

FILE NUMBER: A-2024 0340

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)** FCA Canada Inc.  
**Address** 1 Riverside Dr W, Windsor, ON N9A 5K3  
  
**Phone #** 1-248-613-7152 **Fax #**  
**Email** Jon.Beasley@stellantis.com

2. **Name of Agent** Jennifer Jaruczek  
**Address** 55 St.Clair Ave West  
Toronto On M4V 2Y7  
  
**Phone #** 905-718-0418 **Fax #**  
**Email** jennifer.jaruczek@arcadis.com

3. **Nature and extent of relief applied for (variances requested):**  

The minor variance application is seeking to reduce 2 provisions within site specific zoning by-law 305, and bring the site into compliance in an effort to also address conditions of approval for the severance of the 32 acre parcel along the Torbram Rd frontage. The requested variances seek to amend existing site-specific zoning provisions, as described below:  
  
(1) Amend M2-305.2(C)(1), to reduce the Landscape Buffer Area width along Williams Parkway from 30.0 metres to 7.5 metres; and  
(2) Amend M2-305.2(G), to eliminate the Motor Vehicle Assembly Plant parking ratio with 1533 parking spaces for the lands located at 2000 Williams Parkway.

4. **Why is it not possible to comply with the provisions of the by-law?**  

The variances being requested align with the existing facilities parking needs while also allowing the severance of the 32-acre parcel which will allow for new employment uses to be developed. The landscape buffer is also being request to accommodate the new parking areas. The reconfiguration of the existing parking areas allows for the lands adjacent to Torbram to be better utilized.

5. **Legal Description of the subject land:**  
**Lot Number**  
**Plan Number/Concession Number** CONC 6 EHS PT LOTS 8,9 RP 43R12541 PARTS 1,4-8 PT PART 2  
**Municipal Address** 2000 Williams Parkway

6. **Dimension of subject land (in metric units)**  
**Frontage** 1138.75m  
**Depth** 809.98  
**Area** 85.68 Ha (211.72 Acres)

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

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:

The site currently contains a 1-3 storey automotive assembly plant with an approximate GFA of 249,028 m2. The building is irregular in shape but as a general length of 853.78 m and a width of 452.41. the facility is not anticipated to change as a result of this application.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No new proposed buildings

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	60.26m
Rear yard setback	217.98m
Side yard setback	121.04m
Side yard setback	163.97m

PROPOSED

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

10. Date of Acquisition of subject land: 1988

11. Existing uses of subject property: Employment

12. Proposed uses of subject property: Employment

13. Existing uses of abutting properties: Employment and Residential to the West

14. Date of construction of all buildings & structures on subject land: no construction as of acquisition

15. Length of time the existing uses of the subject property have been continued: since acquisition

16. (a) What water supply is existing/proposed?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Well      | <input type="checkbox"/>            |                 |  |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Septic    | <input type="checkbox"/>            |                 |  |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                 |  |
|---------|-------------------------------------|-----------------|--|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) |  |
| Ditches | <input type="checkbox"/>            |                 |  |
| Swales  | <input type="checkbox"/>            |                 |  |

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 # A-2024-0136 & B-2024-0006 Status Conditional Approval recived on May 21, 2024

18. Has a pre-consultation application been filed?

Yes No ☒ Preliminary Discussion with David Vanderberg was held on July 25 2024 confirming no formal pre-con was needed

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

☒ Yes No Unknown

see question 17 for ref. numbers  
If answer is yes, provide details:

File # <u>A-2024-0136</u>	Decision <u>Conditional Approval recived on 5.21.2024</u>	Relief _____
File # <u>B-2024-0006</u>	Decision <u>Conditional Approval recived on 5.21.2024</u>	Relief _____
File # _____	Decision _____	Relief _____

J. Bursky  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Jensen Beach  
THIS 14 DAY OF August, 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, Jon Bursky, OF THE City OF Jensen Beach  
IN THE State OF Florida 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

14 OF August

IN THE City OF

Windsor THIS 14 DAY OF  
August, 20 24

[Signature]  
A Commissioner etc.

J. Bursky  
Signature of Applicant or Authorized Agent

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

Sept 5, 2024  
Clara.

Revised 2023/01/12

**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: 2000 Williams Pkwy, Brampton Ontario

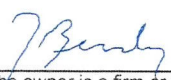
I/We, FCA Canada Inc.  
please print/type the full name of the owner(s)

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

Arcadis Professional Services (Canada) Inc. C/o Jennifer Jaruczek  
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 14 day of August, 2024

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

Jon Beasley  
(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: 2000 Williams Pkwy, Brampton Ontario

I/We, FCA Canada 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 14 day of August, 2024

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

Jon Beasley

(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**



Secretary – Treasurer of the Committee of Adjustment  
Planning and Development  
City of Brampton  
2 Wellington St W  
Brampton, ON  
L6Y 4R2

Arcadis Professional Services (Canada) Inc.  
55 St. Clair Avenue West  
7th Floor  
Toronto, Ontario M4V 2Y7  
Canada  
Phone: 416 596 1930  
[www.arcadis.com](http://www.arcadis.com)

Date: August 16, 2024

**Subject: Minor Variance for 2000 Williams Parkway West**

Dear Secretary-Treasurer of the Committee of Adjustment,

Arcadis Professional Services (Canada) Inc. (Arcadis) is pleased to submit the following Minor Variance Application on behalf of FCA Canada Inc., for the property municipally known as 2000 Williams Parkway West, in the City of Brampton, Region of Peel, henceforth referred to as the “subject site” or “site”. In support of these applications, please find the enclosed:

- Application Forms, prepared by Arcadis Professional Services (Canada) Inc. and the Applicant;
- Survey, prepared by Genesis;
- Minor Variance Planning Rationale, prepared by Arcadis Professional Services (Canada) Inc.;
- Transportation Assessment Memo, prepared by Arcadis Professional Services (Canada) Inc.;
- Schedule of Requested Variance, prepared by Arcadis Professional Services (Canada) Inc.; and
- Conceptual Parking Plan, prepared by FCA Canada Inc.

We look forward to working with the City of Brampton and all other relevant agencies as well as the public with regard to this application. Please do not hesitate to contact us should you require clarifications or additional information.

Sincerely,

Arcadis Professional Services (Canada) Inc.

A handwritten signature in black ink, appearing to read 'Jennifer Jaruczek', written in a cursive style.

Jennifer Jaruczek

Associate – Senior Planner

[jennifer.jaruczek@arcadis.com](mailto:jennifer.jaruczek@arcadis.com)



Secretary-Treasurer of the Committee of Adjustment  
Planning and Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Arcadis Professional Services  
(Canada) Inc.  
55 St. Clair Avenue West  
7th Floor  
Toronto, Ontario M4V 2Y7  
Canada  
Phone: 416 596 1930  
[www.arcadis.com](http://www.arcadis.com)

Date: August 15, 2024  
Our Ref: 143132  
Subject: 2000 Williams Parkway – Minor Variance – Parking Assessment

Dear Ms. Vani,

Arcadis was retained to conduct transportation analysis in support of an application to sever a portion of the approximate 98.64 hectare property known municipally as 2000 Williams Parkway in the City of Brampton. The severed lands would consist of a 12.96 hectare parcel with frontage onto North Park Drive, Torbram Road, and Williams Parkway. The retained lands would consist of a 85.68 hectare parcel with frontage onto North Park Drive, Airport Road, and Williams Parkway. This is illustrated in Figure 1.

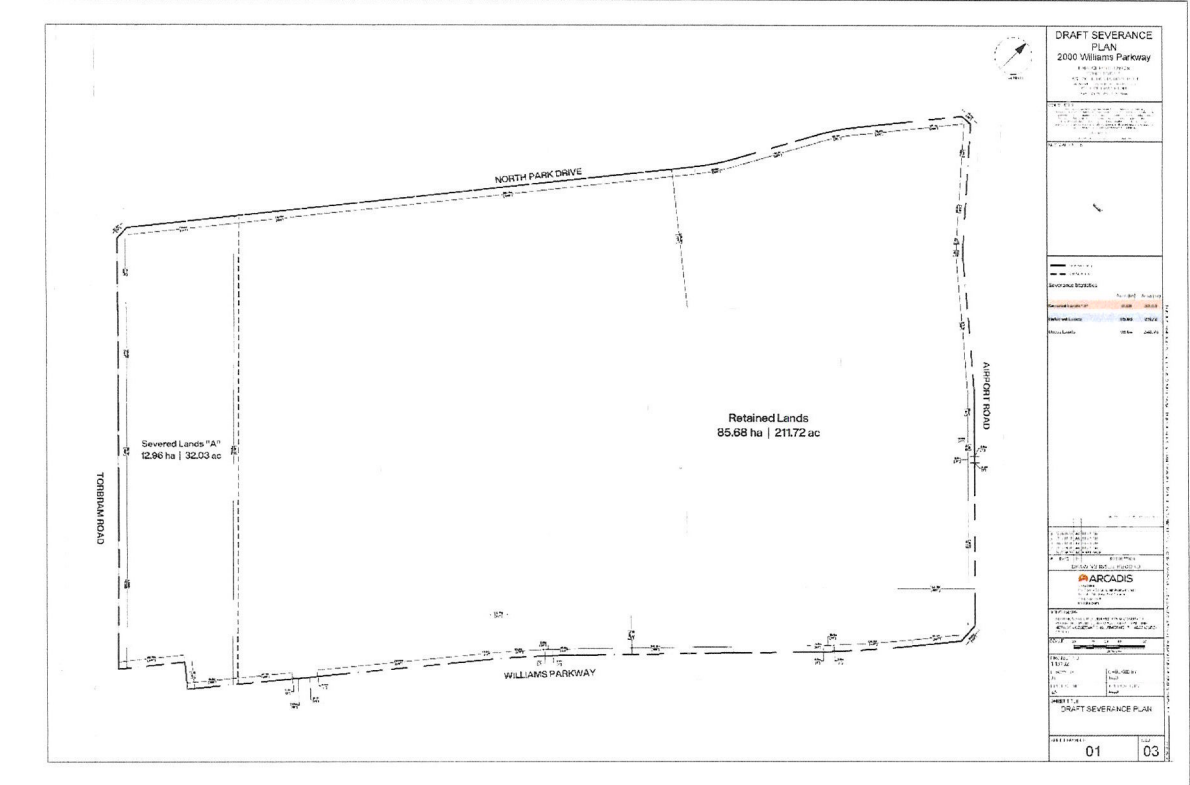


Figure 1 - Draft Severance Plan



Based on an assessment conducted in April 2024, we are of the opinion that, from a transportation perspective, both the severed lands and the retained lands can function independently. However, we now understand that a zoning by-law parking deficiency on the retained lands is expected. Therefore, the purpose of this letter is to determine if the remaining parking supply on the retained lands is sufficient to accommodate demand for the employment uses expected to remain.

The proposed site plan for the retained parcel is presented in Figure 2.

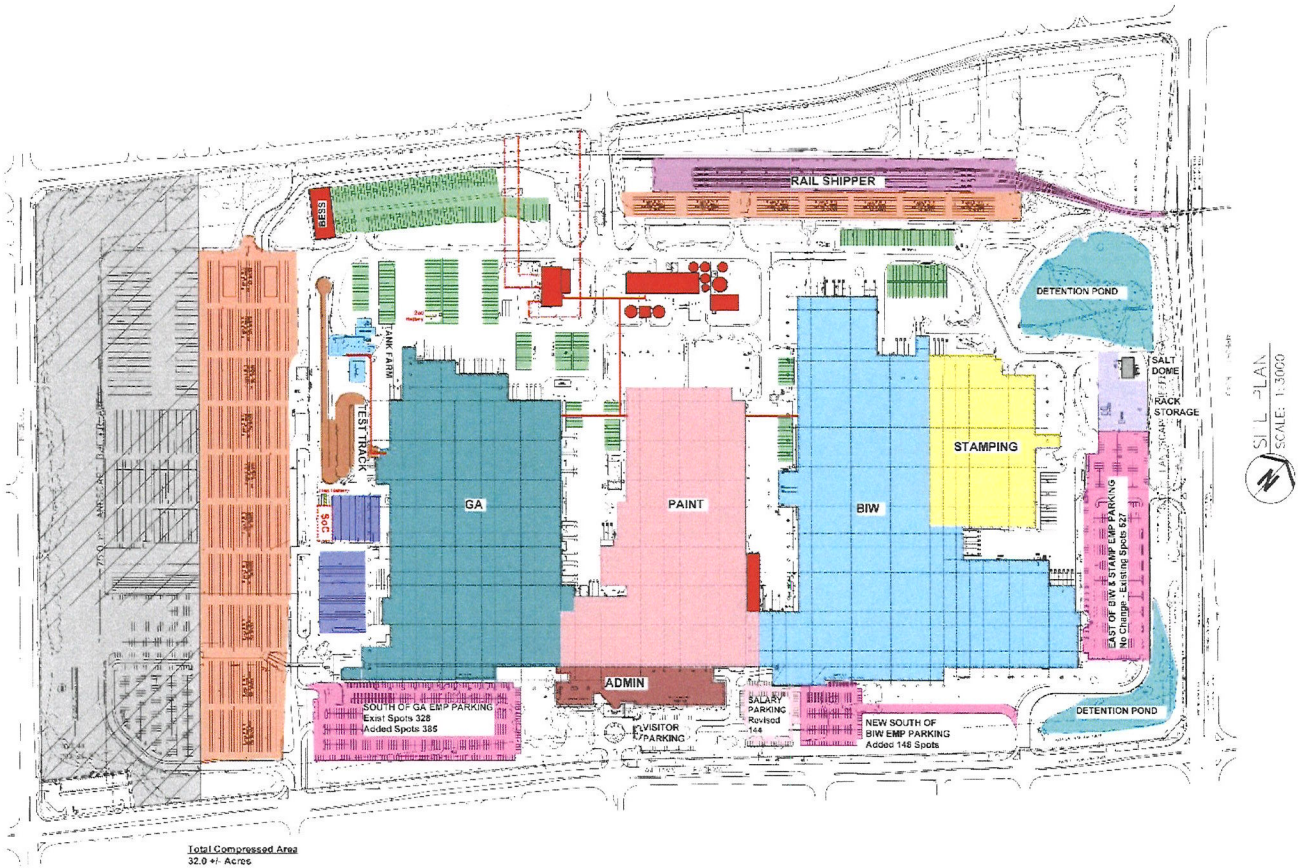


Figure 2 - Retained Parcel Site Plan

**Zoning By-law Requirements**

It is our understanding that parking requirements on the retained parcel are governed by a site-specific requirement of 1 parking space per 93 m<sup>2</sup> gross floor area (GFA) of use. As the retained parcel contains 246,636 m<sup>2</sup> of GFA, the parking requirement would be 2,652 parking spaces. As 1,533 parking spaces are proposed to remain on the retained parcel, a zoning by-law deficiency of 1,119 spaces is expected. It should be noted that the 1,533 identified parking spaces refers to employee parking spaces only. As a small complement of separate visitor parking is proposed to be provided, the actual zoning by-law deficiency is expected to be less.

**Parking Demand Review**

It is our understanding that the manufacturing uses on the retained parcel are presently undergoing re-tooling. As a result, the collection of parking occupancy observations on the retained parcel would not reflect typical

operations. In lieu of observations, a first principles calculation was conducted to determine the anticipated parking demand on a typical operating day.

Based on information provided by the facility operator, staffing at the facility consists of 119 salaried staff who are present during typical business hours, and two shifts of up to 1,375 hourly staff who are present over the course of the manufacturing day. This suggests that, at a typical “mid-shift” moment assuming 100% attendance, employee parking demand is generated by 1,494 persons. In order to determine the actual number of vehicles to be expected from these employees, 2016 Transportation Tomorrow Survey mode share information for work trips to the employment areas surrounding the retained parcel was consulted. This information is illustrated in Table 1.

Table 1 - TTS Survey Mode Share

Mode	Weekday AM Peak Hour	Weekday PM Peak Hour
Driver	86%	87%
Passenger	7%	6%
Transit	7%	5%
GO Transit	0%	0%
Walk	0%	2%
Cycle	0%	0%
Total	100%	100%

As shown in Table 1, 87% of work trips destined to the employment areas surrounding the retained parcel are expected to be by an automobile which requires a parking space<sup>1</sup>.Based on 1,494 persons, anticipated parking demand is expected to be approximately 1,300 parking spaces. As 1,533 parking spaces are proposed, this suggests that sufficient parking to accommodate anticipated demand is expected with an anticipated operational surplus of 233 spaces. It should be noted that, as visitor parking is provided separately, the operational surplus is expected to be larger than noted in this analysis.

As a means to further verify the appropriateness of the proposed parking supply, analysis was conducted to determine if sufficient parking would be present during shift changes when a portion of the outgoing shift remains on the property as the incoming shift arrives. Assuming that all 119 salaried staff remain on site (104 parking spaces occupied) during shift changes, approximately 1,642 hourly employees could be accommodated in the remaining 1,429 employee parking spaces. This is roughly equivalent to 15% of the outgoing shift remaining on the property once 100% of the incoming shift has arrived. Based on information provided by the facility operator regarding typical operations at sister facilities across North America, shift are typically staggered such that there is a 60 minute period between the end of the outgoing shift and the start of the incoming shifts. The length of this gap suggests that the likelihood of a significant portion of the outgoing shift remaining on the property once the

<sup>1</sup> Auto passenger trips are not included in this calculation, as they typically reflect instances where the respondent is dropped off by an individual continuing onwards to another location. In the event that the respondent was a passenger in an employee carpool, the parking demand would be captured in the Auto Driver response.



Secretary-Treasurer of the Committee of Adjustment  
City of Brampton  
August 15, 2024

incoming shift has reached 100% attendance is low. This further suggests that sufficient parking to accommodate anticipated demand is expected to be provided.

### Summary

Arcadis was retained to conduct transportation analysis in support of an application to sever a portion of the approximate 98.64 hectare property known municipally as 2000 Williams Parkway in the City of Brampton. The severed lands would consist of a 12.96 hectare parcel with frontage onto North Park Drive, Torbram Road, and Williams Parkway. The retained lands would consist of a 85.68 hectare parcel with frontage onto North Park Drive, Airport Road, and Williams Parkway.

It is our understanding that parking requirements on the retained parcel are governed by a site-specific requirement of 1 parking space per 93 m<sup>2</sup> gross floor area (GFA) of use. As the retained parcel contains 246,636 m<sup>2</sup> of GFA, the parking requirement would be 2,652 parking spaces. As 1,533 parking spaces are proposed to remain on the retained parcel, a zoning by-law deficiency of 1,119 spaces is expected.

As the manufacturing uses on the retained parcel are presently undergoing re-tooling, the collection of parking occupancy observations on the retained parcel would not produce results which reflect typical operations. In lieu of observations, a first principles calculation was conducted to determine the anticipated parking demand on a typical operating day. Based on 1,494 persons, anticipated parking demand is expected to be approximately 1,300 parking spaces. As 1,533 parking spaces are proposed, this suggests that sufficient parking to accommodate anticipated demand is expected with an anticipated operational surplus of 233 spaces. During shift changes, the likelihood of a portion of the outgoing shift remaining on the property after the incoming shift reaches full attendance such that the proposed parking supply would be fully utilized is low. This further suggests that sufficient parking to accommodate anticipated demand is expected to be provided.

It should be noted that, as visitor parking is provided separately, the operational surplus is expected to be larger than noted in this analysis.

Please do not hesitate to contact us should you require more information or clarification regarding our assessment.

Sincerely,  
Arcadis Professional Services (Canada) Inc.



Andrae Griffith  
Associate – Manager, Transportation Systems

Email: [andrae.griffith@arcadis.com](mailto:andrae.griffith@arcadis.com)  
Direct Line: +1 416-596-1930 ext 61450



ALTA/NSPS Land Title Survey

FOR  
**FCA Canada Inc.**  
SURVEY OF BRANTFORD ASSESSMENT PLANT  
2000 WILLIAMS PARKWAY  
BRANTFORD, ONTARIO  
SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING ACT AND THE REGULATIONS MADE UNDER THEM.


2. THE SURVEY WAS COMPLETED ON JUNE 6TH, 2023

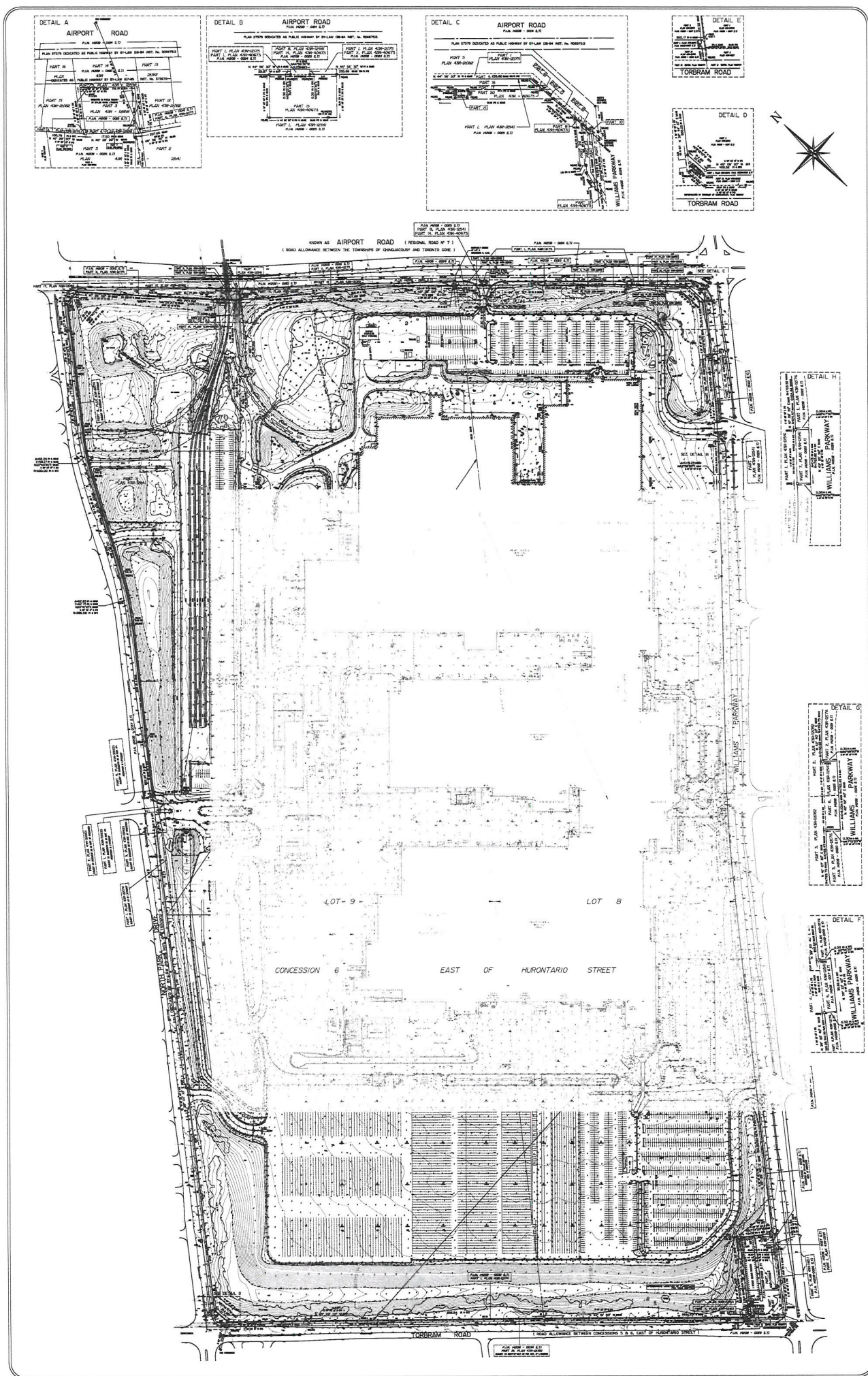
DATE JUNE 6TH, 2023 MAAS KHALAF  
CHIEF LAND SURVEYOR

**IGENESIS**  
LAND SURVEYING INC.

10 HILL GARDENS PLACE, WEST ELMER  
ONTARIO N0B 1S0  
TEL: 416-350-3321 / 800-363-0000  
WWW.IGENESIS.SURVEYING.COM

DRAWN BY AM CHECKED BY AM PROJECT NO. GLS-1843-1

Legal Description																																													
<p><b>SURVEYOR'S REAL PROPERTY REPORT</b>  <b>AND TRACEMAP OF</b>  <b>PART OF LOTS 8 AND 9</b>  <b>CONFESSION</b>  <b>EAST OF ALBERTA STREET</b>  <b>CITY OF EDMONTON</b>  <b>SECTION 1, T20S</b>  <b>RANGE 1, 100S</b></p>																																													
<p><b>PREPARED BY:</b> <u>ALBERTA SURVEYING INC.</u> <b>DATE:</b> <u>2011</u></p> <p><b>© COPYRIGHTED SURVEYING SKILLS, GENERAL LAND SURVEYING INC.</b>          INFORMATIONAL MATERIALS OF THE CITY OF EDMONTON          ARE NOT TO BE PART, WHOLLY OR IN PART, OF ANY OTHER PROJECT, OR          BE USED IN ANY MANNER WITHOUT THE EXPRESS PERMISSION          OF THE SURVEYING SKILLS, GENERAL LAND SURVEYING INC.</p>	<p><b>ASSOCIATION OF SURVEYORS</b>          OF ALBERTA    <b>ALBERTA SURVEYORS ASSOCIATION</b>          1000 - 10th Avenue, Suite 100          Edmonton, Alberta T6C 1H5          Tel: 780-443-2222          Fax: 780-443-2223          Email: <a href="mailto:info@albertasurveyors.ca">info@albertasurveyors.ca</a></p>																																												
<p><b>LEGEND</b></p> <p><b>BOUNDARY NOTES</b></p> <p>1. THIS PLAN IS IN CONFORMANCE WITH SURVEYING SKILLS, GENERAL LAND SURVEYING INC. STANDARDS.</p> <p>2. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</p>																																													
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<p><b>DISPOSITION DATA</b></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>DISPOSITION</th> <th>DATE</th> <th>BY</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>2. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>3. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>4. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>5. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>6. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>7. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>8. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>9. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> <tr> <td>10. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.</td> <td>2011</td> <td>ALBERTA SURVEYING INC.</td> <td></td> </tr> </tbody> </table>		DISPOSITION	DATE	BY	REMARKS	1. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		2. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		3. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		4. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		5. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		6. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		7. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		8. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		9. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.		10. THIS PLAN IS NOT BEING PREPARED FOR THE CITY OF EDMONTON. THE ASSOCIATION OF SURVEYORS OF ALBERTA IS NOT RESPONSIBLE FOR USE OF OTHER PARTIES.	2011	ALBERTA SURVEYING INC.	
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<p><b>THE RESULTANT OF BETWEEN HORIZONTAL INTERSECTION AND HORIZONTAL INTERSECTION IS 1000 METERS. SEE 10' OF 20' OF 20'.</b></p>																																													

[illegible][illegible]







\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PCL 9-4, SEC 43-CHING.-6 (E.H.S.); PT LT 9, CON 6 EHS PT 3 & 4, 43R12541 EXCEPT PTS 3 & 4, 43R12858; T/W PT LTS 8, 9 CON 6 EHS PTS 19, 20 & 21 43R12082 AS IN LT539360; T/W PT LT 9 CON 6 EHS PT 7 43R12082 AS IN LT539362; T/W PT LT 9, 10 CON 6 EHS PTS 11, 12, 14, 15, 17 & 18 43R12082 AS IN LT539364; FOR PEDESTRIAN AND VEHICULAR PASSAGE, UNTIL PTS 7, 11, 12, 14, 15, 17, 18, 19, 20 & 21 43R12082 ARE ESTABLISHED AS PT OF PUBLIC HWY ; S/T LT1732807 BRAMPTON; SUBJECT TO AN EASEMENT IN GROSS OVER PT 4 ON PL 43R39933 AS IN PR3967654

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
1997/08/26

OWNERS' NAMES  
FCA CANADA INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/08/26 ON THIS PIN**			
**WAS REPLACED WITH THE		"PIN CREATION DATE" OF 1997/08/26**				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
43R12541	1985/06/25	PLAN REFERENCE				C
43R14173	1987/01/07	PLAN REFERENCE				C
43R14539	1987/05/01	PLAN REFERENCE				C
LT1009128	1989/05/17	TRANSFER	\$1,531,160		CHRYSLER CANADA LTD.	C
LT1009717	1989/05/17	NOTICE				C
43R16961	1989/06/29	PLAN REFERENCE				C
43R22174	1997/04/23	PLAN REFERENCE				C
LT1732807	1997/06/17	TRANSFER EASEMENT			BRAMPTON HYDRO-ELECTRIC COMMISSION	C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR112174	2001/07/26	APL CH NAME OWNER		CHRYSLER CANADA LTD.	DAIMLERCHRYSLER CANADA INC.	C
PR1527770	2008/09/05	APL CH NAME OWNER		DAIMLERCHRYSLER CANADA INC.	CHRYSLER CANADA INC.	C
43R39933	2021/05/28	PLAN REFERENCE				C
REMARKS: PR3840048.						

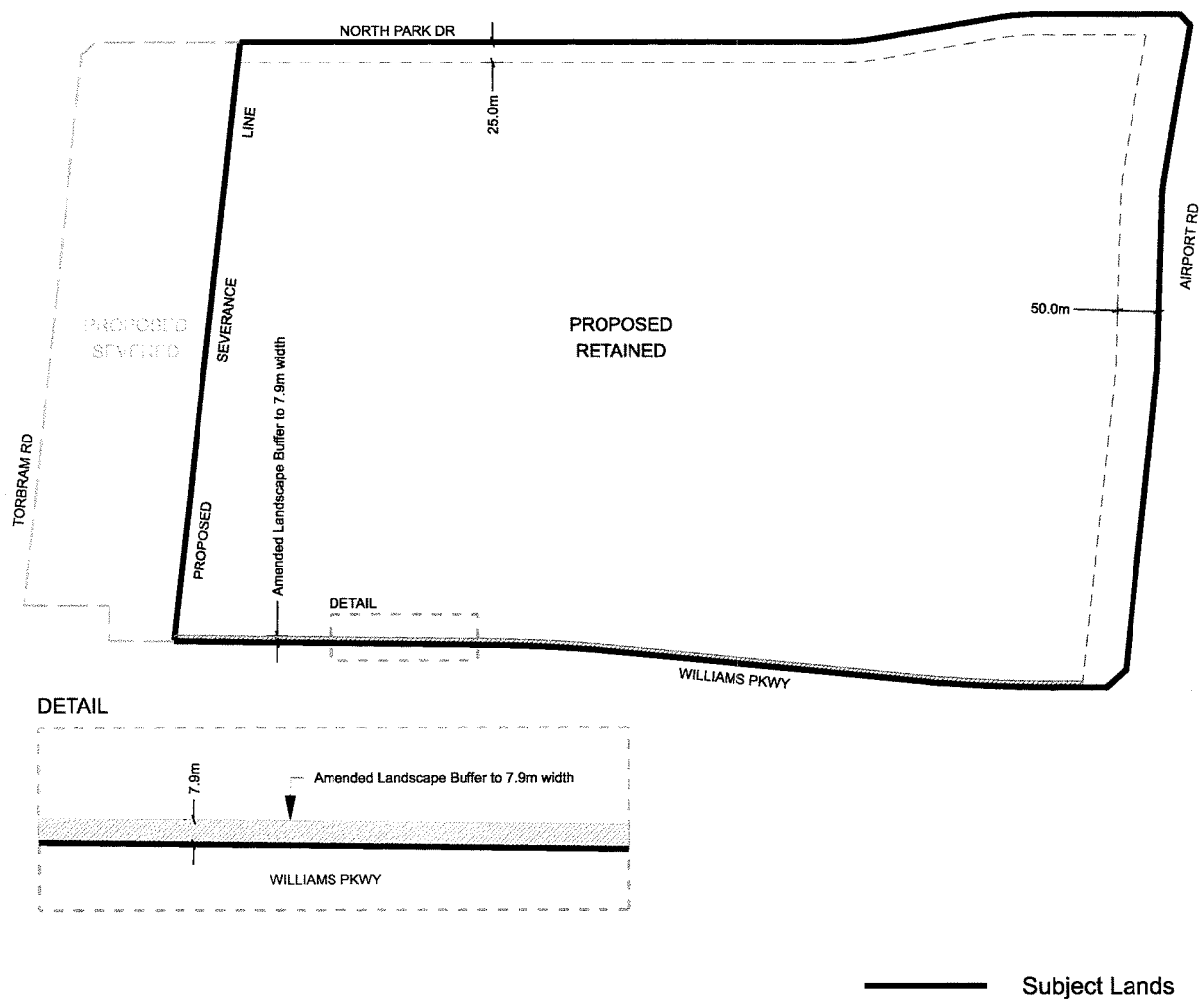
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3884085	2021/08/04	APL CH NAME OWNER		CHRYSLER CANADA INC.	FCA CANADA INC.	C
PR3967654	2021/12/22	TRANSFER EASEMENT REMARKS: PLANNING ACT STATEMENTS.	\$2	FCA CANADA INC.	THE CORPORATION OF THE CITY OF BRAMPTON	C
PR3971255	2022/01/04	NOTICE REMARKS: PARTS 3 AND 4, PLAN 43R39933.	\$2	ALECTRA UTILITIES CORPORATION		C

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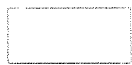
SCHEDULE 'A'



Proposed Relief Requested:



(1) Amend M2-305.2(C)(1), to reduce the Landscape Buffer Area width along Williams Parkway from 30.0 metres to 7.9 metres ; and



(2) Amend M2-305.2(G), to replace the Motor Vehicle Assembly Plant parking ratio with 1,533 parking spaces for the lands located at 2000 Williams Parkway.

Secretary – Treasurer of the Committee of Adjustment  
Planning and Development  
City of Brampton  
2 Wellington St W  
Brampton, ON  
L6Y 4R2

Arcadis Professional Services (Canada) Inc.  
55 St. Clair Avenue West  
7th Floor  
Toronto, Ontario M4V 2Y7  
Canada  
Phone: 416 596 1930  
[www.arcadis.com](http://www.arcadis.com)

Date: August 16, 2024

**Subject: Minor Variance for 2000 Williams Parkway West**

Dear Secretary-Treasurer of the Committee of Adjustment,

Arcadis Professional Services (Canada) Inc. (Arcadis) is pleased to submit the following Minor Variance Application on behalf of FCA Canada Inc., for the property municipally known as 2000 Williams Parkway West, in the City of Brampton, Region of Peel, henceforth referred to as the “subject site” or “site”. In support of these applications, please find the enclosed:

- Application Forms, prepared by Arcadis Professional Services (Canada) Inc. and the Applicant;
- Survey, prepared by Genesis;
- Minor Variance Planning Rationale, prepared by Arcadis Professional Services (Canada) Inc.;
- Transportation Assessment Memo, prepared by Arcadis Professional Services (Canada) Inc.;
- Schedule of Requested Variance, prepared by Arcadis Professional Services (Canada) Inc.; and
- Conceptual Parking Plan, prepared by FCA Canada Inc.

We look forward to working with the City of Brampton and all other relevant agencies as well as the public with regard to this application. Please do not hesitate to contact us should you require clarifications or additional information.

Sincerely,

Arcadis Professional Services (Canada) Inc.



Jennifer Jaruczek

Associate – Senior Planner

[jennifer.jaruczek@arcadis.com](mailto:jennifer.jaruczek@arcadis.com)



PROPERTY DESCRIPTION:

PCL 8-8, SEC 43-CHING.-6 (E.H.S.); PT LTS 8 & 9, CON 6 EHS PTS 2 & 5, 43R12541 EXCEPT PT 1, 43R18021; T/W PT LTS 8 & 9 CON 6 EHS PTS 19, 20 & 21 43R12082 AS IN LT539360; T/W PT LT 9 CON 6 EHS PT 7 43R12082 AS IN LT539362; T/W PT LTS 9 & 10 CON 6 EHS PTS 11, 12, 14, 15, 17 & 18 43R12082 AS IN LT539364; FOR PEDESTRIAN & VEHICULAR PASSAGE UNTIL PTS 7, 11, 12, 14, 15, 17, 18, 19, 20 & 21 43R12082 ARE ESTABLISHED PUBLIC HWY ; S/T LT1732807  
BRAMPTON; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1, 2 & 3 ON PL 43R39933 AS IN PR3967654

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
1997/08/26

OWNERS' NAMES  
FCA CANADA INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/08/26 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/08/26**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
LT560005	1985/05/09	NOTICE AGREEMENT			THE CORPORATION OF THE CITY OF BRAMPTON	C
43R12541	1985/06/25	PLAN REFERENCE				C
LT852199	1988/02/24	TRANSFER	\$170,147,000		CHRYSLER CANADA LTD.	C
43R16961	1989/06/29	PLAN REFERENCE				C
LT1122102	1990/05/10	NOTICE			THE CORPORATION OF THE CITY OF BRAMPTON	C
LT1612375	1996/01/19	NOTICE			THE CORPORATION OF THE CITY OF BRAMPTON	C
43R22174	1997/04/23	PLAN REFERENCE				C
LT1732807	1997/06/17	TRANSFER EASEMENT			BRAMPTON HYDRO-ELECTRIC COMMISSION	C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
43R24471	2000/06/21	PLAN REFERENCE				C
PR112174	2001/07/26	APL CH NAME OWNER		CHRYSLER CANADA LTD.	DAIMLERCHRYSLER CANADA INC.	C
PR1527770	2008/09/05	APL CH NAME OWNER		DAIMLERCHRYSLER CANADA INC.	CHRYSLER CANADA INC.	C
43R39933	2021/05/28	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PR3840048.						
PR3884085	2021/08/04	APL CH NAME OWNER		CHRYSLER CANADA INC.	FCA CANADA INC.	C
PR3967654	2021/12/22	TRANSFER EASEMENT	\$2	FCA CANADA INC.	THE CORPORATION OF THE CITY OF BRAMPTON	C
REMARKS: PLANNING ACT STATEMENTS.						
PR3971255	2022/01/04	NOTICE	\$2	ALECTRA UTILITIES CORPORATION		C
REMARKS: PARTS 1 AND 2, PLAN 43R39933						

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LAND  
REGISTRY  
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

14208-0025 (LT)

PAGE 1 OF 2  
PREPARED FOR AmarLoai  
ON 2023/04/18 AT 19:10:24

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 8 CON 6 E.H.S CHINGUACOUSY PTS 1, 6, 7 & 8, 43R12541 ; BRAMPTON

PROPERTY REMARKS: CORRECTION: INSTRUMENT NUMBER R0974237 WAS ENTERED IN ERROR AGAINST THIS PROPERTY AND WAS REMOVED AND CERTIFIED ON 2009/02/19 BY CLAIRE COOPER.  
CORRECTION: INSTRUMENT NUMBER R0977754 WAS ENTERED IN ERROR AGAINST THIS PROPERTY AND WAS REMOVED AND CERTIFIED ON 2009/02/19 BY CLAIRE COOPER.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 14208-0066

PIN CREATION DATE:  
1998/12/21

OWNERS' NAMES  
CHRYSLER CANADA INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/08/26 ON THIS PIN**			
**WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1998/12/21**				
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/12/22 **					
43R530	1972/04/19	PLAN REFERENCE				C
43R12082	1984/12/06	PLAN REFERENCE				C
RO701763	1984/12/19	BYLAW				C
RO713561	1985/05/09	AGREEMENT			CITY OF BRAMPTON	C
	REMARKS: SITE PLAN					
43R12541	1985/06/25	PLAN REFERENCE				C
RO836040	1988/02/24	TRANSFER	\$170,147,000		CHRYSLER CANADA LTD.	C
RO937581	1990/05/10	AGREEMENT			THE CITY OF BRAMPTON	C
	REMARKS: SITE PLAN					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
43R18538	1991/05/21	PLAN REFERENCE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA	THE CITY OF BRAMPTON	C	
RO1107085	1996/01/19	AGREEMENT				C	
LT2057426	2000/03/27	NOTICE				C	
REMARKS: PEARSON AIRPORT ZONING REGULATION					CHRYSLER CANADA LTD.  DAIMLERCHRYSLER CANADA INC.  CHRYSLER CANADA INC.  LAND REGISTRAR, LRO 43	DAIMLERCHRYSLER CANADA INC.  CHRYSLER CANADA INC.  LAND REGISTRAR, LRO 43	C
PR112174	2001/07/26	APL CH NAME OWNER					
PR1527770	2008/09/05	APL CH NAME OWNER					
PR1605220	2009/02/18	LR'S ORDER					
REMARKS: DELETES RO974237 & RO977754 FROM INSTRUMENT FILE							
43R40673	2023/01/20	PLAN REFERENCE					C
REMARKS: PR4162998.							

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# Zoning Non-compliance Checklist

File No.  
A-2024-0340

Applicant: FCA Canada Inc.  
Address: 2000 Williams Parkway  
Zoning: M2 – Section 305  
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			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
PARKING	To permit a total of 1,533 parking spaces for the existing motor vehicle assembly plant	Whereas the by-law requires a minimum 2,562 parking spaces for the existing motor vehicle assembly plant based on a ratio of 1 space for each 93 square meters of gross floor area, plus 1 parking space for each 31 square metres of gross floor area devoted to accesory office, retail or educational uses.	305.2(g)
LANDSCAPED OPEN SPACE	To permit the landscaped buffer having a width of 7.9 m along the lot line abutting Williams Parkway	Whereas the by-law requires a landscaped buffer having a minimum width of 30 metres along Williams Parkway	305.2(a)(3)
SCHEDULE “C”			
OTHER – DECK			

Elizabeth Corazzola

Reviewed by Zoning

September 5, 2024

Date