



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

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FILE NUMBER: A-2024-03100

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)** PEPSICO ULC  
**Address** 2095 MATHESON BLVD E, MISSISSAUGA, ON L4W 5R7  
**Phone #** 613-266-2458 **Fax #**  
**Email** grame.cummings@pepsico.com

2. **Name of Agent** Maria Okulich - CIMA  
**Address** 500-5935 Airport Road Mississauga, ON, L4V 1W5  
**Phone #** 647-308-7448 **Fax #**  
**Email** maria.okulich@cima.ca

3. **Nature and extent of relief applied for (variances requested):**  
We are looking to amend the zoning by-law which prohibits above-grade infrastructure being constructed on landscaped strip abutting Highway 410 within 12 meters. We are looking to install EV chargers within a 12m landscaping strip abutting Highway 410. The 12m landscaping strip free of structures would be reduced to a 7.55m width strip from the edge of the property line. The rest of the landscaping strip (from 7.55m to 12m from the edge of the property line) would still remain landscaped but would encompass electrical equipment

4. **Why is it not possible to comply with the provisions of the by-law?**  
The truck turning radius would not be sufficient if the EV chargers are moved outside (Westward) of the 12m landscaping strip into the paved parking lot.

5. **Legal Description of the subject land:**  
**Lot Number** 0207  
**Plan Number/Concession Number** 43M-1008  
**Municipal Address** 12 Clipper Crt. Brampton

6. **Dimension of subject land (in metric units)**  
**Frontage** 305 m  
**Depth** 305 m  
**Area** 4.4 ha

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

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.)

Ground Floor Area (sq m): 5133  
Ground Floor Area (sq m): 5133  
Number of Storeys: 1  
Length: 160 m  
Width: 60 m

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

N/A

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 Min = 55m, Max = 65m (Lot lines are on an angle with building)  
Rear yard setback 50m  
Side yard setback Min = 30m, Max = 40m (Lot lines are on an angle with building)  
Side yard setback 90m

**PROPOSED**

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

10. Date of Acquisition of subject land: 7/13/2001
11. Existing uses of subject property: Non-Residential
12. Proposed uses of subject property: Non-Residential
13. Existing uses of abutting properties: Non-Residential
14. Date of construction of all buildings & structures on subject land: 2005
15. Length of time the existing uses of the subject property have been continued: 19 years

16. (a) What water supply is existing/proposed?  
Municipal  Other (specify) \_\_\_\_\_  
Well
- (b) What sewage disposal is/will be provided?  
Municipal  Other (specify) \_\_\_\_\_  
Septic
- (c) What storm drainage system is existing/proposed?  
Sewers  Other (specify) \_\_\_\_\_  
Ditches   
Swales

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes  No

If answer is yes, provide details: File # SPA-2024-0087 Status In Review

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

M.Okulich
Signature of Applicant(s) or Authorized Agent

DATED AT THE MISSISSAUGA OF ONTARIO
THIS 06 DAY OF SEPTEMBER, 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, Graeme Cummings Maria Okulich OF THE City OF Cambridge, Mississauga
IN THE Region OF Waterloo Peel 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 20th DAY OF September, 2024
A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026
Signature of Applicant or Authorized Agent

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 Sept. 20, 2024
Date Application Deemed Complete by the Municipality

**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: 12 Clipper Crt. Brampton

I/We, PepsiCo ULC  
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 6th day of September, **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.)

Graeme Cummings

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

**APPOINTMENT AND AUTHORIZATION OF AGENT**

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

LOCATION OF THE SUBJECT LAND: 12 Clipper Crt. Brampton


I/We, PepsiCo ULC  
please print/type the full name of the owner(s)

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

CIMA CANADA 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 6th day of September, **20**24.

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

Graeme Cummings  
\_\_\_\_\_  
(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.**



# Zoning Non-compliance Checklist

|                          |
|--------------------------|
| File No.<br>A-2024-03075 |
|--------------------------|

Applicant: Pepsico ULC  
 Address: 12 Clipper Court  
 Zoning: M1 Section 2681  
 By-law 270-2004, as amended

| Category                                | Proposal   | By-law Requirement  | Section # |
|---|--|---|-----------|
| USE                                     |  |   |           |
| LOT DIMENSIONS<br>AREA / DEPTH / WIDTH  |  |   |           |
| BUILDING SETBACKS<br>FRONT/ SIDE / REAR |  |   |           |
| BUILDING SIZE                           |  |   |           |
| SIDE DOOR                               |  |   |           |
| COVERAGE                                |  |   |           |
| PARKING                                 |  |   |           |
| DRIVEWAY                                |  |   |           |
| ACCESSORY STRUCTURE                     |  |   |           |
| ACCESSORY STRUCTURE<br>SIZE / HEIGHT    |  |   |           |
| MULTIPLE ACCESSORY<br>STRUCTURES        |  |   |           |
| DRIVEWAY WIDTH                          |  |   |           |
| LANDSCAPE OPEN SPACE                    | To provide a landscaped open space abutting Highway Number 410 a width of 7.55 metres. | Landscaped open space shall be provided and maintained abutting Highway Number 410 with a minimum width of 12 metres. | 2681      |
| SCHEDULE 'C'                            |  |   |           |
| FENCE HEIGHT                            |  |   |           |
|   |  |   |           |

Rose Bruno  
 Reviewed by Zoning

September 12, 2024  
 Date