

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	A-2025-0050
Property Address:	9501-9511 Tobram Road
Legal Description:	Chinguacousy Con 6, EHS Part Lots 8 and 9, RP 43R12541, Parts 5 to 8, Part, Parts 1, 2, 3, RP 43R40673, Parts 14, 15, 18 to 20 and 24, Ward 8
Agent:	Mallory Nieves, c/o The Biglieri Group
Owner(s):	Williams Parkway Torbram Holdings LP
Other applications:	nil
under the <i>Planning Act</i>	
Meeting Date and Time:	Tuesday, June 24, 2025, at 9:30 am
Meeting Location:	Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a 0.0 metres setback to a Floodplain zone, whereas the By-law required a minimum setback of 30 metres;
2. To permit a street line setback of 24.1 metres from North Park Drive, whereas the By-law requires a minimum street line setback of 25 metres from North Park Drive;
3. To permit a building height of 15.3 metres, whereas the By-law permits a maximum building height of 9.0 metres;
4. To allow side yard setbacks of 27.43 metres and 23.18 metres to the proposed hydro transformers, whereas the By-law requires a minimum side yard setback of 30.0 metres;
5. To provide 3.5 metres of landscaping along Williams Parkway except at approved access locations, whereas the By-law requires a minimum 30 metres wide landscaped buffer along Williams Parkway;
6. To provide a landscape buffer having a minimum width of 9.0 metres along Torbram Road except at approved access locations with no berm, whereas the By-law requires a minimum width of 75.0 metres along Torbram Road as a continuous, uninterrupted bermed strip;
7. To provide 9.0 metres of landscaping along North Park Drive except at approved access locations with no minimum distance, whereas the By-law requires a minimum width of 60.0 metres along the North Park Drive for a minimum distance of not less than 150.0 metres, and not more than 240.0 metres east of Torbram Road, and 15.0 metres for the remaining distance;
8. To permit outside storage 20 metres from Williams Parkway and 41 metres from Torbram Road with no berm, whereas the By-law requires outside storage to be setback a minimum of 150 metres from Williams Parkway and 90 metres from Torbram Road with a berm not less than 2.4 metres in height;
9. To provide 381 parking spaces, whereas the By-law requires 457 parking spaces; and
10. To permit a building within a Floodplain zone, whereas the By-law prohibits buildings within a Floodplain zone.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, June 19, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, June 19, 2025**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.



Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 11th day of June 2025

Legislative Coordinator on behalf of:
Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

DREAM

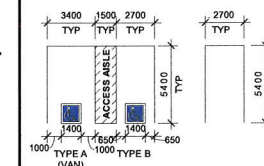
9501-9511 TORBRAM ROAD, BRAMPTON

DREAM

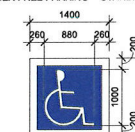
GENERAL NOTES

- | | |
|---|--|
|  | DESIGNATED FIRE ACCESS LANE - MINIMUM 6M |
|  | PROPOSED SNOW STORAGE |
| EV | ELECTRIC VEHICLE |
| CP | CARPOOL |
|  | FIRE HYDRANT |
|  | SIAMESE CONNECTION |
|  | PRINCIPLE ENTRANCE |

- A PROVIDE FIRE LANE STRIPING PER LOCAL JURISDICTION
- B FIRE DEPARTMENT ACCESS LANE SITE CONCRETE PAVING TO BE CAPABLE OF WITHSTANDING 90,000 LBS UNDER ALL WEATHER CONDITIONS
- C FIRE LANE CENTRE LINE RADIUS TO BE 12 M



BARRIER FREE PARKING STANDARD PARKING



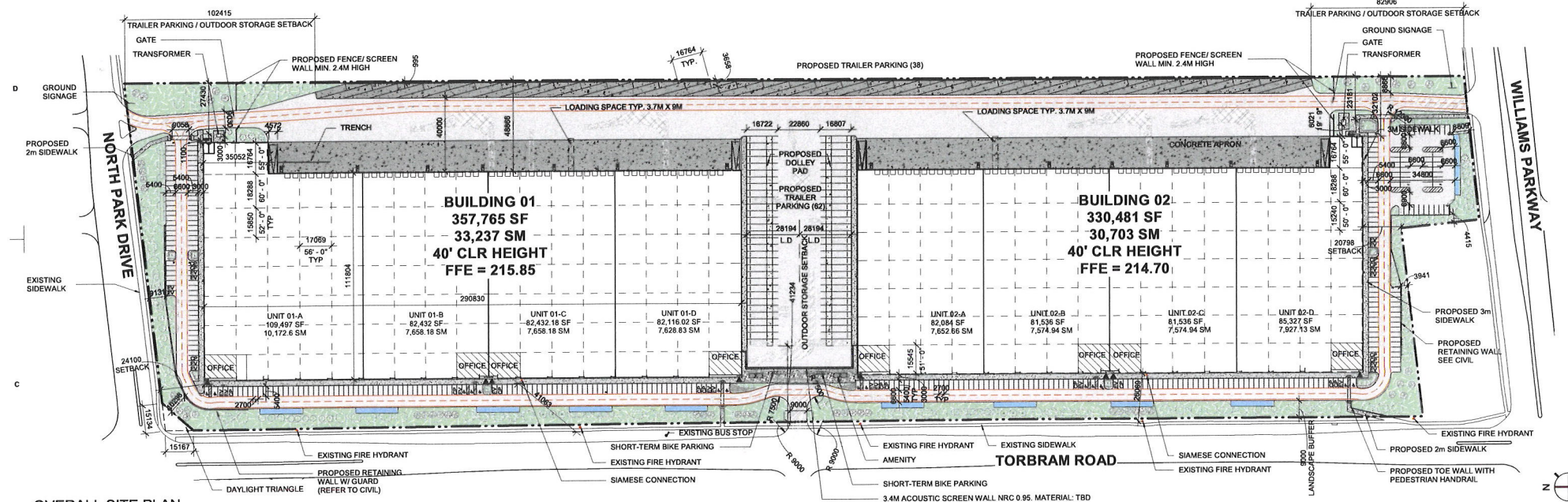
△	DATE	REVISION
1	2025/04/17	Issued for SPA

PROJECT NO: 255002
DRAWN BY: MZ
CHECKED BY: CH

OVERALL SITE PLAN

SEAL	SHEET NUMBER
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AS101



OVERALL SITE PLAN

SCALE: 1 : 1200

SITE AREA : 130,27.10 m² (32.20 AC)	
GROSS FLOOR AREAS:	
BUILDING 01 :	33,237 m² (357,765 SF)
BUILDING 02 :	30,702 m² (330,481 SF)
TOTAL :	63,939 m² (688, 246 SF)
SITE COVERAGE: 49%	
BUILDING HEIGHT: 14.31 m (REQUIRED MAX. 10.8 m)	

BUILDING SETBACKS :		
	PROPOSED	REQUIRED
WILLIAMS PARKWAY	20.8 m	30 m
TORBRAM ROAD	24.2 m	9 m
NORTH PARK DRIVE	24.1 m	25 m
PROPOSED DISTANCE FOR OUTDOOR STORAGE :		
	PROPOSED	REQUIRED
WILLIAMS PARKWAY	82.9 m	150 m
TORBRAM ROAD	41.4 m	90 m
NORTH PARK DRIVE	102.4 m	25 m
AIRPORT ROAD	N.A.	180 m

PARKING REQUIREMENTS PROPOSED		REQUIRED
BUILDING 01:	174 (INCLUDES 3 TYPE "A" BARRIER FREE AND, 4 TYPE "B" BARRIER FREE, 10CP AND 12 EV)	246
BUILDING 02:	207 (INCLUDES 3 TYPE "A" BARRIER FREE AND, 4 TYPE "B" BARRIER FREE, 10CP AND 12 EV)	231
TOTAL PARKING:	381	477
TRAILER PARKING :	100	
LOADING DOCKS :	102	
SNOW STORAGE 7,788 SF / 723 SM		

NOTES

AS PER BRAMPTON ZONING BY-LAWS, SECTION 30.3 GENERAL PROVISIONS FOR INDUSTRIAL ZONES - ITEM 30.5 (PARKING SPACES - GARAGEHOUSE)

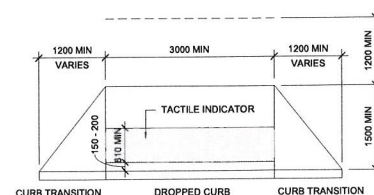
OVER 20,000 SQUARE METRES: 168 PARKING SPACES PLUS 1 PARKING SPACE PER 170 SQUARE METRES GROSS FLOOR AREA OR PORTION THEREOF THAT IS OVER 20,000 SQUARE METRES

BUILDING 01:
168 SPACES (F OR FIRST 20,000 m²) + ((13,237/170) = 78 SPACES) = 168+78 = 246 SPACES

BUILDING 02:
168 SPACES (F OR FIRST 20,000 m²) + ((10,703/170) = 63 SPACES) = 168+63 = 231 SPACES

AREA OF EACH TENANT SPACE:					
BUILDING #1:					
UNIT NUMBER	AREA	DOCK DOORS	AREA/DOCK DOORS	OFFICE AREA	
UNIT #1-A	109,497 SF (10,172.6 m ²)	09	11/2 216 SF (11,130 m ²)	3,441 SF α 319.67 m ² (3.14%)	
UNIT #1-B	82,432 SF (7,658.18 m ²)	14	15,808 SF (1,547 m ²)	2,604 SF α 241.91 m ² (3.15%)	
UNIT #1-C	82,432 SF (7,658.18 m ²)	15	15,808 SF (1,516 m ²)	2,604 SF α 241.91 m ² (3.15%)	
UNIT #1-D	82,094 SF (7,709.48 m ²)	13	16,783 SF (1,593 m ²)	2,873 SF α 268.32 m ² (3.15%)	
TOTAL:	337,345 SF (3,158 m ²)	83	18,243 SF (1,663 m ²)	11,322 SF α 1,051 m ² (3.16%)	

AREA OF EACH TENANT SPACE:				
BUILDING 20				
UNIT NUMBER	TENANT AREA	DOCK DOORS	AREA/ DOCK DOORS	OFFICE AREA
UNIT 02 - A	82,082 SF (7,652.66 m ²)	13	1/6,314 SF (586m ²)	2,587 SF or 240.34 m ² (3.15%)
UNIT 02 - B	81,536 SF (7,574.94 m ²)	15	1/5,335 SF (504m ²)	2,620 SF or 234.11 m ² (3.09%)
UNIT 02 - C	81,536 SF (7,574.94 m ²)	16	1/6,272 SF (582m ²)	2,620 SF or 234.11 m ² (3.09%)
UNIT 02 - D	86,327 SF (7,927.13 m ²)	10	1/8,232 SF (766m ²)	2,587 SF or 240.34 m ² (3.03%)
TOTAL:	330,481 SF (30,702.8 m ²)	81	1/6,480 SF (602m ²)	10,214 SF or 948.9 m ² (3.09%)



C4 CURB CUT
SCALE: 1 : 50

Received / Revised

JUN 11 2025

Committee of Adjustment