



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **1347987 ONTARIO LIMITED** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block 5, Plan M-618, Part 1, Plan 43R-13924 municipally known as **4 EDVAC DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit 40% of the gross floor area of the building to be used as a food processing facility whereas the by-law does not permit the proposed use.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____
Application for Consent: _____ NO _____

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, January 5, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 10th day of December, 2020.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

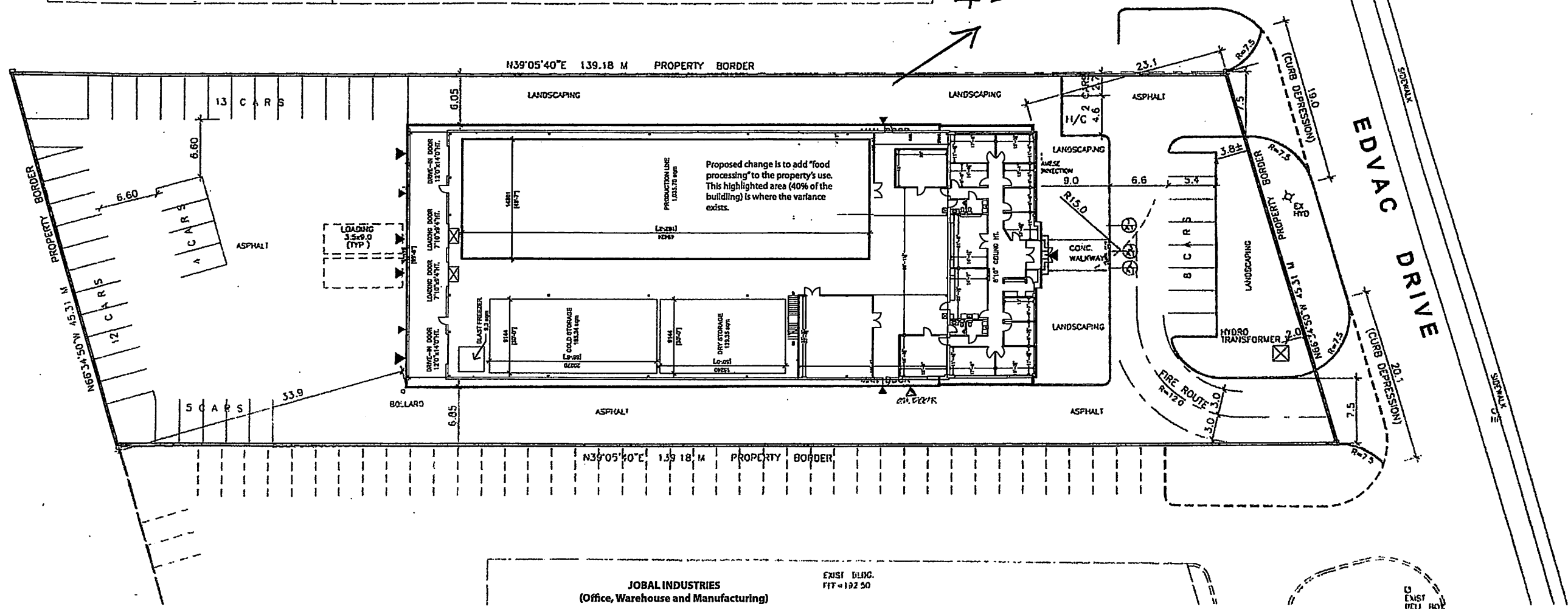
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

EX. ROOF
CRANE

TRINITY COMMUNICATIONS LIMITED
(Office and Warehouse)

EXIST. BLDG.
FTF = 193.77

4 Edvac Drive



SITE PLAN / ROOF PLAN
SCALE 1 : 300

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Friday, December 18, 2020**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, December 18, 2020**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, December 18, 2020**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



A-2020-0139

Committee of Adjustment
Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

To Whom It May Concern,

We, Toppits Foods Ltd. is a food importer and distributor with almost 45 year of history in Ontario. We serve all customers in foodservice and retail sectors in the Canadian market. Our clientele includes Sysco, GFS, Flannigan, M&M, Sobeys, Longos, Metros, Loblaws, Costco and many other big and small restaurants as well as health care facilities. We also have a sister company focusing in exporting products to international markets including USA, UK and EU. Our business has grown to a point they we need to have our own processing facility. We have tendered an offer for the property at Edvac Drive. However, the current zoning of M4-1548 does not permit food processing. We would like to apply for minor variance to the property use, specifically we want to use 40% of the building for food processing. The gross floor area of the building is 27,873 square feet (2,589.39 square meters). We will designate 40% of the area, that is 11,139 square feet with a dimension of 162'2" X 48'7" (i.e. 1,035.76 square meters) inside the building for food processing. Please refer to area highlighted in the attached floor plan. There will be no change to the site of exterior of the building.

This facility is important for us to further grow our business and better serve our customers. It will also create potentially 60 new employment opportunities for the City. We also think that we would be a great addition to the neighbourhood as the company across street from 4 Edvac is in the exact same industry as ours, and there's also a Sweet factory on the same street. We are currently operating in Vaughan, but we'd like to move to Brampton and make Brampton our home. Our offer to purchasing the property is on a condition of performing all due diligence within 15 business days. We understand that the application takes time. We would highly appreciate it if this application can be processed in a timely manner. We hope to get support and approval from the City. Should you have any questions regarding this application or need any further information from us, please feel free to reach me at 647 936 6869 or email me at brad@toppits.com. Thank you and look forward to hearing from you.

Sincerely,
Toppits Foods Ltd.

Brad Zhang Chief Financial Officer

301 Chrislea Rd • Vaughan • ON • L4L 8N4

Telephone: 905-850-8900 • Fax: 905-850-8910

E-mail: info@toppits.com • Web: www.toppits.com

Flower City



brampton.ca

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

FILE NUMBER: A-2020-0137

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) 1347987 Ontario Limited
Address 4 Edvac Drive, Brampton, Ontario, Canada L6S 5P2

Phone # 1 (905) 799-8950 Fax # _____
Email info@exhibit-solutions.com

2. Name of Agent Toppits Foods Ltd.
Address 301 Chrislea Road, Vaughan, Ontario, Canada L4L 8N4

Phone # 905 850 8900; 647 936 6869 Fax # 905 850 8910
Email brad@toppits.com

3. Nature and extent of relief applied for (variances requested):

We, Toppits Foods Ltd. has put together a conditional offer to purchase this property (4 Edvac Dr.) from 1347987 Ontario Limited. We would like to apply for a minor variance to the property use. Specifically, we'd like to use 40% of the building for food processing, and the rest of the building remains permitted use.

4. Why is it not possible to comply with the provisions of the by-law?

Under current zoning for this property, only warehouse, storage and light industrial manufacturing is permitted. We need to have a food processing facility besides the office and warehouse in this building to help us serve our customers.

5. Legal Description of the subject land:

Lot Number PCL Block 5-6
Plan Number/Concession Number 43M618
Municipal Address 4 Edvac Drive, Brampton

6. Dimension of subject land (in metric units)

Frontage 45.31 M
Depth 139.18 M
Area 6,071.7 Square Meters

7. Access to the subject land is by:
Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐

Seasonal Road ☐
Other Public Road ☐
Water ☐

Office Area: (One Storey on Ground Floor) 396.14 Square Meters
Warehouse Area: Ground floor: 1,805.23 Square Meters
Mezzzzaine: 388.06 Square Meters
Total Gross Floor Area: 2,589.43 Square Meters

There will be no change to the structure of the building. We will just designate 40% of the total gross floor area in the building for food processing activities. It will be in metric units 1,035.76 Square Meters.

Front yard setback	23.1 Meters
Rear yard setback	33.9 meters
Side yard setback	6.05 North side
Side yard setback	6.85 South side

Front yard setback	23.1 Meters
Rear yard setback	33.9 meters
Side yard setback	6.05 North side
Side yard setback	6.85 South side

10. Date of Acquisition of subject land: 12.30.1999
11. Existing uses of subject property: Office & Warehouse & Storage & light assembly
12. Proposed uses of subject property: Office & Warehouse & Storage that permits food processing and cold storage
13. Existing uses of abutting properties: Office & warehouse, manufacturing facilities
14. Date of construction of all buildings & structures on subject land: year 2000
15. Length of time the existing uses of the subject property have been continued: 20 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 # _____ Status _____

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 _____

[Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 18th DAY OF November, 2020.

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, Brad Zhang, OF THE City OF Toronto
IN THE Province OF Ontario 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 23rd DAY OF

Nov., 2020

Jeanie Myers
A Commissioner etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

[Signature]
Signature of Applicant or Authorized Agent

Submit by Email



FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4 - SECTION 1548

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

J. Chau
Zoning Officer

Nov 23, 2020
Date

DATE RECEIVED

Nov. 23, 2020

Date Application Deemed
Complete by the Municipality

Nov. 23, 2020

EXIST. BLDG.
FFF=193.77

4 Edvac Drive

LANDSCAPING

ASPHALT

N66°34.50'

DOOR
ENT.

12'0" x 12'0"

2

DING D
10" x 9" 4"

DOOR
HT.

LOADING
7'10"x9'

7

14" x 14"

1

2

1

1

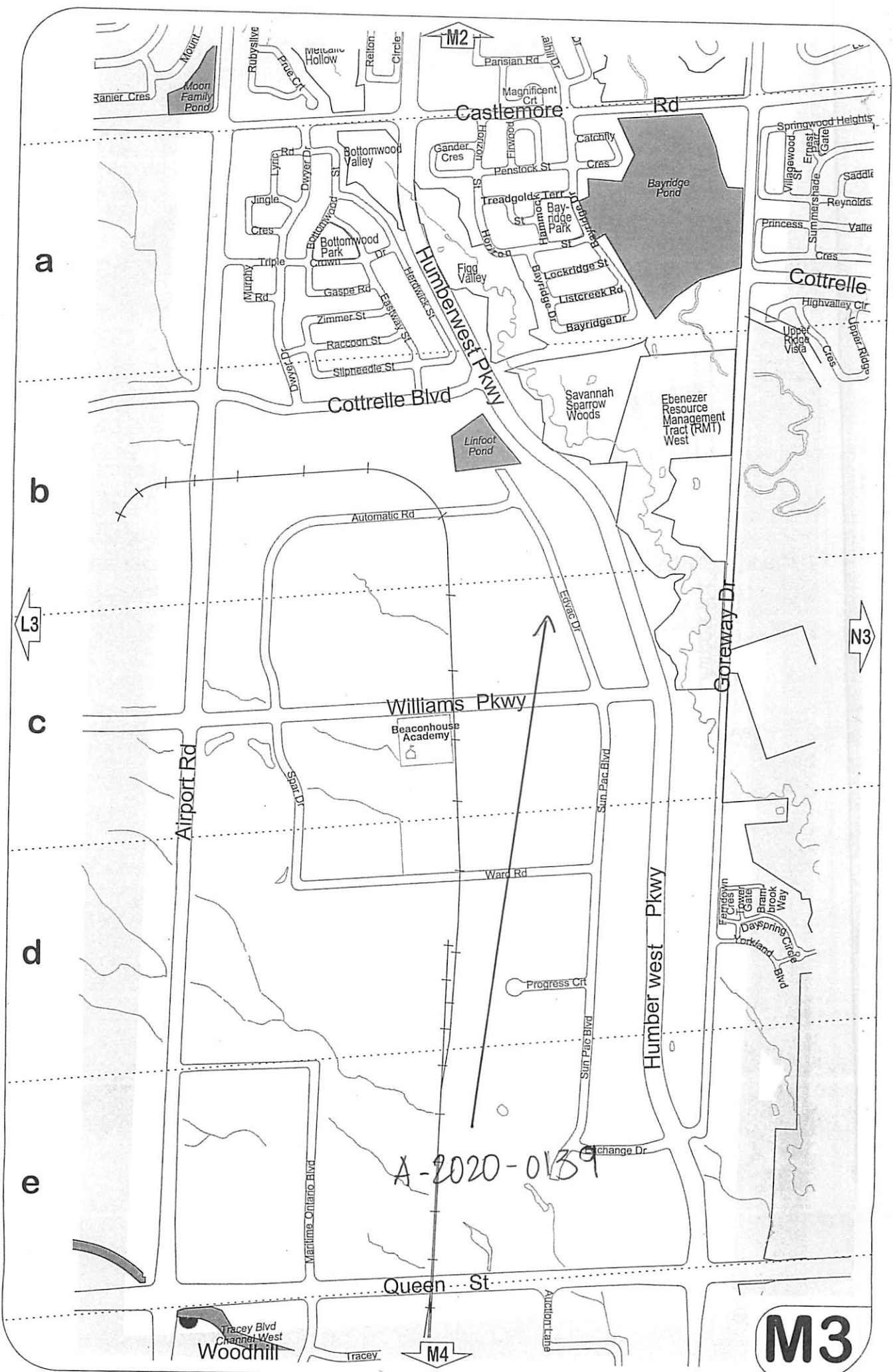
1

EXIST. BLDG.
FTF = 192.50

SCALE 1 : 300

EDVAC DRIVE

☐ EXIST
DELL BOX



a

b

c

d

e

M3

A-2020-0139

M4

M2