

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note: You are receiving this notice as you are within 60 meters of the subject property.**

Application Number: A-2024-0136
Property Address: 2000 Williams Parkway
Legal Description: Con 6, EHS Part Lot 8, RP 43R5795, Part 1, Ward 8
Agent: Arcadis Professional Services (Canada) Inc.
Owner(s): FCA Canada Inc.,
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, May 21, 2024 at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

The applicant(s) are requesting the following variance(s) associated with the Consent Application(s):

1. To permit a 9.0 metre street line setback from Torbram Road, whereas the by-law requires a minimum setback of 255 metres from Torbram Road;
2. To permit a landscape buffer having a minimum width of 9.0 metres of continuous, uninterrupted planting strip along Torbram Road, whereas the By-law requires a landscape buffer having a minimum width of 75 metres along Torbram Road as a continuous, uninterrupted bermed strip with a continuous uniformed height of not less than 3.0 metres; and
3. To permit a landscape buffer having a minimum width of 60 metres along North Park Drive for a minimum distance of not more or less than 145 metres east of Torbram Road, whereas the By-law requires a landscape buffer having a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your comments on the agenda and must be received no later than **4:30 pm on Thursday, May 16, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:30 pm on Thursday, May 16, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

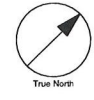
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

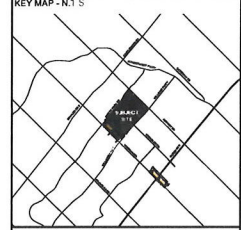
Dated this 3rd day of May 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



Conceptual Site Plan
2000 Williams Parkway
 PART OF LOTS 8 AND 9
 CONCESSION 16
 EAST OF HURONTARIO STREET
 CITY OF BRAMPTON
REGISTRATION DIVISION OF DEVELOPMENT SERVICES
 REGIONAL MUNICIPALITY OF PEEL

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Site Boundary
 Lot Governance

DRAFT
 CONCEPT
 FOR DISCUSSION PURPOSE ONLY
 - CONFIDENTIAL -

| Site Stats | Concept Revision |
|--------------------|--------------------------------|
| Severance Lot | 12.96 ha |
| Proposed Buildings | 59,701 m ² |
| Lot Coverage | 642,612 ft ² 46% |

| Parking Calculations | Required | Proposed |
|--|----------|----------|
| Warehouse | | |
| Up to 20,000m ² | 168 | 234 |
| 1 Space per 170m ² above 20,000 | | |
| Total | 402 | 415 |

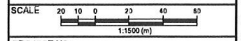
| Loading | Required | Proposed |
|---------------------------------|----------|----------|
| Over 14,000m ² | 5 | 5 |
| 1 Space per 9,300m ² | | |
| Total | 10 | 46 |

| Zoning | M2 | Required | Proposed |
|----------------------------------|--|------------------|----------|
| Minimum Lot Width | 30 metres | 665.79 m | |
| Minimum Front Yard Depth | 9 metres | 31.00 m | |
| Minimum Interior Side Yard Width | 4 metres except that where it abuts (1) a rail line, there is no requirement and (2) a property zoned Residential or Institutional, the minimum requirement is 9 metres | 55.46 m | |
| Minimum Exterior Side Yard Width | 6 metres except that where it abuts a 0.3 metres reserve the minimum requirement is 15 metres | 69.97 m, 93.25 m | |
| Minimum Rear Yard Depth | 7 metres except that where it abuts (1) a rail line, there is no requirement and (2) a 0.3 metres reserve or a Residential or Institutional Zone, the minimum requirement is 15 metres | 36.76 m | |
| Maximum Building Height | No restriction but maximum 2 storeys on a lot which abuts a residential zone | 12 m | |
| Minimum Landscaped Open Space | Except at approved driveway locations, a minimum 3 metre wide strip shall be provided along any lot line abutting a street or an Institutional Zone | 9.00 m | |

| Zoning | M2 - SECTION 305 | Required | Proposed |
|--|------------------|-------------------------------|----------|
| Minimum Street Line Setback: | | | |
| (1) from North Park Drive | 25.0 m | 69.97 m | |
| (2) from Airport Road | 50.0 m | | |
| (3) from Williams Parkway | 30.0 m | 92.15 m | |
| (4) from Torbram Road | 25.0 m | 31.00 m | |
| Landscaped Buffer Area: a landscaped buffer area shall be provided and maintained along the adjacent streets as follows: | | | |
| (1) a minimum width of 30.0 metres along Williams Parkway, | 30 m | min of 30.0 m | |
| (2) a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip and shall: | 75.0 m | 9.00 m | |
| (3) a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance; | 60.0 m | 60.0 m width, 162.93 m length | |

ARCADIS
 7th Floor, 86 St. Clair Avenue West
 Toronto, ON M6Z 2T7 Canada
 (416) 595-1500
 arcadis.com

BENCHMARK
 BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (OPR) AND BY REAL TIME NETWORK OBSERVATIONS (UTM ZONE 17 NAD83 (UBRS) (2010)).



PROJECT NO
 143132

DRAWN BY
 JS

CHECKED BY
 ###

PROJECT MGR
 SA

APPROVED BY
 ###

SHEET TITLE
 Conceptual Site Plan Revision

SHEET NUMBER
 01

ISSUE
 01

File Location: C:\Users\jsharpe\Desktop\18 - ConceptDraw\2000 Williams Parkway\2000Williams_Parkway_CSP_143132_2000Williams_2000-04-29.dwg Last Saved: April 17, 2004 5:04:41 PM by Jason Sharpe
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