



For Office Use Only  
(to be inserted by the Secretary-Treasurer after application is deemed complete)

FILE NUMBER: A-2024-0071

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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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) 1212949 Ontario Inc.  
Address 9353 Winston Churchill Boulevard  
Brampton, ON, L0P1K0  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_  
Email \_\_\_\_\_

2. Name of Agent Glen Schnarr & Associates Inc. (c/o Jennifer Staden) *c/o Zechariah*  
Address 700-10 Kingsbridge Garden Circle *Boychard*  
Mississauga, ON, L5R3K6  
Phone # 905-409-1825 Fax # \_\_\_\_\_  
Email jennifers@gsai.ca

3. Nature and extent of relief applied for (variances requested):  
To temporarily permit an Outdoor Storage use for a period of two years, whereas the Zoning By-law does not permit an outdoor storage use in an Agricultural zone

4. Why is it not possible to comply with the provisions of the by-law?  
The Agricultural zone does not permit for Outdoor Storage use

5. Legal Description of the subject land:  
Lot Number Part Lots 7 & 8  
Plan Number/Concession Number 6 (see bottom of page for full legal description)  
Municipal Address 9353 Winston Churchill Boulevard

6. Dimension of subject land (in metric units)  
Frontage 918 metres  
Depth 720 metres  
Area 65.85 hectares

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

Full Legal Description: PT LTS 7 & 8 CON 6 WHS CHINGUACOUSY, PTS 1, 2 & 3, PL 43R30097; S/T EASEMENT OVER PT LT 7 CON 6 WHS, PT 3, PL 43R30097, AS IN CH26237 & AMENDED BY CH28203; BRAMPTON. SUBJECT TO AN EASEMENT AS IN PR2213599

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: List all structures (dwelling, shed, gazebo, etc.)

1-storey residential dwelling (occupied), 1-storey residential dwelling (vacant), and two storage buildings

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

No change

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 75.54 metres  
 Rear yard setback 528 metres  
 Side yard setback 412.69  
 Side yard setback 405.73

**PROPOSED**

Front yard setback No change  
 Rear yard setback No change  
 Side yard setback No change  
 Side yard setback No change

10. Date of Acquisition of subject land: January 17, 2005
11. Existing uses of subject property: Agricultural Purposes, Single Detached Dwelling
12. Proposed uses of subject property: Agricultural Purposes, Single Detached Dwelling, Ou
13. Existing uses of abutting properties: Agricultural
14. Date of construction of all buildings & structures on subject land: Unknown
15. Length of time the existing uses of the subject property have been continued: Unknown

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:

File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

*Jennifer Staden*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga

THIS 23 DAY OF January, 2023.

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, Jennifer Staden, OF THE City OF Barrie

IN THE \_\_\_\_\_ OF \_\_\_\_\_ 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 Brampton

IN THE Region OF

Peel. THIS 7th DAY OF

March, 2024

*Jennifer Staden*

Signature of Applicant or Authorized Agent

*Laura Kim Amorim*  
A Commissioner etc.

Laura Kim Amorim, a Commissioner, etc.,  
Province of Ontario, for  
Glen Schnarr & Associates Inc.  
Expires March 3, 2026.

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Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: A

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

JOHN C. CABRAL  
Zoning Officer

2024-02-16  
Date

DATE RECEIVED Olara

Date Application Deemed Complete by the Municipality March 7, 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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 9353 Winston Churchill Boulevard

I/We, 1212949 Ontario 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 24 day of January, 2024.



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

DRAGUTIN VUCKOVIC

(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.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

**PERMISSION TO ENTER**

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

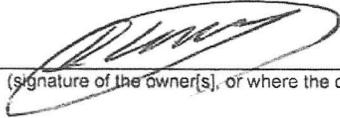
LOCATION OF THE SUBJECT LAND: 9353 Winston Churchill Boulevard

I/We, 1212949 Ontario 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 24 day of January, 2024.



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

DRAGUTIN VUCKOVIC

(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**

## Cabral, John

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**From:** Jennifer Staden <jennifers@gsai.ca>  
**Sent:** 2024/02/16 9:22 AM  
**To:** Cabral, John  
**Cc:** Zechariah Bouchard  
**Subject:** RE: [EXTERNAL]Minor Variance Application for 9353 Winston Churchill Boulevard

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi John,

Thanks for the follow up this morning. We spoke with the client and he's confirmed the existing buildings, currently used for storage are approximately 12-14 feet in height (so 3.5-4.5m), well below the 10.5m maximum.

Let us know if you need anything else. We're happy to coordinate payment as soon as City will accept it.

**Jennifer Staden, MCIP, RPP | Associate**

700 - 10 Kingsbridge Garden Circle

Mississauga, ON L5R 3K6

Cell: 905-409-1825

[www.gsai.ca](http://www.gsai.ca)



*Connect with us:*



**My working day may not be your working day. Please do not feel obliged to reply to this email outside of your normal working hours.**

**From:** Cabral, John <John.Cabral@brampton.ca>  
**Sent:** Thursday, February 15, 2024 1:15 PM  
**To:** Jennifer Staden <jennifers@gsai.ca>  
**Subject:** RE: [EXTERNAL]Minor Variance Application for 9353 Winston Churchill Boulevard

Hi Jennifer, thank you

Would you happen to know the height of both accessory buildings used for storage?

Thank you,

**John C. Cabral**

Plans Examiner, Zoning Services

City of Brampton

T: 905.874.3791

[john.cabral@brampton.ca](mailto:john.cabral@brampton.ca)





Partners:  
**Glen Broll**, MCIP, RPP  
**Colin Chung**, MCIP, RPP  
**Jim Levac**, MCIP, RPP  
**Jason Afonso**, MCIP, RPP  
**Karen Bennett**, MCIP, RPP  
  
*In Memoriam, Founding Partner:*  
**Glen Schnarr**

January 25, 2024

GSAI File: 1606-001

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
L6Y 4R2

**Attention:** Clara Vani  
Secretary-Treasurer

**Re:** Minor Variance Application  
Submission Cover Letter & Planning Justification Brief  
9353 Winston Churchill Boulevard  
Owner: 1212949 Ontario Inc.  
City of Brampton, Region of Peel

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Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for 1212949 Ontario Inc., the registered owner of 9353 Winston Churchill Boulevard (herein referred to as the 'subject property' or 'site'). GSAI also represents **Band World Mobile Stages Inc.**, current tenant of the subject property. In this capacity, we are pleased to submit the enclosed Minor Variance Application to facilitate a temporary Outside Storage use on the subject property for a period of two years.

The subject property is located on the east side of Winston Churchill Boulevard, north of Embleton Road and south of Bovaird Drive, in the City of Brampton. The subject property is approximately 65.68 hectares (162.3 acres) in size with approximately 918 metres of frontage along Winston. The site is legally described as:

PT LTS 7 & 8 CON 6 WHS CHINGUACOUSY, PTS 1, 2 & 3, PL 43R30097; S/T EASEMENT OVER PT LT 7 CON 6 WHS, PT 3, PL 43R30097, AS IN CH26237 & AMENDED BY CH28203; BRAMPTON. SUBJECT TO AN EASEMENT AS IN PR2213599



The subject property is currently occupied by two existing residential dwellings (one occupied and one vacant), as well as two existing storage buildings utilized by an existing business, Band World Mobile Stages Inc. for the storage of aluminium stages (see additional information on Band World below). The residential dwellings are unrelated to the existing business on site. There is an existing 6.0 metre-wide driveway from Winston Churchill Boulevard.

The majority of the subject property otherwise predominantly consists of former agricultural fields and natural heritage features. A significant woodlot is located at the northeast corner of the subject property and an additional wooded area is located central to the site, to the rear of the area occupied by the existing business. A small pond is also located in the southwest corner of the subject property and a section of the Trans-Canada Pipeline traverses the southeast corner of the subject property. The rear of the site within the future Highway 413 Focused Analysis Area.

Surrounding land uses to the subject property are predominantly agricultural and estate residential lots. Lands west of Winston Churchill Boulevard are within the municipal jurisdiction of the Town of Halton Hills. One catholic church (Norval Queen of Peace) is located approximately 700 metres southwest in Halton Hills.

An Order to Comply was received by the owner dated November 15, 2023, indicating the nonconformity of outside storage uses on the subject property. On December 14, 2023, GSAI submitted a letter of retention to the signing compliance officer, indicating that GSAI has been retained to expeditiously file a Minor Variance application in order to obtain the necessary planning approvals required to permit for the continuation of the existing business on the subject property.

The intent and purpose of this application is to provide our planning opinion and seek permission for a temporary Outside Storage use for the existing business, for a period of 2 years. No additional variances to the Agricultural zone provisions are otherwise required.



### Land Use Policy Context

Within the City of Brampton Official Plan, the subject property is designated “Residential”, which permits predominantly residential land uses and complementary uses where applicable. The northeast corner of the subject property is designated “Open Space”, which generally does not permit development. The subject property is also subject to the “Corridor Protection Area” overlay, which will permit no new development unless it is determined that the development proposal will not encumber the optimum ultimate construction of a north-south transportation facility (future Highway 413).

Within the Secondary Plan (Bram West 40(a)), the subject property is further designated “Low/Medium Density”, which permits predominantly residential land uses and complementary uses where applicable. The northeast corner of the subject property is designated “Valleyland”, which does not permit development. The subject property is also subject to the “Upscale Executive Housing Special Policy Area” overlay, which retains underlying designations pending completion of the Upscale Executive Housing study.

Per the City of Brampton Zoning By-law 270-2004, the subject property is split-zoned “Agricultural (A)”, which permits predominantly agricultural uses, as well as select non-agricultural uses, including a single detached dwelling, supportive housing, cemetery, animal hospital, kennel, or home occupation, as well as accessory uses. The northeast corner of the subject property is designated “Floodplain (F)”, which permits flood or erosion control, conservation area, public park, or golf course uses. The rear/east of the subject property is subject to interim control by-law 306-200, which was adopted to freeze development on lands within the future Highway 413 Focused Analysis Area.

As indicated on the Minor Variance sketch submitted with this application, the area of the subject property used by the existing business (Band World), is limited to a minor section in the center-west of the site, connected by driveway to the Winston Churchill Boulevard frontage. The proposed temporary Outside Storage use is only being sought for the area of the subject property already disturbed and used by the existing business. This area is entirely within the



Agricultural zone. The proposed Outside Storage use is not being sought within the portion of the subject property zoned Floodplain, nor subject to interim control by-law 306-200.

#### Band World Mobile Stages Inc.

As previously noted, Band World Mobile Stages Inc. leases a portion of the subject property from the registered owner. Band World provides mobile event stages for rental for indoor and outdoor events across Ontario, ranging from municipal events to private functions (including parades, shows, concerts etc.). Band World has previously supplied City of Brampton with stages for various civic events.

Band World is currently utilizing the subject property to store their aluminum stages when they are not being rented out. The stages are stored both within the two storage buildings, as well as at behind the storage buildings, out of view from the Winston Churchill Boulevard frontage. Any trucks parked on the premise are shunt trucks, utilized for moving the stages around the property, or trucks picking up or dropping off stages for events. There is typically no more than 1-2 employees working on the property at a time. Prior to Band World's tenancy, the property, given its remote location, was often an illegal dumping ground by trespassers. Band World worked extensively to clean up the property.

#### Proposed Variance

To permit the use of Outside Storage on the subject property, the following variance is requested to the Agricultural zone:

1. To temporarily permit an Outside Storage use for a period of two years, whereas the Zoning By-law does not permit an outside storage use in an Agricultural zone.



As demonstrated on the Minor Variance Sketch and Existing/Proposed Conditions Plan, both prepared by Glen Schnarr & Associates Inc., dated January 24, 2024, the subject property currently meets all other zoning requirements as per the Agricultural Zone. Current driveway width is 6 metres, and sufficient parking is available as per by-law requirements (13 vehicular spaces as per the Warehouse requirement of 1 space per 90 square metres of gross floor area).

### Planning Rationale for the Proposed Variances

The following section provides an analysis demonstrating how the variance satisfies the four tests of a minor variance as set out in Section 45 of the *Planning Act, R.S.O 1990, c. P.13*, as amended:

1. *Meets the general intent and purpose of the Official Plan*

The subject property is former agricultural land which has been slated for future residential development by the City. Permitting the temporary use of outside storage to enable the continuation of the existing business (especially within the portion of the site already disturbed) does not preclude nor negatively impact the future of these lands as agricultural or residential. We understand that future development on the site will be subject to the outcome of the future Highway 413 alignment, as well as the policy directives in the future Bram West Secondary Plan, currently being reviewed by the City. Again, the proposed temporary variance of outside storage for two years will not offend nor impact those processes. On the contrary, the proposed temporary use is an excellent utilization of lands otherwise frozen awaiting the outcome of these two processes, preserving the site as-is until the ultimate design of the Highway 413.

2. *Meets the general intent and purpose of the Zoning By-Law*

As previously noted, the site is split-zoned, "Agricultural (A)", "Floodplain (F)" at the northeast corner, with the rear/east of the site subject to interim control by-law 306-200. The outside storage use is proposed within the portion of the site zoned "Agricultural (A)" and the proposed



temporary outside storage use does not preclude or negatively impact the agricultural uses of the balance of the property.

Furthermore, Zoning By-law provision 30.10 states that:

*"Where outdoor storage is permitted, no storage shall be permitted on any portion of a lot required for parking, loading, driveway, or landscaped open space."*

The outside storage use is proposed in the rear yard, on an existing gravel area, and does not impede with areas for parking, loading, driveway or landscaped open space, which meets provision 30.10 noted above.

3. *Minor in nature*

It is our opinion the requested variance is minor in nature as the proposed use will be temporary and remains compatible with surrounding planned and existing uses. The proposed temporary outside storage use requires no site alterations as it utilizes an already disturbed portion of the subject property.

4. *Desirable for the appropriate development of the land*

The proposed variance is desirable as it will enable the continued operation of a successful business, providing service to the broader GTA. The outside storage will not be visible to the public, as it will be located over 150 metres from the Winston Churchill Boulevard frontage and further shielded by existing buildings and existing vegetation on the property. The proposed outdoor storage use is an appropriate temporary use for the land as it utilizes existing buildings and an area of the property that is already disturbed (no site works required). As previously noted, the outside storage temporary use efficiently utilizes land which would otherwise be frozen pending the design of the Highway 413. The proposed variance duration of two years will allow our client to uphold lease agreements, while respecting estimated timing of the completion of Highway 413 design.



## Application Materials

In support of the application, please find enclosed the following materials:

- Completed and signed Minor Variance Application Form and authorization;
- Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated January 24, 2024; and,
- Existing/Proposed Conditions Plan prepared by Glen Schnarr & Associates Inc., dated January 24, 2024.

We trust this is sufficient for staff's review and respectfully request this application be circulated. We will coordinate payment of fees once permitted to do so. Please contact the undersigned if you require additional information or wish to clarify anything contained in this application.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.

Jennifer Staden, MCIP, RPP  
Associate

# Zoning Non-compliance Checklist

File No.  
A-2024-0071

Applicant: Glen Schnarr & Associates Inc. (c/o Jennifer Staden)

Address: 9353 Winston Churchill Blvd, Brampton, ON

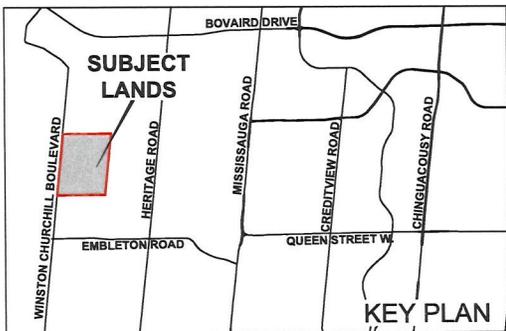
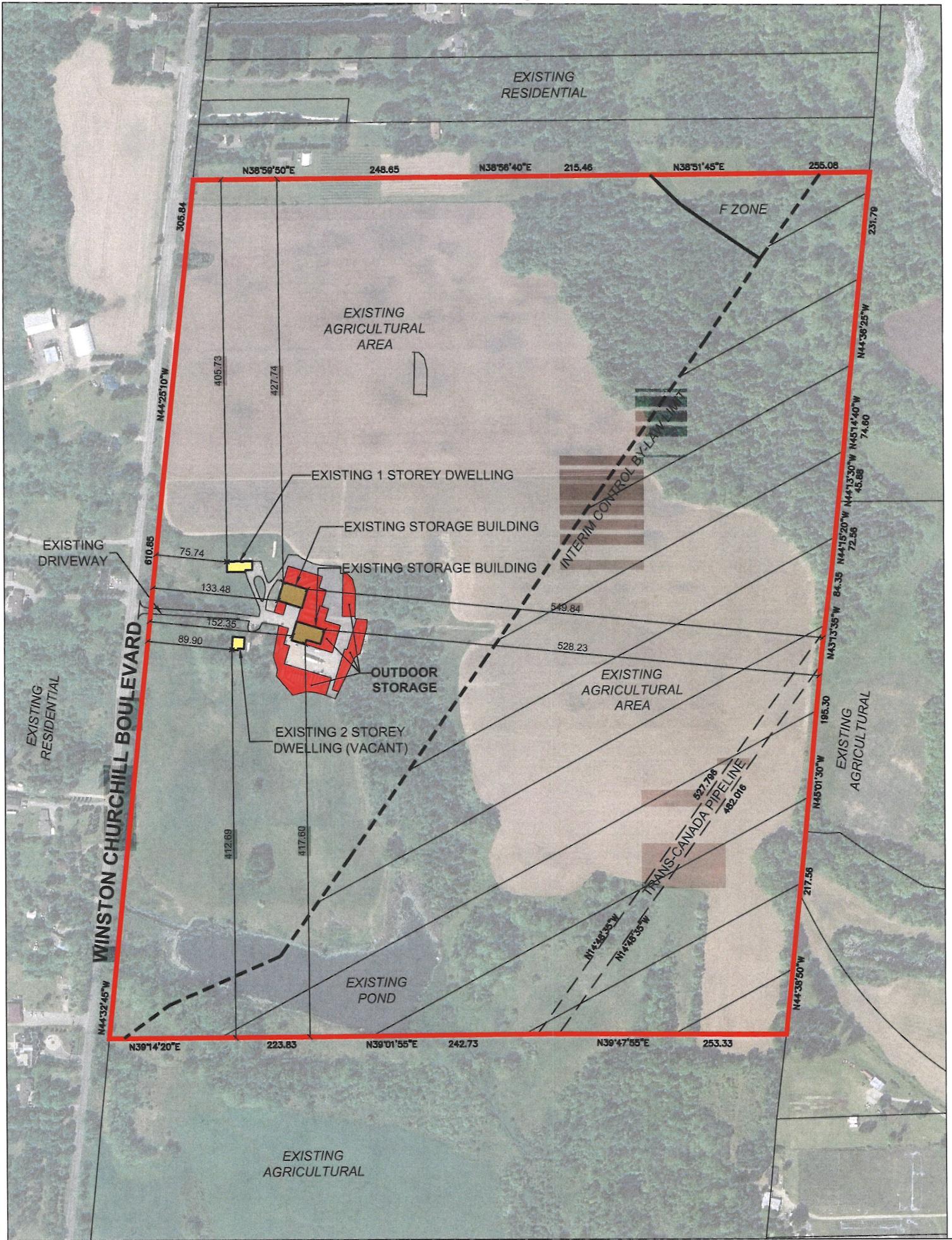
Zoning: AGRICULTURAL (A)

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit an Industrial use (warehouse) in an Agricultural zone	Whereas the by-law does not permit the use.	46.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE	To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years.	Whereas the by-law does not permit outside storage.	46.1
LOT COVERAGE			
DRIVEWAY	To permit an aisle width of 5.0m leading to a parking space	Whereas the by-law requires a minimum aisle width of 6.6m	6.17.2(d)(3)
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

JOHN C. CABRAL  
Reviewed by Zoning

2024-02-16  
Date



**MINOR VARIANCE SKETCH  
BAND WORLD MOBILE STAGE**

9353 WINTSON CHURCHILL BOULEVARD  
PART OF LOT 7 & 8, CONCESSION 6 WHS  
CITY OF BRAMPTON  
REGION OF PEEL

**Subject Lands: 65.68ha (162.30ac)**

**Required Variance:**

1. To temporarily permit an Outdoor Storage use for a period of two years; whereas the Zoning By-law does not permit an outdoor storage use in an Agricultural Zone.

**Approximate Outside Storage Locations (±5,485m²)**



SCALE 1:5000  
FEBRUARY 13, 2024

