



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

**APPLICATION**  
**Minor Variance or Special Permission**  
(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** 410@STEELES INC. THROUGH IT'S AGENT MORGUARD INVESTMENTS LTD.  
**Address** 55 CITY CENTRE DRIVE, SUITE 800  
MISSISSAUGA, ON. L5B 1M3

**Phone #** 647.723.6963 **Fax #** \_\_\_\_\_  
**Email** HBHARDWAJ@MORGUARD.COM

2. **Name of Agent** EXP SERVICES INC.  
**Address** 1595 CLARK BLVD.  
BRAMPTON, ON L6T 4V1

**Phone #** 647.204.4235 **Fax #** \_\_\_\_\_  
**Email** JOHN.SOUSA@EXP.COM

3. **Nature and extent of relief applied for (variances requested):**  
MOLOK BINS TO BE INSTALLED AND SCREENED FROM VIEW OF STEELES AVENUE  
WITH LANDSCAPE ELEMENTS.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Why is it not possible to comply with the provisions of the by-law?**  
THE FLOOR PLAN HAS NO ROOM FOR AN INTERIOR CLIMATE CONTROLLED  
GARBAGE ROOM. INSTEAD WE ARE PROPOSING MOLOK BINS. THESE BINS ARE  
PROVEN TO MITIGATE SMELLS AND PROVIDE A CLEAN APPEARANCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **Legal Description of the subject land:**  
**Lot Number** PART OF BLOCK 3  
**Plan Number/Concession Number** REGISTERED PLAN 43M-1784  
**Municipal Address** 110 RESOLUTION DRIVE

6. **Dimension of subject land (in metric units)**  
**Frontage** +300m  
**Depth** +250m  
**Area** 24.15 ACRES

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

0. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land:

THE SITE CONTAINS MULTIPLE EXISTING BUILDING. REFER TO CITY APPROVED SITE PLAN DRAWING SP100 A. CITY FILE NUMBER SP08-011.00

PROPOSED BUILDINGS/STRUCTURES on the subject land:

CFA RESTURANT AND DUAL DRIVE-THRU GFA 454.06SQ.M., 1 STOREY

1. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback As per SP08-011.00
Rear yard setback As per SP08-011.00
Side yard setback As per SP08-011.00
Side yard setback As per SP08-011.00

PROPOSED

Front yard setback 6m
Rear yard setback N/A
Side yard setback 6.4m
Side yard setback 101m

0. Date of Acquisition of subject land: February 25, 2021

1. Existing uses of subject property: COMMERCIAL RETAIL

2. Proposed uses of subject property: CFA RESTURANT AND DUAL DRIVE-THRU

3. Existing uses of abutting properties: COMMERCIAL RETAIL

4. Date of construction of all buildings & structures on subject land: Multiple buildings constructed between 2008 and present with varying completion dates

5. Length of time the existing uses of the subject property have been continued: 17 years and 6 months

16. (a) What water supply is existing/proposed?

Municipal Well [checked] Other (specify)

(b) What sewage disposal is/will be provided?

Municipal Septic [checked] Other (specify)

(c) What storm drainage system is existing/proposed?

Sewers [checked] Ditches Swales Other (specify)

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  PRE-2023-0162

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

Yes No  Unknown

If answer is yes, provide details:

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

 Digitally signed by John Frank Sousa  
DN: C=CA, E=john.sousa@exp.com, O=exp Services Inc,  
CN=John Frank Sousa  
Location: Brampton, Ontario  
Reason: I agree to the terms defined by the placement of  
my signature on this document  
Contact info: 647-402-4235  
Date: 2024.06.25 12:22:29-04'00'

Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ City \_\_\_\_\_ OF \_\_\_\_\_ Brampton \_\_\_\_\_  
THIS 25TH DAY OF JUNE, 2024.

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, John Sousa, OF THE Region OF Peel

IN THE City OF Brampton 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

Region OF Peel

IN THE City OF

Brampton THIS 25TH DAY OF  
JUNE, 2024.

 Digitally signed by John Frank Sousa  
DN: C=CA, E=john.sousa@exp.com, O=exp  
Services Inc, CN=John Frank Sousa  
Location: Brampton, Ontario  
Reason: I agree to the terms defined by the  
placement of my signature on this document  
Contact info: 647-402-4235  
Date: 2024.06.25 12:22:41-04'00'

Signature of Applicant or Authorized Agent



A Commissioner etc.

Alysia Manesiotis  
PARALEGAL LSO #P16524

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

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

\_\_\_\_\_  
Zoning Officer Date

DATE RECEIVED June 28 2024

VL

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 110 RESOLUTION DRIVE

I/We, 410@Steels Inc. through its agent Morguard Investments Limited  
please print/type the full name of the owner(s)

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

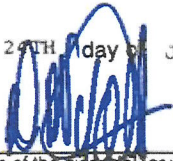
EXP SERVICES INC.

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 24<sup>TH</sup> day of JUNE

, 20<sup>24</sup>.

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

David Wyatt, SVP Morguard Investments Limited, Manager of 410@Steels INC.

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

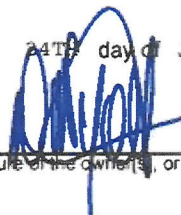
LOCATION OF THE SUBJECT LAND: 110 RESOLUTION DRIVE

I/We, 410@Steels Inc. through its agent Morguard Investments Limited  
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<sup>TH</sup> day of JUNE

, 20 24.

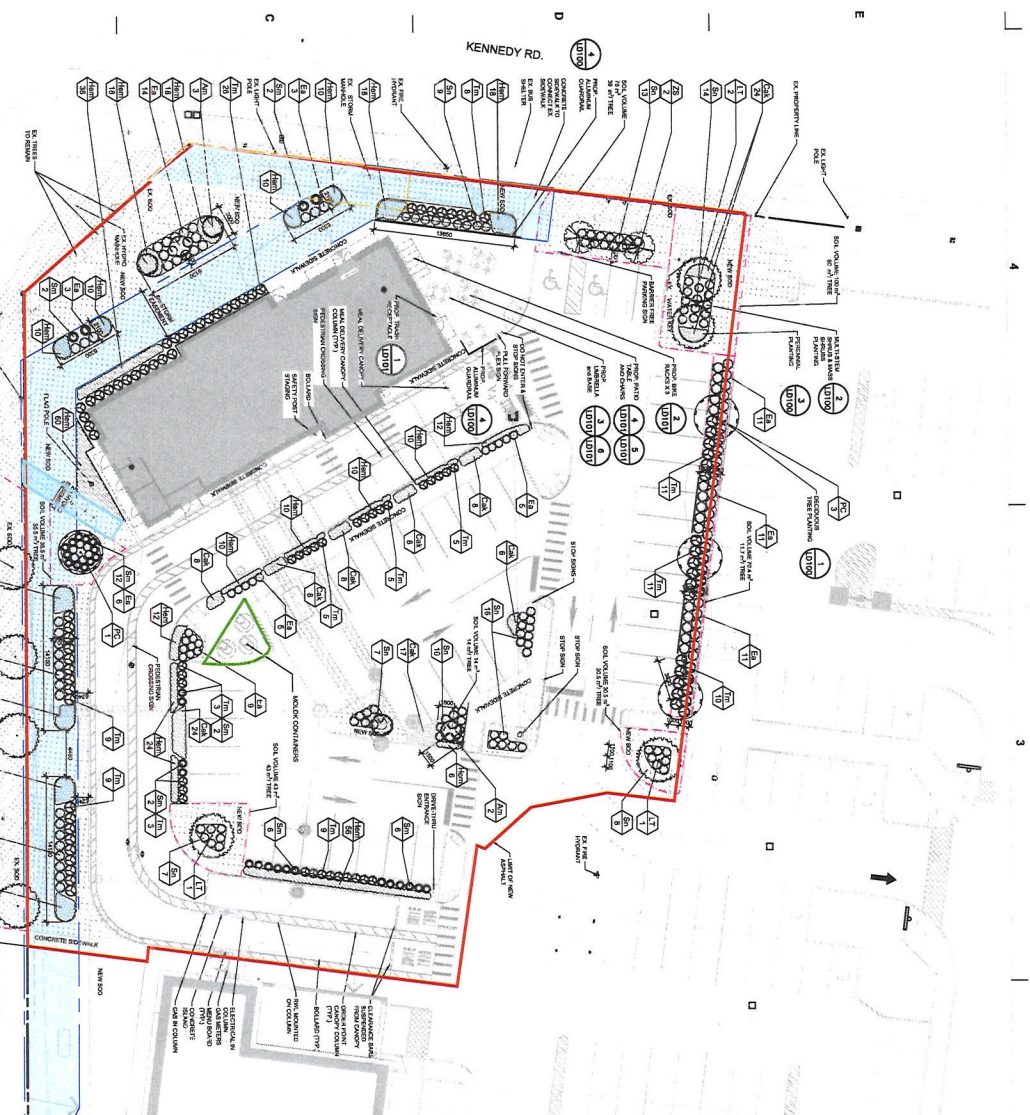
  
\_\_\_\_\_  
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

David Wyatt, SVP Morguard Investments Limited, Manager of 410@Steels INC.

\_\_\_\_\_  
(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**



**1 LANDSCAPE PLAN**  
SCALE: 1:200

**CITY OF BRAMPTON STANDARD SITE PLAN LANDSCAPE NOTES**

1. THE CONTRACTOR MUST NOTIFY THE PUBLIC WORKS AND DISPERSED DEPARTMENT OF THE CITY OF BRAMPTON PRIOR TO COMMENCEMENT OF ANY PLANTING.
2. THE LOCATIONS OF ALL TREES ON STREET FRONTAGES MUST BE APPROVED BY THE PUBLIC WORKS AND DISPERSED DEPARTMENT OF THE CITY OF BRAMPTON PRIOR TO THEIR REMOVAL.
3. THE OWNER IS REQUIRED, UPON COMPLETION OF ALL LANDSCAPE WORKS TO SUBMIT AN ATTESTATION FROM A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT THAT ALL LANDSCAPE WORKS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SITE PLAN LANDSCAPE NOTES.
4. ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION AND APPROVAL BY THE CITY OF BRAMPTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE WORKS FOR THE GUARANTEE PERIOD.
5. SPECIFICATIONS, MATERIALS, AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND NOTES SHALL BE PROVIDED AT THE OWNER'S EXPENSE.
6. REWARD/INCENTIVE AT THE OWNER'S EXPENSE.
7. ANY CHAIN LINK FENCING AND COMPONENTS THAT ARE INSTALLED SUBSEQUENT TO SITE PLAN APPROVAL MUST BE APPROVED BY THE CITY OF BRAMPTON PRIOR TO INSTALLATION. RECYCLING SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SITE PLAN LANDSCAPE NOTES AND SHALL BE BLACK WITH RED LETTERING.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF ANY PLANTING.
9. ALL E-LEADS TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD.
10. WHEN PLANTING THE PROTECTION OF THE EXISTING UTILITIES SHALL BE SOUGHT INTO CONSIDERATION AND THE PROTECTION OF THE CITY OF BRAMPTON SHALL BE SOUGHT INTO CONSIDERATION.
11. ALL SOUNDING IS SUBJECT TO THE PROVISIONS OF THE SIGN BY-LAW.

**PLANTING NOTES**

1. ANY EXISTING TREES (BASES NOTED FOR REMOVAL) ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE AND NOT DISTURBED OR REMOVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
2. TOPOGRAPHY TO BE RECONSTRUCTED SEPARATELY FROM GEOTECHNICAL EXPLORATION. EXISTING TOPOGRAPHY SHALL BE RECONSTRUCTED TO THE FINISHED GRADE SURFACE AS SHOWN ON THE SITE PLAN. EXISTING TOPOGRAPHY SHALL BE RECONSTRUCTED TO THE FINISHED GRADE SURFACE AS SHOWN ON THE SITE PLAN.
3. PLANT MATERIALS SPECIFIED FOR THIS PROJECT MUST COMPLY WITH THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS WHICH DO NOT COMPLY WITH THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS SHALL BE REJECTED FROM THE CONSTRUCTION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS OF THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS.
4. PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS OF THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS.
5. PLANT MATERIALS SPECIFIED FOR THIS PROJECT MUST COMPLY WITH THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS WHICH DO NOT COMPLY WITH THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS SHALL BE REJECTED FROM THE CONSTRUCTION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS OF THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS OF THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS.
7. MEDICAL GRADE OR DAMAGED MATERIALS ON TREES OR SHRUBS ALL PLANTING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS.
8. PLANTING SHALL NOT BE PERFORMED ON UNSTABILIZED DRAINAGE EXTERIOR SLOPE, DRAINAGE ON OTHER UNSTABILIZED SLOPES, OR ON ANY OTHER UNSTABILIZED SLOPE UNLESS THE SLOPE IS STABILIZED BY THE CONTRACTOR PRIOR TO PLANTING.
9. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS OF THE CANADIAN HARBURY GRADE DRUMMING AND PLANT MATERIALS.
10. THE CONTRACTOR IS REQUIRED TO WATER PLANTS DURING CONSTRUCTION AND THE 1 YEAR WARRANTY PERIOD. PLANTS WILL BE WATERED WITH A HOSE OR MISTING SYSTEM BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE HOSE OR MISTING SYSTEM. THE COST OF THE HOSE OR MISTING SYSTEM SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE.
11. ALL PLANTING IS TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN IN THE DRAWINGS AND THE PLANTING PERIOD OR DURATION SHALL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REPAIRS OF HARD PLANT MATERIALS DURING THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE COST OF ALL MAINTENANCE REPAIRS.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO OBTAIN THE NECESSARY PERMITS FOR PLANTING AND TO OBTAIN THE NECESSARY PERMITS FOR PLANTING AND TO OBTAIN THE NECESSARY PERMITS FOR PLANTING.
14. ALL PLANTING IS TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN IN THE DRAWINGS AND THE PLANTING PERIOD OR DURATION SHALL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

**SODDING NOTES:**

1. SODDING SHALL BE PERFORMED ON THE PLANTING PLANS AS TO BE CERTIFIED UNDER A 101 CULINARY TURF SOO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL SODDING AND SHALL BE RESPONSIBLE FOR THE COST OF ALL SODDING.
2. SODDING SHALL BE PERFORMED ON THE PLANTING PLANS AS TO BE CERTIFIED UNDER A 101 CULINARY TURF SOO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL SODDING AND SHALL BE RESPONSIBLE FOR THE COST OF ALL SODDING.
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**PLANT SCHEDULE**

Plant ID	Plant Qty	Botanical Name	Common Name	Calc. (mm)	HT (mm)	Root	Note
1	1	Quercus alba	White Oak	70	70	W.B.	
2	1	Quercus macrocarpa	Red Oak	70	70	W.B.	
3	1	Acer rubrum	Red Maple	70	70	W.B.	
4	1	Acer saccharum	Black Maple	70	70	W.B.	
5	1	Thuja occidentalis	Green Cedar	70	70	W.B.	
6	1	Juniperus horizontalis	Creeping Juniper	70	70	W.B.	
7	1	Hosta plantaginea	Hosta	70	70	W.B.	
8	1	Heuchera	Heuchera	70	70	W.B.	
9	1	Stachys	Stachys	70	70	W.B.	
10	1	Salvia	Salvia	70	70	W.B.	
11	1	Thymus	Thymus	70	70	W.B.	
12	1	Origanum	Origanum	70	70	W.B.	
13	1	Echinacea	Echinacea	70	70	W.B.	
14	1	Aspirin	Aspirin	70	70	W.B.	
15	1	Aspirin	Aspirin	70	70	W.B.	
16	1	Aspirin	Aspirin	70	70	W.B.	
17	1	Aspirin	Aspirin	70	70	W.B.	
18	1	Aspirin	Aspirin	70	70	W.B.	
19	1	Aspirin	Aspirin	70	70	W.B.	
20	1	Aspirin	Aspirin	70	70	W.B.	
21	1	Aspirin	Aspirin	70	70	W.B.	
22	1	Aspirin	Aspirin	70	70	W.B.	
23	1	Aspirin	Aspirin	70	70	W.B.	
24	1	Aspirin	Aspirin	70	70	W.B.	
25	1	Aspirin	Aspirin	70	70	W.B.	

**easements**



**Chick-Fil-A**  
5200 Burlington Road  
Atlanta, Georgia 30349-2998



**CHICK-FIL-A**  
BRAMPTON  
KENNEDY RD. S & STEELES AVE. E  
Brampton, Ontario

**F5R#30058**

BUILDING TYPE / SIZE: XXXXXXXX  
REUSE: XXXXXXXX

**REVISION SCHEDULE**  
NO. DATE DESCRIPTION  
1 2024-05-31 ISSUE FOR PHASE 5

DATE: MAY 2024  
DRAWN BY: L2  
PROJECT #/REVISION: PRE-2024-046  
PROJECT #/REVISION: PRELIMINARY

**L100**

**Issued for Information**

LANDSCAPE PLAN  
SHEET NUMBER

# Zoning Non-compliance Checklist

File No. A-2024- <i>D253</i>
---------------------------------

Applicant: 410 @ Steeles Inc/Morguard Investments Ltd.  
 Address: 110 Resolution Drive  
 Zoning: MBU section 3456  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
WASTE	To allow molok bins to be used for restaurant waste.	Whereas the by-law requires an interior climate controlled garbage room in each building.	3456.2
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
 Reviewed by Zoning

June 26, 2024  
 Date

