



Report Committee of Adjustment

Filing Date: November 18, 2024

Hearing Date: December 10, 2024

File: A-2024-0427

**Owner/
Applicant:** **Packall Consultants (1981) Limited
Paul Marques Architect Inc**

Address: **2 Shaftsbury Lane**

Ward: 8

Contact: Megan Fernandes, Assistant Development Planner

Recommendations:

That application A-2024-0427 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the outside storage be limited to the areas on the property identified on the sketch attached to the Notice of Decision;
 3. That the owner finalize site plan approval under City File: SPA-2023-0063, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
 4. That there be no motor vehicle truck repair, maintenance, or washing occurring on the site at any time;
 5. That Variance 1 and Variance 2 shall be approved for a temporary period of one (1) year; and
 6. 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 two (2) variances in regards to outside storage (truck trailers) located on the property. Staff note this site received previous Minor Variance approvals in October 2016 to

permit a parking lot for truck trailer storage not associated with a business operating from a building on the same lot; and to permit a maximum height of 5.0m for outside storage (truck trailers) whereas the by-law permits a maximum height of 3.0m for outside storage. Conditions of approval were provided as part of Minor Variance Application A16-172 (Appendix A) which included that the use be approved for a temporary period of five (5) years. Through a review of the Site Plan Application, and a submission of the formal letter from the applicant, City staff are satisfied that the outdoor truck storage is permitted as of right under the M3A Zoning By-law.

Existing Zoning:

The property is zoned 'Industrial Three A (M3A)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To allow outside storage to be screened by a fence containing an iron-rod swing gate, whereas the by-law requires outside storage to be screened from view by a solid fence; and
2. To allow a maximum height of 5.0 metres for outside storage (truck trailers), whereas the bylaw permits a height of 3.0 metres.

Current Situation:

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

The subject property is designated as 'Industrial' in the Official Plan and 'General Employment 1' in the Airport Intermodal Secondary Plan Area (4).

The general intent of the 'Industrial' Official Plan designation is to provide for a range of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. The subject lands are further designated as 'General Employment 1' in the Airport Intermodal Secondary Plan Area (4). The 'General Employment 1' designation allows for a broad range of industrial uses including but not limited to warehousing and storage of goods and outdoor storage areas, only as accessory to an industrial use and which shall be screened from public view.

The proposed outside storage use will be situated on a lot within an industrial area with as-of-right permissions for a parking lot use and is not anticipated to significantly alter the character of the area given the surrounding site context. The north western portion of the subject property where the outside storage is located is be screened from public view by an existing solid wooden fence with a rod iron swing gate on the north western lot line, which is the subject of Variance 1.

The Applicant has filed Site Plan Application SPA-2023-0068 which proposes the expansion of the existing building. Through a review of the Site Plan provided as part of the Minor Variance Application and City File SPA-2023-0068, staff note that the outside storage area will be removed to facilitate the development (Appendix C). As such, planning staff recommend that the variances be approved for a one (1) year period which will provide the applicant sufficient time to continue to utilize the area for the outside storage though the Site Plan and Building Permit process.

In regards to Brampton Plan (2023), the subject property is designated as 'Employment Areas' (Schedule 1A – City Structure) and 'Employment' (Schedule 2 – Designations). 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 variances have no impact within the context of the policies of the Official Plan and Secondary Plan, and maintains the general intent and purpose of the Official Plan.

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

Variance 1 is requested to allow outside storage to be screened by a fence containing an iron-rod swing gate, whereas the by-law requires outside storage to be screened from view by a solid fence. Variance 2 is requested to allow a maximum height of 5.0 metres for outside storage (truck trailers), whereas the by-law permits a height of 3.0 metres. The intent of the by-law in requiring a fence of this nature to be constructed and maximum height is to ensure that the use does not negatively impact the functioning of business operations on the property and that it does not pose negative visual impacts on to adjacent properties.

In relation to Variances 1 and 2, the intent of the storage areas is to store truck trailers on the subject property. The applicant is currently utilizing the northwestern side of the property for the outside storage use. The outside storage, in this case is appropriately located as it is appropriately screened from the public view as the existing building provides a buffer along Walker Drive, and the outside storage areas maintains the appropriate setbacks from the adjacent property lines. The existing fence applicant is providing is approximately 3.0m in height and primarily consists of solid wood, with the exception of the iron-rod swing gate to screen the outside storage. The applicant is requesting variance 2, as the storage trailers measure approximately 5m which exceeds the top of the solid 3.0m (9.84 ft.) solid fence. The height of the trailers are anticipated to exceed the height of the fence by 2m. Staff have no concerns that the remaining 2m will present any potential visual impacts on the streetscape or adjacent properties. Therefore, the intent and the purpose of the Zoning by-law is maintained.

3. Desirable for the Appropriate Development of the Land

The requested variances are not anticipated to significantly alter the character of the area given that the immediate site context consist of industrial uses. The variances to permit outdoor storage are not anticipated to generate negative impacts. As the applicant has filed a site plan application (City File SPA-2023-0063) which contemplates a 1-storey addition within the same location as the existing outdoor storage, staff recommend that the variances be approved for a one (1) year period. A recommended condition of approval is provided that the owner finalize site plan approval under City File: SPA-2023-0063, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services. Staff have also included the latest submission of the Site Plan and Architectural Drawings with the associated City File for information purposes. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The lands are located within a predominantly industrial and employment area of the City which is suitable for the requested uses. The requested variances are not expected to generate negative impacts to adjacent uses and properties, nor do they alter the manner in which the property is used. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Assistant Development Planner



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REGISTERED COMPANY
ISO 9001/HACCP
SOCIÉTÉ ENREGISTRÉE

December 4, 2024

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Planning, Building and Growth Management

To Whom It May Concern:

Please note that the outdoor truck storage located at 2 Shaftsbury Lane, is used solely for Packall Packaging's operation.

Regards,

A handwritten signature in black ink, appearing to read "Henry Ciszewski", with a stylized flourish at the end.

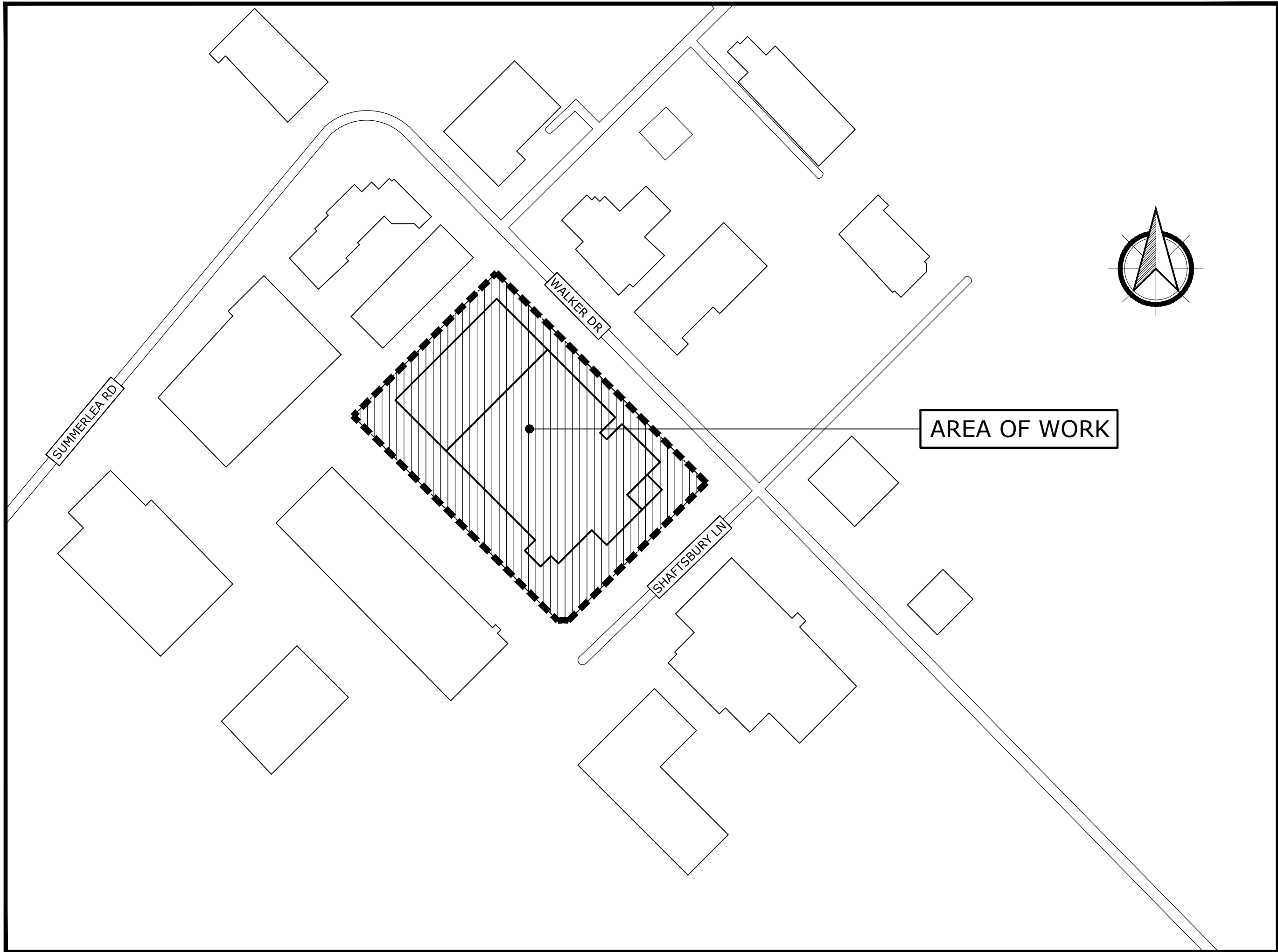
Henry Ciszewski
President
Packall Packaging Inc.



4 PERSPECTIVE
A0.0 SCALE: NTS

- LIST OF DRAWINGS:**
- ARCHITECTURAL
- A0.0 SITE STATISTICS, KEY PLAN & DRAWING LIST
 - A0.1 OVERALL SITE PLAN
 - A0.1a OBC MATRIX & TRUCK TURNING DIAGRAM
 - AD0.1 DEMO SITE PLAN
 - A1.0 OVERALL KEY PLAN
 - A1.1 FLOOR PLAN (WAREHOUSE ADDITION)
 - A1.2 MEZZANINE PLAN (WAREHOUSE ADDITION)
 - A1.3 FLOOR PLAN DETAIL (WAREHOUSE ADDITION)
 - A1.4 FLOOR PLAN (FRONT OFFICE ADDITION)
 - A1.5 OVERALL ROOF PLAN
 - A1.6 ROOF PLAN (WAREHOUSE ADDITION)
 - A1.7 ROOF PLAN (FRONT OFFICE ADDITION)
 - A2.0 EXTERIOR ELEVATIONS KEY PLAN
 - A2.0a EXTERIOR ELEVATIONS KEY PLAN
 - A2.1 EXTERIOR ELEVATIONS
 - A2.2 EXTERIOR ELEVATIONS
 - A2.3 EXTERIOR ELEVATIONS
 - A2.4 EXTERIOR ELEVATIONS
 - A2.5 EXTERIOR ELEVATIONS
 - A2.6 EXTERIOR ELEVATIONS
- CIVIL
- 1 SERVICING PLAN
 - 2 GRADING PLAN
 - 3 GRADING PLAN
 - 4 REMOVALS PLAN
 - 5 NOTES AND DETAILS PLAN
 - 6 EROSION AND SEDIMENT CONTROL PLAN
- LANDSCAPE
- L-1 LANDSCAPE PLANTING PLAN
 - L-2 PLANTING AND PAVING DETAILS/NOTES
 - L-3 DETAILS & NOTES
 - L-4 SOIL CELL LAYOUT PLAN & DETAILS
 - L-5 CHAIN LINK FENCE DETAILS
 - TP-1 TREE INVENTORY AND PRESERVATION PLAN
 - TP-2 TREE INVENTORY AND PRESERVATION PLAN

3 DRAWING LIST
A0.0 SCALE: NTS



2 KEY PLAN
A0.0 SCALE: NTS

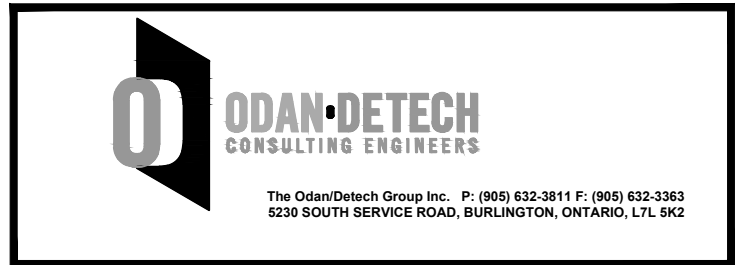
SITE STATISTICS		
LOT AREA	42,616.05 SM	
GROSS FLOOR AREA		
*EXISTING WAREHOUSE AREA:	17,127.56 SM	
*EXISTING OFFICE AREA:	1,575.35 SM	
*EXISTING MEZZANINE AREA:	695.12 SM	
*TOTAL GFA OF EXISTING BUILDING:	19,398.03 SM [208,798.657 SF]	
PROPOSED WAREHOUSE AREA:	7,390.44 SM	
PROPOSED MEZZANINE AREA:	277.79 SM	
PROPOSED OFFICE AREA:	331.50 SM	
PROPOSED AREA OF ADDITION:	7,999.73 SM [86,108.37 SF]	
TOTAL GROSS FLOOR AREA:	27,397.76 SM [294,907.03 SF]	
SITE COVERAGE		
EXISTING COVERAGE:	43.88% = 18,702.91 SM	
PROPOSED COVERAGE:	18.12% = 7,721.94 SM	
TOTAL SITE COVERAGE:	62.00% = 26,424.85 SM	
REQUIRED PARKING CALCULATIONS		
SPACE SIZE (MIN.)	5.40M X 2.70M	
<u>BARRIER FREE ACCESS</u>		
SPACE REQUIRED:	7	
SPACE SIZE:	TYPE A: 5.40M X 3.40M TYPE B: 5.40M X 2.40M	
SPACES PROVIDED:	8 ACCESSIBLE SPOTS PROVIDED. (8 TYPE "A" + 4 TYPE "B")	
FIRST 20,000 SM	168	
OVER 20,000 SM = 1/170SM	44	
TOTAL REQUIRED SPOTS:	212	
PROVIDED PARKING		
EXISTING PROVIDED PARKING:	115	
PROPOSED PARKING:	73	
ACCESSIBLE PARKING TYPE "A" (PROP'D):	4	
ACCESSIBLE PARKING TYPE "B" (PROP'D):	4	
CARPOOLING (PROPOSED):	6	
EV CHARGERS (10% OF TOTAL PROVIDED PARKING):	10	
TOTAL PROPOSED PARKING PROVIDED:	98	
TOTAL PARKING PROVIDED:	212	
REQUIRED LOADING SPACES		
EXISTING:	4	
PROPOSED:	3	
TOTAL REQUIRED LOADING SPACES:	7	
PROVIDED LOADING SPACES		
EXISTING:	12	
PROPOSED:	3	
TOTAL PROVIDED:	15	
SITE SETBACKS		
ZONING:	M3A	
MINIMUM LOT WIDTH:	30.0M	
MINIMUM FRONT YARD DEPTH:	<u>REQUIRED</u> 9.0M	<u>PROVIDED</u> 22.26M
MINIMUM INTERIOR SIDE YARD DEPTH:	6.0M	22.09M
MINIMUM EXTERIOR SIDE YARD DEPTH:	7.6M	15.30M
MINIMUM REAR YARD DEPTH:	7.6M	15.00M
MAXIMUM BUILDING HEIGHT:	NO RESTRICTION	
MINIMUM LANDSCAPED OPEN SPACE:	MINIMUM 3M WIDE STRIP ALONG ANY LOT LINE ABUTTING A STREET OR INSTITUTIONAL ZONE	
*ALL EXISTING BUILDING PERMIT AREAS ARE TAKEN FROM PREVIOUSLY APPROVED BUILDING PERMIT BY CITY OF BRAMPTON – SP03-104.001		

1 SITE STATISTICS
A0.0 SCALE: NTS

This drawing, as an instrument of service, is provided by and is the property of Paul Marques Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Paul Marques Architect Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

All existing information shown on these drawings was taken from permit drawings prepared by "MBECO ENGINEERING LTD. consulting engineers". Drawings were provided to PMA by "PACKALL CONSULTANTS (1981) LIMITED.". G.C to report any discrepancies to PMA.

REV.	ISSUED FOR:	DATE:
	ISSUED FOR CLIENT REVIEW	11/17/2022
	ISSUED FOR CLIENT REVIEW	11/29/2022
	ISSUED FOR CLIENT REVIEW	12/09/2022
	ISSUED FOR PRE-CON	12/21/2022
	ISSUED FOR CLIENT REVIEW	02/09/2023
	SITE PLAN APPROVAL	05/25/2023
	COORDINATION	10/26/2023
	ISSUED FOR SPA COMMENTS	05/31/2024
2.	ISSUED FOR SPA COMMENTS	10/30/2024



Project:	
EXISTING ONE STOREY INDUSTRIAL BLDG TO REMAIN PROPOSED ONE STOREY WAREHOUSE AND OFFICE ADDITION.	
2 SHAFTSBURY LANE BRAMPTON, ON.	
Drawing Name:	
SITE STATISTICS, KEY PLAN & DRAWING LIST	
Proj no.:	22-1099
Date:	AUGUST 2023
Drawn by:	CM
Scale:	AS NOTED
Checked by:	PM
North:	Drawing No:
A0.0	

