



Report Committee of Adjustment

Filing Date: December 23, 2024
Hearing Date: February 25, 2025
File: A-2025-0006
**Owner/
Applicant:** 2599157 ONTARIO INC.
Address: 3 Walker Drive
Ward: WARD 8
Contact: Ellis Lewis, Planner I

Recommendations:

That application A-2025-0006 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 applicant pay the TRCA's Minor Variance Review fee as per the TRCA's comment letter dated February 7, 2025;
 3. That the owner submit a site plan resubmission, finalize site plan approval under City File SP18-095.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
 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:

Existing Zoning:

The property is zoned Industrial Three A- Special Section 335 (M3A-335)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a 2 metre (6.56 feet) 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 (9.84 feet) wide landscape open space strip along any lot line abutting street, except at approved driveway locations.

Current Situation:

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

The subject property is designated as 'Employment Areas' (Schedule 1A – City Structure) and 'Mixed-use 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 property is designated 'Industrial' in the Official Plan and 'General Employment 1' in the Airport Intermodal Secondary Plan (Area 4). A range of ancillary uses can be supported within Official Plan designation that are considered 'Industrial'. Employment uses such as outdoor storage uses, warehousing and storage of goods, manufacturing, repairing and servicing operation are permitted within the Industrial designation. The requested variance is requested to reduce the width of the landscaped open space strip along two property lines and is not considered to have significant impacts within the context of the Official Plan policies and is therefore considered to maintain 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 permit a 2 metre (6.56 feet) 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 (9.84 feet) wide landscape open space strip along any lot line abutting street, except at approved driveway locations. The intent of the by-law in requiring a minimum open space landscape strip along all property lines, except at approved access locations, is to aid in creating a positive visual impact for the property and avoiding the excessive use of concrete throughout. As land will be conveyed to the Region of Peel through the associated Site Plan application, the applicant requests a reduction to the open space landscaping strip which will continue to maintain that necessary landscape buffers, while completing their development with the use of a 2 metre landscape buffer surrounding Walker Drive and Torbram Road. As part of the ongoing review of the associated Site Plan application, the applicant will be required to resubmit landscape plans to ensure the continued accommodation of vegetation. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Variance 1 is requested to permit a 2 metre (6.56 feet) wide landscape open space strip along Walker Drive and Torbram Drive, except at approved driveway locations, whereas a 3 metre (9.84 feet) wide landscape open space strip is permitted currently. The variance is requested due to the road widening that is required along Torbram Road. The owner and applicant worked with City Staff on Site Plan application # SP18-095.000 which was submitted to assist with facilitating the construction of two new buildings and parking area for outdoor storage (trucking) and logistical offices. Throughout the Site Plan application process, the applicant was advised by the Region that a road widening would be required. A condition was added to the report, stating that the owner resubmit a Site Plan submission for the City's review, as the City's Open Space Staff will require a high-quality buffer/ landscape strip design along Walker Drive and Torbram Road to compensate for the reduced buffer width from 3.0 metres down to 2.0 metres. The Minor Variance application was circulated to the TRCA and it is of Staff's opinion that the application is in conformity with the Living City Policies and they are not in opposition of the proposal. Subject to the recommended conditions of approval, Variance 1 is appropriate for the development of the land.

4. Minor in Nature

Staff are of the opinion that permitting a 2-metre-wide landscape open space strip can be permitted along Walker Drive and Torbram Road. The property is located within the TRCA's regulated area of the Mimico Creek Watershed. The TRCA completed their review of the application and have no objection to the approval of the reduced landscape open space strip. The owner will have to work with City Staff to submit a Site Plan that will include the planting of a high-quality buffer that will run parallel to Walker Drive and Torbram Road. Subject to the recommended conditions of approval, Variance 1 is considered minor in nature.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Ellis Lewis".

Ellis Lewis, Planner I

Appendix A:

