



## Report Committee of Adjustment

**Filing Date:** October 10<sup>th</sup>, 2024  
**Hearing Date:** November 12<sup>th</sup>, 2024

**File:** A-2024-0378

**Owner/  
Applicant:** 10005565 Ontario Inc, Baldeep Raman  
TWG Engineering Inc (Anuj Modi)

**Address:** 119 East Drive

**Ward:** WARD 7

**Contact:** Marcia Razao, Planning Technician

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### **Recommendations:**

That application A-2024-0378 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
  2. That the variance be to permit an interior site yard setback of 1.75 metres to a proposed addition to an existing warehouse;
  3. That the applicant obtain Site Plan approval;
  4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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### **Background:**

The applicant is requesting a variance to permit a 1.75 metre side yard setback on the east side of the property. Staff note that the wording of the variance identified on the public notice mentions a variance "to permit an interior side yard setback of 0.75 metres" however the sketch in Appendix B is accurate and references a setback of 1.75 metres.

### Existing Zoning

The property is zoned 'Industrial Two (M2)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit an interior site yard setback of 1.75 metres to a proposed addition to an existing warehouse, whereas the by-law requires a minimum interior side yard setback of 4.0 metres.

**Current Situation:**

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Industrial/Business Corridor' in the 2006 Official Plan and 'Mixed Industrial Commercial' in the Bramalea Mobility Hub Secondary Plan (Area 9). The subject property is designated as 'Employment Areas' (Schedule 1A – City Structure) and 'Employment' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The requested variance is not considered to have significant impacts within the context of the Official Plan. The nature and extent of the proposed variance is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The variance is requested to permit an interior side yard setback of 1.75 metres, whereas the by-law requires a side yard setback of 4.0 metres for a proposed addition on the east side of the building. The intent of the by-law in regulating minimum building setback requirements is to control the massing of the building and to ensure that there are adequate areas for landscaping, parking and the maneuvering of vehicles around the property. The proposed addition is minor in nature and will have no impact on landscaping, parking, or maneuvering of vehicles. A condition of approval is recommended that the owner apply for site plan approval as further technical review of the proposed addition and overall site functionality will be reviewed at that stage. Another recommended condition be that the amount of glazed openings on the wall facing the side yard setback will be restricted based on the limiting distance as defined in the Ontario Building Code and is required to conform to Div. B 3.2.3.1 of the OBC. The construction of the exposed building face will be required to conform to OBC Div. B 3.2.3.7. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit an interior side yard setback of 1.75 metres whereas the by-law requires a minimum interior side yard setback of 4 metres. The intent is to facilitate an addition to the existing building on the subject property. City staff do not anticipate impacts to parking or vehicular maneuverability on the site. Subject to the recommended conditions, the variance is considered to be desirable for appropriate development of the land.

#### 4. Minor in Nature

The requested variance is related to a proposed addition to a building on the subject property with a 1.75 metre interior side yard setback whereas the by-law requires a side yard setback of 4.0 metres. The subject property abuts another industrial property, and the reduced setback is not anticipated to impose on-site or off-site impacts. Subject to the recommended conditions of approval, the variance is considered to be minor in nature.

Respectfully Submitted,

*Marcia Razao*

Marcia Razao, Planning Technician

Appendix A (Site Photo)



Appendix B (Site Plan)

