



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)** 410@STEELES INC. THROUGH IT'S AGENT MORGUARD INVESTMENTS LTD.
Address 55 CITY CENTRE DRIVE, SUITE 800
MISSISSAUGA, ON. L5B 1M3

Phone # 647.723.6963 **Fax #** _____
Email HBHARDWAJ@MORGUARD.COM

2. **Name of Agent** EXP SERVICES INC.
Address 1595 CLARK BLVD.
BRAMPTON, ON L6T 4V1

Phone # 647.204.4235 **Fax #** _____
Email JOHN.SOUSA@EXP.COM

3. **Nature and extent of relief applied for (variances requested):**
MOLOK BINS TO BE INSTALLED AND SCREENED FROM VIEW OF STEELES AVENUE
WITH LANDSCAPE ELEMENTS.

4. **Why is it not possible to comply with the provisions of the by-law?**
THE FLOOR PLAN HAS NO ROOM FOR AN INTERIOR CLIMATE CONTROLLED
GARBAGE ROOM. INSTEAD WE ARE PROPOSING MOLOK BINS. THESE BINS ARE
PROVEN TO MITIGATE SMELLS AND PROVIDE A CLEAN APPEARANCE

5. **Legal Description of the subject land:**
Lot Number PART OF BLOCK 3
Plan Number/Concession Number REGISTERED PLAN 43M-1784
Municipal Address 110 RESOLUTION DRIVE

6. **Dimension of subject land (in metric units)**
Frontage +300m
Depth +250m
Area 24.15 ACRES

7. **Access to the subject land is by:**
Provincial Highway _____ **Seasonal Road** _____
 Municipal Road Maintained All Year **Other Public Road** _____
Private Right-of-Way _____ **Water** _____

0. 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:

THE SITE CONTAINS MULTIPLE EXISTING BUILDING. REFER TO CITY APPROVED SITE PLAN DRAWING SP100 A. CITY FILE NUMBER SP08-011.00

PROPOSED BUILDINGS/STRUCTURES on the subject land:

CFA RESTURANT AND DUAL DRIVE-THRU GFA 454.06SQ.M., 1 STOREY

1. 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 As per SP08-011.00
Rear yard setback As per SP08-011.00
Side yard setback As per SP08-011.00
Side yard setback As per SP08-011.00

PROPOSED

Front yard setback 6m
Rear yard setback N/A
Side yard setback 6.4m
Side yard setback 101m

0. Date of Acquisition of subject land: February 25, 2021

1. Existing uses of subject property: COMMERCIAL RETAIL

2. Proposed uses of subject property: CFA RESTURANT AND DUAL DRIVE-THRU

3. Existing uses of abutting properties: COMMERCIAL RETAIL

4. Date of construction of all buildings & structures on subject land: Multiple buildings constructed between 2008 and present with varying completion dates

5. Length of time the existing uses of the subject property have been continued: 17 years and 6 months

16. (a) What water supply is existing/proposed?

Municipal Well [checked] Other (specify)

(b) What sewage disposal is/will be provided?

Municipal Septic [checked] Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers Ditches Swales [checked] Other (specify)

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 PRE-2023-0162

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

Yes No Unknown

If answer is yes, provide details:

File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

 Digitally signed by John Frank Sousa
DN: C=CA, E=john.sousa@exp.com, O=exp Services Inc,
CN=John Frank Sousa
Location: Brampton, Ontario
Reason: I agree to the terms defined by the placement of
my signature on this document
Contact info: 647-402-4235
Date: 2024.06.25 12:22:29-04'00'

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Brampton _____
THIS 25TH DAY OF JUNE, 2024.

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, John Sousa, OF THE Region OF Peel

IN THE City OF Brampton 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

Region OF Peel

IN THE City OF

Brampton THIS 25TH DAY OF
JUNE, 2024.

 Digitally signed by John Frank Sousa
DN: C=CA, E=john.sousa@exp.com, O=exp
Services Inc, CN=John Frank Sousa
Location: Brampton, Ontario
Reason: I agree to the terms defined by the
placement of my signature on this document
Contact info: 647-402-4235
Date: 2024.06.25 12:22:41-04'00'

Signature of Applicant or Authorized Agent



A Commissioner etc.

Alysia Manesiotis
PARALEGAL LSO #P16524

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer Date

DATE RECEIVED June 28 2024

VL

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 110 RESOLUTION DRIVE

I/We, 410@Steels Inc. through its agent Morguard Investments Limited
please print/type the full name of the owner(s)

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

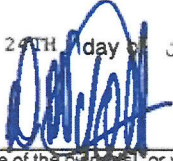
EXP SERVICES INC.

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 24TH day of JUNE

, 20²⁴.


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

David Wyatt, SVP Morguard Investments Limited, Manager of 410@Steels INC.

(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

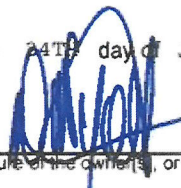
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 110 RESOLUTION DRIVE

I/We, 410@Steeles Inc. through its agent Morguard Investments Limited
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 24TH day of JUNE, 2024.



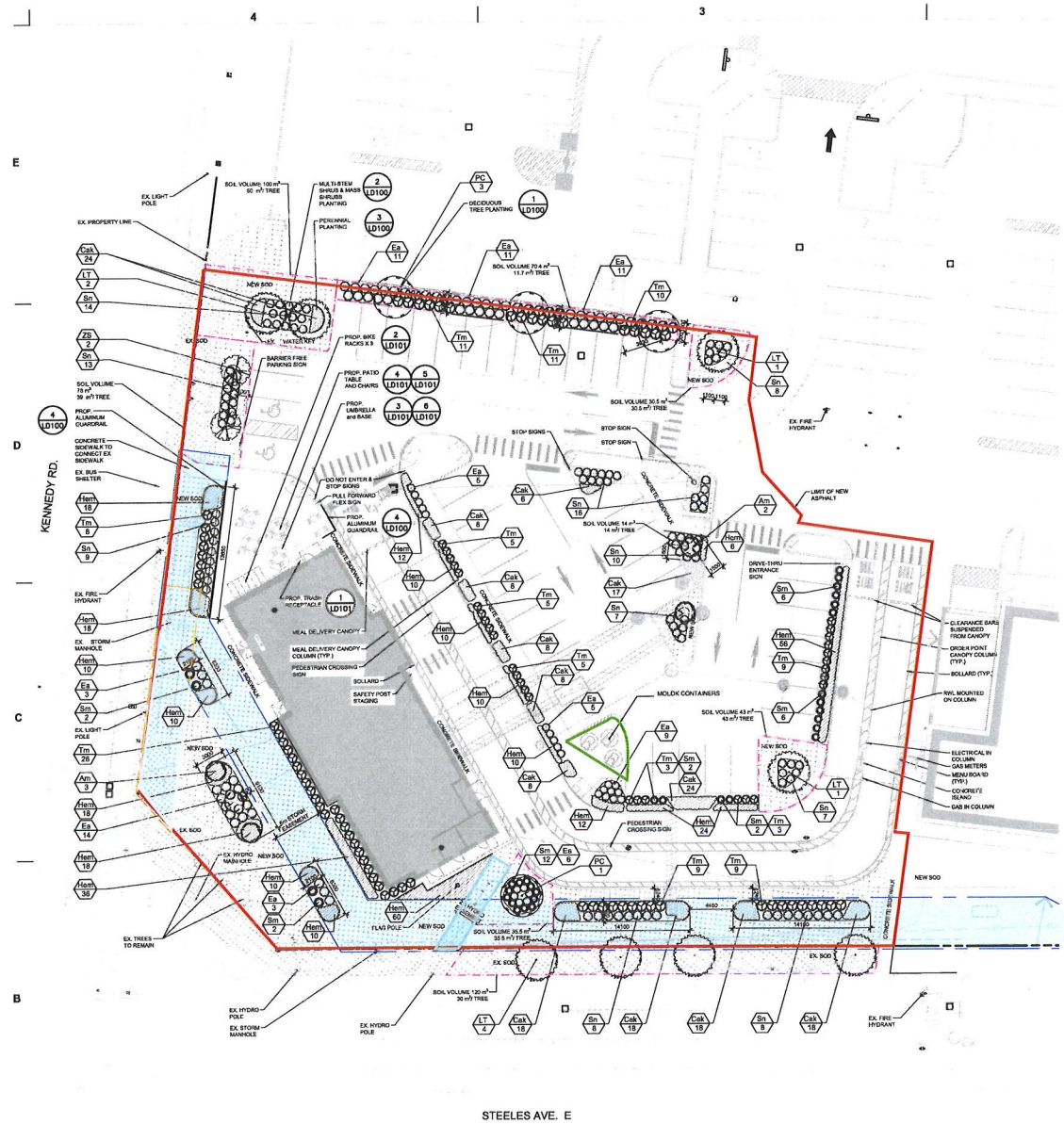
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

David Wyatt, SVP Morguard Investments Limited, Manager of 410@Steeles INC.

(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



PLANTING NOTES

- ANY EXISTING TREES, UNLESS NOTED FOR REMOVAL, ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE WITH APPROVED FENCING. DO NOT ALTER GRADES OR COMPACT SOIL AROUND THE BASE OF AN EXISTING TREE. DO NOT DISTURB OR EXPOSE ROOTS OF ANY EXISTING TREE. REFER TO ARBORIST REPORT & TREE PROTECTION PLAN.
- TOPSOIL TO BE STOCKPILED SEPARATELY FROM SUBSOIL DURING EXCAVATION. IF TOPSOIL WILL BE STOCKPILED FOR MORE THAN 4 WEEKS, STOCKPILES WILL NOT EXCEED 2.5M IN HEIGHT TO MAINTAIN VIABILITY OF SOIL MICROORGANISMS.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION (C.N.T.A.) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THESE DRAWINGS. ANY PLANT MATERIALS WHICH DO NOT CONFORM (IN THE OPINION OF THE LANDSCAPE ARCHITECT) WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT SUPPLIER INVOICES BE SUBMITTED FOR INSPECTION AND APPROVAL PRIOR TO ACCEPTANCE.
- THE LANDSCAPE ARCHITECT IS TO BE CONTACTED FOR INSPECTION AND WRITTEN APPROVAL PRIOR TO ANY PLANT MATERIAL INSTALLATION. ALL PLANT LOCATIONS TO BE STAKED AND CLEARLY LABELED FOR APPROVAL PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE. ANY PLANT MATERIAL THAT IS REJECTED BY THE LANDSCAPE ARCHITECT WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- REMOVE DEAD OR DAMAGED BRANCHES ON TREES OR SHRUBS. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.
- PLANTS ARE NOT TO BE INSTALLED OR TRANSPLANTED DURING EXTREME HEAT, DROUGHT OR OTHER UNDESIRABLE CONDITIONS. THOROUGHLY WATER ALL PLANT MATERIALS IMMEDIATELY AFTER INSTALLATION. CONTRACTOR NOT TO PROCEED IN UNCERTAINTY. CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
- THE CONTRACTOR IS TO RELOCATE ANY PROPOSED TREES OR SHRUBS ON THE SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS REQUIRED TO WATER PLANTS DURING CONSTRUCTION AND THE 1 YEAR WARRANTY PERIOD. PLANTS WILL BE WATERED WITHIN 48 HOURS OF WRITTEN REQUEST BY THE OWNER OR OWNERS REPRESENTATIVE. FAILURE TO DO SO AFTER THE SECOND REQUEST SHALL RESULT IN WORK BEING UNDERTAKEN BY OTHERS. THE COST OF THIS WORK SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE OR HOLDBACK AND OTHERWISE RECOVERABLE BY THE CONTRACTOR.
- ALL PLANTS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN IN THE DRAWINGS. REMOVE STAKES AND WIRES AT THE END OF WARRANTY PERIOD OR EARLIER, AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE & REPLACEMENT OF DEAD PLANT MATERIALS DURING THE WARRANTY PERIOD UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO EXTEND THE CONTRACTORS WARRANTY RESPONSIBILITIES FOR AN ADDITIONAL YEAR, AT THE END OF THE INITIAL WARRANTY PERIOD. LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- GOOD QUALITY PLANTING SOIL SHOULD BE APPLIED TO ALL THE PLANTING AREA. PLACE A MINIMUM OF 100MM OF MULCH ON ALL PLANTING BEDS AND MAINTAIN PLANTING BEDS WEED FREE.

SODDING NOTES:

- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM. THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 20% KENTUCKY BLUEGRASS
 - 60% BLEND OF GREENING RED FESCUE, CHEWING FESCUE, HARD FESCUE AND SHEEP FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN ONTARIO. AREAS TO BE SODDED SHALL HAVE A MIN. 200mm TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH AND COMPACTION RATES OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. SOD 800 WILL BE REJECTED.
- LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO EURE, AND WITH JOINTS STAGGERED, BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH BRUSH IMPLEMENTS.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP MIN 200mm OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

PLANT SCHEDULE

Plant ID	Total Qty	Botanical Name	Common Name	CAL (mm)	HT (mm)	Root	Note
DECIDUOUS TREES:							
LT	2	Liquidambar styraciflua	Tulip Tree	70		W.B	
PC	4	Pyrus calleryana 'Bradford'	Bradford Callery Pear	70		W.B	
ZS	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	70		W.B	
DECIDUOUS SHRUBS:							
Am	5	Amelanchier	Sanicleberry		2500	Transform	
Ea	75	Eubotryne alata 'Compacta'	Dwarf Burning Bush		600		
Sm	31	Syringa zeyheri 'Palmer'	Dwarf Korean Lilac		600		
Sn	90	Sambucus nigra 'black beauty'	Black Lace Elderberry		600		
CONIFEROUS SHRUBS:							
Tm	114	Taxus x media 'Mill'	Hills Yew		600	2 Gal	
PERENNIALS:							
Ca	136	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		1 Gal	500mm OC	
Hm	363	Hemerocallis 'Sammy Resler'	Sammy Russet Daylily		1 Gal	400mm OC	

LEGEND



LANDSCAPE PLAN SCALE

CITY OF BRAMPTON STANDARD SITE PLAN LANDSCAPE NOTES

- THE CONTRACTOR MUST NOTIFY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
- THE LOCATIONS OF ALL TREES ON STREET FRONTS MUST BE APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT OF THE CITY OF BRAMPTON PRIOR TO THEIR INSTALLATION.
- THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS, TO SUBMIT AN ACCEPTANCE CERTIFICATE PREPARED BY A LANDSCAPE ARCHITECT TO THE PUBLIC WORKS AND ENGINEERING DEPARTMENT AND TO REQUEST AN INSPECTION BY THE DEPARTMENT.
- ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL WHICH IS NOT IN A HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION, SHALL BE REPLACED TO THE SATISFACTION OF THE CITY WITH AN ADDITIONAL ONE-YEAR MAINTENANCE GUARANTEE PERIOD.
- SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED/INSTALLED AT THE OWNER'S EXPENSE.
- ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL HAVE A BLACK GLOSS ENAMEL FINISH BY POWDER COAT APPLICATION. PRIOR TO APPLICATION OF FINISH, TREAT WITH PARKER BONDITE AND CHLOROTHENESOLVENT APPLIED IN A THICKNESS OF 4-5 MILS BY ELECTROSTATIC COAT AND OVEN CURED FOR SMOOTH AND EVEN SURFACE. ALL CHAIN LINK FABRIC ALSO TO BE BLACK VINYL COATED.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
- ALL T-BARS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD.
- ANY TRANSFORMER INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL SHALL BE SCREENED WITH PLANT MATERIAL TO THE SATISFACTION OF THE CITY OF BRAMPTON.
- ALL SIGNAGE IS SUBJECT TO THE PROVISIONS OF THE SIGN BY-LAW.



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998



CHICK-FIL-A
BRAMPTON
KENNEDY RD.S & STEELES AVE. E
 Brampton, Ontario

FSR#30058

BUILDING TYPE / SIZE: XXXXXXXXX
 RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	2024-04-19	ISSUE FOR PERMITS
B	2024-05-31	ISSUE FOR PERMITS

CITY PROJECT # PRE-2023-3182
 CONSULTANT PROJECT # 23022042-10
 PROJECT STATUS PRELIMINARY
 DATE March 2024
 DRAWN BY LZ

Information contained on this drawing and all digital files is provided for client named project only. No reproduction or use for any other project without the written consent of the authorized project representative.
 SHEET

LANDSCAPE PLAN
 SHEET NUMBER

L100

E:\BRM\BRM-2302042-10\60 Executions\65 Drawings\2302042-JUL100-RC.dwg
 31 May 2024

Zoning Non-compliance Checklist

File No. A-2024-

Applicant: 410 @ Steeles Inc/Morguard Investments Ltd.
 Address: 110 Resolution Drive
 Zoning: MBU section 3456
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
WASTE	To allow molok bins to be used for restaurant waste.	Whereas the by-law requires an interior climate controlled garbage room in each building.	3456.2
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
 Reviewed by Zoning

June 26, 2024
 Date