



Received / Revised

OCT 15 2024  
Committee of Adjustment

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**

October 4, 2024

GSAI File: 1606-001

Committee of Adjustment  
City of Brampton  
2 Wellington Street West

**Attention:** Clara Vani, Secretary-Treasurer

**Re:** Deferral Request  
Minor Variance Application A-2024-0071  
9353 Winston Churchill Boulevard (City of Brampton)

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for 1212949 Ontario Inc., the registered owner of 9353 Winston Churchill Boulevard, as well as Band World Mobile Stages Inc., current tenant of the subject property. Please accept this deferral request for minor variance application A-2024-0071, currently scheduled for the October 15, 2024, Committee date.

We further request to be scheduled on the next available date (November 12, 2024) to allow for a review by staff and Committee of our revised application materials. These materials were revised following discussion with City and CVC staff, and now delineate the environmental features on site and accurate limits of development.

Respectfully submitted,  
GLEN SCHNARR & ASSOCIATES INC.

Zechariah Bouchard  
Planner

cc. Megan Fernandes, City of Brampton  
Elizabeth Paudel, Credit Valley Conservation

OCT 15 2024

Committee of Adjustment

Partners:

**Glen Broll**, MCIP, RPP

**Colin Chung**, MCIP, RPP

**Jim Levac**, MCIP, RPP

**Jason Afonso**, MCIP, RPP

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*In Memoriam, Founding Partner:*

**Glen Schnarr**

October 3, 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 (A-2024-0071)  
Re-Submission Cover Letter & Planning Justification Brief  
9353 Winston Churchill Boulevard  
Owner: 1212949 Ontario Inc.  
City of Brampton

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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'). In this capacity, we previously submitted a Minor Variance Application for the subject property in January 2024. The Application was intended to facilitate a temporary Outside Storage use on the subject property for a period of two years, and to permit an Industrial Use (warehouse) in an Agricultural Zone.

The Application (A-2024-0071) was originally scheduled for the April 23, 2024, Committee date but ultimately deferred, following staff's recommendation. In their review comments, City and CVC staff identified concerns with the limits of the natural heritage system. The intent of the deferral was to allow time for investigation and further review. Working with City and CVC staff, a site visit was subsequently made on June 6, 2024. The limit of the adjacent wetland and the limit of the dripline was staked at this time, as assisted by the client's surveyor and environmental consultant, and as guided by City and CVC staff.

Following the site visit and staking, the Minor Variance Application was revised to identify the limits of the wetland and dripline. No existing encroachment was identified in the limit of the wetland or its 10 metre buffer. Minor encroachment was identified within the dripline. In the



revised Minor Variance Sketch (dated October 2, 2024), the limit of the Approximate Outside Storage Location now aligns with the limit of the dripline.

It is understood that a site restoration plan and a site grading plan will be required to identify and address any existing encroachment within the staked limits, as well as permanent fencing along the natural heritage limit. It is expected that these items can be addressed as conditions of subsequent site plan approval and our client is amenable to these conditions.

### Description of Subject Property

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 Churchill Boulevard. 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 an existing business, Band World Mobile Stages Inc., which provides mobile event stages for rental across the City of Brampton and other Ontario municipalities (see additional information below). The existing business leases a portion of the subject property from the registered owner and uses the site for outdoor storage of mobile aluminium stages. Two existing storage buildings on site are used for additional storage of stages and stage accessories.

There are also two existing residential dwellings (one occupied and one vacant) on site that are unrelated to Band World operations. There is an existing 6.0 metre-wide access and 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 and wetland is located central to the site, to the east 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 is 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.

### 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 total 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 currently used by the existing business** – respecting the staked limits of the natural heritage features on site. 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.

### Site History

Prior to the initial Minor Variance Application submission in March 2024, an Order to Comply was received on November 15, 2023, indicating the nonconformity of outdoor 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 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.

### Proposed Variance

To facilitate Band World business operations and permit Outdoor Storage and Warehouse uses on the Subject Property, the following variances are requested to the Agricultural zone:

1. To temporarily permit an Outdoor Storage use for a period of two years, whereas the Zoning By-law does not permit the use in an Agricultural zone; and,
2. To permit an Industrial Use (warehouse) in an Agricultural Zone, whereas the by-law does not permit the use in an Agricultural Zone.

As demonstrated on the Existing Conditions Sketch, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024, the Subject Property currently meets all other zoning requirements as per the Agricultural Zone. The current driveway width is 6 metres, and sufficient parking is available as per by-law requirements (13 spaces as per the Warehouse requirement of 1 space per 90 square metres of gross floor area). A 6.99 metre parking aisle is provided to access the north parking spaces.



### 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)" and "Floodplain (F)". The rear/east of the site is also subject to interim control by-law 306-200. The outside storage and warehouse uses are 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 limit of temporary outside storage use requires no site alterations as it utilizes an already disturbed portion of the subject property – outside of the staked natural heritage limits.

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 (January 2024, date of first submission);
- Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024; and,
- Existing/Proposed Conditions Plan prepared by Glen Schnarr & Associates Inc., dated October 2, 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.

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Zechariah Bouchard  
Planner

OCT 15 2024

Low, Valerie

Committee of Adjustment

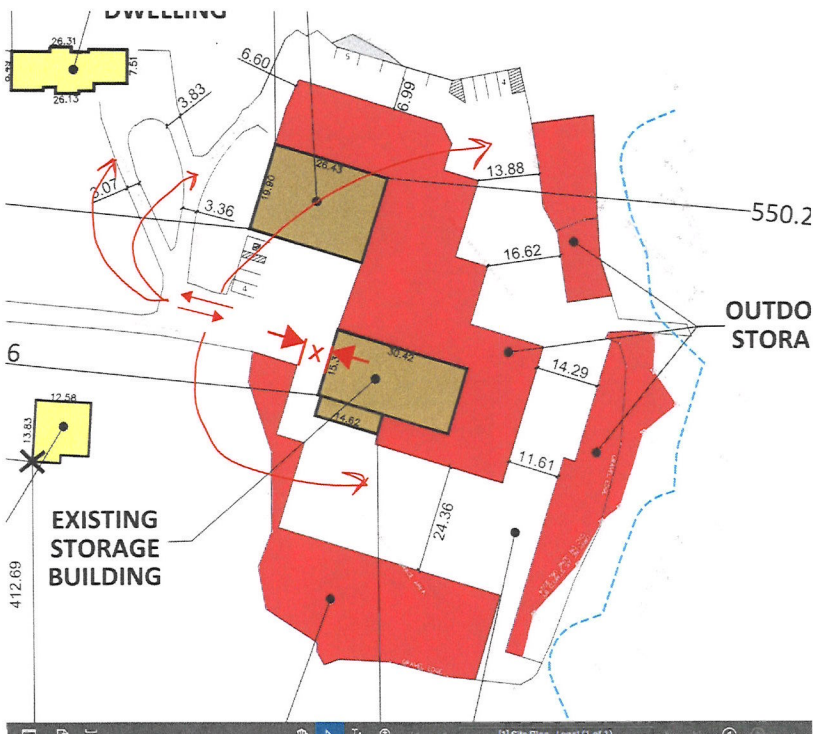
**From:** Cabral, John  
**Sent:** 2024/10/11 10:01 AM  
**To:** Zechariah Bouchard  
**Cc:** COA; Dickie, Amanda; Fernandes, Megan  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

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

Thank you for your application, please see comments below:

- Please indicate direction of traffic on driveways / drive aisles (one-way / two way traffic)
- Please dimension distance as shown on sketch

Further items may apply upon subsequent reviews



All the best,  
**John C. Cabral**  
 Plans Examiner, Zoning Services  
 City of Brampton  
 T: 905.874.3791  
[john.cabral@brampton.ca](mailto:john.cabral@brampton.ca)





**From:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Sent:** Monday, October 7, 2024 12:29 PM  
**To:** Dickie, Amanda <[Amanda.Dickie@brampton.ca](mailto:Amanda.Dickie@brampton.ca)>  
**Cc:** Fernandes, Megan <[Megan.Fernandes@brampton.ca](mailto:Megan.Fernandes@brampton.ca)>  
**Subject:** FW: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Hi Amanda,

The above application was scheduled for the October 15 meeting. It will still be listed on that date but they are asking for deferral. They have submitted revised documents that need to be reviewed. The scanned original application is available on the link we provide with the spreadsheet or on the agenda that is posted for October 15.

Can we have someone review the information prior to the deadline for November so we can ensure we don't require any additional information.

Thank you,  
Clara

**From:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Sent:** Monday, October 7, 2024 12:04 PM  
**To:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Good morning Clara – please find attached our formal deferral letter for Application A-2024-0071. Requesting deferral to next available Committee date (November 12, 2024).

Also attached again for information is our revised cover letter (dated October 3) and minor variance sketches (dated October 2).

Deferral payment will follow after October 15, as requested.

Thanks,

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
Cell: 416-930-4958



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**From:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Sent:** October 3, 2024 4:18 PM  
**To:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Yes that is correct.

Clara

**From:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Sent:** Thursday, October 3, 2024 3:56 PM  
**To:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Noted. Confirming that our client will prepare a cheque in the amount of \$313, payable to the City of Brampton and referencing Application A-2024-0071, and submit in person or by courier to the Committee of Adjustment desk at City Hall – after October 15.

Thanks Clara,

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
Cell: 416-930-4958



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**From:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Sent:** October 3, 2024 3:43 PM  
**To:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

The payment methods are the same as when paying the applications.

We would have to wait until the committee meeting date, we cannot process the payment until after the meeting.

Clara

**From:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Sent:** Thursday, October 3, 2024 3:33 PM  
**To:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Thanks Clara – and can you confirm payment method?

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
Cell: 416-930-4958



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**From:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Sent:** October 3, 2024 2:25 PM  
**To:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

The base fee is \$263 plus \$5 per notice. There are 10 notices that are mailed out for your application.

Clara

**From:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Sent:** Thursday, October 3, 2024 9:51 AM  
**To:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Cc:** Fernandes, Megan <[Megan.Fernandes@brampton.ca](mailto:Megan.Fernandes@brampton.ca)>; Hemon-Morneau, Francois <[Francois.HemonMorneau@brampton.ca](mailto:Francois.HemonMorneau@brampton.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Thanks Clara – understood. Can you confirm the total cost with mail out fees?

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
Cell: 416-930-4958



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**From:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Sent:** October 3, 2024 9:47 AM  
**To:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Cc:** Fernandes, Megan <[Megan.Fernandes@brampton.ca](mailto:Megan.Fernandes@brampton.ca)>; Hemon-Morneau, Francois <[Francois.HemonMorneau@brampton.ca](mailto:Francois.HemonMorneau@brampton.ca)>  
**Subject:** RE: [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Hello Zechariah,

Thank you for your email. I have attached the staff report from the April 23, 2024 committee meeting, I misspoke when I said the application was on the August 20, 2024 date. Staff was requesting a deferral to the last meeting of October 2024. I also managed to retrieve your deferral letter, in that letter you do not mention November as a requested deferral date. From all documentation the deferral date is to the October meeting.

Sorry for any inconvenience this is causing but the application will be on the October date with the initial application and all associated information.

The deferral fees are a base fee of \$280 plus \$5 for each mail out to residents within 60 metres that is required.

*Clara Vani*

Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor

Brampton, ON L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)



**From:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Sent:** Thursday, October 3, 2024 9:34 AM  
**To:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Cc:** Fernandes, Megan <[Megan.Fernandes@brampton.ca](mailto:Megan.Fernandes@brampton.ca)>; ZoningInquiries <[ZoningInquiries@brampton.ca](mailto:ZoningInquiries@brampton.ca)>  
**Subject:** [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

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Thanks Clara – can you advise what the deferral fee is? Apologies for the miscommunication, but I had mentioned to both yourself and Megan that we were targeting the November 12<sup>th</sup> meeting date and was not aware we were being scheduled for the October 15<sup>th</sup> agenda.

We would like our revised material to be reviewed and I will share a deferral letter shortly.

Best,

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
Cell: 416-930-4958



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**From:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Sent:** October 3, 2024 9:23 AM  
**To:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Cc:** Fernandes, Megan <[Megan.Fernandes@brampton.ca](mailto:Megan.Fernandes@brampton.ca)>; ZoningInquiries <[ZoningInquiries@brampton.ca](mailto:ZoningInquiries@brampton.ca)>  
**Subject:** A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Good Morning Zechariah,

Thank you for your updated application and sketch. Unfortunately the public notices have been mailed out with the information we had already reviewed. The application will be listed on the agenda with the initial application and sketches. If you wanted to implement the changes that you reflect in the attached documents you will have to provide a letter for deferral for the October 15, 2024 meeting. **Please note:** the committee has been implementing deferral fees on all applications that are deferred.

I have also cc'd the planner on file and zoning for their review of the attached documents for a future meeting.

Thank you,

# Clara Vani

Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)



**From:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Sent:** Thursday, October 3, 2024 8:53 AM  
**To:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Subject:** [EXTERNAL]RE: A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

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Good morning Clara – regarding application A-2024-0071, we had initially been targeting the November 12<sup>th</sup> meeting date.

Attached are a revised cover letter and revised minor variance sketches to accompany our application – is there opportunity to submit these now and remain on the October 15<sup>th</sup> meeting agenda?

Thanks,

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
Cell: 416-930-4958



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**From:** COA <[coa@brampton.ca](mailto:coa@brampton.ca)>  
**Sent:** Wednesday, October 2, 2024 2:58 PM  
**To:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Subject:** A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert

Hello,

Please see attached your sign for posting. The sign needs to be posted by end of day Friday October 4, 2024.

You should have received a reuseable sign when the application was paid for. If you do not have a sign, you can pick up a sign at City of Brampton, 2 Wellington Street, 1st Floor Clerks office. Using the link please book an appointment under the "Pay for my Application tab".

<https://www.brampton.ca/EN/Online-Services/Skip-the-line>

Once the sign is posted please reply to this email with a photo of the sign posted from the street view. The photo should be received by me no later than the date noted above. If we receive the photos after October 4, 2024 we may defer your application to a future date.

Failure to post the sign will cause your application to not be heard on October 15, 2024.

If you have any further questions please do not hesitate to ask.

**Clara Vani**

Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)



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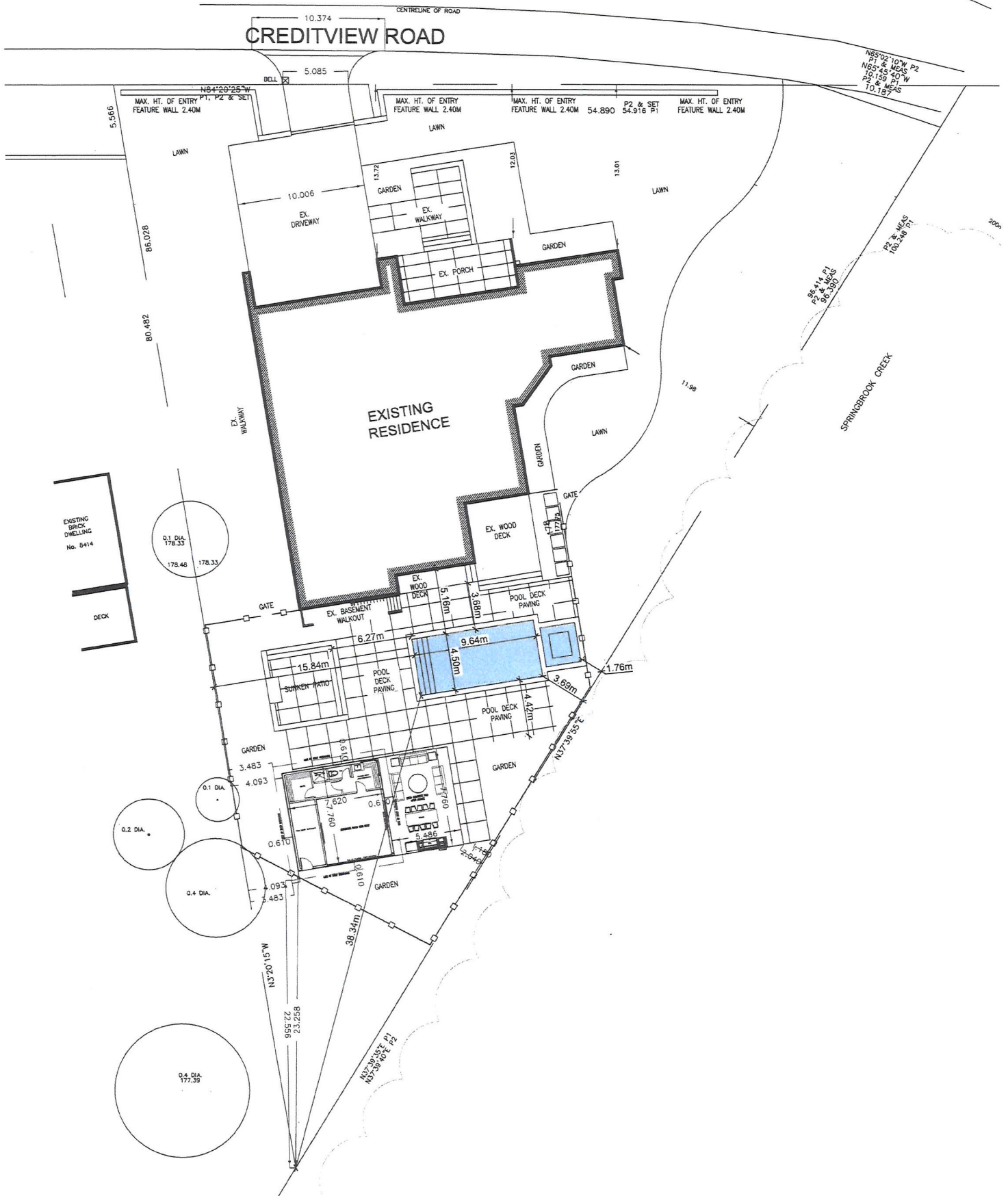
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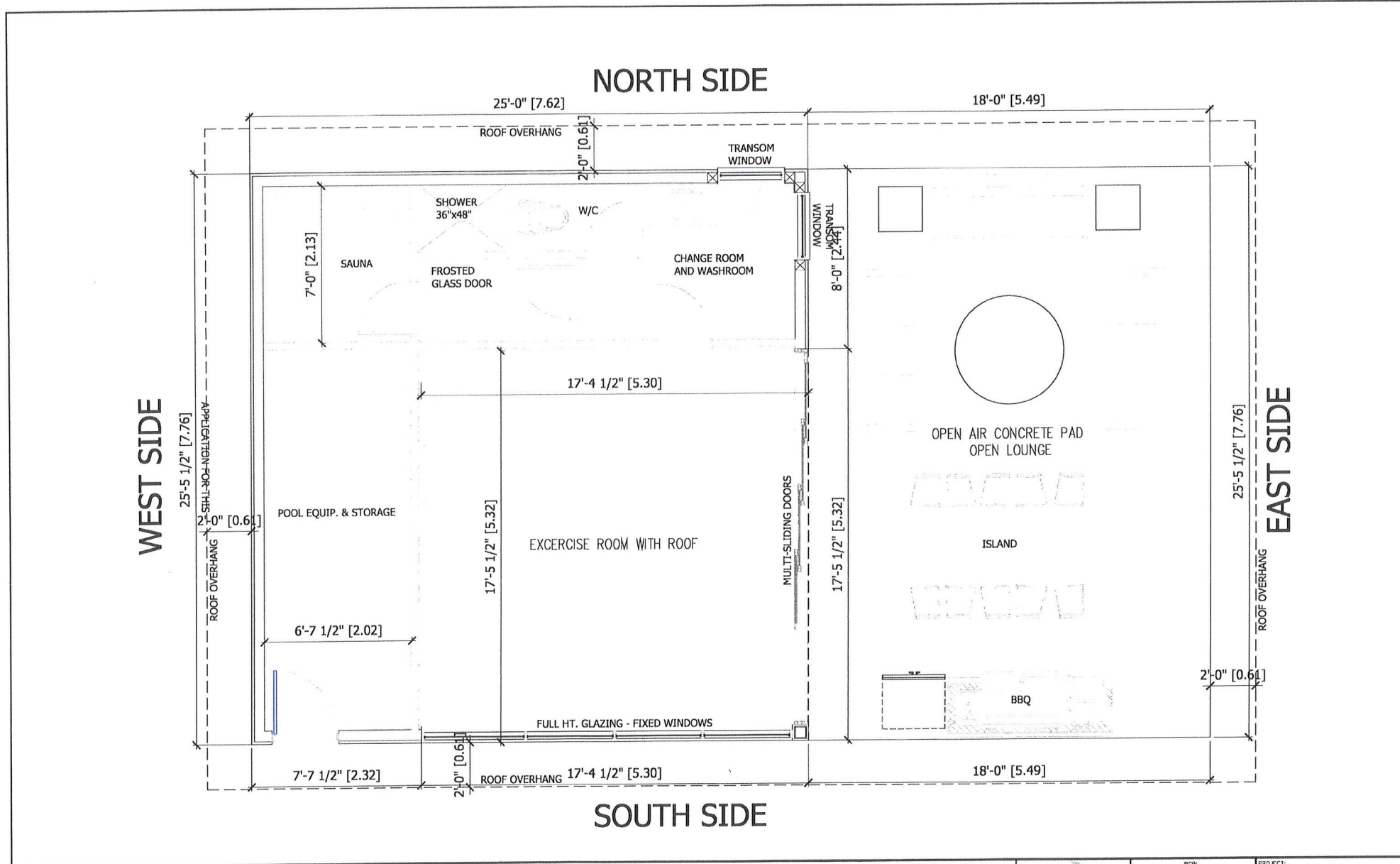
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Revision	01	PV	12/07/24
Revision	No.	By	DD/MM/YY

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR SUBCONTRACTOR PROCEED IN UNCERTAINTY. REVIEWED UNDER THE 2012 O.B.C. AS AMENDED.

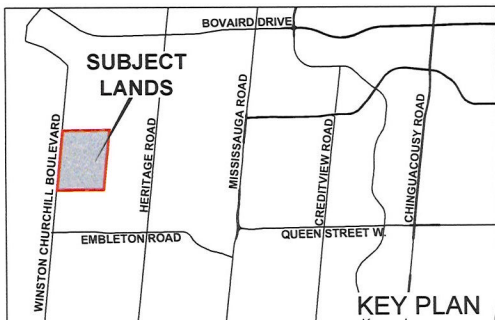
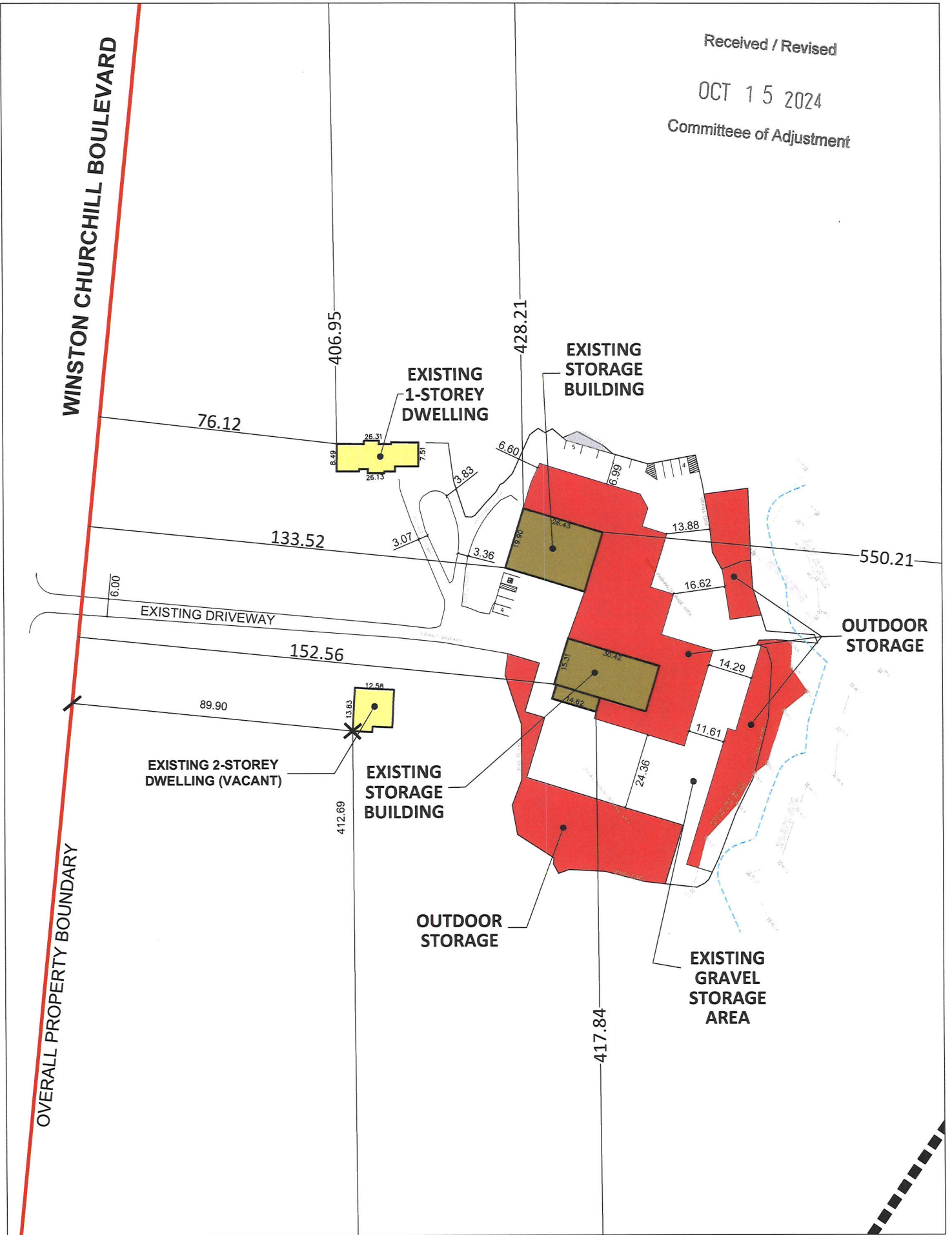
**TRACK ONE**  
Construction Management

OWNER:  
JOHAL Residence  
6050 Dixie Road  
Mississauga, ON L5T 1A6  
416-910-8318  
jhalr@trackonepm.com

**EMPIRE COMPANY**  
416-500-3812

PROJECT:	PROPOSED CABANA
SHEET TITLE:	FLOOR PLAN
SCALE:	3/8"=1'-0"
DATE:	MAR/2024
DRAWN BY:	PV
CHECKED BY:	PV
PROJECT NO:	
SHEET NO:	<b>A01</b>

Received / Revised  
 OCT 15 2024  
 Committee of Adjustment



- Subject Lands: 65.68ha (162.30ac)
- - - Wetland Buffer (10m)
- Existing Dwellings (not associated with Band World operations)
- Existing Storage Buildings: ±1,058m<sup>2</sup> (11,388ft<sup>2</sup>)
- Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces
- Provided Parking Spaces: 13 Spaces\*
- \*includes one Accessible Space
- Approximate Outside Storage Locations (4,771.26m<sup>2</sup>)

**EXISTING/PROPOSED CONDITIONS PLAN**  
**FILE #A-2024-0071**  
**BAND WORLD MOBILE STAGE**  
 9353 WINTSON CHURCHILL BOULEVARD  
 PART OF LOT 7 & 8, CONCESSION 6 WHS  
 CITY OF BRAMPTON  
 REGION OF PEEL

**Notes**

- Building Areas are *approximate only*
- Typical Parking Space: 2.7m x 5.4m
- Accessible Type 'A' Parking Space: 3.4m x 5.4m

  
 SCALE 1:1500  
 OCTOBER 2, 2024



OCT 15 2024

Committee of Adjustment

File No.

A-2024-0071

# Zoning Non-compliance Checklist

Applicant: Glen Schnarr &amp; 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

# Zoning Non-compliance Checklist

OCT 15 2024

Committee of Adjustment

File No.

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

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LOT COVERAGE			
DRIVEWAY			
FENCE HEIGHT			
ACCESSORY STRUCTURE HEIGHT			
ACCESSORY STRUCTURE SETBACK			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
GARAGE DOOR HEIGHT			

Rose Bruno

Reviewed by Zoning

2024-10-15

Date



October 7<sup>th</sup>, 2024

Clara Vani  
Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON, L6Y 4R2  
[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Re:                   Region of Peel Consolidated Comments  
                          City of Brampton Committee of Adjustment Hearing  
                          October 15<sup>th</sup>, 2024**

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In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province. Therefore, on July 1, 2024, the current Region of Peel Official Plan became the City of Brampton Official Plan and shall be implemented by the City of Brampton.

Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable, and effective delivery of infrastructure and services.

These comments will continue to serve as crucial inputs intended to inform the deliberations and decision-making of the Committee members.

Dear Ms. Vani,

Regional development review staff have reviewed the applications listed on the October 15<sup>th</sup>, 2024, Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance and Consent applications: A-24-327B, A-24-332B, A-24-351B, A-24-353B, A-24-354B, A-24-355B, A-24-363B, A-24-364B, A-24-366B, A-24-367B and for the following deferred applications: A-24-204B, A-24-237B, A-24-244B, A-24-253B, A-24-259B, A-24-260B, and A-24-268B.

Previous Regional comments and conditions have been included for the deferred applications below.



### Deferred Minor Variance Applications

#### **Regarding Deferred Minor Variance Application: A-24-068B / 10 Hazelwood Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 4.3, that all hydrants near driveways shall have a minimum of 1.25m clearance from the projected garage or edge of driveway, whichever is greater.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

### **Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

#### **Regarding Deferred Minor Variance Application: A-24-071B / 9353 Winston Churchill Boulevard:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- The subject lands do not have frontage on existing municipal water or sanitary sewer infrastructure.

#### **Regarding Deferred Minor Variance Application: A-24-271B / 16 Cranberry Crescent:**

Servicing – Brian Melnyk (905) 791-7800 extension 3602

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

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### **Regarding Deferred Minor Variance Application: A-24-274B / 37 Saturn Drive:**

Servicing – Brian Melnyk (905) 791-7800 extension 3602

#### **Comments:**

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, “all residential service boxes (curb stops) shall be installed in soft landscaped areas with a minimum distance of 1.0 meter from the edge of the driveway.”
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>.
- For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca).

### **Deferred Consent & Minor Variance Applications**

#### **Regarding Deferred Consent & Minor Variance Applications: B-24-012B, A-24-233B & A-24-234B / 3455 Queen Street East:**

Transportation Development – Damon Recagno (905) 791-7800 extension 3440

#### **Comments:**

- All traffic related matters can be addresses through the future site plan and ongoing site plan SP-21-220B (2 Auction Lane). Existing accesses must be utilized on Queen Street East.

### **New Minor Variance Applications**

#### **Regarding Minor Variance Application: A-24-323B / 139 Albright Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant’s expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

#### **Regarding Minor Variance Application: A-24-324B / 54 Savino Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

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**Regarding Minor Variance Application: A-24-326B / 740 Balmoral Drive:**  
Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-328B / 78 Deerpark Crescent:**  
Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-329B / 7 Fallen Oak Court:**  
Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local

municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

**Regarding Minor Variance Application: A-24-330B / 22 Allegro Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

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[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application: A-24-331B / 50 Sunforest Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

**Regarding Minor Variance Application: A-24-333B / 6 Fahey Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-335B / 123 Vanhorne Close:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the

applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

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### **Regarding Minor Variance Application: A-24-336B / 155 Salvation Road:**

Servicing – Camila Marczuk (905) 791-7800 extension 8230

#### **Comments:**

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-337B / 249 Valleyway Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-339B / 19 Giraffe Avenue:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

### **Regarding Minor Variance Application: A-24-341B / 13 Halldorson Trail:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines

shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

**Regarding Minor Variance Application: A-24-344B / 19 Leo Austin Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

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**Regarding Minor Variance Application: A-24-345B / 54 Inder Heights Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-346B / 80 Kanashiro Street:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-347B / 196 Lockwood Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the

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applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-349B / 11 Linderwood Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-350B / 81 Victoriaville Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

### **Regarding Minor Variance Application: A-24-353B / 0 + 10201 Mississauga Road & Lagerfeld Drive:**

Transportation Development – Damon Recagno (905) 791-7800 extension 3440

#### **Comments:**

- All traffic-related concerns will be addressed in the upcoming submissions for SP-20-190B and RZ-24-030B.

### **Regarding Minor Variance Application: A-24-356B / 79 Longevity Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

#### **Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines

shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

**Regarding Minor Variance Application: A-24-358B / 763 Peter Robertson Boulevard:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

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[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application: A-24-359B / 12 Abell Drive:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-360B / 133 Moffatt Avenue:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

**Regarding Minor Variance Application: A-24-361B / 42 Duxbury Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).



- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-362B / 12 Loomis Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

**Regarding Minor Variance Application: A-24-365B / 32 Stedford Crescent:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in soft landscaped areas with a minimum distance of 1.0m from the edge of the driveway.

**Regarding Minor Variance Application: A-24-368B / 17 Duxbury Road:**

Servicing – Wendy Jawdek (905) 791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

New Consent & Minor Variance Applications

Regarding Minor Variance & Consent Application: A-24-352B & B-24-015B / 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East:  
Servicing – Iwona Frandsen (905) 791-7800 extension 7920

**Comments:**

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

**Condition:**

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

Concluding Comments

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact myself, at [nicole.capogna@peelregion.ca](mailto:nicole.capogna@peelregion.ca) / (905) 791-7800 ext. 6330

Thank you,



**Nicole Capogna**

Junior Planner, Planning and Development Services, Region of Peel

CC:

**John Hardcastle**, MCIP, RPP, Manager, Planning & Development Services, Region of Peel

**Dana Jenkins**, MCIP, RPP, Principal Planner, Planning & Development Services, Region of Peel





Received / Revised

OCT 07 2024

Committee of Adjustment

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**

October 4, 2024

GSAI File: 1606-001

Committee of Adjustment  
City of Brampton  
2 Wellington Street West

Attention: Clara Vani, Secretary-Treasurer

Re: Deferral Request  
Minor Variance Application A-2024-0071  
9353 Winston Churchill Boulevard (City of Brampton)

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for 1212949 Ontario Inc., the registered owner of 9353 Winston Churchill Boulevard, as well as Band World Mobile Stages Inc., current tenant of the subject property. Please accept this deferral request for minor variance application A-2024-0071, currently scheduled for the October 15, 2024, Committee date.

We further request to be scheduled on the next available date (November 12, 2024) to allow for a review by staff and Committee of our revised application materials. These materials were revised following discussion with City and CVC staff, and now delineate the environmental features on site and accurate limits of development.

Respectfully submitted,  
GLEN SCHNARR & ASSOCIATES INC.

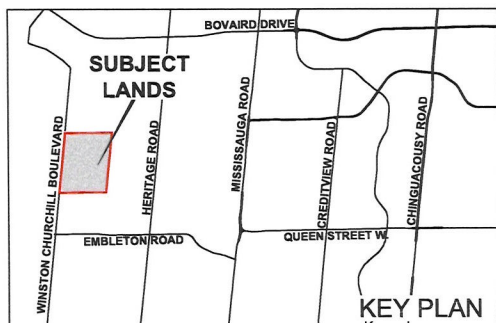
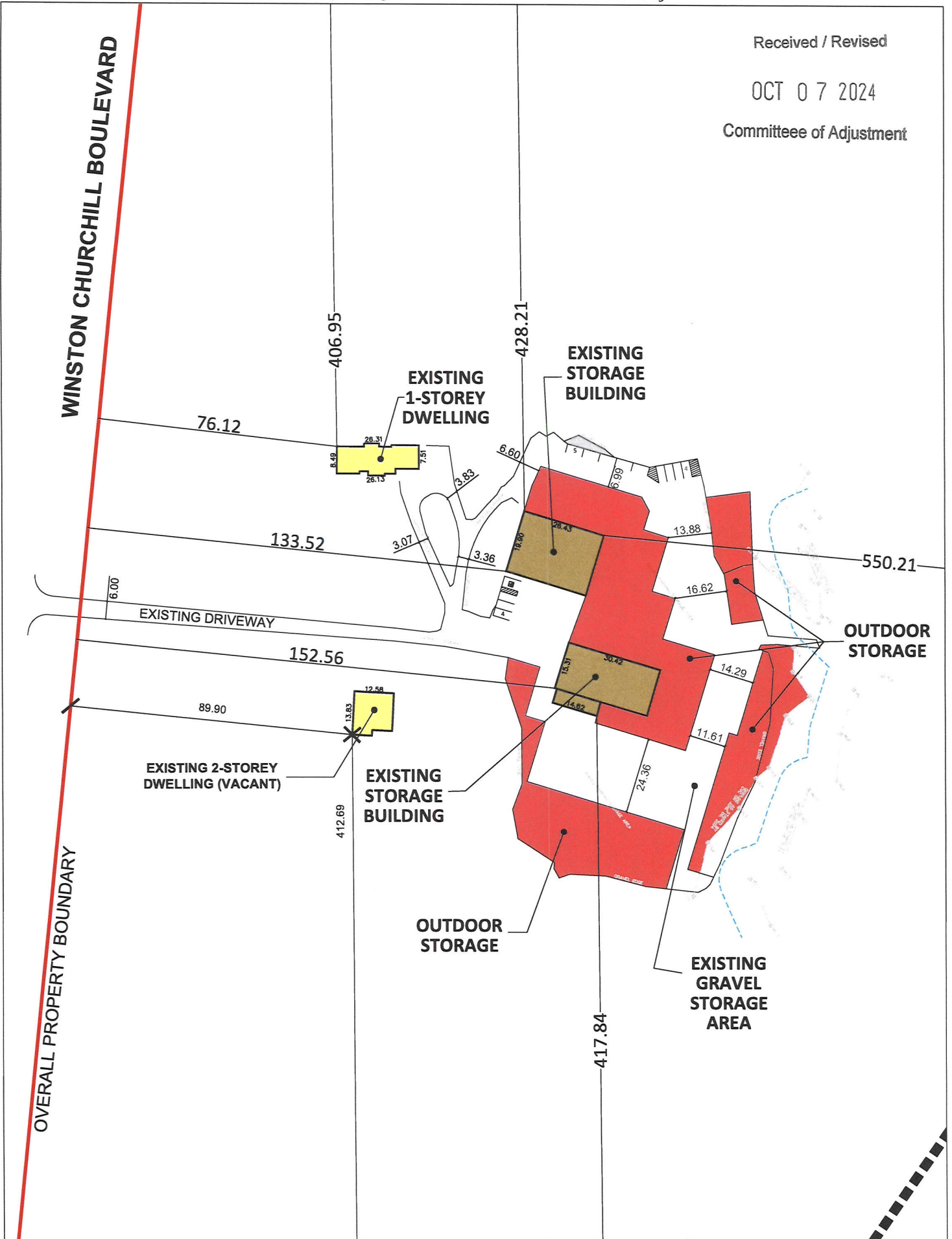
Zechariah Bouchard  
Planner

cc. Megan Fernandes, City of Brampton  
Elizabeth Paudel, Credit Valley Conservation

Received / Revised

OCT 07 2024

Committee of Adjustment



- Subject Lands: 65.68ha (162.30ac)
- - - Wetland Buffer (10m)
- Existing Dwellings (not associated with Band World operations)
- Existing Storage Buildings: ±1,058m<sup>2</sup> (11,388ft<sup>2</sup>)
- Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces
- Provided Parking Spaces: 13 Spaces\*
- \*includes one Accessible Space

Approximate Outside Storage Locations (4,771.26m<sup>2</sup>)

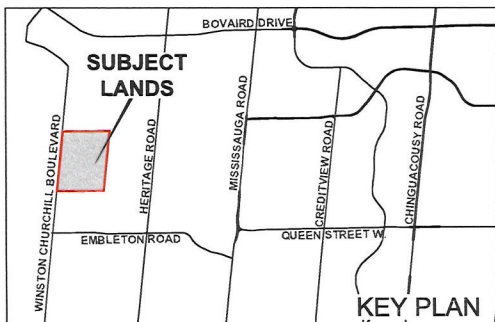
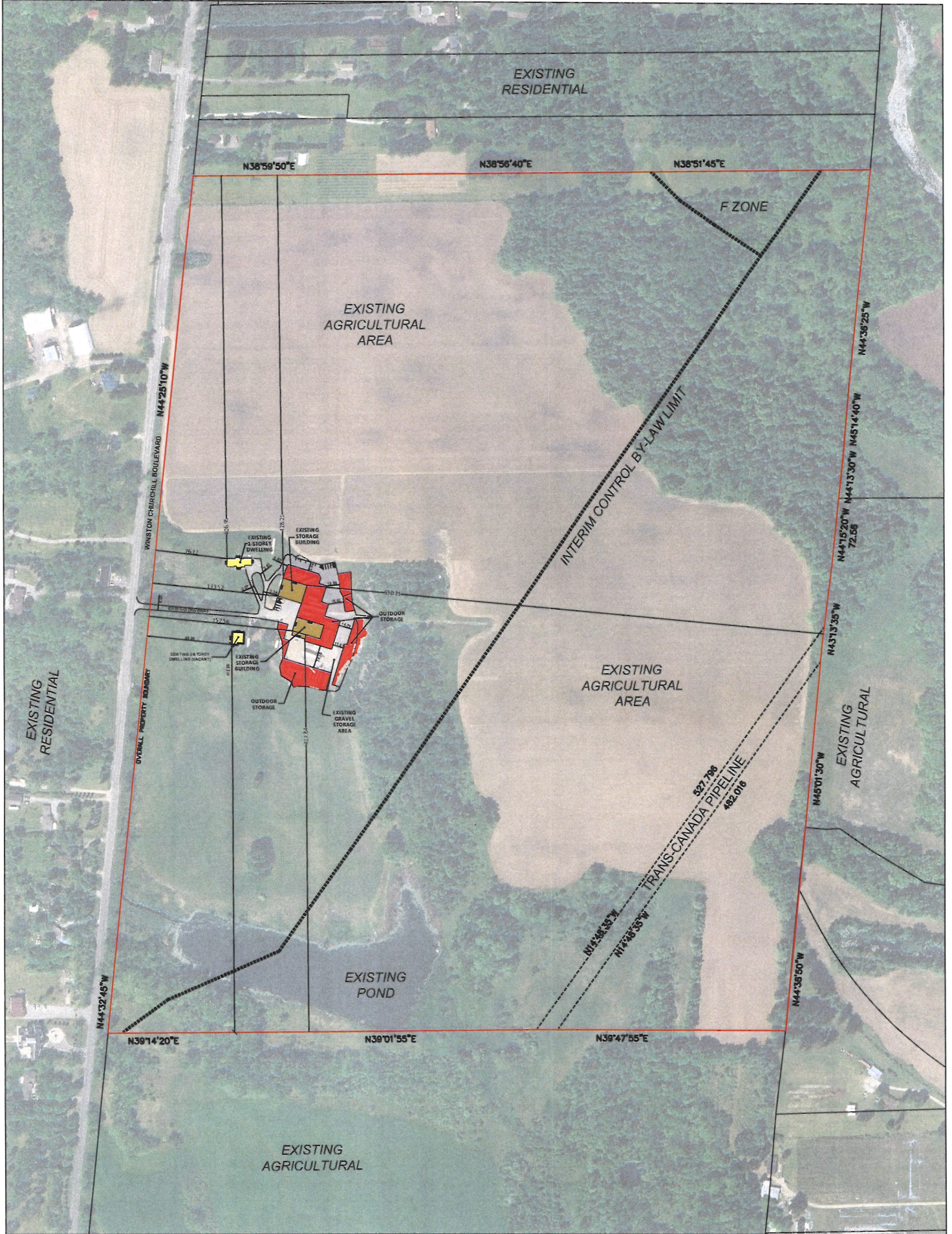
**Notes**

- Building Areas are approximate only
- Typical Parking Space: 2.7m x 5.4m
- Accessible Type 'A' Parking Space: 3.4m x 5.4m

**EXISTING/PROPOSED CONDITIONS PLAN**  
**FILE #A-2024-0071**  
**BAND WORLD MOBILE STAGE**  
 9353 WINTSON CHURCHILL BOULEVARD  
 PART OF LOT 7 & 8, CONCESSION 6 WHS  
 CITY OF BRAMPTON  
 REGION OF PEEL

  
 SCALE 1:1500  
 OCTOBER 2, 2024

 **GSAI**  
 Glen Schnarr & Associates Inc.



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

**Required Variance:**

- 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 (4,771.26m<sup>2</sup>)**

**MINOR VARIANCE SKETCH  
BAND WORLD MOBILE STAGE  
FILE #A-2024-0071**

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

Received / Revised

OCT 07 2024

Committee of Adjustment



SCALE 1:5,000  
OCTOBER 2, 2024

**GSAI**  
Glen Schnarr & Associates Inc.



FILE # A - 2024 - 0071

Received / Revised

OCT 07 2024

Committee of Adjustment

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**

October 3, 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 (A-2024-0071)  
Re-Submission Cover Letter & Planning Justification Brief  
9353 Winston Churchill Boulevard  
Owner: 1212949 Ontario Inc.  
City of Brampton

---

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'). In this capacity, we previously submitted a Minor Variance Application for the subject property in January 2024. The Application was intended to facilitate a temporary Outside Storage use on the subject property for a period of two years, and to permit an Industrial Use (warehouse) in an Agricultural Zone.

The Application (A-2024-0071) was originally scheduled for the April 23, 2024, Committee date but ultimately deferred, following staff's recommendation. In their review comments, City and CVC staff identified concerns with the limits of the natural heritage system. The intent of the deferral was to allow time for investigation and further review. Working with City and CVC staff, a site visit was subsequently made on June 6, 2024. The limit of the adjacent wetland and the limit of the dripline was staked at this time, as assisted by the client's surveyor and environmental consultant, and as guided by City and CVC staff.

Following the site visit and staking, the Minor Variance Application was revised to identify the limits of the wetland and dripline. No existing encroachment was identified in the limit of the wetland or its 10 metre buffer. Minor encroachment was identified within the dripline. In the



revised Minor Variance Sketch (dated October 2, 2024), the limit of the Approximate Outside Storage Location now aligns with the limit of the dripline.

It is understood that a site restoration plan and a site grading plan will be required to identify and address any existing encroachment within the staked limits, as well as permanent fencing along the natural heritage limit. It is expected that these items can be addressed as conditions of subsequent site plan approval and our client is amenable to these conditions.

### Description of Subject Property

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 Churchill Boulevard. 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 an existing business, Band World Mobile Stages Inc., which provides mobile event stages for rental across the City of Brampton and other Ontario municipalities (see additional information below). The existing business leases a portion of the subject property from the registered owner and uses the site for outdoor storage of mobile aluminium stages. Two existing storage buildings on site are used for additional storage of stages and stage accessories.

There are also two existing residential dwellings (one occupied and one vacant) on site that are unrelated to Band World operations. There is an existing 6.0 metre-wide access and 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 and wetland is located central to the site, to the east 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 is 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.

### 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 total 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 currently used by the existing business – respecting the staked limits of the natural heritage features on site. 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.

#### Site History

Prior to the initial Minor Variance Application submission in March 2024, an Order to Comply was received on November 15, 2023, indicating the nonconformity of outdoor 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 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.

#### Proposed Variance

To facilitate Band World business operations and permit Outdoor Storage and Warehouse uses on the Subject Property, the following variances are requested to the Agricultural zone:

1. To temporarily permit an Outdoor Storage use for a period of two years, whereas the Zoning By-law does not permit the use in an Agricultural zone; and,
2. To permit an Industrial Use (warehouse) in an Agricultural Zone, whereas the by-law does not permit the use in an Agricultural Zone.

As demonstrated on the Existing Conditions Sketch, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024, the Subject Property currently meets all other zoning requirements as per the Agricultural Zone. The current driveway width is 6 metres, and sufficient parking is available as per by-law requirements (13 spaces as per the Warehouse requirement of 1 space per 90 square metres of gross floor area). A 6.99 metre parking aisle is provided to access the north parking spaces.



### 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)" and "Floodplain (F)". The rear/east of the site is also subject to interim control by-law 306-200. The outside storage and warehouse uses are 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 limit of temporary outside storage use requires no site alterations as it utilizes an already disturbed portion of the subject property – outside of the staked natural heritage limits.

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 (January 2024, date of first submission);
- Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024; and,
- Existing/Proposed Conditions Plan prepared by Glen Schnarr & Associates Inc., dated October 2, 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.

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Zechariah Bouchard  
Planner

**CITY OF BRAMPTON**

**COMMITTEE OF ADJUSTMENT**

I, Clara Vani, of the City of Brampton, in the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Secretary-Treasurer of the Committee of Adjustment for the City of Brampton and as such have knowledge of the facts herein deposed to.
2. On **Wednesday October 2, 2024**, I caused to be posted by mail, a true copy of the Notice of Public Hearing to all persons within a 60-metre radius of the subject property:

**APPLICATION NUMBER:**                    **A-2024-0071**  
**NAME OF APPLICANT:**                    **1212949 Ontario Inc.**  
**LEGAL DESCRIPTION:**                    **Con 6 WHS Pt Lot 7Ward 6**

**Declared Before Me at the  
City of Brampton, In The  
Region of Peel, This**

2nd of October 2024

  
\_\_\_\_\_  
**A Commissioner, Etc.**

  
\_\_\_\_\_

CHARLOTTE GRAVLEV, Deputy Clerk  
The Corporation of The City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R4  
A Commissioner, etc., ...  
in the Regional Municipality of Peel

## Vani, Clara

---

**From:** COA  
**Sent:** 2024/10/02 2:58 PM  
**To:** Jennifer Staden  
**Subject:** A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert  
**Attachments:** A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert.pdf

Hello,

Please see attached your sign for posting. The sign needs to be posted by end of day Friday October 4, 2024.

You should have received a reuseable sign when the application was paid for. If you do not have a sign, you can pick up a sign at City of Brampton, 2 Wellington Street, 1st Floor Clerks office. Using the link please book an appointment under the "Pay for my Application tab".

<https://www.brampton.ca/EN/Online-Services/Skip-the-line>

Once the sign is posted please reply to this email with a photo of the sign posted from the street view. The photo should be received by me no later than the date noted above. If we receive the photos after October 4, 2024 we may defer your application to a future date.

Failure to post the sign will cause your application to not be heard on October 15, 2024.

If you have any further questions please do not hesitate to ask.

### Clara Vani

Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2

[coa@brampton.ca](mailto:coa@brampton.ca)





**Meeting Date: October 15, 2024**

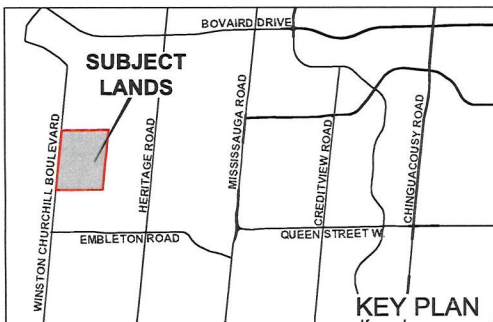
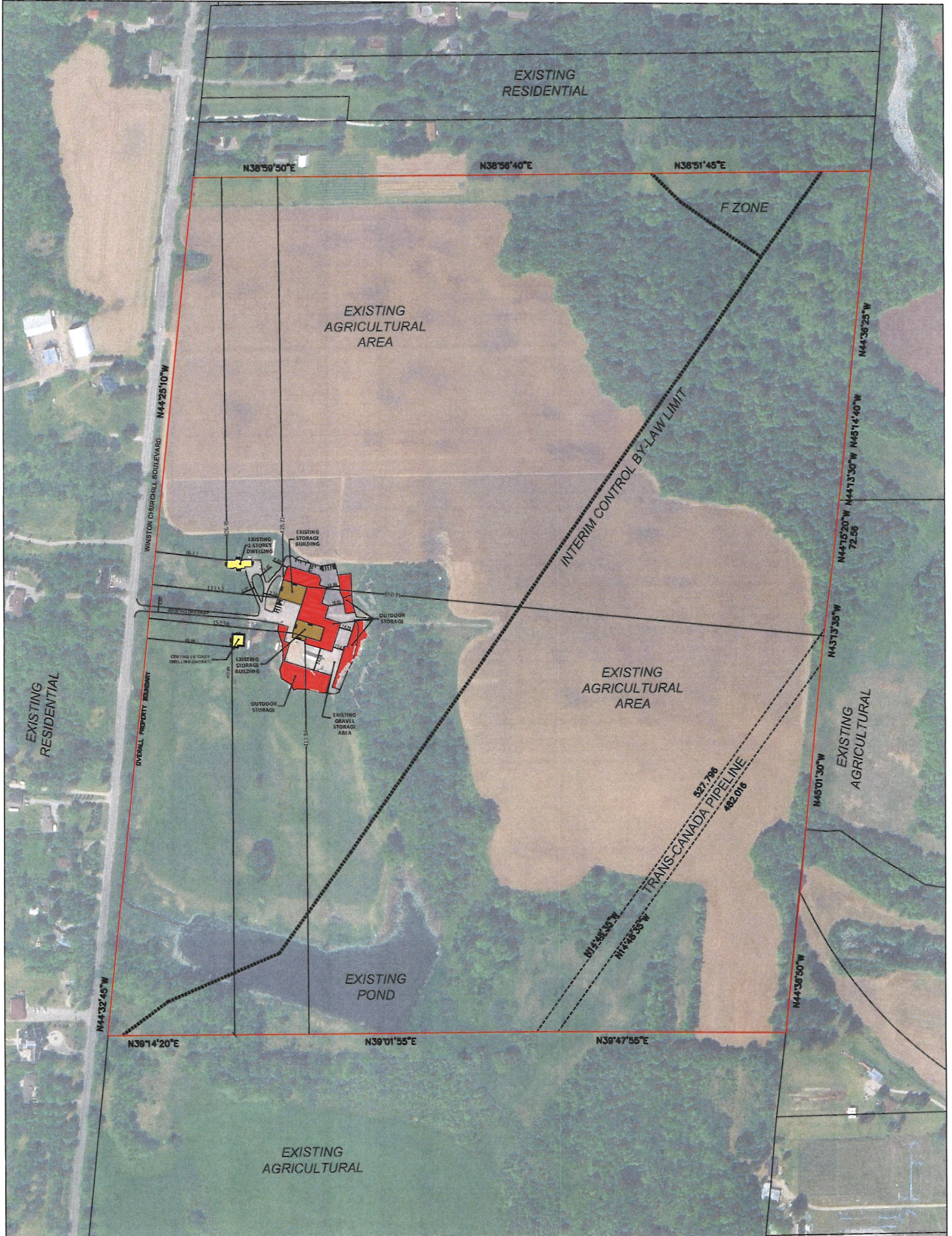
**Start Time: 9:30 a.m.**

**Meeting Location: City Hall, 2 Wellington Street  
West Council Chambers 4<sup>th</sup>  
Floor**

**Application Numbers:**

**A-2024-0071 - 9353 Winston Churchill  
Boulevard**

- 1. To permit an Industrial use (warehouse) in an Agricultural zone; and**
- 2. To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years.**



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

**Required Variance:**

- 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 (4,771.26m<sup>2</sup>)**

Received / Revised

OCT 03 2024

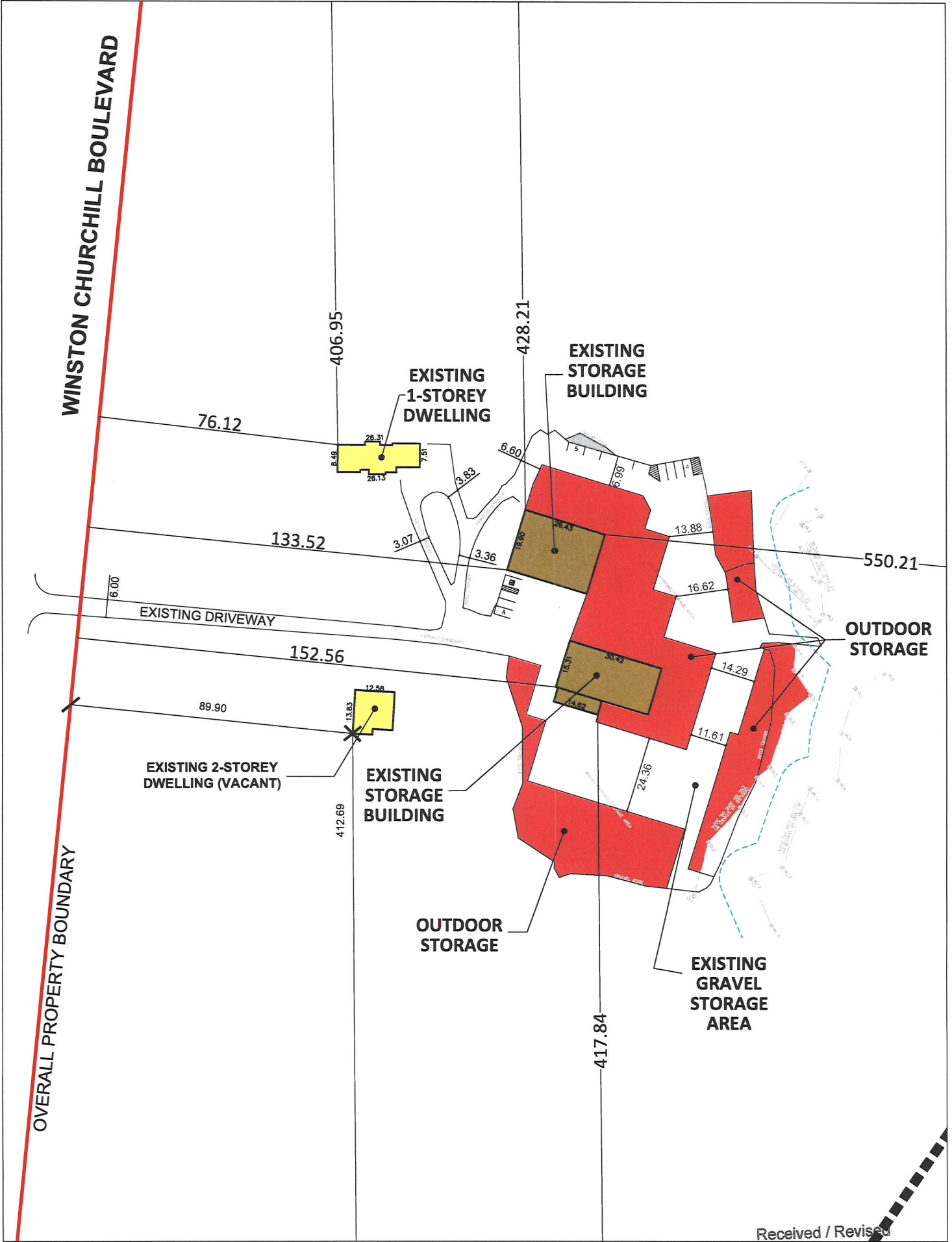
Committee of Adjustment

**MINOR VARIANCE SKETCH  
BAND WORLD MOBILE STAGE  
FILE #A-2024-0071**

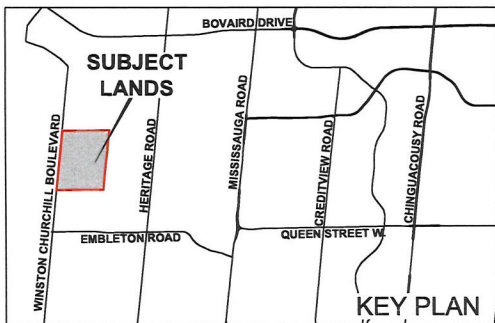
9353 WINTSON CHURCHILL BOULEVARD  
PART OF LOT 7 & 8, CONCESSION 6 WHS  
CITY OF BRAMPTON  
REGION OF PEEL



SCALE 1:5,000  
OCTOBER 2, 2024



Received / Revised



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

Wetland Buffer (10m)

Existing Dwellings (not associated with Band World operations)

Existing Storage Buildings: ±1,058m<sup>2</sup> (11,388ft<sup>2</sup>)

Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces

Provided Parking Spaces: 13 Spaces\*

\*includes one Accessible Space

Approximate Outside Storage Locations (4,771.26m<sup>2</sup>)

OCT 03 2024

Committee of Adjustment

**EXISTING/PROPOSED CONDITIONS PLAN**  
**FILE #A-2024-0071**  
**BAND WORLD MOBILE STAGE**  
 9353 WINTSON CHURCHILL BOULEVARD  
 PART OF LOT 7 & 8, CONCESSION 6 WHS  
 CITY OF BRAMPTON  
 REGION OF PEEL

**Notes**

- Building Areas are *approximate only*
- Typical Parking Space: 2.7m x 5.4m
- Accessible Type 'A' Parking Space: 3.4m x 5.4m



SCALE 1:1500  
 OCTOBER 2, 2024

**GSAI**  
 Glen Schnarr & Associates Inc.



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**

October 3, 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 (A-2024-0071)  
Re-Submission Cover Letter & Planning Justification Brief  
9353 Winston Churchill Boulevard  
Owner: 1212949 Ontario Inc.  
City of Brampton

---

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'). In this capacity, we previously submitted a Minor Variance Application for the subject property in January 2024. The Application was intended to facilitate a temporary Outside Storage use on the subject property for a period of two years, and to permit an Industrial Use (warehouse) in an Agricultural Zone.

The Application (A-2024-0071) was originally scheduled for the April 23, 2024, Committee date but ultimately deferred, following staff's recommendation. In their review comments, City and CVC staff identified concerns with the limits of the natural heritage system. The intent of the deferral was to allow time for investigation and further review. Working with City and CVC staff, a site visit was subsequently made on June 6, 2024. The limit of the adjacent wetland and the limit of the dripline was staked at this time, as assisted by the client's surveyor and environmental consultant, and as guided by City and CVC staff.

Following the site visit and staking, the Minor Variance Application was revised to identify the limits of the wetland and dripline. No existing encroachment was identified in the limit of the wetland or its 10 metre buffer. Minor encroachment was identified within the dripline. In the



revised Minor Variance Sketch (dated October 2, 2024), the limit of the Approximate Outside Storage Location now aligns with the limit of the dripline.

It is understood that a site restoration plan and a site grading plan will be required to identify and address any existing encroachment within the staked limits, as well as permanent fencing along the natural heritage limit. It is expected that these items can be addressed as conditions of subsequent site plan approval and our client is amenable to these conditions.

### Description of Subject Property

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 Churchill Boulevard. 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 an existing business, Band World Mobile Stages Inc., which provides mobile event stages for rental across the City of Brampton and other Ontario municipalities (see additional information below). The existing business leases a portion of the subject property from the registered owner and uses the site for outdoor storage of mobile aluminium stages. Two existing storage buildings on site are used for additional storage of stages and stage accessories.

There are also two existing residential dwellings (one occupied and one vacant) on site that are unrelated to Band World operations. There is an existing 6.0 metre-wide access and 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 and wetland is located central to the site, to the east 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 is 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.

### 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 total 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 currently used by the existing business – respecting the staked limits of the natural heritage features on site. 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.

### Site History

Prior to the initial Minor Variance Application submission in March 2024, an Order to Comply was received on November 15, 2023, indicating the nonconformity of outdoor 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 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.

### Proposed Variance

To facilitate Band World business operations and permit Outdoor Storage and Warehouse uses on the Subject Property, the following variances are requested to the Agricultural zone:

1. To temporarily permit an Outdoor Storage use for a period of two years, whereas the Zoning By-law does not permit the use in an Agricultural zone; and,
2. To permit an Industrial Use (warehouse) in an Agricultural Zone, whereas the by-law does not permit the use in an Agricultural Zone.

As demonstrated on the Existing Conditions Sketch, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024, the Subject Property currently meets all other zoning requirements as per the Agricultural Zone. The current driveway width is 6 metres, and sufficient parking is available as per by-law requirements (13 spaces as per the Warehouse requirement of 1 space per 90 square metres of gross floor area). A 6.99 metre parking aisle is provided to access the north parking spaces.





### 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)" and "Floodplain (F)". The rear/east of the site is also subject to interim control by-law 306-200. The outside storage and warehouse uses are 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 limit of temporary outside storage use requires no site alterations as it utilizes an already disturbed portion of the subject property – outside of the staked natural heritage limits.

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 (January 2024, date of first submission);
- Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024; and,
- Existing/Proposed Conditions Plan prepared by Glen Schnarr & Associates Inc., dated October 2, 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.

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Zechariah Bouchard  
Planner



**Credit Valley  
Conservation**  
inspired by nature

VIA EMAIL

September 27, 2024

City of Brampton  
Committee of Adjustment  
City Clerk's Office  
Brampton City Hall  
2 Wellington Street West Brampton, ON L6Y 4R2

**Attention: Clara Vani, Secretary-Treasurer**

**Re: CVC File No.: A 24/071  
Municipality File No.: A-2024-0071  
1212949 Ontario Inc.  
9353 Winston Churchill Blvd  
Part of Lot 7, Concession 6 WHS  
City of Brampton**

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Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28* regulation, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

**Site Characteristics:**

The subject property is traversed by Levi Creek and its tributaries and their associated flood and slope/erosion hazards, as well as wetlands located on and adjacent to the property.

**Ontario Regulation 41/24:**

This property is subject to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the Prohibited Activities, Exemptions, and Permits Regulation. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

**Proposal:**

CVC staff understand that the purpose of this application is to request relief from Zoning by-law 270-2004, as amended:

1. To permit an industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use.
2. 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.
3. 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.

**Comments:**

Following our previous comments, CVC staff attended a site visit on June 6, 2024, with City staff and the applicant's consultant, to stake the wetland boundary and dripline (City). The surveyed features should be reflected on all future plans, including the appropriate buffers (minimum of 10m from the wetland boundary).

It is our understanding that the Minor Variance application is not meant to approve the locations of storage areas shown on the drawings at this stage, and only relates to permitting uses on the property. The detailed plans (e.g., site grading, restoration and erosion and sediment control plans), with the locations of storage areas and proposed development in relation to the staked features and buffers, are to be reviewed and approved through the future site plan and CVC permitting processes.

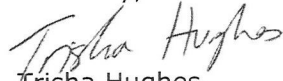
In this regard, CVC staff have **no objection** to the approval of the requested Minor Variances by the Committee at this time.

We note that this is not CVC's approval of the current plans, and we will continue our review of the plans to address our comments through the Site Plan and CVC permitting processes. A CVC permit will be required prior to any development proposed in the Regulated Area.

Please note that it appears that development (i.e., grading/fill placement) has occurred without CVC approval (i.e., CVC permit) and the property is not in compliance. Any development proposed within 30m of the wetland requires a CVC permit. Please contact CVC to confirm permitting requirements to bring the site into compliance.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 3250).

Sincerely,



Trisha Hughes  
Acting Senior Planner

Cc: Glen Schnarr & Associates Inc. (agent)  
Nicole Capogna (Region of Peel)  
Kristina Dokoska (City of Brampton)



Received / Revised

OCT 07 2024

Committee of Adjustment

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**

October 4, 2024

GSAI File: 1606-001

Committee of Adjustment  
City of Brampton  
2 Wellington Street West

Attention: Clara Vani, Secretary-Treasurer

Re: Deferral Request  
Minor Variance Application A-2024-0071  
9353 Winston Churchill Boulevard (City of Brampton)

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for 1212949 Ontario Inc., the registered owner of 9353 Winston Churchill Boulevard, as well as Band World Mobile Stages Inc., current tenant of the subject property. Please accept this deferral request for minor variance application A-2024-0071, currently scheduled for the October 15, 2024, Committee date.

We further request to be scheduled on the next available date (November 12, 2024) to allow for a review by staff and Committee of our revised application materials. These materials were revised following discussion with City and CVC staff, and now delineate the environmental features on site and accurate limits of development.

Respectfully submitted,  
GLEN SCHNARR & ASSOCIATES INC.

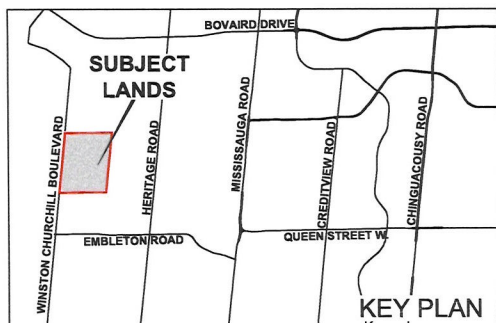
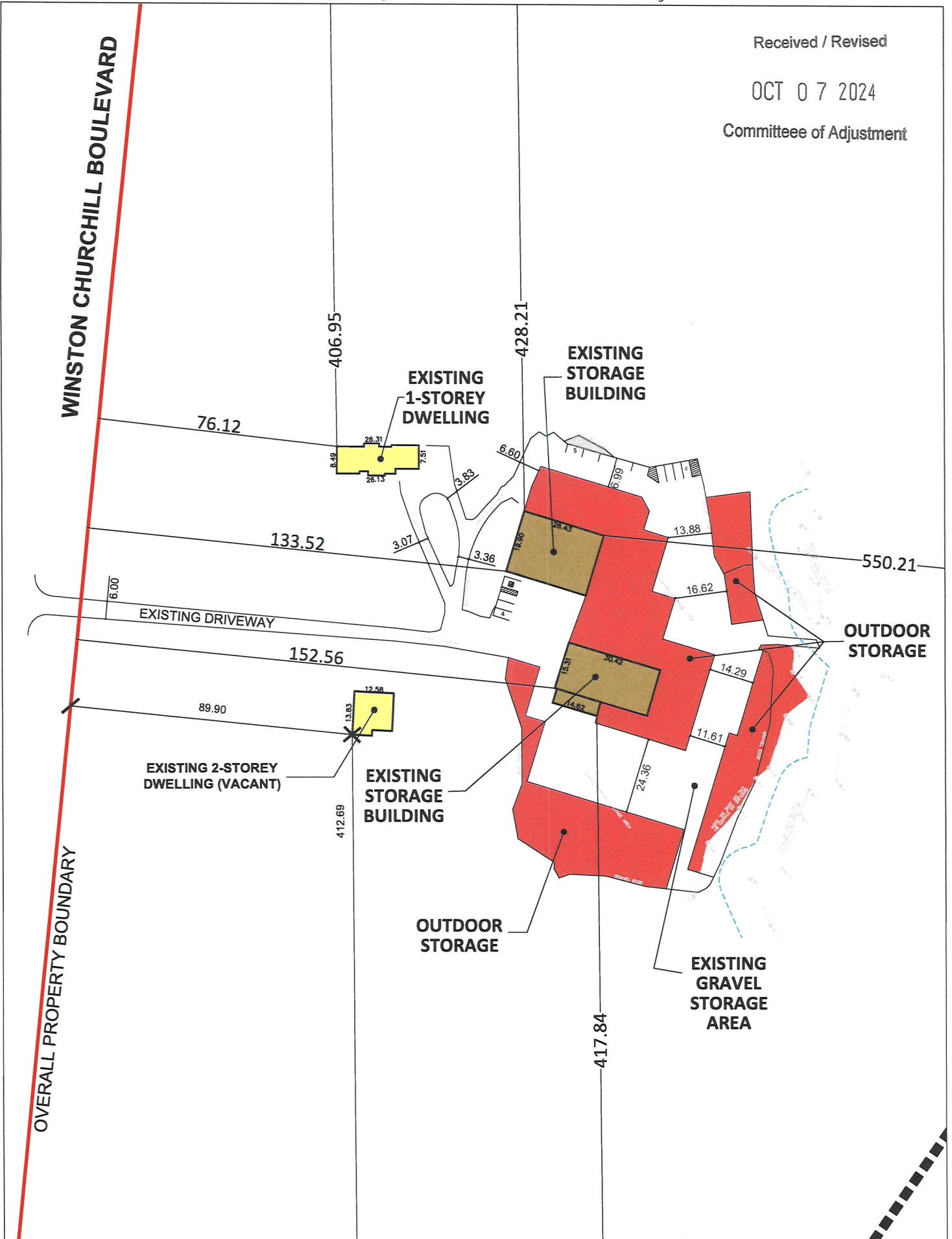
Zechariah Bouchard  
Planner

cc. Megan Fernandes, City of Brampton  
Elizabeth Paudel, Credit Valley Conservation

Received / Revised

OCT 07 2024

Committee of Adjustment



- Subject Lands: 65.68ha (162.30ac)
- - - Wetland Buffer (10m)
- Existing Dwellings (not associated with Band World operations)
- Existing Storage Buildings: ±1,058m<sup>2</sup> (11,388ft<sup>2</sup>)
- Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces
- Provided Parking Spaces: 13 Spaces\*
- \*includes one Accessible Space

Approximate Outside Storage Locations (4,771.26m<sup>2</sup>)

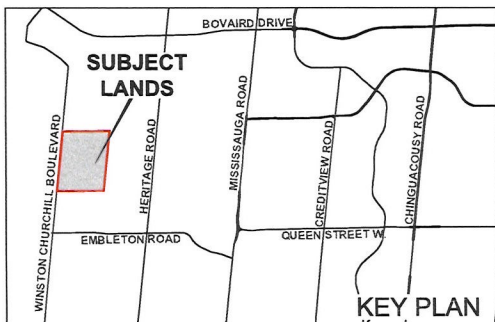
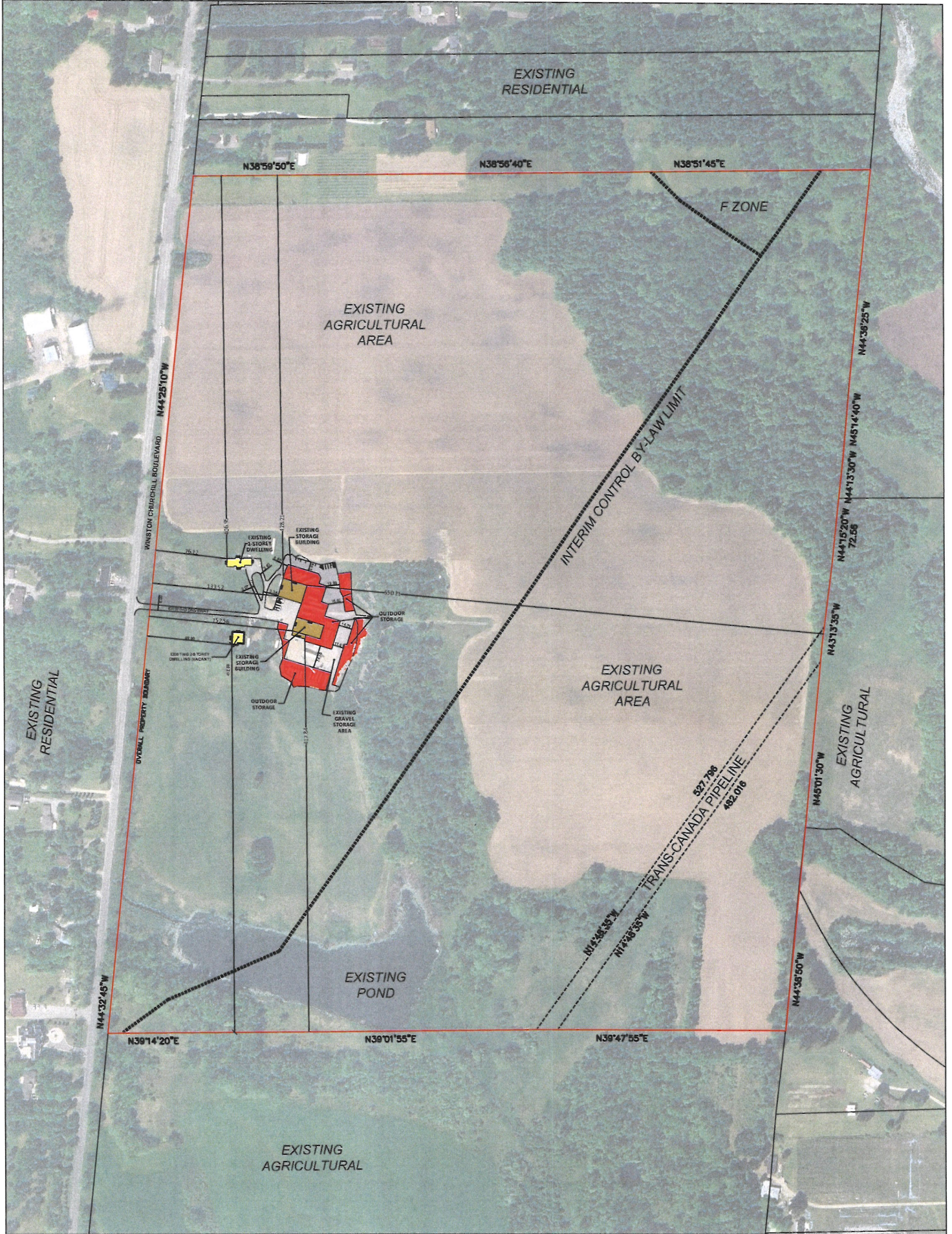
**Notes**

- Building Areas are approximate only
- Typical Parking Space: 2.7m x 5.4m
- Accessible Type 'A' Parking Space: 3.4m x 5.4m

**EXISTING/PROPOSED CONDITIONS PLAN**  
**FILE #A-2024-0071**  
**BAND WORLD MOBILE STAGE**  
 9353 WINTSON CHURCHILL BOULEVARD  
 PART OF LOT 7 & 8, CONCESSION 6 WHS  
 CITY OF BRAMPTON  
 REGION OF PEEL



SCALE 1:1500  
 OCTOBER 2, 2024



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

**Required Variance:**

- 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 (4,771.26m<sup>2</sup>)**

**MINOR VARIANCE SKETCH  
BAND WORLD MOBILE STAGE  
FILE #A-2024-0071**

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

Received / Revised

OCT 07 2024

Committee of Adjustment



SCALE 1:5,000  
OCTOBER 2, 2024

**GSAI**  
Glen Schnarr & Associates Inc.





FILE # A - 2024 - 0071

Received / Revised

OCT 07 2024

Committee of Adjustment

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**

October 3, 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 (A-2024-0071)  
Re-Submission Cover Letter & Planning Justification Brief  
9353 Winston Churchill Boulevard  
Owner: 1212949 Ontario Inc.  
City of Brampton

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As previously noted, the site is split-zoned "Agricultural (A)" and "Floodplain (F)". The rear/east of the site is also subject to interim control by-law 306-200. The outside storage and warehouse uses are 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.

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- Completed and signed Minor Variance Application Form and authorization (January 2024, date of first submission);
- Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024; and,
- Existing/Proposed Conditions Plan prepared by Glen Schnarr & Associates Inc., dated October 2, 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.

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Zechariah Bouchard  
Planner



**CITY OF BRAMPTON**

**COMMITTEE OF ADJUSTMENT**

I, Clara Vani, of the City of Brampton, in the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Secretary-Treasurer of the Committee of Adjustment for the City of Brampton and as such have knowledge of the facts herein deposed to.
2. On **Wednesday October 2, 2024**, I caused to be posted by mail, a true copy of the Notice of Public Hearing to all persons within a 60-metre radius of the subject property:

**APPLICATION NUMBER:**                    **A-2024-0071**  
**NAME OF APPLICANT:**                    **1212949 Ontario Inc.**  
**LEGAL DESCRIPTION:**                    **Con 6 WHS Pt Lot 7Ward 6**

**Declared Before Me at the  
City of Brampton, In The  
Region of Peel, This**

2nd of October 2024

  
\_\_\_\_\_  
**A Commissioner, Etc.**

  
\_\_\_\_\_

CHARLOTTE GRAVLEV, Deputy Clerk  
The Corporation of The City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R4  
A Commissioner, etc., ...  
in the Regional Municipality of Peel

## Vani, Clara

---

**From:** COA  
**Sent:** 2024/10/02 2:58 PM  
**To:** Jennifer Staden  
**Subject:** A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert  
**Attachments:** A-2024-0071 - 9353 Winston Churchill Blvd - Sign Insert.pdf

Hello,

Please see attached your sign for posting. The sign needs to be posted by end of day Friday October 4, 2024.

You should have received a reuseable sign when the application was paid for. If you do not have a sign, you can pick up a sign at City of Brampton, 2 Wellington Street, 1st Floor Clerks office. Using the link please book an appointment under the "Pay for my Application tab".

<https://www.brampton.ca/EN/Online-Services/Skip-the-line>

Once the sign is posted please reply to this email with a photo of the sign posted from the street view. The photo should be received by me no later than the date noted above. If we receive the photos after October 4, 2024 we may defer your application to a future date.

Failure to post the sign will cause your application to not be heard on October 15, 2024.

If you have any further questions please do not hesitate to ask.

### Clara Vani

Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2

[coa@brampton.ca](mailto:coa@brampton.ca)



**Meeting Date: October 15, 2024**

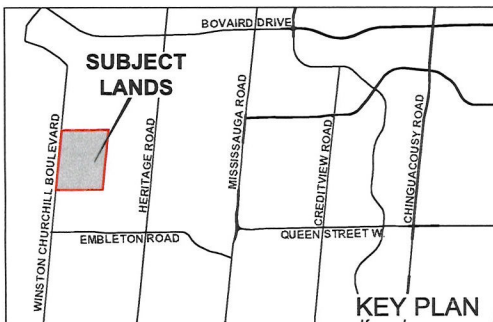
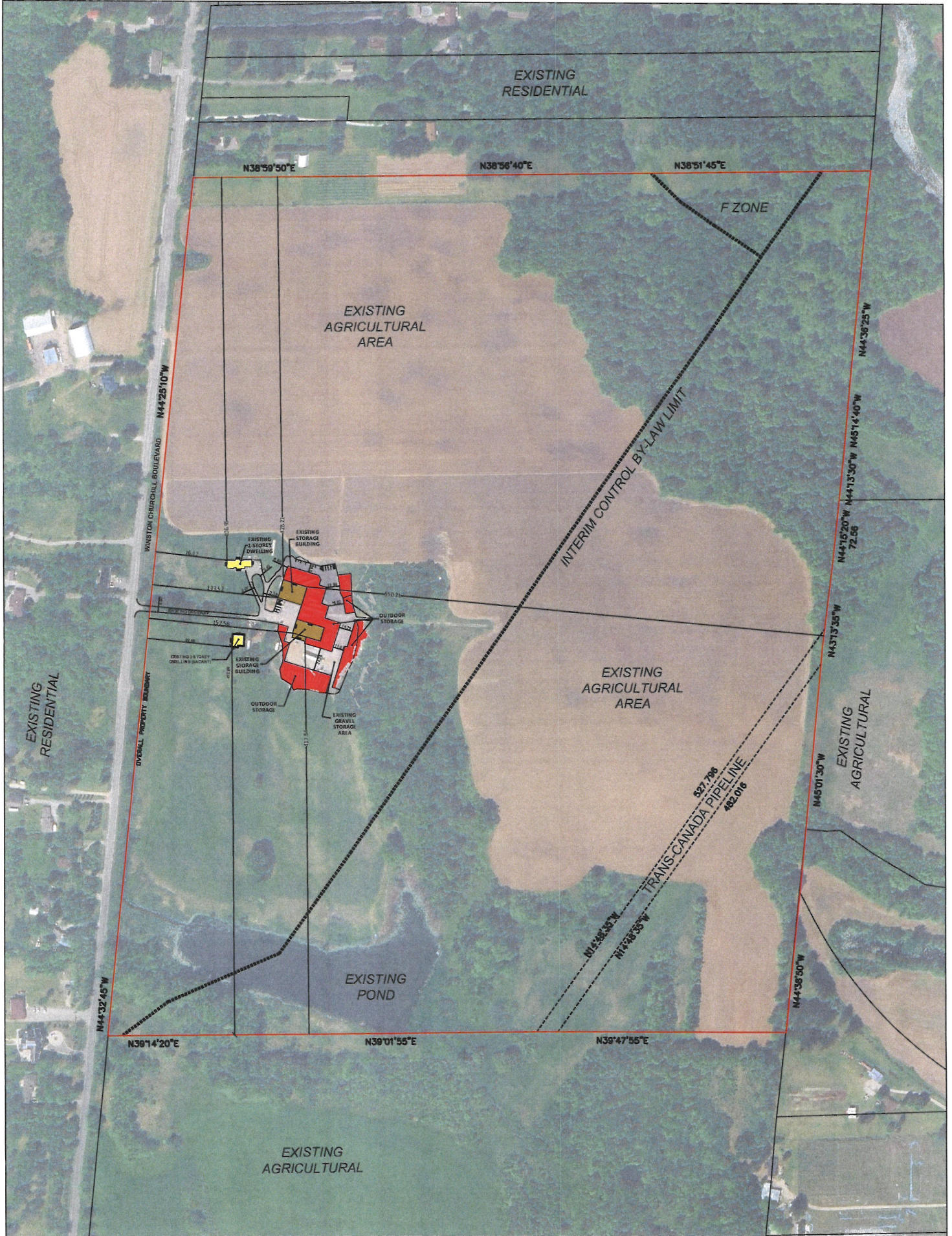
**Start Time: 9:30 a.m.**

**Meeting Location: City Hall, 2 Wellington Street  
West Council Chambers 4<sup>th</sup>  
Floor**

**Application Numbers:**

**A-2024-0071 - 9353 Winston Churchill  
Boulevard**

- 1. To permit an Industrial use (warehouse) in an Agricultural zone; and**
- 2. To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years.**



**MINOR VARIANCE SKETCH  
BAND WORLD MOBILE STAGE  
FILE #A-2024-0071**

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:**

- 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 (4,771.26m<sup>2</sup>)**

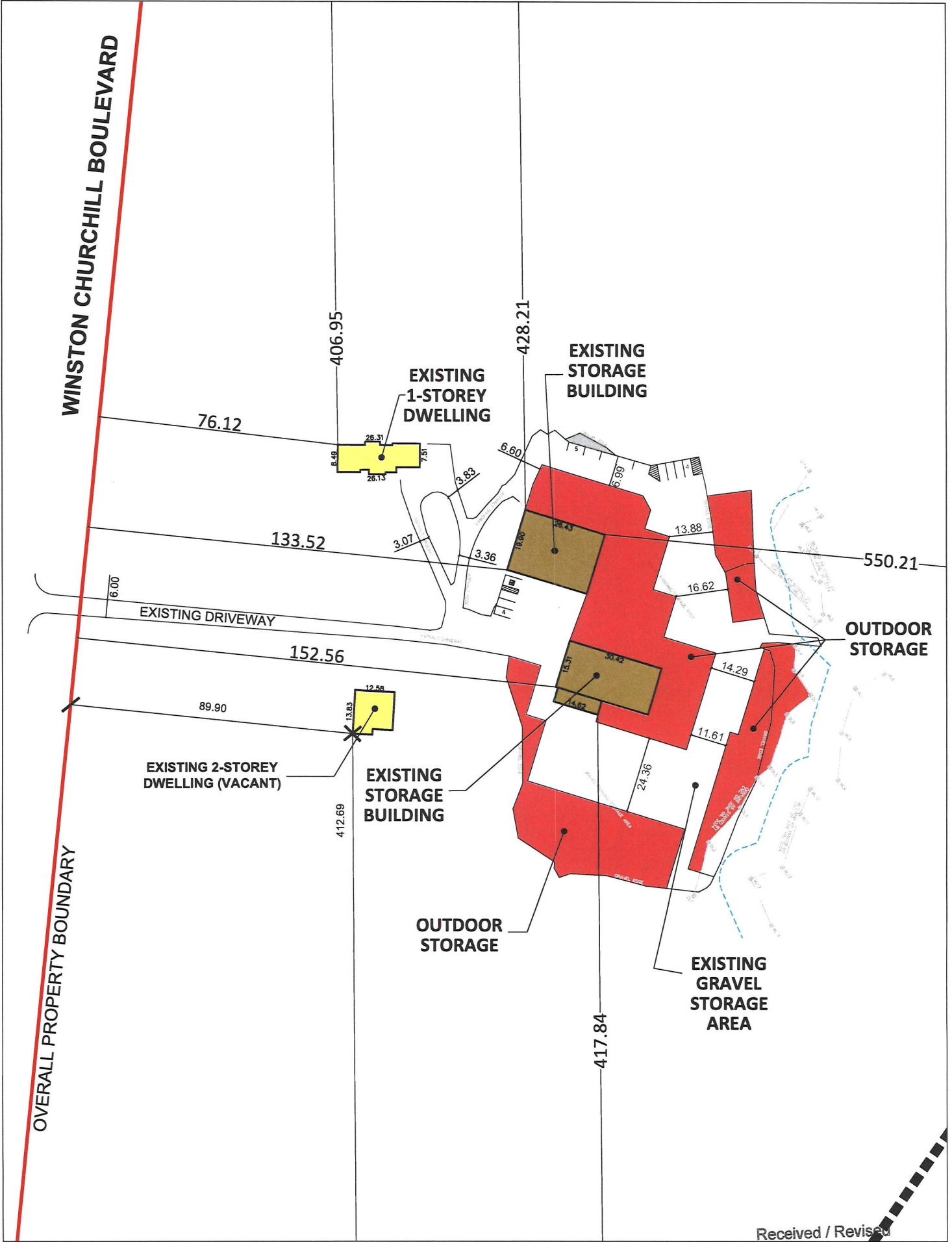
Received / Revised

OCT 03 2024

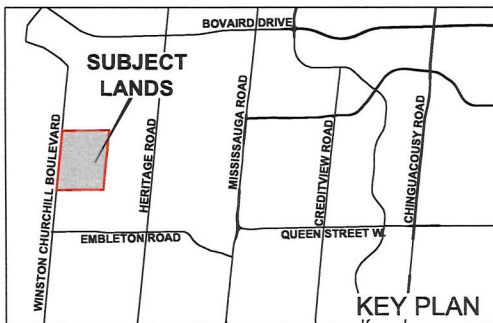
Committee of Adjustment



SCALE 1:5,000  
OCTOBER 2, 2024



Received / Revised



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

Wetland Buffer (10m)

Existing Dwellings (not associated with Band World operations)

Existing Storage Buildings: ±1,058m<sup>2</sup> (11,388ft<sup>2</sup>)

Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces

Provided Parking Spaces: 13 Spaces\*

\*includes one Accessible Space

Approximate Outside Storage Locations (4,771.26m<sup>2</sup>)

OCT 03 2024

Committee of Adjustment

**EXISTING/PROPOSED CONDITIONS PLAN**  
**FILE #A-2024-0071**  
**BAND WORLD MOBILE STAGE**  
 9353 WINTSON CHURCHILL BOULEVARD  
 PART OF LOT 7 & 8, CONCESSION 6 WHS  
 CITY OF BRAMPTON  
 REGION OF PEEL

**Notes**

- Building Areas are *approximate only*
- Typical Parking Space: 2.7m x 5.4m
- Accessible Type 'A' Parking Space: 3.4m x 5.4m



SCALE 1:1500  
 OCTOBER 2, 2024

**GSAI**  
 Glen Schnarr & Associates Inc.



## 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**

October 3, 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 (A-2024-0071)  
Re-Submission Cover Letter & Planning Justification Brief  
9353 Winston Churchill Boulevard  
Owner: 1212949 Ontario Inc.  
City of Brampton

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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'). In this capacity, we previously submitted a Minor Variance Application for the subject property in January 2024. The Application was intended to facilitate a temporary Outside Storage use on the subject property for a period of two years, and to permit an Industrial Use (warehouse) in an Agricultural Zone.

The Application (A-2024-0071) was originally scheduled for the April 23, 2024, Committee date but ultimately deferred, following staff's recommendation. In their review comments, City and CVC staff identified concerns with the limits of the natural heritage system. The intent of the deferral was to allow time for investigation and further review. Working with City and CVC staff, a site visit was subsequently made on June 6, 2024. The limit of the adjacent wetland and the limit of the dripline was staked at this time, as assisted by the client's surveyor and environmental consultant, and as guided by City and CVC staff.

Following the site visit and staking, the Minor Variance Application was revised to identify the limits of the wetland and dripline. No existing encroachment was identified in the limit of the wetland or its 10 metre buffer. Minor encroachment was identified within the dripline. In the



revised Minor Variance Sketch (dated October 2, 2024), the limit of the Approximate Outside Storage Location now aligns with the limit of the dripline.

It is understood that a site restoration plan and a site grading plan will be required to identify and address any existing encroachment within the staked limits, as well as permanent fencing along the natural heritage limit. It is expected that these items can be addressed as conditions of subsequent site plan approval and our client is amenable to these conditions.

### Description of Subject Property

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 Churchill Boulevard. 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 an existing business, Band World Mobile Stages Inc., which provides mobile event stages for rental across the City of Brampton and other Ontario municipalities (see additional information below). The existing business leases a portion of the subject property from the registered owner and uses the site for outdoor storage of mobile aluminium stages. Two existing storage buildings on site are used for additional storage of stages and stage accessories.

There are also two existing residential dwellings (one occupied and one vacant) on site that are unrelated to Band World operations. There is an existing 6.0 metre-wide access and 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 and wetland is located central to the site, to the east 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 is 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.

### 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 total 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 currently used by the existing business – respecting the staked limits of the natural heritage features on site. 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.

### Site History

Prior to the initial Minor Variance Application submission in March 2024, an Order to Comply was received on November 15, 2023, indicating the nonconformity of outdoor 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 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.

### Proposed Variance

To facilitate Band World business operations and permit Outdoor Storage and Warehouse uses on the Subject Property, the following variances are requested to the Agricultural zone:

1. To temporarily permit an Outdoor Storage use for a period of two years, whereas the Zoning By-law does not permit the use in an Agricultural zone; and,
2. To permit an Industrial Use (warehouse) in an Agricultural Zone, whereas the by-law does not permit the use in an Agricultural Zone.

As demonstrated on the Existing Conditions Sketch, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024, the Subject Property currently meets all other zoning requirements as per the Agricultural Zone. The current driveway width is 6 metres, and sufficient parking is available as per by-law requirements (13 spaces as per the Warehouse requirement of 1 space per 90 square metres of gross floor area). A 6.99 metre parking aisle is provided to access the north parking spaces.



### 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)" and "Floodplain (F)". The rear/east of the site is also subject to interim control by-law 306-200. The outside storage and warehouse uses are 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 limit of temporary outside storage use requires no site alterations as it utilizes an already disturbed portion of the subject property – outside of the staked natural heritage limits.

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 (January 2024, date of first submission);
- Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated October 2, 2024; and,
- Existing/Proposed Conditions Plan prepared by Glen Schnarr & Associates Inc., dated October 2, 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.

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Zechariah Bouchard  
Planner



**Credit Valley  
Conservation**  
inspired by nature

VIA EMAIL

September 27, 2024

City of Brampton  
Committee of Adjustment  
City Clerk's Office  
Brampton City Hall  
2 Wellington Street West Brampton, ON L6Y 4R2

**Attention: Clara Vani, Secretary-Treasurer**

**Re: CVC File No.: A 24/071  
Municipality File No.: A-2024-0071  
1212949 Ontario Inc.  
9353 Winston Churchill Blvd  
Part of Lot 7, Concession 6 WHS  
City of Brampton**

---

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28* regulation, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

**Site Characteristics:**

The subject property is traversed by Levi Creek and its tributaries and their associated flood and slope/erosion hazards, as well as wetlands located on and adjacent to the property.

**Ontario Regulation 41/24:**

This property is subject to Section 28 of the Conservation Authorities Act and Ontario Regulation 41/24, the Prohibited Activities, Exemptions, and Permits Regulation. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

**Proposal:**

CVC staff understand that the purpose of this application is to request relief from Zoning by-law 270-2004, as amended:

1. To permit an industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use.
2. 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.
3. 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.

**Comments:**

Following our previous comments, CVC staff attended a site visit on June 6, 2024, with City staff and the applicant's consultant, to stake the wetland boundary and dripline (City). The surveyed features should be reflected on all future plans, including the appropriate buffers (minimum of 10m from the wetland boundary).

It is our understanding that the Minor Variance application is not meant to approve the locations of storage areas shown on the drawings at this stage, and only relates to permitting uses on the property. The detailed plans (e.g., site grading, restoration and erosion and sediment control plans), with the locations of storage areas and proposed development in relation to the staked features and buffers, are to be reviewed and approved through the future site plan and CVC permitting processes.

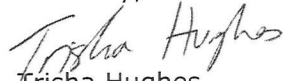
In this regard, CVC staff have **no objection** to the approval of the requested Minor Variances by the Committee at this time.

We note that this is not CVC's approval of the current plans, and we will continue our review of the plans to address our comments through the Site Plan and CVC permitting processes. A CVC permit will be required prior to any development proposed in the Regulated Area.

Please note that it appears that development (i.e., grading/fill placement) has occurred without CVC approval (i.e., CVC permit) and the property is not in compliance. Any development proposed within 30m of the wetland requires a CVC permit. Please contact CVC to confirm permitting requirements to bring the site into compliance.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 3250).

Sincerely,



Trisha Hughes  
Acting Senior Planner

Cc: Glen Schnarr & Associates Inc. (agent)  
Nicole Capogna (Region of Peel)  
Kristina Dokoska (City of Brampton)

**Application for Minor Variance**Section 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-2024-0071  
**Property Address:** 9353 Winston Churchill Boulevard  
**Legal Description:** Con 6 WHS Pt Lot 7, Ward 6  
**Agent:** Glen Schnarr and Associates Inc. c/o Jennifer Staden  
**Owner(s):** 1212949 Ontario Inc.  
**Other applications:** nil  
**under the *Planning Act***  
**Meeting Date and Time:** Tuesday, October 15, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit an Industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use; and
2. 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.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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, October 10, 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](mailto: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, October 10, 2024**, by emailing [coa@brampton.ca](mailto: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](http://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](http://www.brampton.ca).

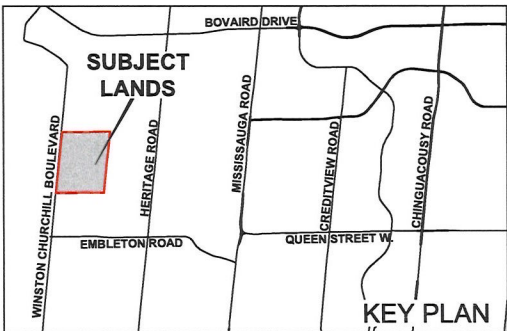
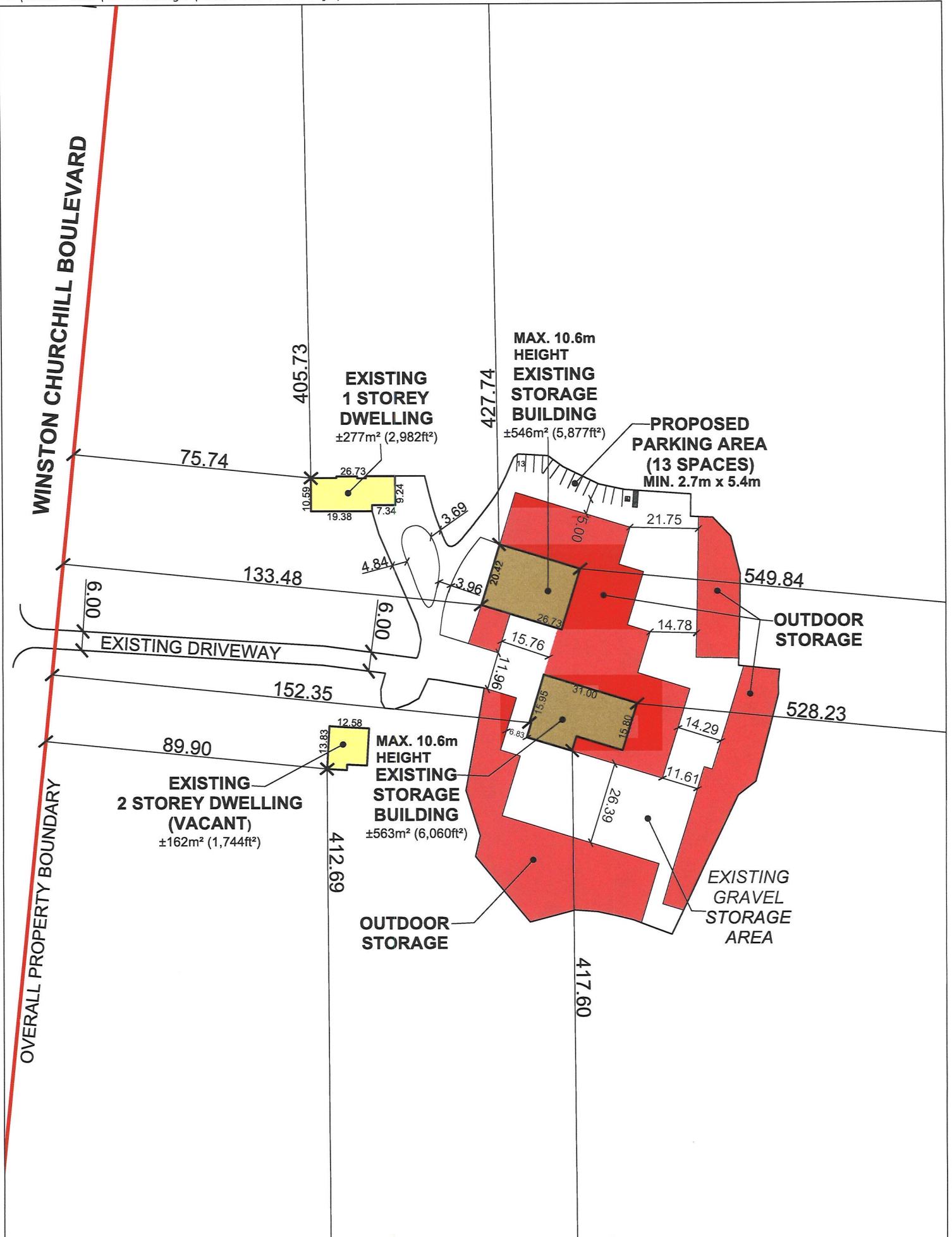
**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, 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](mailto: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 2<sup>nd</sup> day of October 2024

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





**EXISTING/PROPOSED CONDITIONS PLAN**  
**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)**
- Existing Dwellings (not associated with Band World operations)
- Existing Storage Buildings: ±1,109m<sup>2</sup> (11,937ft<sup>2</sup>)
- Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces
- Provided Parking Spaces: 13 Spaces\*
- \*includes one Accessible Space
- Approximate Outside Storage Locations (5,485m<sup>2</sup>)

**Notes**

- Building Areas are *approximate only*
- Typical Parking Space: 2.7m x 5.4m
- Accessible Type 'A' Parking Space: 3.4m x 5.4m



SCALE 1:1500  
FEBRUARY 13, 2024

**Date:** 26 September 2024

**To:** Clara Vani  
David Vanderberg  
Angelo Ambrico  
Mana Zavalat

**From:** Anton Stoeckl

**Subject:** Comments for Various Committee of Adjustment Applications  
Cross Functional Team Agenda for Tuesday September 24, 2024

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**New Consent Applications:**

**B-2024-0015 (122-130 Main St E, 6 & 7 Nelson St E and 7 & 11 Church St E)**

- No comments

**Deferred Consent Applications:**

**B-2024-0012 (3455 Queen St)**

- The applicant shall provide a servicing plan overlaid with the proposed severance line showing the existing and proposed easements and site services.
- The applicant shall provide a site servicing and grading plan and a SWM brief for the severed lands. The engineering design shall provide independent servicing and storm water management controls for the severed lands to the municipal system.
- Prior to the issuance of the severance certificate by the secretary of treasurer the applicant shall construct the grading, servicing and stormwater management works in accordance with the approved plans as part of this application

**New Minor Variance Applications:**

**A-2024-0312 (8406 Creditview Rd)**

- No comments

**A-2024-0322 (17 Mackay St N)**

- Development engineering does not support the proposed below grade entrance because the 1.2m side yard setback is required for drainage purposes in accordance with the City of Brampton rear to front drainage design requirements

**A-2024-0323 (139 Albright Rd)**

- No comments

**A-2024-0324 (54 Savino Dr)**

- No comments

**A-2024-0325 (38 Eastman Dr)**

- No comments

**A-2024-0326 (740 Balmoral Dr)**

- No comments

**A-2024-0327 (24 Foxacre Row)**

- No comments

**A-2024-0328 (78 Deerpark Cres)**

- No comments

**A-2024-0329 (7 Fallen Oak Crt)**

- No comments

**A-2024-0330 (22 Allegro Dr)**

- No comments

**A-2024-0331 (50 Sunforest Dr)**

- No comments

**A-2024-0332 (14 Dawes Rd)**

- No comments

**A-2024-0333 (6 Fahey Dr)**

- No comment

**A-2024-0334 (31 Icon St)**

- No comments

**A-2024-0335 (123 Vanhorne Cl)**

- No comments

**A-2024-0336 (155 Salvation Rd)**

- No comments

**A-2024-0337 (249 Valleyway Dr)**

- No comments

**A-2024-0338 (20 Stillman Dr)**

- No comments

**A-2024-0339 (19 Girrafe Ave)**

- No comments

**A-2024-0341 (13 Halldorson Trl)**

- No comments

**A-2024-0342 (19 Feeder St)**

- Development engineering does not support the proposed below grade entrance because of a RLCB storm sewer line running along the sideyard where the proposed below grade entrance is to be located

**A-2024-0343 (39 Thornapple St)**

- No comments

**A-2024-0344 (19 Leo Austin Rd)**

- No comments

**A-2024-0345 (54 Inder Heights Dr)**

- No comments

**A-2024-0346 (80 Kanashiro St)**

- No comments

**A-2024-0347 (196 Lockwood Dr)**

- No comments

**A-2024-0348 (12 Festoon Pl)**

- No comments

**A-2024-0349 (11 Linderwood Dr)**

- No comments

**A-2024-0350 (81 Victoriaville Rd)**

- No comments

**A-2024-0351 (17 Hudson Dr)**

- No comments

**A-2024-0352 (122-130 Main St E, 6 & 7 Nelson St E and 7 & 11 Church St E)**

- No comments

**A-2024-0353 (10201 Mississauga Rd & 0 Lagerfeld Dr)**

- No comments

**A-2024-0354 (525 Main St N)**

- No comments

**A-2024-0355 (10 Kenny Crt)**

- No comment

**A-2024-0356 (79 Longevity Rd)**

- No comments

**A-2024-0357 (18 Bram Crt, Unit 7)**

- No comments

**A-2024-0358 (763 Peter Robertson Blvd)**

- No comments

**A-2024-0359 (12 Abell Dr)**

- No comments

**A-2024-0360 (133 Moffatt Ave)**

- No comments

**A-2024-0361 (42 Duxbury Rd)**

- No comments

**A-2024-0362 (12 Loomis Rd)**

- No comments

**A-2024-0363 (14 Pebblestone Cir)**

- No comments

**A-2024-0364 (58 Puffin Cres)**

- No comments

**A-2024-0365 (32 Stedford Cres)**

- No comments

**A-2024-0366 (9416 Highway 50)**

- No comments

**A-2024-0367 (54 Hocken Crt)**

- No comments

**A-2024-0368 (17 Duxbury Rd)**

- No comment

**Deferred Minor Variance Applications:**

**A-2024-0068 (10 Hazelwood Dr)**

- No comments

**A-2024-0071 (9353 Winston Churchill Blvd)**

- No comments

**A-2024-0149 (210 Rutherford Rd S)**

- No comments

**A-2024-0195 (61 Blazing Star Dr)**

- No comments

**A-2024-0204 (20 Coronation Cir)**

- No comments

**A-2024-0233 (3455 Queen St E)**

- No comments

**A-2024-0234 (3455 Queen St E)**

- No comments

**A-2024-0237 (137 Sky Harbour Dr)**

- No comments

**A-2024-0244 (10 Iris Cres)**

- No comments

**A-2024-0245 (6 Chinzan Way)**

- No comments

**A-2024-0253 (110 Resolution Dr)**

- No comments

**A-2024-0259 (336 Father Tobin Rd)**

- No comments

**A-2024-0260 (38 La Rose Crt)**

- No comments

**A-2024-0268 (153 Rutherford Rd S)**

- No comments

**A-2024-0271 (16 Cranberry Cres)**

- No comments

**A-2024-0274 (37 Saturn Dr)**

- No comments



Please note that our previous comments remain applicable for all deferred items.  
Should you require any further information, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in blue ink, appearing to read 'Anton Stoeckl', with a horizontal line extending from the end of the signature.

Anton Stoeckl, CD, C.E.T.  
Development Engineering Technician  
Tel: (905) 874-3393, Fax: (905) 874-3369  
[anton.stoeckl@brampton.ca](mailto:anton.stoeckl@brampton.ca)



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  
700-10 Kingsbridge Garden Circle Bowchard  
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	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.,  
Province of Ontario, for  
Glen Schnarr & Associates Inc.  
Expires March 3, 2026.

A Commissioner etc.

FOR OFFICE USE ONLY

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

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)

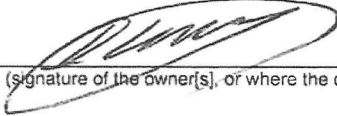
LOCATION OF THE SUBJECT LAND: 9353 Winston Churchill Boulevard

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**

---

**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.g Sai.ca](http://www.g Sai.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

---

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

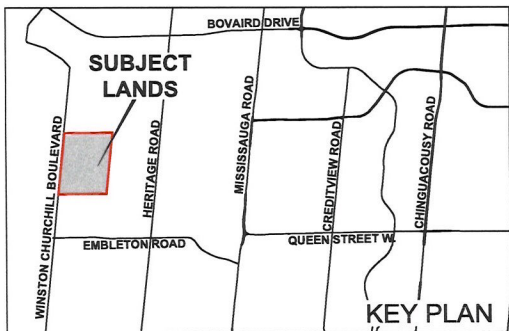
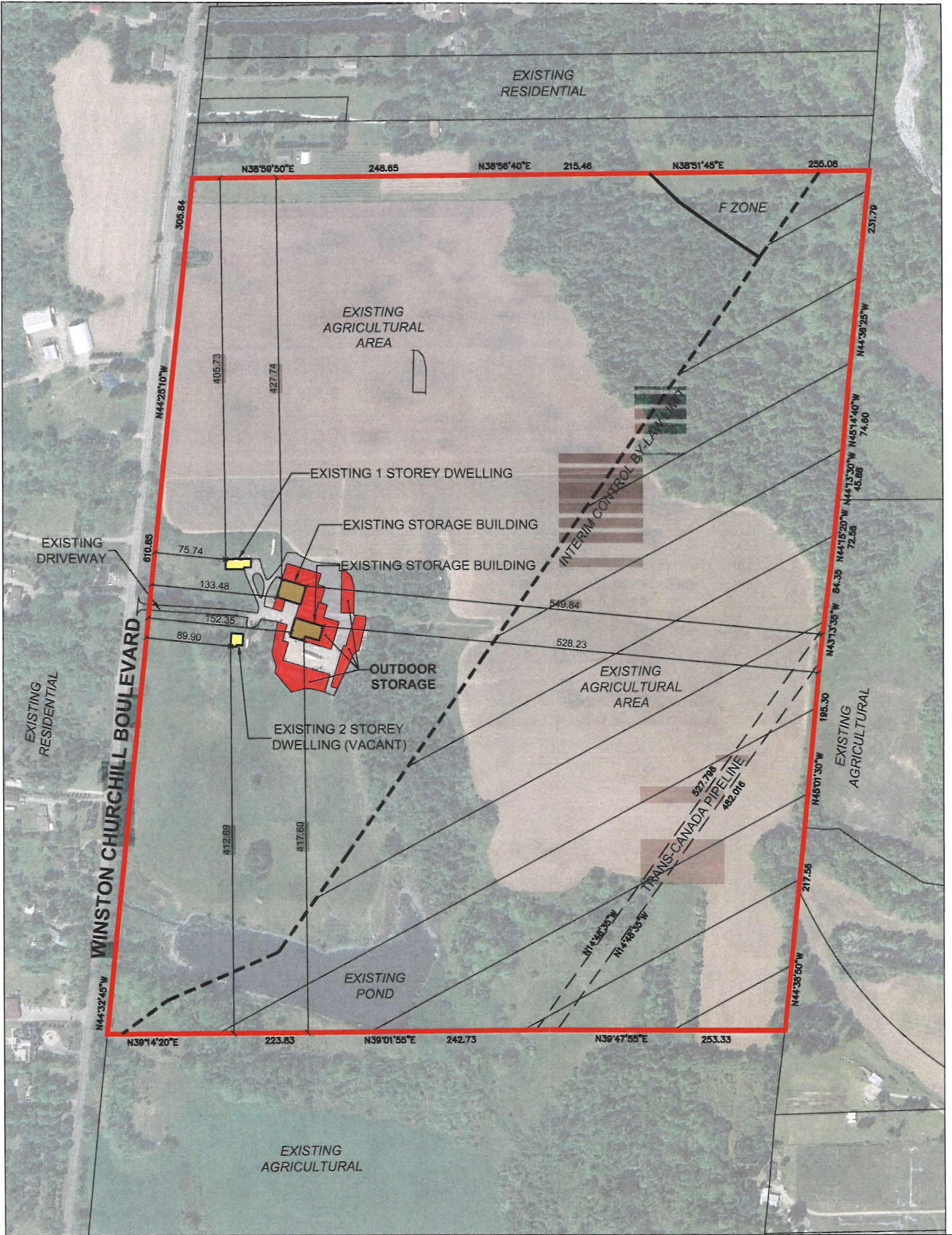
Category	Proposal	By-law Requirement	Section #
USE	To permit an Industrial use (warehouse) in an Agricultural zone	Whereas the by-law does not permit the use.	46.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BELOW GRADE ENTRANCE			
SETBACKS			
BUILDING HEIGHT			
OUTSIDE STORAGE	To permit outside storage of 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

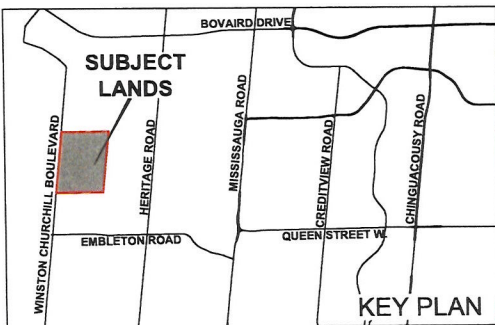
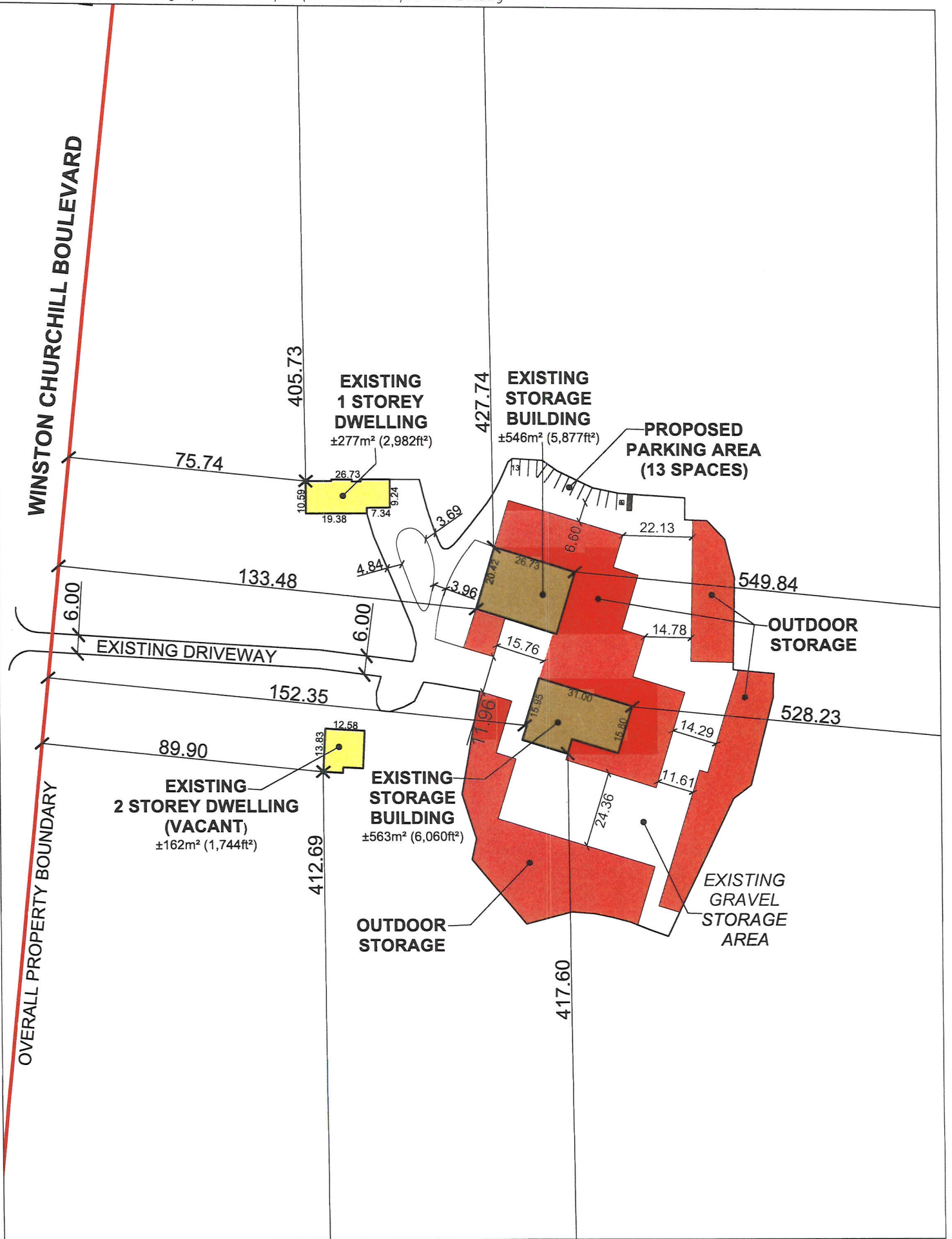
**Subject Lands: 65.68ha (162.30ac)**

**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 (±5,485m<sup>2</sup>)**





- **Subject Lands: 65.68ha (162.30ac)**
- Existing Dwellings (not associated with Band World operations)
- Existing Storage Buildings: ±1,109m<sup>2</sup> (11,937ft<sup>2</sup>)
- Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces
- Provided Parking Spaces: 13 Spaces\*
- \*includes one Accessible Space
- Approximate Outside Storage Locations (5,485m<sup>2</sup>)

**EXISTING/PROPOSED CONDITIONS PLAN**  
**BAND WORLD MOBILE STAGE**  
 9353 WINTSON CHURCHILL BOULEVARD  
 PART OF LOT 7 & 8, CONCESSION 6 WHS  
 CITY OF BRAMPTON  
 REGION OF PEEL

- Notes**
- Building Areas are approximate only
  - Typical Parking Space: 2.7m x 5.4m
  - Accessible Type 'A' Parking Space: 3.4m x 5.4m

  
 SCALE 1:1500  
 APRIL 10, 2024



## Report Committee of Adjustment

**Filing Date:** March 7, 2024

**Hearing Date:** April 23, 2024

**File:** A-2024-0071

**Owner/** 1212949 Ontario Inc

**Applicant:** Glen Schnarr and Associates Inc. c/o Jennifer Staden

**Address:** 9353 Winston Churchill Boulevard

**Ward:** 6

**Contact:** Megan Fernandes, Assistant Development Planner

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### **Recommendations:**

That application A-2024-0071 be deferred no later than the last hearing of October 2024.

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### **Background:**

#### Existing Zoning:

The property is zoned 'Agricultural (A) and Floodplain (F)', according to By-law 270-2004, as amended.

#### Requested Variances:

The applicant is requesting the following variances:

1. To permit an Industrial Use (warehouse) in an Agricultural Zone, whereas the by-law does not permit the use; and
2. To permit the 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.

### **Current Situation:**

The subject property is designated as 'Residential' and 'Open Space' on Schedule A – General Land Use Designations. Furthermore, the subject property contains several environmental features such as 'Valleyland/Watercourse Corridor', 'Woodland', and 'Other Wetland' as indicated Schedule D – Natural Heritage Features and Areas.

The applicant has submitted a minor variance application requesting to permit an industrial use (warehouse) and permit the outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years. As stated in the applicant's cover letter, the owner received an order to comply regarding the outside storage uses in November 2023, and this minor variance application is required to permit the continuation of the existing business on the property.

City Staff and the Credit Valley Conservation Authority (CVCA) have reviewed the submission materials and have identified concerns regarding the proposed storage areas. From a preliminary desktop review, the existing storage area appears to encroach into the Natural Heritage System and associated environmental buffers. The CVC and the City's Environmental Planning department have advised that a site visit will need to be undertaken to confirm the limits of development. Furthermore, the CVC has advised that the development (grading) has taken place without CVC approval, and that CVC staff do not permit development (including grading/fill placement) within wetlands or their associated buffers. The City's Environmental Planning staff have advised that they do not support grading within the Natural Heritage System, and section 4.6.6.13 of the Official Plan states on lands subject to a development application where any natural feature or area designated on Schedule "D" is damaged, destroyed or removed, there will be no adjustment to the boundary or redesignation of these features or areas in the Official Plan. The applicant will be required, as a condition of development approval, to prepare a site restoration plan for the damaged or destroyed feature and undertake the restoration prescribed in the plan, to the satisfaction of the City.

Staff are recommending a deferral of the application to a date no later than the last hearing of October 2024 to allow sufficient time for the applicant to provide further information and for staff to review and provide additional feedback as necessary. Staff have discussed the above noted matters with the applicant and will be working closely with them to resolve any concerns prior to presenting a recommendation to the Committee of Adjustment.

Respectfully Submitted,

*Megan Fernandes*

Megan Fernandes, Assistant Development Planner

April 15<sup>th</sup>, 2024

Clara Vani  
Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON, L6Y 4R2  
[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)

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**Re:                   Region of Peel Consolidated Comments  
                          City of Brampton Committee of Adjustment Hearing  
                          April 23<sup>rd</sup>, 2024**

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Dear Ms. Vani,

Regional Planning staff have reviewed the applications listed on the **April 23<sup>rd</sup>, 2024** Committee of Adjustment Agenda. We have no comments or objections to the following Minor Variance applications: A-24-006B, A-24-009B, A-24-54B, A-24-072B, A-24-074B, A-24-077B, and A-24-087B.

Previous Regional comments and conditions have been included for the deferred applications below.

**Regarding Deferred Minor Variance Application: DEF-A-24-046B, DEF-A-24-047B, DEF-B-24-002B / 218 McMurchy Avenue**

Planning – Sara Feshangchi (905) 791-7800 extension 4145

**Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1)
- Minor variance A-24-046B (severed lot) propose alterations to lot area and depth, setbacks, and lot coverage.
- Minor variance A-24-047B (retained lot) proposes alterations to lot area and depth, setbacks, an accessory structure in the front yard, and driveway width.
- Consent B-24-002B proposes to facilitate the proposed lot creation for the single residential dwelling.
- The subject lands are identified as 'Residential' in the City of Brampton Official Plan and zoned 'Residential- R1B' in the City of Brampton Zoning By-law.
- The Region has no objection with the proposed severance. The owner is advised that the water services, curb stops and boxes are in grass areas and minimum 1.0 m from the edge of the driveway and appurtenances must have horizontal separation of minimum 1.2m from all utilities and structures.

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the

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applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary service shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- The applicant is advised that the adjustment of the lots provided water services, curb stops and boxes are in grass areas and minimum 1.0 m from the edge of the driveway. Additionally, water services and appurtenances must have horizontal separation of minimum 1.2m from all utilities and structures.

### **Regarding Deferred Minor Variance Application: DEF-A-2024-0049 / 55 Vivians Crescent** Servicing – Wendy Jawdek (905)-791-7800 extension 6019

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Deferred Minor Variance Application: DEF-A-22-268B / 2257 & 2267 Embleton Road**

Planning – Sara Feshangchi (905) 791-7800 extension 4145

#### **Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and within the 'Core Areas of the Greenlands System' (Schedule C-2).'
- Minor variance A-22-268B proposes to permit a Day Nursery, whereas the by-law does not permit the proposed use, to permit 40% of the required front yard to be landscaped open space, whereas the by-law requires a minimum 70% of the required front yard to be landscaped open space, to permit a front yard setback of 8.0 metres, whereas the by-law requires a minimum front yard setback of 12 metres, to permit a side yard setback of 6.0 metres, whereas the by-law requires a minimum side yard setback of 7.5 metres; and to permit a building height of 12 metres, whereas the by-law permits a maximum building height of 10 metres. The subject lands are designated 'Residential' in the City of

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Brampton Official Plan and zoned 'Residential-RHM1' in the City of Brampton Zoning By-law.

- The subject land is also identified as located within the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Credit Valley Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority.
- The minor variance proposal meets criteria from RPOP Section 2.14.16, in that there will be no negative impacts on the Core Feature and identified Natural Wetland on the site, and that the minor site alteration and minor development are proposed away from the Core Area feature to the greatest extent possible, as the proposal maintains a 30 metre buffer to the Wetland, and reduced setbacks and landscaping reductions are not proposed for the rear portion of the property, where the Wetland is located.
- The Region has no objection to this application subject to the adherence and advisements of the CVC being maintained.

### **Regarding Deferred Minor Variance Application: DEF-A-23-055B / 15 Hale Road Planning – Sara Feshangchi (905) 791-7800 extension 4145**

#### **Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and 'Employment Area (Schedule E4)' which generally seeks to protect and support employment areas for employment uses as designated in area municipal official plans.
- Minor variance application DEF-A-23-055B proposes a motor vehicle sales and display (non-employment use) on the subject property which is designated 'Industrial' by the City of Brampton Official Plan and zoned 'Industrial-M2' by the City of Brampton Zoning Bylaw. The subject lands are identified as 'General Employment 2' by the Highway 410 and Steeles Secondary Plan which permits a wide range of employment uses including non-employment uses ancillary to the principal industrial use. This designation does not permit motor vehicle sales and display within the Industrial designation.
- The recently endorsed City of Brampton Official Plan designates the lands as 'Employment (Industrial)' which permits vehicle sales and service consistent with the variance being requested. The City of Brampton Official Plan is endorsed but not yet in full force and effect and represents the direction of Brampton Council.
- The Region of Peel respectfully requests that the motor vehicle sales and display (non-employment use) are recognized as ancillary the proposed increase of the maximum permitted ancillary retail area does not exceed 30.11% of the GFA permitted for retail sales.

### **New Minor Variance Applications**

#### **Regarding Minor Variance Application: A-24-052B / 28 Estateview Circle Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

#### **Comments:**

- Due to the size and function of the 675mm diameter sanitary sewer on Goreway Drive, new connections will not be permitted. (Peel Linear Wastewater Standards 5.1.2)

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- Regional Site Servicing Connection approval and Regional preliminary acceptance of the municipal servicing connections is required prior to the City of Brampton issuing full building permit.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-058B / 38 Fidelity Avenue** **Planning – Sara Feshangchi (905) 791- 7800 extension 4145**

#### **Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1)'.
- Minor variance A-24-058B Minor variance application A-24-058B proposes an exterior stairway leading to a below grade entrance in the interior side yard and an interior side yard setback of 0.05m from the below Grade Stairway, located on subject lands designated 'Residential' in the City of Brampton Official Plan and zoned 'Residential-R1C-1122' in the City of Brampton Zoning By-law.
- The subject land is located within the Credit Valley Conservation Area (CVC) Flood Plain and within the regulated area.
- A floodplain is identified south of the rear yard lot line in proximity to the subject land. We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Credit Valley Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority (CVC).
- The Region has no objection to the proposed exterior stairway and interior side yard setback alterations as it has been advised by the CVC that there are no environmental matters of concerns with this proposal.

### **Regarding Minor Variance Application: A-24-060B / 67 Donald Stewart Road** **Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-061B / 479 Veterans Drive**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

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**Regarding Minor Variance Application: A-24-062B / 49 Nautical Drive**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

**Regarding Minor Variance Application: A-24-063B / 72 Eldomar Avenue**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, that all residential service boxes (curb stops) shall be installed in grass areas with a minimum distance of 1.0 meter from the edge of the driveway.

**Regarding Minor Variance Application: A-24-064B / 26 Kenview Boulevard**  
Planning – Sara Feshangchi (905) 791- 7800 extension 4145

**Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and 'Employment Area (Schedule E4)' and identified as Provincially Significant Employment Zone 14 (Schedule E1, E4, and Figure 12).
- Minor variance A-24-064B proposes to permit outside storage for an existing manufacturing building located in the subject lands designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial- M1-2616' in the City of Brampton Zoning By-law, and identified as 'Prestige Employment' by the City of Brampton Airport Intermodal Area 4 Secondary Plan Area.
- The proposed location of the storage(s) is identified within the Toronto Region Conservation Area (TRCA) Flood Plain area on the subject property which is located within the regulated area.



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- We rely on the environmental expertise of the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Toronto and Region Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority.
- The Region has no objection to the continuation of the proposed outdoor storage use associated with an established industrial use.

### **Regarding Minor Variance Application: A-24-066B / 56 Mirabell Court** **Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-068B / 10 Hazelwood Drive** **Planning – Sara Feshangchi (905) 791- 7800 extension 4145**

#### **Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and within the Primary Major Transit Station Area Queen St BRT-QUE – 5 (Schedule E5).
- Minor variance A-24-068B proposes to permit a front yard landscaped open space area of 40% where 70% is required, to permit a front yard setback of 0.855m where 9.0m is required, and to increase the allowable lot coverage to 42%, where a maximum of 25% is permitted, located on subject lands designated 'Residential' in the City of Brampton Official Plan and zoned 'Residential-R1A92' in the City of Brampton Zoning By-law.
- A Toronto Region Conservation Area (TRCA) Flood Plain is identified in proximity to the subject land, located immediately southwest outside of the subject property which is also located within the regulated area.
- We rely on the environmental expertise of the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Toronto and Region Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority.
- The Region recommends deferral of this minor variance application for the applicant to have the opportunity to provide the TRCA with all necessary and applicable required information and materials demonstrating compliance with TRCA's policies. Should

deferral not be granted, Peel Region staff recommend refusal of this application at this time.

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 4.3, that all hydrants near driveways shall have a minimum of 1.25m clearance from the projected garage or edge of driveway, whichever is greater.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.

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**Regarding Minor Variance Application; A-24-069B / 73 Eastern Avenue**

Planning – Sara Feshangchi (905) 791- 7800 extension 4145

**Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and within the Major Transit Station Area 'Kennedy-QUE – 2' (Schedule E5).
- Minor variance A-24-069B proposes to permit a motor vehicle sales establishment, on the subject lands designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial-M2' in the City of Brampton Zoning By-law.
- The subject lands are identified as 'Central Area Mixed Use' by the Queen Street Corridor Secondary Plan Area 36 which seeks to accommodate mixed use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit.
- The recently endorsed City of Brampton Official Plan designates the lands as 'Employment (Industrial)' which permits vehicle sales and service consistent with the variance being requested. The City of Brampton Official Plan is endorsed but not yet in full force and effect and represents the direction of Brampton Council.
- The Region has no objection to the extension of the temporary zoning by-law for no greater than 5 years if the use remains ancillary to the primary motor vehicle repair facility.

**Regarding Minor Variance Application: A-24-070B / 30 Palm Tree Road**

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

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### **Regarding Minor Variance Application: A-24-071B / 9353 Winston Churchill Boulevard** **Planning – Sara Feshangchi (905) 791-7800 extension 4145**

#### **Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and within the 'Core Areas of the Greenlands System' (Schedule C-2).
- Minor variance A-24-071B proposes to permit an Industrial use (warehouse) in an Agricultural zone and 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 on the subject lands designated 'Open Space' and 'Protected Corridor' in the City of Brampton Official Plan and zoned 'Agriculture' in the City of Brampton Zoning Bylaw.
- RPOP Section 2.14.15 prohibits development and site alteration within the Core Areas of the Greenlands System in Peel with exemptions, including but not limited to minor development and minor site alterations. All exemptions are subject to criteria from RPOP Section 2.14.16.
- The minor variance proposal meets criteria from RPOP Section 2.14.16, in that there will be no negative impacts on the Core Feature and identified Natural Wetland on the site, and that the minor site alteration and minor development are proposed away from the Core Area feature to the greatest extent possible, as the proposed outdoor storage would be in the existing built-up area of the site, where existing buildings are located, away from the unbuilt area and Wetland on the site.
- The subject land is located within the Credit Valley Conservation Area (CVC) Flood Plain and within the regulated area and will therefore require a permit.
- We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Credit Valley Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority.
- The Region has no objection to the proposed temporary 2-year industrial outside storage use.

#### **Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

##### **Comments:**

- This site does not have frontage on an existing municipal water.
- This site does not have frontage on an existing municipal sanitary sewer.

#### **Traffic – Damon Recagno (905)-791-7800 extension 3440**

##### **Comments**

- This portion of Winston Churchill Boulevard is under 'Heavy Truck Restrictions,' & "Axle Load Restrictions' as per our Region of Peel By-Law 15-2013, heavy truck restrictions are in place to protect road infrastructure that cannot bear heavy loads or roads where truck traffic would be unsuitable, and axle load restrictions are set each year to protect our roads from excessive damage during the spring thaw. Failure to adhere to heavy truck restrictions may result in fines under the Highway Traffic Act (Section 125) and Municipal By-law.
- Any work within the Region's right-of-way will require permits.

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### **Regarding Minor Variance Application: A-24-073B / 47 Bushwood Trail** **Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-075B / 96 Clockwork Drive** **Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

### **Regarding Minor Variance Application: A-24-076B / 175 Heartview Road** **Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application A-24-079B / 80 Donald Stewart Road**  
**Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application A-24-081B / 74 Parity Road**  
**Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application A-24-083B / 23 Fuller Street**  
**Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-084B / 35 Bellini Avenue**  
**Planning – Sara Feshangchi (905) 791- 7800 extension 4145**

**Comments:**

- The Region of Peel Official Plan (RPOP) identifies the surrounding lands as 'Urban System (Schedule E1)' and within the 'Natural Areas and Corridors' (Figure 7).
- Minor variance A-24-084B proposes to permit the dwelling, an accessory structure and a swimming pool outside the Schedule C – Section 1508 building area, whereas all structures including dwellings, accessory buildings, swimming pools may only be located within the building area as per Schedule C - Section 1508 on subject lands designated

'Residential' I the City of Brampton Official Plan and zoned 'Residential-RE2-1508' in the City of Brampton Zoning By-law.

- The subject land is located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Section 2.14.18 of the RPOP. NACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System.
- The Region has no objection to the setback reduction proposal as the intended garage addition is proposed near the front portion of the property away from the identified Natural Area located at the rear of the property.

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application A-24-085B / 59 Avalanche Crescent**

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application A-24-086B / 29 Rollingwood Drive**

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application A-24-088B / 22 Zelda Road**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

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[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application: A-24-089B/ 24 Selby Road**  
Planning – Sara Feshangchi (905) 791- 7800 extension 4145

**Comments:**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and 'Employment Area (Schedule E4)' which generally seeks to protect and support employment areas for employment uses as designated in area municipal official plans and identified by the ROP Official Plan Figure 12 as Provincially Significant Employment Zone 14.
- Minor variance A-24-089B proposes to permit a motor vehicle sales establishment in conjunction with motor vehicle repair; to permit a side yard setback of 0 metres to a proposed roof canopy; to permit 18 parking spaces on site; and to permit a drive aisle width of 4 metres.
- The subject lands are designated 'Industrial' in the City of Brampton Official Plan and zoned 'Industrial-M2' in the City of Brampton Zoning By-law.
- The subject lands are identified as 'General Employment 2' by the Highway 410 and Steeles Secondary Plan which permits a wide range of employment uses including non-employment uses ancillary to the principal industrial use. This designation does not permit motor vehicle sales and display within the Industrial designation.
- The recently endorsed City of Brampton Official Plan designates the lands as 'Employment (Industrial)' which permits vehicle sales and service consistent with the variance being requested. The City of Brampton Official Plan is endorsed but not yet in full force and effect and represents the direction of Brampton Council.
- The Region of Peel would prefer to have this application deferred to allow the applicant to provide specific details including the size of the motor vehicle sales and display area. The Region respectfully requests that should the minor variance application advance, the motor vehicle sales and display (non-employment use), recognized as ancillary, does not exceed the maximum permitted ancillary retail area of 15% of the total GFA of the site, and for the extension to be no more than 3 years.

**Regarding Minor Variance Application A-24-090B / 15 Hercules Court**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application A-24-091B / 59 Cadillac Crescent**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

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L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application A-24-092B / 26 Commodore Drive**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application A-24-093B / 61 Truro Circle**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application A-24-094B / 40 Bellini Avenue**  
Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer.



- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

## Public Works

10 Peel Centre Dr.  
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[peelregion.ca](http://peelregion.ca)

### **Regarding Minor Variance Application: A-24-095B/ 150 West Drive Unit 106**

**Planning – Sara Feshangchi (905) 791- 7800 extension 4145**

#### **Comments**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' (Schedule E1) and within the Major Transit Station Area 'Laurelcrest-QUE – 4' (Schedule E5).
- Minor variance A-24-095B proposes to permit a place of commercial recreation (indoor playground), whereas the By-law does not permit the use on subject lands designated 'Business Corridor' in the City of Brampton Official Plan and zoned 'Industrial - M1A-163' in the City of Brampton Zoning By-law.
- The subject lands are identified as 'Central Area Mixed Use' by the Queen Street Corridor Secondary Plan Area 36 which seeks to accommodate mixed use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit.
- The Region has no objection to the proposed use (place of commercial recreation) as it conforms with the RPOP policy framework.

### **Regarding Consent Application: A-24-096B/ 32 Vespahills Crescent**

**Planning – Sara Feshangchi (905) 791- 7800 extension 4145**

#### **Comments**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as 'Urban System' Schedule (E1), within a Planned Major Transit Station Area – QUE-13 (Schedule E5), and within the 'Natural Areas and Corridors' (Figure 7).
- Minor variance A-24-096B proposes to permit a driveway width of 13.72 metres, whereas the by-law permits a maximum driveway width of 9.14 metres on subject lands designated 'Residential' in the City of Brampton Official Plan and zoned 'Residential-R1A-1881' in the City of Brampton Zoning By-law.
- A Toronto Region Conservation Area (TRCA) Flood Plain is identified within and along the rear portion of the subject land, which is also located within the regulated area.
- We rely on the environmental expertise of the Toronto and Region Conservation Authority for the review of development applications located within or adjacent to the regulated area in Peel and their potential impacts on the natural environment. We therefore request that the City of Brampton Committee of Adjustment and staff consider comments from the Toronto and Region Conservation Authority and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Toronto and Region Conservation Authority.

- The subject land is located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Section 2.14.18 of the RPOP. NACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System.
- The Region has no objection to the expanded driveway width proposal as the driveway is located away from the identified Natural Area located at the rear of the property.

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- The applicant is required to adhere to Region of Peel Watermain Design Criteria Standard 6.6, that all residential service boxes (curb stops) shall be installed in grass areas with a minimum distance of 1.0 meter from the edge of the driveway.

**Public Works**

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L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application A-24-097B / 50 Commodore Drive**

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-098B / 26 Pauline Crescent**

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-099B / 72 Donald Stewart Road**

Servicing – Wendy Jawdek (905)-791-7800 extension 6019

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-100B / 21 Wellpark Way**  
**Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

**Regarding Minor Variance Application: A-24-101B / 171 Moffatt Avenue**  
**Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**Regarding Minor Variance Application: A-24-102B / 56 Jordensen Drive**  
**Servicing – Wendy Jawdek (905)-791-7800 extension 6019**

**Comments:**

- This site does not have frontage on an existing municipal sanitary sewer.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of the existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

**New Consent Applications**

**Regarding Consent Applications B-24-004B / 48 Nostalgia Court and B-24-005B /48  
Nostalgia Court**

Planning – Sara Feshangchi (905) 791- 7800 extension 4145

**Comments**

- The Region of Peel Official Plan (RPOP) identifies the subject lands as ‘Urban System’ (Schedule E1)
- These applications (B-24-004B and B-24-005B) propose to provide the landowners with clear title in an instance where two semi-detached units have inadvertently merged on title under the *Planning Act*, when the same owner acquired both units. The subject lands are designated ‘Residential’ in the City of Brampton Official Plan and zoned ‘Residential-R3B-827’.
- The Region of Peel has no objection to the issuance of Certificates of Validation.

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

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**Concluding Comments**

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact the undersigned at (905) 791-7800 ext. 4145 or by email at [sara.feshangchi@peelregion.ca](mailto:sara.feshangchi@peelregion.ca).

Yours Truly,



**Sara Feshangchi, BURPI  
Junior Planner, Planning and Development Services, Region of Peel**

CC **John Hardcastle (Region of Peel)  
Dana Jenkins (Region of Peel)**



**CITY OF BRAMPTON**

**COMMITTEE OF ADJUSTMENT**

I, Clara Vani, of the City of Brampton, in the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Secretary-Treasurer of the Committee of Adjustment for the City of Brampton and as such have knowledge of the facts herein deposed to.
2. On **Wednesday April 11, 2024** I caused to be posted by mail, a true copy of the Notice of Public Hearing to all persons within a 60-metre radius of the subject property:

**APPLICATION NUMBER:**                    **A-2024-0071**  
**NAME OF APPLICANT:**                    **1212949 Ontario Inc.**  
**LEGAL DESCRIPTION:**                    **Con 6 WHS Pt Lot 7, Ward 6**

**Declared Before Me at the**

**City of Brampton, In The**

**Region of Peel, This**

11 of April 2024

  
\_\_\_\_\_  
**A Commissioner, Etc.**

  
\_\_\_\_\_

CHARLOTTE GRAVLEV, Deputy Clerk  
The Corporation of The City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R4  
A Commissioner, etc., ...  
in the Regional Municipality of Peel

## Vani, Clara

---

**From:** COA  
**Sent:** 2024/04/11 1:01 PM  
**To:** Jennifer Staden; Zechariah Bouchard  
**Subject:** Sign Insert - A-2024-0071 - 9353 Winston Churchill Blvd  
**Attachments:** A-2024-0071 - 9353 Winston Churchill Blvd.pdf

Good Afternoon,

Please see attached your sign for posting. The sign needs to be posted by end of day Friday April 12, 2024.

You should have received a reuseable sign when the application was paid for. If you do not have a sign, you can pick up a sign at City of Brampton, 2 Wellington Street, 1st Floor Clerks office. We are available between 9:30 a.m. to 12:30 p.m. and/or 2:00 p.m. to 4:00 p.m., please use the kiosk to sign in for Committee of Adjustment and have a seat until your number is called.

Once the sign is posted please reply to this email with a photo of the sign posted from the street view. The photo should be received by me no later then the date noted above.

Failure to post the sign will cause your application to be not be heard on April 23, 2024.

If you have any further questions please do not hesitate to ask.

*Clara Vani*

Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)



**Meeting Date: April 23, 2024**

**Start Time: 9:30 a.m.**

**Meeting Location: City Hall, 2 Wellington Street  
West Council Chambers 4<sup>th</sup>  
Floor**

**Application Numbers:**

**A-2024-0071 - 9353 Winston Churchill Boulevard**

- 1. To permit an Industrial use (warehouse) in an Agricultural zone; and**
- 2. To permit outside storage of stage rental equipment and oversized motor vehicles for a temporary period of two years.**



**Application for Minor Variance**Section 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-2024-0071  
**Property Address:** 9353 Winston Churchill Boulevard  
**Legal Description:** Con 6 WHS Pt Lot 7, Ward 6  
**Agent:** Glen Schnarr and Associates Inc. c/o Jennifer Staden  
**Owner(s):** 1212949 Ontario Inc.,  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, April 23, 2024 at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit an Industrial use (warehouse) in an Agricultural zone, whereas the by-law does not permit the use; and
2. 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.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 **4:00 pm on Thursday, April 18, 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](mailto: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 **4:00 pm on Thursday, April 18, 2024**, by emailing [coa@brampton.ca](mailto: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.

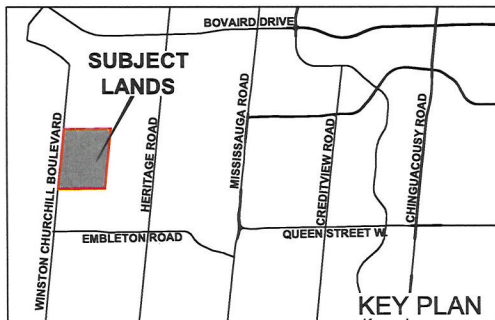
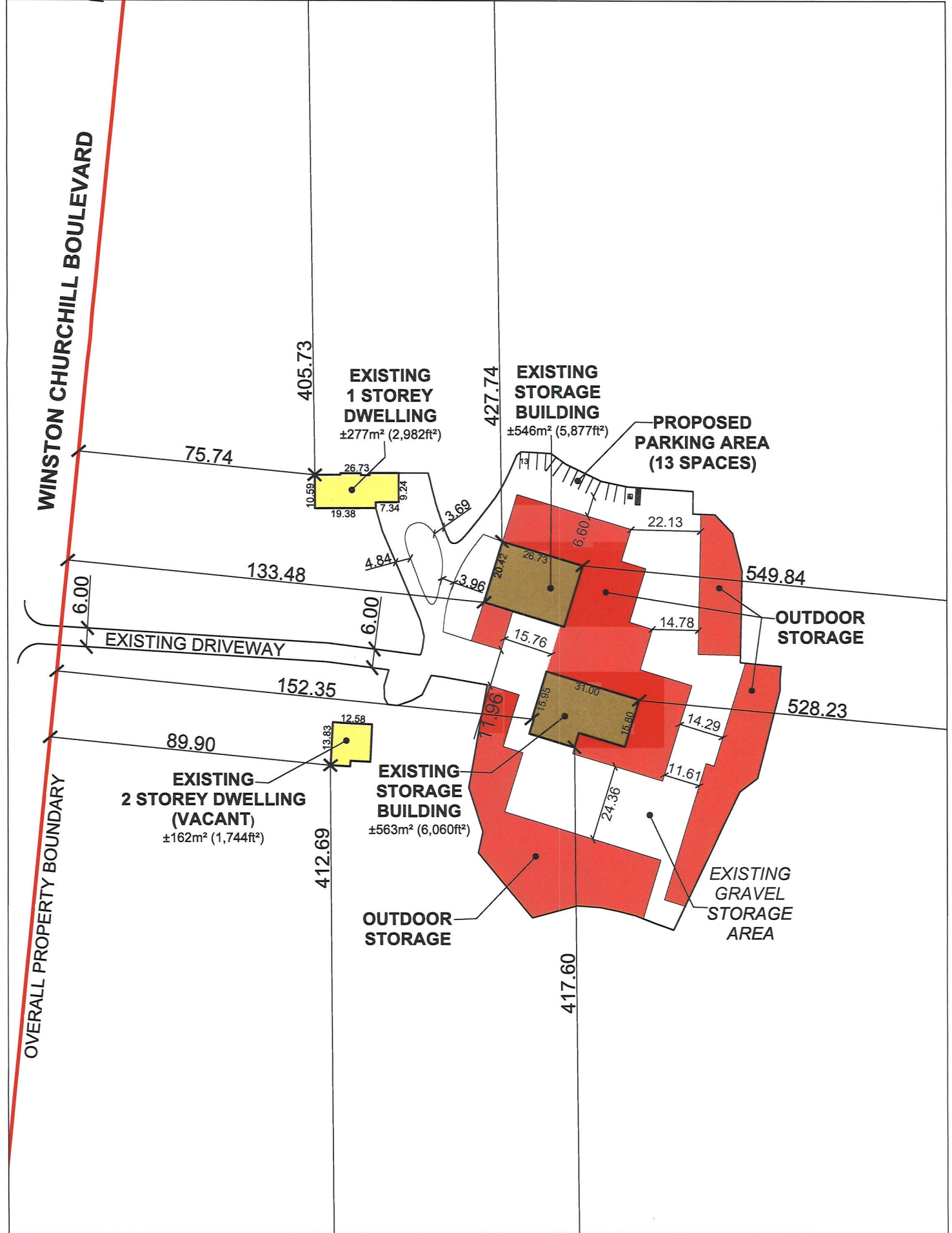
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://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](mailto: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](mailto: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 11th day of April 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)



**EXISTING/PROPOSED CONDITIONS PLAN**  
**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)**
- Existing Dwellings (not associated with Band World operations)
- Existing Storage Buildings: ±1,109m<sup>2</sup> (11,937ft<sup>2</sup>)
- Required Parking Spaces (1/90m<sup>2</sup>): 13 Spaces
- Provided Parking Spaces: 13 Spaces\*
- \*includes one Accessible Space
- Approximate Outside Storage Locations (5,485m<sup>2</sup>)

**Notes**

- Building Areas are *approximate only*
- Typical Parking Space: 2.7m x 5.4m
- Accessible Type 'A' Parking Space: 3.4m x 5.4m



SCALE 1:1500  
 APRIL 10, 2024

## Vani, Clara

---

**From:** Zechariah Bouchard <zechariahb@gsai.ca>  
**Sent:** 2024/03/08 9:48 AM  
**To:** Vani, Clara  
**Cc:** Jennifer Staden  
**Subject:** [EXTERNAL]RE: 9353 Winston Churchill Boulevard - A-2024-0071

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good morning Clara – just following up on file A-2024-0071, which we finalized yesterday. Thank you for your assistance with that.

Jennifer (cc'd) is listed as the applicant on file, but will be going on parental leave before the hearing date. Can you advise how to change the email on file to my own? We'd like to ensure I receive all file updates and the sign insert when available.

Best,

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
Cell: 416-930-4958



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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:** Vani, Clara <Clara.Vani@brampton.ca>  
**Sent:** Thursday, March 7, 2024 9:54 AM  
**To:** Zechariah Bouchard <zechariahb@gsai.ca>; Jennifer Staden <jennifers@gsai.ca>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Good Morning,

We give the reuseable signs when the applications are paid. The insert is emailed out 10 days prior to the meeting for posting.

We are available from 9:30 a.m. to 12:30 p.m. and/or 2:30 p.m. to 4:00 p.m.

Thank you,  
Clara

**From:** Zechariah Bouchard <zechariahb@gsai.ca>  
**Sent:** Thursday, March 7, 2024 9:46 AM  
**To:** Vani, Clara <Clara.Vani@brampton.ca>; Jennifer Staden <jennifers@gsai.ca>  
**Subject:** Re: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Good morning Clara, I plan on dropping off the payment for this application today.

Can you advise when the signage will be available to pickup and post?

Thank you,

**Zechariah Bouchard | Planner**  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
C: 416-930-4958



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---

**From:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Sent:** Tuesday, March 5, 2024 2:23:34 PM  
**To:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Cc:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hi Jennifer,

Has the application been paid for and given a date. Usually, when someone attends City Hall to make payment they are given the information sheet with the application number and the date of the hearing.

Have you received this sheet?

I am out of office and will be back in office tomorrow.

Thank you,

*Clara Vani*

Secretary Treasurer, Committee of Adjustment  
City of Brampton, Clerks Office  
2 Wellington Street West, 1<sup>st</sup> Floor  
Brampton, ON L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)



**From:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Sent:** Monday, March 4, 2024 11:31 AM  
**To:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Cc:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Subject:** Fwd: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hi Clara,

Do we have a minor variance file number yet?

Jennifer Staden, MICP, RPP | Associate  
Glen Schnarr & Associates Inc.  
700 - 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6  
C: 905-409-1825  
T: 905-568-8888 x258 F: 905-568-8894  
[www.gsai.ca](http://www.gsai.ca)

Begin forwarded message:

**From:** "Dhillon, Narinder" <[Narinder.Dhillon@brampton.ca](mailto:Narinder.Dhillon@brampton.ca)>  
**Date:** March 4, 2024 at 11:14:33 AM EST  
**To:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hello Jennifer,

Was there a file number issued for the MV?

**From:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Sent:** Monday, March 4, 2024 10:37 AM  
**To:** Dhillon, Narinder <[Narinder.Dhillon@brampton.ca](mailto:Narinder.Dhillon@brampton.ca)>  
**Cc:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>; Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hi Narinder,

While there is a pre-con for the block plan area filed, we also have a minor variance application in with the City for outdoor use. I have attached our correspondence with the Secretary Treasurer and have copied her to this correspondence for your reference. Our application is with the City and we expect to be placed on the April 23<sup>rd</sup> hearing agenda (which we should have confirmation shortly).

Does this suffice?

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)



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**From:** Dhillon, Narinder <[Narinder.Dhillon@brampton.ca](mailto:Narinder.Dhillon@brampton.ca)>  
**Sent:** Friday, March 1, 2024 4:04 PM  
**To:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hello Jennifer,

It appears that there is an pre-consult application for the development of a Community Block Plan. However, my concern is the storage of trucks and/or trailers on the site. I am looking for an application that will support the land to be used for that storage of trucks and/or trailers.

Please confirm if this is accurate.

Regards

**From:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Sent:** Monday, February 26, 2024 1:35 PM  
**To:** Dhillon, Narinder <[Narinder.Dhillon@brampton.ca](mailto:Narinder.Dhillon@brampton.ca)>  
**Cc:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hi Narinder,

I will follow up with City staff again. Thanks!

**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)



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**From:** Dhillon, Narinder <[Narinder.Dhillon@brampton.ca](mailto:Narinder.Dhillon@brampton.ca)>  
**Sent:** Monday, February 26, 2024 1:17 PM  
**To:** Jennifer Staden <[jennifers@gsai.ca](mailto:jennifers@gsai.ca)>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hello Jennifer,

I hope all is well. Just checking in to see if you were able to get a date ?

Regards,

**From:** Jennifer Staden <jennifers@gsai.ca>

**Sent:** Tuesday, February 6, 2024 11:37 AM

**To:** Dhillon, Narinder <Narinder.Dhillon@brampton.ca>

**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hi Narinder,

This is the date we are seeking. We should have confirmation within the next few days.

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

700 - 10 Kingsbridge Garden Circle

Mississauga, ON L5R 3K6

Cell: 905-409-1825

[www.g Sai.ca](http://www.g Sai.ca)



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**From:** Dhillon, Narinder <Narinder.Dhillon@brampton.ca>

**Sent:** Tuesday, February 6, 2024 10:51 AM

**To:** Jennifer Staden <jennifers@gsai.ca>

**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hello Jennifer,

Just to confirm, will you be attending the next Committee of Adjustment date of March 19, 2024 or is this a date you are seeking ?

Regards,

**From:** Jennifer Staden <jennifers@gsai.ca>

**Sent:** Monday, February 5, 2024 9:53 AM

**To:** Dhillon, Narinder <Narinder.Dhillon@brampton.ca>

**Cc:** Zechariah Bouchard <zechariahb@gsai.ca>

**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Good morning Narinder,

Just wanted to provide you with an update. We had a call with staff on Friday to further discuss the application. The next available Committee of Adjustment date is March 19, 2024 which is what we are striving for. We continue to encourage staff to expedite the application.

Thanks for your patience.

**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)



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**From:** Jennifer Staden  
**Sent:** Monday, January 22, 2024 10:55 AM  
**To:** Dhillon, Narinder <[Narinder.Dhillon@brampton.ca](mailto:Narinder.Dhillon@brampton.ca)>  
**Cc:** Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>  
**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hi Narinder,

I hope all is well. We are just finalizing our minor variance submission materials and hope to submit today/tomorrow. Thanks for following up. We will keep you posted on the submission.

**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)



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**From:** Dhillon, Narinder <[Narinder.Dhillon@brampton.ca](mailto:Narinder.Dhillon@brampton.ca)>  
**Sent:** Friday, January 19, 2024 11:03 AM



**To:** Jennifer Staden <jennifers@gsai.ca>

**Subject:** RE: [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

Hello Jen,

I hope all is well. Just wondering if there is any update from your client?

**From:** Jennifer Staden <jennifers@gsai.ca>

**Sent:** Friday, December 15, 2023 9:05 AM

**To:** Dhillon, Narinder <Narinder.Dhillon@brampton.ca>

**Cc:** Zechariah Bouchard <zechariahb@gsai.ca>

**Subject:** [EXTERNAL]Declaration of Intent –9353 Winston Churchill Boulevard

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Good morning Narinder,

I sent this email yesterday however received a bounce back. Please confirm receipt, at your earliest.

GSAI has been retained by 1212949 Ontario Inc., registered landowner of 9353 Winston Churchill Boulevard, to assist in obtaining the necessary planning approvals required to permit for the continuation of the existing business on site. We are in receipt of the Order to Comply with respect to the property.

Please find our formal declaration of intent attached. We are working expeditiously to file a Minor Variance application as quick as possible and respectfully request that our client be allowed to continue the existing business on the property without any legal proceedings or ramifications. As you may or may not be aware, the City of Brampton has recently changed their Minor Variance process, which includes additional pre-screening and pre-zoning reviews, which has lengthened the Minor Variance process and can delay a formal application being submitted.

I would be happy to discuss this further and/or answer any questions.

Thank you kindly,

**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)

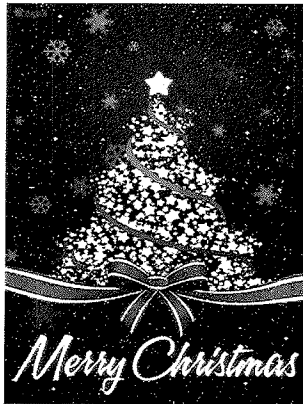


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**Holiday Alert:** Our office will be closed end of day December 22<sup>nd</sup>, 2023 and will reopen on Tuesday, January 2<sup>nd</sup>, 2024. Merry Christmas and Happy Holidays!



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