



## Report Committee of Adjustment

**Filing Date:** April 23, 2025

**Hearing Date:** May 27, 2025

**File:** A-2025-0045

**Owner/**

**Applicant:** First Gulf Business Park Inc. / David Carreiro, Michael Kirchmair, & Kevin Somra for First Gulf Corporation

**Address:** 547 Steeles Avenue East, Unit 2E-1

**Ward:** Ward 3

**Contact:** Courtney Sutherland, Assistant Development Planner

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### Recommendations:

That application A-2025-0045 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. The owner is to obtain a building permit for any alterations to the building prior to occupancy of the unit; and
  3. 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 4 Special Section 2836 (M4-2836)', according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To permit a personal service shop in Unit 2E-1, whereas the by-law doesn't permit the proposed use.

### **Current Situation:**

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

The property is designated 'Business Corridor' (Schedule A – General Land Use Designations) in the 2006 Official Plan and is designated 'Mixed Employment Commercial' in the Highway 410 and Steeles Secondary Plan (Area 5). The property is designated 'Employment Areas' (Schedule 1A – City Structure) and 'Mixed-Use Employment' (Schedule 2 – Designations) in the 2024 Brampton Plan Official 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.

As per Section 4.4.1 of the 2006 Official Plan, the policy intent of the Business Corridor designation is to accommodate a broad range of business, service, and institutional uses to serve the general public and adjacent employment areas. Through this designation, it is recognized that employment areas typically accommodate a certain range of ancillary uses without negatively impacting the viability of employment lands or employment operations.

As per Sections 2.4.2 and 2.4.3 of the Highway 410 and Steeles Secondary Plan, the policy intent of the Mixed Employment Commercial designation is to permit industrial uses such as manufacturing, assembling, warehousing, and repairing and servicing operations, excluding motor vehicle body shops. The designation permits commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation. As per Section 1.1.1 of the Secondary Plan, the Service Commercial designation allows for small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

As per Section 2.2.8.13(c) of the 2024 Official Plan, the following uses are permitted on lands designated Mixed-Use Employment: commercial uses such as commercial recreation, hotels, convention centres, motels, and entertainment uses, and retail uses such as restaurants and other services uses which are below the Major Retail threshold, provided the uses are located in the periphery of the Employment Area. Additionally, Section 2.2.8.13(e) states that service commercial uses will be located along the edge of the Mixed-Use Employment designation abutting Neighbourhoods. As the subject property is located at the major intersection of Steeles Avenue West and Kennedy Road, it is located at the western edge of the Employment Area (Schedule 1A) and Mixed-Use Employment area (Schedule 2). The subject property also abuts lands that are designated 'Neighbourhood' (Schedule 2) to the west of the subject property. Therefore, the requested variance is aligned with the policy intents of the 2024 Official Plan.

The requested variance is to permit a personal service shop in Unit 2E-1 of the plaza. Notwithstanding the general employment characteristic that comprises the Official Plan and Secondary Plan

designations of the subject property, the function of the plaza that the subject property is within is commercial in nature. Within the plaza that the subject property is located, the following are examples of uses that are currently operational: grocery store; bank; clothing store; shoe store; fast food restaurant; sporting goods store; liquor store; pet supply store; and furniture store. The surrounding context also currently hosts commercial uses. In the plaza to the north of the subject property, there are restaurants and fast food restaurants, a coffee shop, home improvement store, and department store, for example. Therefore, the requested use is analogous to existing permitted uses and compatible with its surrounding context from a land use perspective.

Considering these factors, and considering the Official Plan and Secondary Plan policy intents that offer some direction in terms of allowing for commercial uses in certain instances, the requested variance maintains 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 a personal service shop in Unit 2E-1, whereas the by-law doesn't permit the proposed use. The intent of the Zoning By-law is to maintain the integrity and character of the industrial zone while regulating land uses to ensure compatibility with the surrounding area. As mentioned above, although the subject property is located in an industrial zone, the actual function of the plaza that the subject property is within is commercial due to the uses that are currently operational. Therefore, as the current use of the commercial plaza that the subject property is in does not have an industrial function, the requested variance would not diminish the integrity and character of the industrial zone as the plaza does not currently have an industrial function. Similarly, the requested variance is compatible with the surrounding area, as the plaza that the subject property is within, as well as the surrounding area, specifically the plaza to the north of the subject property, has a predominantly commercial function.

Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

## 3. Desirable for the Appropriate Development of the Land

The applicant is requesting a variance to allow for a personal service shop within Unit 2E-1. The requested variance is not anticipated to have negative impacts on the industrial zone and employment designations, as the plaza within which the subject property is located, as well as the surrounding context have commercial functions, and so the use is anticipated to be compatible from a land use perspective. As the subject property abuts a Neighbourhood area as well as a secondary school, the proposed use may contribute to walkability and vibrancy within the area due to the collocation of different land uses.

The Building Department has reviewed this application, and advises that as a recommended condition of approval, a building permit is required prior to occupancy of the unit for any building alterations to create a new unit or alter the separation of existing units.

Subject to the recommended conditions of approval, the proposed variance is considered desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance will allow for a personal service shop in Unit 2E-1 of the subject property. The requested variance is not anticipated to have negative impacts on the integrity and character of the industrial zone and employment designations as the plaza does not currently have an industrial function, and due to the fact that the Official Plan employment policies do allow for commercial uses in certain instances. The requested variance is compatible with the surrounding commercial uses. Subject to the recommended conditions of approval, the requested variance is deemed minor in nature.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "C Sutherland". The signature is written in a cursive, flowing style.

Courtney Sutherland, Assistant Development Planner

## Appendix A: Existing Site Conditions

