

2000 Williams Parkway, Brampton Ontario

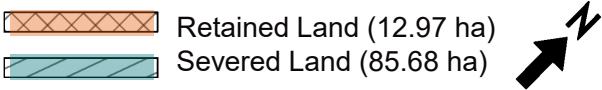
**Committee of Adjustment
(Files A-2024-0136 & B-2024-0006)**

May 21, 2024

Site Location



Proposed Severance



Planning Context

City of Brampton Official Plan

Designated:

Industrial

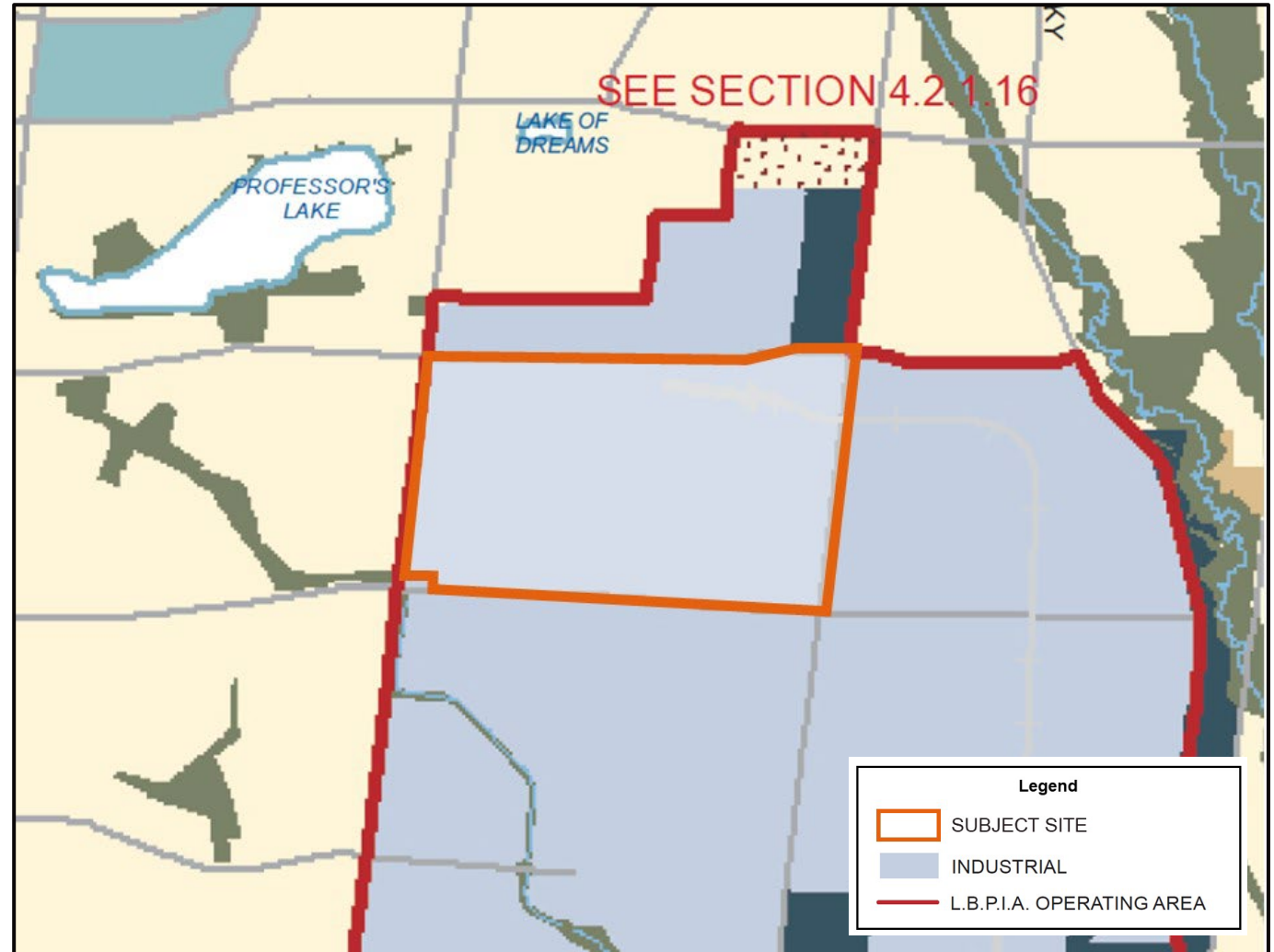
Permissions:

Industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processes and related uses

Airport Intermodal Secondary Plan

Designated:

General Employment 1



Planning Context

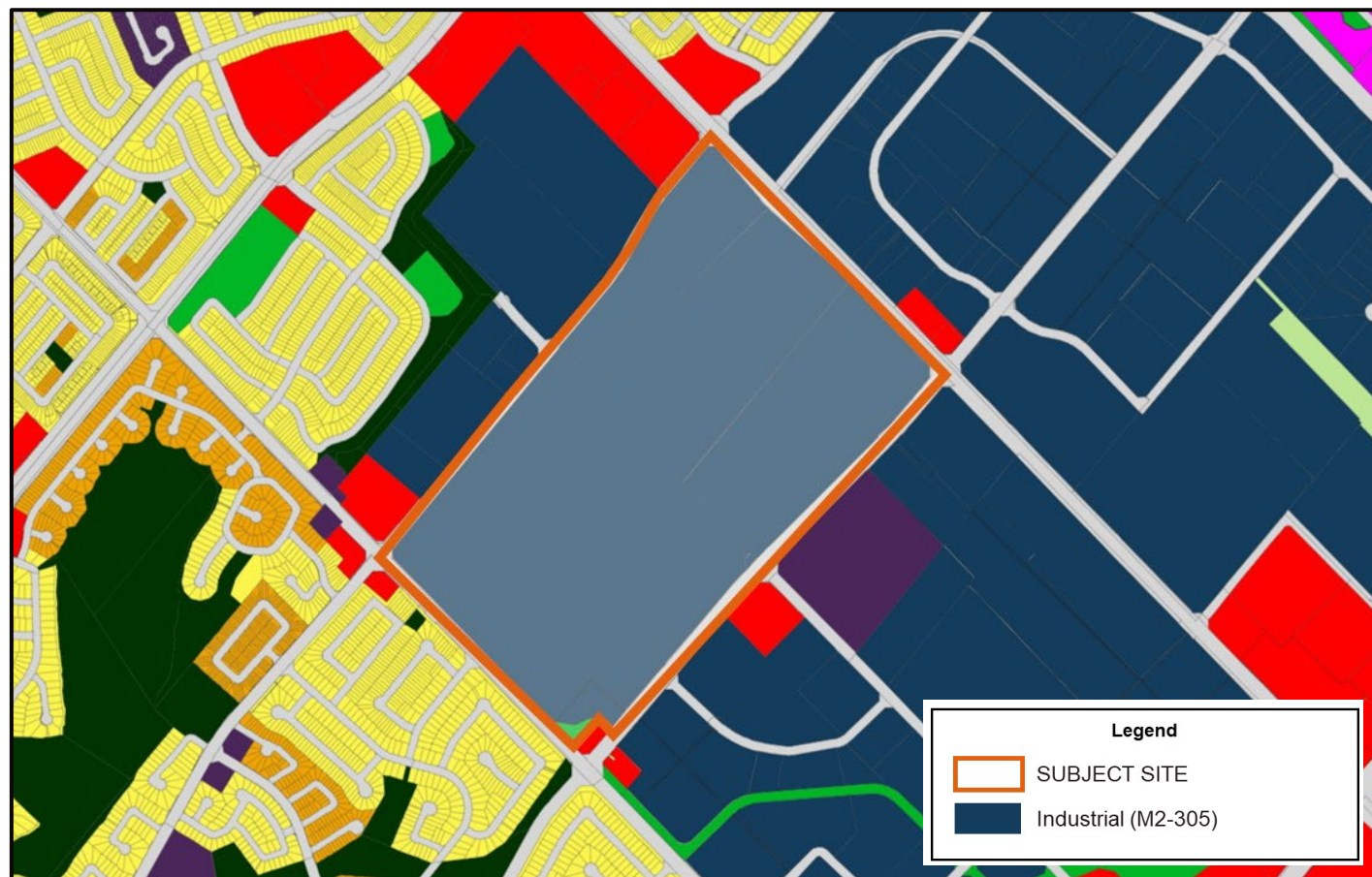
City of Brampton Zoning By-law
(270-2004)

Zoned:

M2-305 (Industrial)

Permissions:

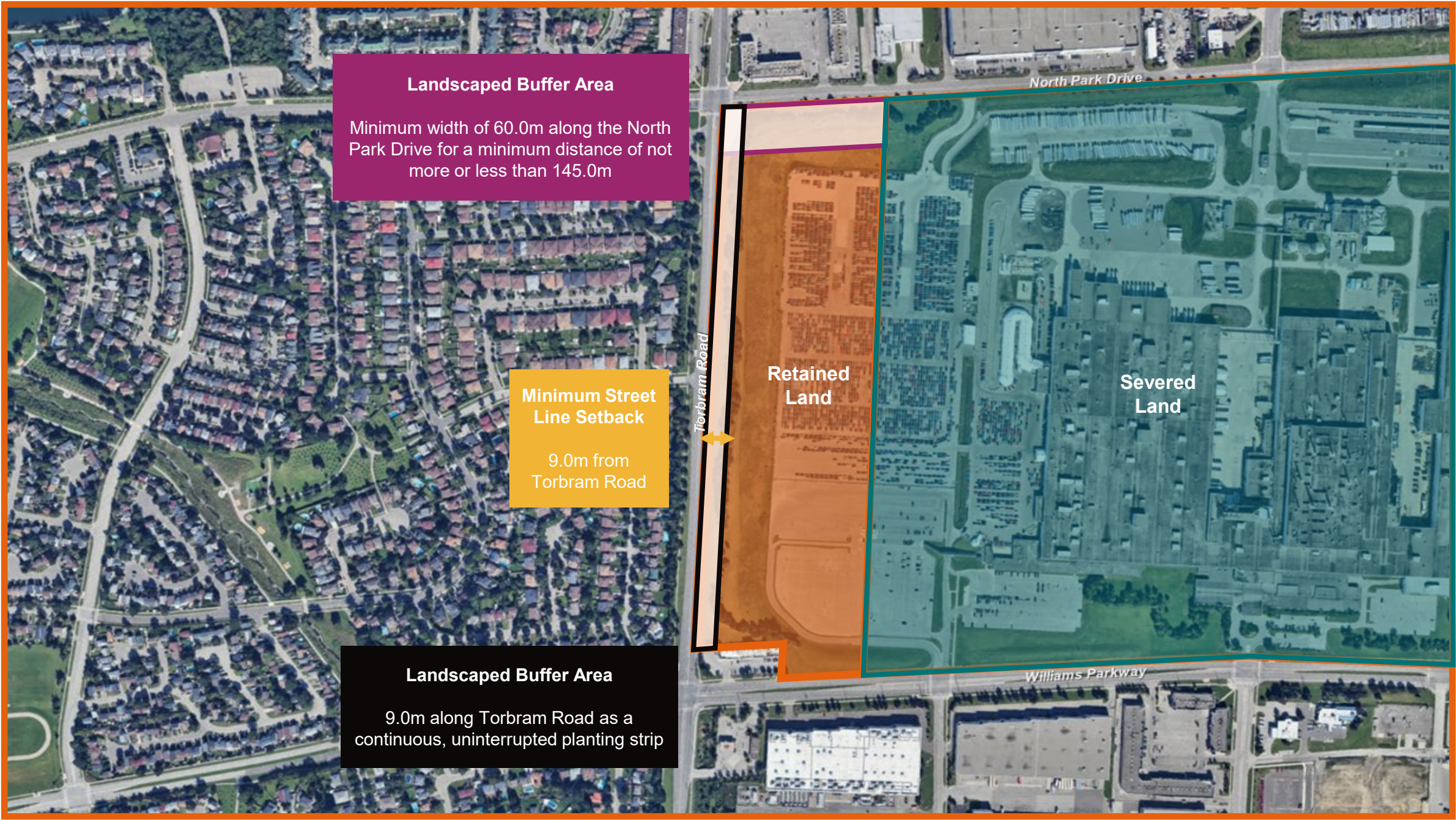
Manufacturing, cleaning, packaging, processing, repairing, assembly of goods, foods or materials including a motor vehicle repair shop, and a motor vehicle body shop



Exception 305: Setback requirements to provide buffer and mitigation measures between residential uses west of Torbram Road and existing manufacturing plant on the subject site.

Zoning By-law Conformity

PROVISIONS	PERMISSIONS	CONFORMITY OF RETAINED PORTION	CONFORMITY OF SEVERED PORTION
Minimum Street Line Setback	(1) from North Park Drive: 25.0 metres. (2) from Airport Road: 50.0 metres. (3) from Williams Parkway: 30.0 metres. (4) from Torbram Road: 255.0 metres.	NO (4) From Torbram Road: 9.0m	YES
Minimum Side Yard Setback	30.0m	YES	YES
Landscaped Buffer Area	(1) a minimum width of 30.0 metres along Williams Pkwy; (2) a minimum width of 75.0 metres along Torbram Rd as a continuous, uninterrupted bermed strip and shall: (i) be continuous and of a uniform height of not less than 3.0 metres; (ii) be sodded and planted with vegetation to maintain stability; (iii) be planted with coniferous plantings to provide a visual screen; and, (iv) provide screened site lines from the west side of Torbram Rd. (3) a minimum width of 60.0 metres along the North Park Dr for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Rd, and 15.0 metres for the remaining distance; (4) a minimum width of 15.0 metres along Airport Rd.	NO (2) a minimum width of 75.0 9.0 metres along Torbram Road as a continuous, uninterrupted bermed planted strip and Shall, save and except for where vehicular access(es): (i) be continuous and of a uniform height of not less than 3.0 metres;	NO (3) a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not more or less than 150 145.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
Height	10.8M	YES	YES
Parking		YES	YES



Landscaped Buffer Area

Minimum width of 60.0m along the North Park Drive for a minimum distance of not more or less than 145.0m

Minimum Street Line Setback

9.0m from Torbram Road

Landscaped Buffer Area

9.0m along Torbram Road as a continuous, uninterrupted planting strip

Retained Land

Severed Land

North Park Drive

Williams Parkway

Torbram Road

Minor Variance 4 Tests

1

Does the variance maintain the intent and purpose of the Official Plan?

Promotes development of industrial uses in locations accessible to transit and supporting infrastructure

2

Does the variance maintain the intent and purpose of the Zoning By-law?

Ensures appropriate noise and odour mitigation measures for the residential uses are maintained

3

Is the variance desirable and appropriate?

Better utilized for employment uses / utilizes vacant land

Allows for a buffer between residential and industrial uses

4

Is the variance minor in nature?

Maintains the OP designation and M2 zone

No changes will be made until a Site Plan Application is filed

Thank You

Contact

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