

FILE NUMBER: A-2024-0394

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)** 7835 Mississauga Road Holdings Inc.
Address 1200 Derry Rd E #17, Mississauga, ON L5T 0B3

Phone # 416-417-6575 **Fax #** _____
Email ramangill@outlook.com

2. **Name of Agent** Mainline Planning Services Inc.
Address P.O. Box 319, Kleinburg ON, L0J 1C0

Phone # 905-893-0046 **Fax #** _____
Email nmalta@mainlineplanning.com

3. **Nature and extent of relief applied for (variances requested):**
To permit parking spaces outside of environmental buffers but within the Open Space (OS-2032) zone.

4. **Why is it not possible to comply with the provisions of the by-law?**
Parking Spaces are not permitted in the Open Space zone.

5. **Legal Description of the subject land:**
Lot Number 15
Plan Number/Concession Number 4
Municipal Address 7835 Mississauga Road

6. **Dimension of subject land (in metric units)**
Frontage 294.12m
Depth 303.8m
Area 5.48ha

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:

N/A

PROPOSED BUILDINGS/STRUCTURES on the subject land:

One four-story office building and three single-story employment buildings.

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

PROPOSED

Front yard setback 24.9m
Rear yard setback 24.4m
Side yard setback 13.0m (south side yard)
Side yard setback 19.5m (north side yard)

0. Date of Acquisition of subject land: November 2022
1. Existing uses of subject property: Vacant
2. Proposed uses of subject property: Employment
3. Existing uses of abutting properties: West: Mississauga Road - EMPLOYMENT, South: GOLF COURSE, North and East: Open Space,
4. Date of construction of all buildings & structures on subject land: N/A
5. Length of time the existing uses of the subject property have been continued: 50+ Years

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 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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Vaughan _____

THIS 8th DAY OF October, 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, Joseph Plutino, OF THE City OF Vaughan

IN THE Region OF York 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 Vaughan

IN THE Region OF

York THIS 8th DAY OF

October, 20 24.

Signature of Applicant or Authorized Agent

Nicholas George Moore,

a Commissioner, etc., Province of Ontario.
for Mainline Planning Services Inc.
Expires December 27, 2026.

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: OS - 2032 &

Present Zoning By-law Classification: OC-2031

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

L.Barbuto
Zoning Officer

October 10,
2024 Date

DATE RECEIVED Oct 10, 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: 7835 Mississauga Road

I/We, 7835 Mississauga Road Holdings Inc.
please print/type the full name of the owner(s)

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

Mainline Planning 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 8th day of October, 2024.



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

Raman Gill

(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: 7835 Mississauga Road

I/We, 7835 Mississauga Road Holdings 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 8th day of October, 2024.



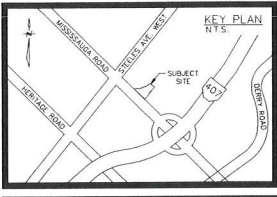
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Raman Gill

(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



GENERAL NOTE:

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LEGEND:

- SICB DENOTES SIDE INLET CATCHBASIN
- CC DENOTES CURB CUT
- CB DENOTES CATCH BASIN
- FH DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- HW DENOTES HANDWELL
- HP DENOTES HYDRO POLE
- HYT DENOTES HYDRO TRANSFORMER
- HT DENOTES TRAFFIC SIGNAL
- LS DENOTES LIGHT STANDARD
- SAN MH DENOTES SANITARY MANHOLE
- STM MH DENOTES STORM MANHOLE
- WMH DENOTES WATER MANHOLE
- BSP DENOTES BURIED SPRINKLER
- OD DENOTES OVERHEAD DOOR
- SP DENOTES STAND PIPE
- WK DENOTES WATER KEY
- WV DENOTES WATER VALVE
- AP DENOTES ACCESSIBLE PARKING SIGN
- OH DENOTES OVERHEAD UTILITY WIRES
- CH DENOTES CHAIN LINK FENCE
- ▽ DENOTES MAIN ENTRANCE / BARRIER FREE
- ◁ DENOTES EXIT DOOR
- ▷ DENOTES DOCK HIGH TRUCK DOOR
- DENOTES GRADE LEVEL TRUCK DOOR
- ☼ DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES TREE LINE
- ⊙ DENOTES SPOT ELEVATION

LAND USE SCHEDULE	
TOTAL SITE AREA:	= 54,794.0 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES	= 17,701.0 sq.m. (32.3%)
BUILDING 1 ENVELOPE	= 1,460.0 sq.m.
BUILDING 2 ENVELOPE	= 6,799.0 sq.m.
BUILDING 3 ENVELOPE	= 2,150.0 sq.m.
BUILDING 4 ENVELOPE	= 7,268.0 sq.m.
BLOCKS 1- ROAD WIDENING	= 791.1 sq.m. (1.4%)
BLOCKS 2-3- BUFFER TO WOODLAND	= 330.2 sq.m. (0.6%)
BLOCKS 4-5- BUFFER TO TOP OF SLOPE	= 1,106.5 sq.m. (2.0%)
TOTAL LANDSCAPED AREA	= 7,193.8 sq.m. (13.1%)
TOTAL ASPHALT AREA	= 27,711.4 sq.m. (50.6%)
TOTAL PROPOSED CONDO UNITS	= TBD
BUILDING 1 CONDO UNITS	= TBD
BUILDING 2 CONDO UNITS	= 13
BUILDING 3 CONDO UNITS	= 6
BUILDING 4 CONDO UNITS	= 15
TOTAL BUILDINGS GFA	= 25,305.0 sq.m.
BUILDING 1 GFA	= 5,840.0 sq.m.
BUILDING 2 GFA	= 6,799.0 sq.m.
BUILDING 3 GFA	= 2,150.0 sq.m.
BUILDING 4 GFA	= 7,268.0 sq.m.
MEZZANINES (20% OF IND. GFA)	= 3,248.0 sq.m.
BUILDING HEIGHT	= SEE PLAN
GARBAGE	= STORED INDOORS
REQUIRED PARKING	= 440 TOTAL (INC. 12 ACCESSIBLE)
PROVIDED PARKING	= 530 TOTAL (INC. 12 ACCESSIBLE)
REQUIRED BICYCLE PARKING	= 23
PROVIDED BICYCLE PARKING	= 40
REQUIRED LOADING SP.	= 8
PROVIDED LOADING SP.	= 8
EXISTING ZONING	= OC-2031 (OFFICE/COMMERCIAL)
	= OS-2032 (OPEN SPACE)
PROPOSED ZONING	= MIXED EMPLOYMENT/ OFFICE
OFFICIAL PLAN	= EMPLOYMENT
EXISTING USE OF LAND	= VACANT
PROPOSED USE OF LAND	= EMPLOYMENT
ADJACENT USE OF LAND	= SEE PLAN

LEGAL DESCRIPTION

PART OF LOT 15, CONCESSION 4
WEST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF TORONTO
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE

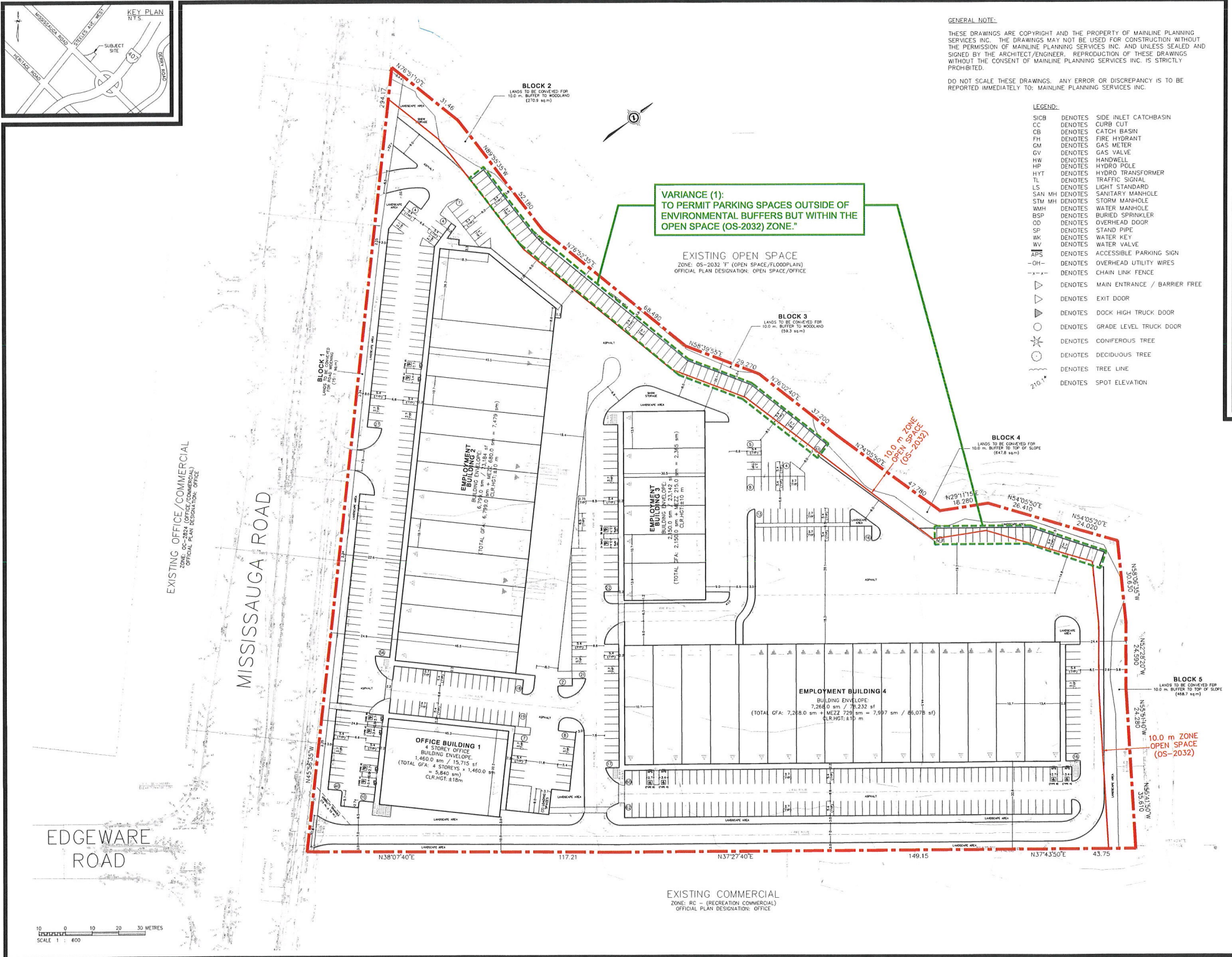
NOTE:
SURVEY INFORMATION PROVIDED BY: J.D. BARNES LIMITED,
401 WHEELABRATOR WAY, SUITE A, MILTON, ON. L9T 3C1

NO.	DATE	DESCRIPTION	BY
1	OCT-24	ISSUED FOR MUNICIPAL APPROVAL	N.M.

REVISIONS

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE			
MINOR VARIANCE APPLICATION			
PROJECT			
7835 MISSISSAUGA ROAD BRAMPTON, ONTARIO			
DEVELOPER/OWNER			
7835 MISSISSAUGA ROAD HOLDINGS INC.			
DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	N.M.	1 = 600	MV
DATE	ISSUED	CITY FILE No.	
OCT-24	J.P.P.		



Zoning Non-compliance Checklist

File No. A-2024- 0394

Applicant: 7835 Mississauga Road Holdings Inc.
 Address: 7835 Mississauga Road
 Zoning: OS-2032 & OC - 2031
 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			
SIDE DOOR			
COVERAGE			
PARKING	To allow parking stalls to be located on lands zoned Open Space (OS) – Section 2032	Whereas the by-law does not permit parking stalls on lands zoned Open Space (OS) – Section 2032	2032
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
 Reviewed by Zoning

October 10, 2024
 Date