



FILE NUMBER: A-2025-0006

*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)** 2599157 Ontario Inc.  
**Address** 7956 Torbram Rd., Building C - Unit 30 Brampton ON L6T 5A2

**Phone #** 905-405-1002 **Fax #** \_\_\_\_\_  
**Email** ap@peacetransportation.ca

2. **Name of Agent** Harper Dell & Associates Inc c/o Nicholas H. Dell  
**Address** 1370 Hurontario St. Mississauga ON L5G 3H4

**Phone #** 647-963-7375 **Fax #** \_\_\_\_\_  
**Email** nick@harperdell.ca

3. **Nature and extent of relief applied for (variances requested):**  
Reduced Landscape Buffer and Soft Landscape Coverage: 2.0m proposed whereas 3.0m is required.

4. **Why is it not possible to comply with the provisions of the by-law?**  
Due to gratuitous dedication of Road Widening of Torbram, and additionally provided TRCA Development Buffers and Hazards, Site achieves the intent necessary without requiring to provide full ambit of Landscape Buffer on Walker and Torbram.

5. **Legal Description of the subject land:**  
**Lot Number** Block 6  
**Plan Number/Concession Number** 43M-643  
**Municipal Address** 3 Walker Drive

6. **Dimension of subject land (in metric units)**  
**Frontage** 80.8m  
**Depth** 294.71m  
**Area** 8.92 Acres

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

Vacant Site, subject to SPA 18-095.000

Five horizontal lines for providing details of existing buildings/structures.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed 2 Warehouses under SP18-095.000

Five horizontal lines for providing details of proposed buildings/structures.

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

Table for existing setbacks: Front yard setback (Vacant), Rear yard setback, Side yard setback, Side yard setback.

PROPOSED

Table for proposed setbacks: Front yard setback (27.44m), Rear yard setback (45.07m), Side yard setback (9.726m), Side yard setback (12.0m).

10. Date of Acquisition of subject land: 2019

11. Existing uses of subject property: Vacant, Greenfield

12. Proposed uses of subject property: Warehousing

13. Existing uses of abutting properties: M2

14. Date of construction of all buildings & structures on subject land: NA

15. Length of time the existing uses of the subject property have been continued: 2019

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

Municipal Well (checked), Other (specify)

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

Municipal (checked), Septic, 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 # B-2021-0032 Status Approved

18. Has a pre-consultation application been filed?

Yes No

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 # A-2023-0268 Decision Approved Relief Height \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 24<sup>th</sup> DAY OF December, 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, Nicholas Dell, OF THE City OF Mississauga

IN THE Region OF 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 24 DAY OF December, 2024

Signature of Applicant or Authorized Agent

Merceleen  
Merceleen Osayamen Osaze  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
A Commissioner, etc.  
Expires June 20, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: M3A-335

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.

L.Barbuto  
Zoning Officer

December 20, 2024  
Date

DATE RECEIVED December 24, 2024  
Merceleen

**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: 3 Walker Dr.

I/We, 2599157 Ontario Inc.

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

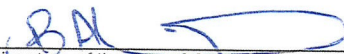
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Harper Dell & Associates Inc c/o Nicholas H. Dell

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 **10th** day of **December**, **2024**.

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

\_\_\_\_\_  
(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: 3 Walker Drive

I/We, 2599157 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 10th day of December, 2024.



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

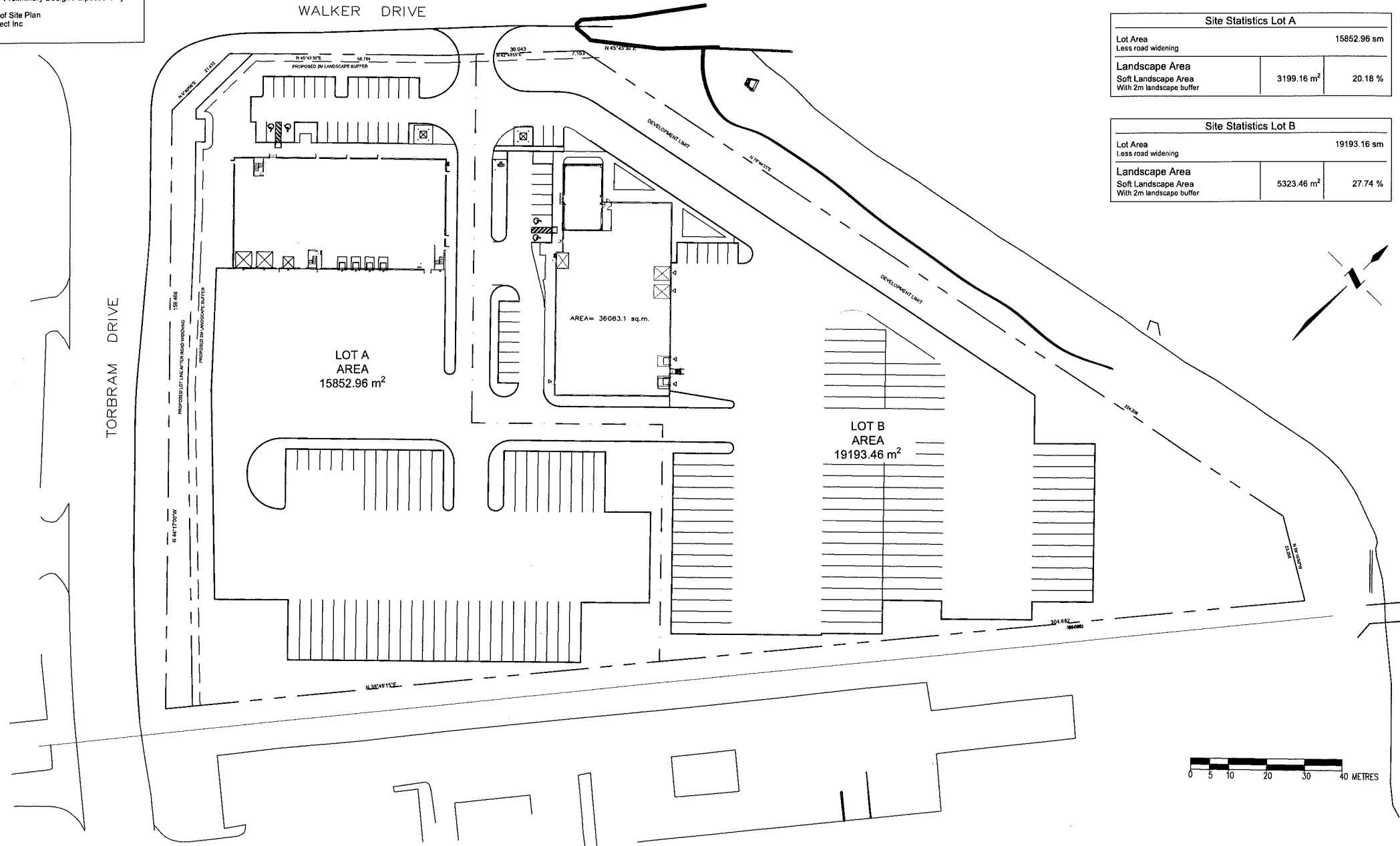
\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

*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**

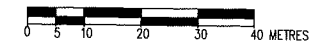
**General Notes:**

1. Do Not Scale Drawings
2. These Plans Are For Preliminary Design Purposes Only
3. Site Plan Based Off of Site Plan  
By Marilyn Ypas Architect Inc  
November 2021



Site Statistics Lot A		
Lot Area	15852.96 sm	
Less road widening		
Landscape Area	3199.16 m <sup>2</sup>	20.18 %
Soft Landscape Area With 2m landscape buffer		

Site Statistics Lot B		
Lot Area	19193.16 sm	
Less road widening		
Landscape Area	5323.46 m <sup>2</sup>	27.74 %
Soft Landscape Area With 2m landscape buffer		



**Preliminary Site Plan**  
3 Walker Drive Brampton, ON

**Harper Dell & Associates Inc.**  
Planning, Parking, Zoning  
Land Development Consultants  
1370 Hurontario St.  
Mississauga, ON, L5G 3G4

**Date: December 18, 2024**  
**Scale: 1:1**

**SP**



# Zoning Non-compliance Checklist

File No.

A-2025-0006

Applicant: Harper Dell & Associates Inc.

Address: 3 walker drive

Zoning: M3A - 335

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
OTHER			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPE OPEN SPACE	To permit 2 metre wide landscape open space strip along Walker Drive and Torbram Drive, except at approved driveway locations	Whereas the by-law requires a minimum 3 metre wide landscape open space strip along any lot line abutting a street, except at approved driveway locations	33.2.2.(g)(i) )
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto  
Reviewed by Zoning

December 20, 2024  
Date