The site will be accommodated by at grade parking spaces and will provide pedestrian linkages from the municipal right-of-way.

Further detailed design including landscaping, etc., will take place at the Site Plan Approval stage, assuming an approval is granted by the Committee of Adjustment on the application before the Committee today. We do not anticipate any further variances needed through the Site Plan approval process considering the variances to setbacks etc., which are already in place.

Purpose of Application

The purpose of this application for minor variance is to obtain permission to:

- 1. To permit a Maximum Building Height of 3 storeys whereas the Zoning By-law permits a Maximum Building Height of 2 storeys*

We note for staff that the subject property has previously been subject to a number of Committee of Adjustment applications. A notable approval which may be useful to assist staff in evaluating the appropriateness of application is:

2008: Approval to allow a building height of eleven (11) storeys rather than nine (9) for a 'retirement residence' (File A08-111)

We note that this is not an exhaustive list of variances granted for this site, but does show that the requested variance, as described above and before the Committee, is appropriate for this site and is largely technical in nature to address an existing height approval, albeit for a different land use (being residential).

Four Tests

1. Conformity with the General Intent of the Official Plan

The property is designated 'Business Corridor' in the Official Plan. The employment objectives listed within the Official Plan outline the need to protect the supply of employment areas. To implement these employment objectives, in part. Section 4.4.1 of the Official Plan indicates that lands within the 'Business Corridor' designation are intended to permit a broad range of employment and employment-related uses, and that these employment areas shall also allow for some ancillary related uses.

Additionally, the new "Neighbourhoods" designation in the draft Brampton Official Plan provides that:

Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate.

We submit that a 3 storey building height remains contextually appropriate and is not expected to impose negative or adverse impacts nor frustrate the intent of the Brampton Official Plan. Rather, the additional GFA will better support the site's location within a strategic area of the City (MTSA) providing additional services to area residents and beyond.

We are of the opinion that the proposal meets with the general intent of the in effect and draft Official Plan.

2. Maintains the Intent of the Zoning By-law

The property is zoned 'Industrial Four - Section 2568 (M4-2568)', according to By-law 270-2004. Permitted uses of the zone include both industrial and non-industrial uses.

The Special Exception zone prescribes a maximum building height of 2 storeys for all permitted uses. In the past, our Client has received approvals for a greater building height (as described in the previous variance, above) however, that variance approval was specifically granted for residential uses (whereas this contemplates commercial/office uses permitted under the in-effect Zoning By-law). The application before the Committee today is only for height as our Client anticipates they will be able to act within the existing use permissions granted under the Zoning By-law. This variance is required to obtain height permissions specific to a non-residential use (whereas there are residential use permissions up to 11 storeys presently in-effect).

We are of the opinion that the proposal meets with the general intent of the Zoning By-law.

3. 3 & 4. Minor in Nature & Desirable for the Development of the Lands

The additional height remains compatible with the existing area. The height of the proposed building is remains below the height (in meters) of the place of worship to the north. The existing residential with ground floor commercial uses situated on the opposite side of Nexus Avenue are 3 storeys in height. This creates an appropriate massing or interface, in our opinion. The additional storey is not anticipated to create any adverse impacts for the commercial uses behind and west of the subject property.

The proposed height will yield additional GFA and serve the surrounding area. The increase in GFA acts as complimentary or supportive of the site's role within the MTSA lands and within a Neighbourhood.

Application Materials

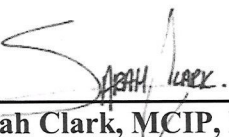
In support of the application, we have enclosed the following items:

1. One (1) copy of a Minor Variance Application;
2. One (1) copy of a Minor Variance Sketch, prepared by Glen Schnarr & Associates Inc., dated March 2024.

The property will pay the application fee when prompted. We look forward to appearing before the Committee of Adjustment at the earliest possible hearing date. Should you require anything further, feel free to contact Sarah Clark at 905-717-5433 or sarahc@gsai.ca.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark, MCIP, RPP
Associate

Previous Committee of Adjustment Decisions

February 13, 2024

The Gore Paza Inc.,
4515 Ebenezer Road #210
Brampton, Ontario, L6P 2K7

Dear Sir/Madam:

Re: Committee of Adjustment Application
The Gore Paza Inc. - A-2018-0011
Toronto Gore Con 10 ND Part Lot 5, RP 43R30640 Parts 3 and 5, RP 43R30690 Parts 1 to 4, 0 Nexus Avenue

Take notice that the Committee of Adjustment for the City of Brampton gave its decision on Tuesday January 23, 2024, with respect to your application for Minor Variance for Toronto Gore Con 10 ND Part Lot 5, RP 43R30640 Parts 3 and 5, RP 43R30690 Parts 1 to 4, 0 Nexus Avenue.

You are hereby notified that the aforementioned decision respecting the above noted application is now final and binding, there having been no notice of appeal within twenty (20) days after making of the decision.

Yours truly,



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

cc: P. Fay
R. Campbell
M. Taraborrelli
Glen Schnarr and Associates c/o Sarah Clark

NOTE: THIS VARIANCE BECOMES NULL AND VOID IF ALL THE CONDITIONS OF APPROVAL ARE NOT FULFILLED.



COMMITTEE OF ADJUSTMENT

Notice of Decision

The City of Brampton

City of Brampton

FILE NUMBER A351/03

HEARING DATE NOV. 25, 2003

APPLICATION MADE BY THE GORE PLAZA INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 56-83
AS AMENDED AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION:

1. TO PERMIT A RELIGIOUS INSTITUTION; AND
2. TO PERMIT A RETIREMENT HOME WITH ASSISTED LIVING.

(EAST SIDE OF THE GORE ROAD SOUTH OF EBENEZER ROAD - PART LOT 5, CONC. 1
N.D.)

THE REQUEST IS HEREBY APPROVED
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE
CITY OF BRAMPTON WHERE REQUIRED)

REASONS:

This decision reflects that in the opinion of the Committee:

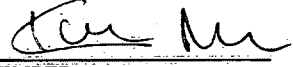
1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: R. HUNTER

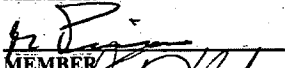
SECONDED BY: B. REED

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER

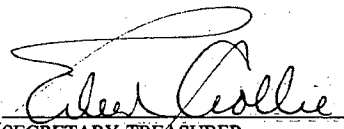

MEMBER


MEMBER

DATED THIS 25th DAY OF NOVEMBER, 2003

**NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION
TO THE ONTARIO MUNICIPAL BOARD WILL BE DECEMBER 15th, 2003.**

I, EILEEN COLLIE, 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



Ontario
Municipal
Board
655 Bay St Suite 1500
Toronto, ON M5G 1E5
Tel (416) 326-6800
Toll Free: 1-866-887-8820
Fax (416) 326-5370
www.omb.gov.on.ca

Commission des
affaires municipales
de l'Ontario
655 rue Bay Bureau 1500
Toronto, ON M5G 1E5
Tél (416) 326-6800
Sans Frais: 1-866-887-8820
Télé (416) 326-5370
www.cmb.gov.on.ca



May 16, 2005

John L. O'Kane
Lawrence Lawrence Stevenson
Barristers & Solicitors
43 Queen Street West
Brampton ON L6Y 1L9

Dear Mr. O'Kane:

CC: Paul Snape
Ted Yao

Handwritten notes:
Noted
L-T
May 17
2005

Re: O.M.B. Case No: PL050125
O.M.B. File No: V050074
Reference: Sub. A330/04, Pt. Lot 5, Conc. 10, City of Brampton
Date of Hearing: May 25, 2005

The Ontario Municipal Board has received your written confirmation that the above-noted matter has been withdrawn.

As a result, the Board has cancelled the hearing that was scheduled to commence on **Wednesday, May 25, 2005, for three (3) days.**

Yours truly

Handwritten signature: Maria Fernandes
Maria Fernandes
Hearings Co-ordinator

/vw
c. List



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A330/04

HEARING DATE JANUARY 11, 2005

APPLICATION MADE BY THE GORE PLAZA INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT: ZONING BY-LAW 270-2004 AND AN AMENDED APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW THE FOLLOWING VARIANCES:

1. To permit a minimum of 682 parking spaces.
2. To permit a maximum building height of nine (9) storeys for a Retirement Home.

(EAST SIDE OF THE GORE ROAD SOUTH OF EBENEZER ROAD - PART OF LOT 5, CONC. 10 ND)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED)

1. The proposed residential building shall only be a Retirement Home as defined in the Zoning By-law.

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.

MOVED BY: D. BILLETT

SECONDED BY: P. NOÉ ROSS

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER
[Signature]
MEMBER

[Signature]
MEMBER
[Signature]
MEMBER

MEMBER

DATED THIS 11TH DAY OF JANUARY, 2005

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JANUARY 31ST, 2005.

I, EILEEN COLLIE, 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.

[Signature]
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Notice of Decision

Committee of Adjustment

FILE NUMBER A08/031

HEARING DATE FEBRUARY 19, 2008

APPLICATION MADE BY THE GORE PLAZA INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW THE FOLLOWING VARIANCES ASSOCIATED WITH DEVELOPMENT OF THE SITE FOR A RELIGIOUS INSTITUTION AND RETIREMENT RESIDENCE:

1. To allow a lot area of 0.24ha;
2. To allow a front yard setback of 4.5m;
3. To allow a rear yard setback 4.5m;
4. To allow an exterior side yard setback of 4.5m;
5. To allow an interior side yard setback of 4.5m;
6. To allow an underground parking structure setback of 0.0m;
7. To allow a Floor Space Index of 2.75 for the Retirement Residence and 1.3 for the Religious Institution;
8. To provide a total of 673 parking spaces;
9. To provide landscaping in 25% of the site area;
10. To allow fencing in the front yard;

(4545 & 4555 EBENEZER ROAD – PART OF LOT 5, CONC. 10 N.D.)

THE REQUEST IS HEREBY APPROVED
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED)

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.

MOVED BY: P. S. CHAHAL

SECONDED BY: R. NURSE

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE, THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER
[Signature]
MEMBER

[Signature]
MEMBER
H Nurse
MEMBER

MEMBER

DATED THIS 19TH DAY OF FEBRUARY, 2008

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MARCH 10TH, 2008.

I, EILEEN COLLIE, 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.

[Signature]
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Notice of Decision Committee of Adjustment

FILE NUMBER A08-111

HEARING DATE JULY 15, 2008

APPLICATION MADE BY THE GORE PLAZA INC.

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 A BUILDING HEIGHT OF ELEVEN (11) STOREYS FOR A RETIREMENT RESIDENCE;

(4555 EBENEZER ROAD – PART OF LOT 5, CONC. 10 N.D)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED)

1. The applicant shall provide elevation drawings to the satisfaction of the Commissioner of Planning, Design and Development showing the building material and architectural articulation, to amongst other things, minimize the appearance of the eleven (11) storey building.

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.

MOVED BY: K. BOKOR

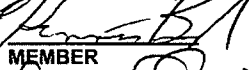
SECONDED BY: J. MASSEY-SINGH

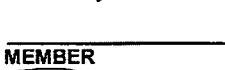
SIGNATURE OF CHAIR OF MEETING: 

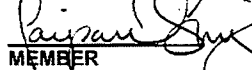
WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER


MEMBER


MEMBER

DATED THIS 15TH DAY OF JULY, 2008

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 5TH, 2008.

I, EILEEN COLLIE, 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

Zoning Non-compliance Checklist

File No.
A-2024-0105

Applicant: Glen Schnarr & Associates Inc.

Address: 0 Nexus Ave

Zoning: M4-2568

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 new ICI building having a building height of 3 storeys | whereas the by-law permits a maximum building height of 2 storeys. | 2568.2(f) |
| COVERAGE | | | |
| BELOW GRADE ENTRANCE | | | |
| ACCESSORY STRUCTURE SETBACKS | | | |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPED OPEN SPACE | | | |
| ENCROACHMENTS | | | |
| TWO-UNIT DWELLING | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Connor Cowan

Reviewed by Zoning

2024-03-28

Date