

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

Application Number: A-2024-0394
Property Address: 7835 Mississauga Road
Legal Description: Toronto, CON 4, WHS, Part Lot 15, RP 43R31522,
Part 2, Ward 6
Agent: Mainline Planning Services Inc.
Owner(s): 7835 Mississauga Road Holdings Inc.
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, November 12, 2024, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. 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.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, November 7, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, November 7, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

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

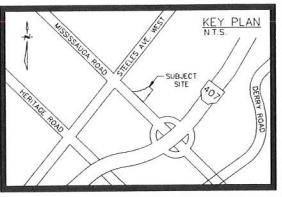
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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

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

Dated this 30th day of October 2024

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



GENERAL NOTE:
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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 1-3 BUFFER TO WOODLAND	= 751.1 sq.m. (1.4%)
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%)

- 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
 - TL 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
 - ADENOTES ACCESSIBLE PARKING SIGN
 - OH- DENOTES OVERHEAD UTILITY WIRES
 - >- 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

TOTAL PROPOSED CONDO UNITS

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

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)

PROPOSED ZONING = 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 PEEL

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

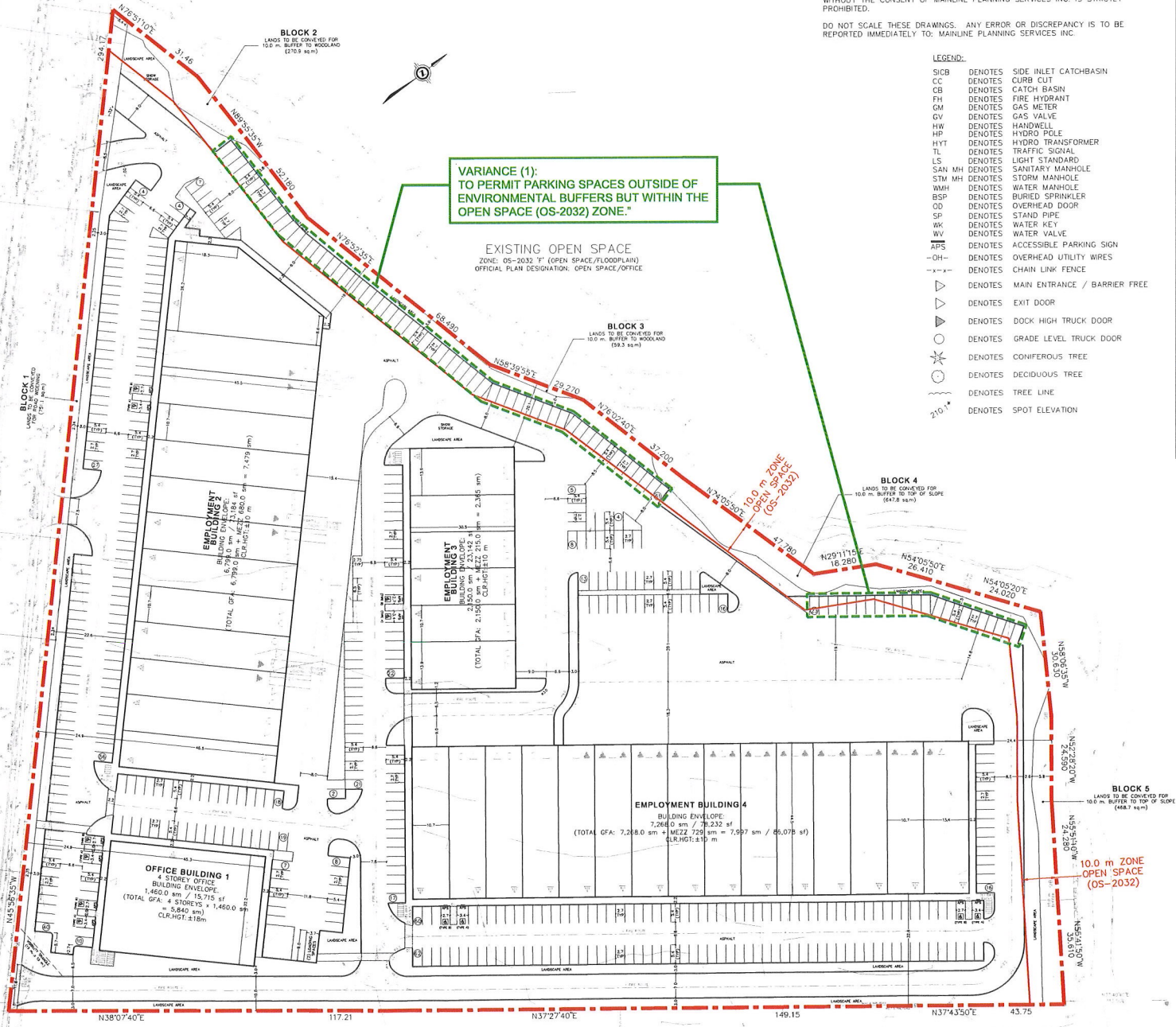
PROJECT

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.		



VARIANCE (1):
 TO PERMIT PARKING SPACES OUTSIDE OF ENVIRONMENTAL BUFFERS BUT WITHIN THE OPEN SPACE (OS-2032) ZONE."

EXISTING OPEN SPACE
 ZONE: OS-2032 '1' (OPEN SPACE/FLOODPLAIN)
 OFFICIAL PLAN DESIGNATION: OPEN SPACE/OFFICE

BLOCK 3
 LANDS TO BE COVERED FOR 10.0 m. BUFFER TO WOODLAND (67.5 sq.m.)

BLOCK 4
 LANDS TO BE COVERED FOR 10.0 m. BUFFER TO TOP OF SLOPE (64.8 sq.m.)

BLOCK 5
 LANDS TO BE COVERED FOR 10.0 m. BUFFER TO TOP OF SLOPE (68.7 sq.m.)

EXISTING OFFICE/COMMERCIAL
 ZONE: OC-2031 (OFFICE/COMMERCIAL)
 OFFICIAL PLAN DESIGNATION: OFFICE

MISSISSAUGA ROAD

EDGEWARE ROAD

EXISTING COMMERCIAL
 ZONE: RC - (RECREATION COMMERCIAL)
 OFFICIAL PLAN DESIGNATION: OFFICE

