

FILE NUMBER: A-2025-0054

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)

Multiland Pacific Holdings Ltd.

Address

3775 Lougheed Highway, Burnaby, BC, V5C 0J4

Phone #

604-205-3111

Fax #

Email

tahir.ayub@openroadautogroup.com

2.

Name of Agent

Michael Foderick McCarthy Tétrault LLP

Address

PO Box 48, Suite 5300 Toronto-Dominion Bank Tower Toronto, ON M5K 1E6

Phone #

(416) 601-7783

Fax #

Email

mfoderick@mccarthy.ca / jpc@cole@mccarthy.ca

3.

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

To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.

Please see cover letter.

4.

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

Please see cover letter.

5.

Legal Description of the subject land:

Lot Number

PT LOT 6, Parts 1 and 4

Plan Number/Concession Number

PLAN 43R-31072/CON 7 ND

Municipal Address

2-6 Maritime Ontario Boulevard

6.

Dimension of subject land (in metric units)

Frontage

Approx. 255 metres

Depth

Approx. 180 metres

Area

42,563.8 square metres

7.

Access to the subject land is by:

Provincial Highway

☐

Seasonal Road

☐

Municipal Road Maintained All Year

☒

Other Public Road

☐

Private Right-of-Way

☐

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: List all structures (dwelling, shed, gazebo, etc.)

1 Motor Vehicle Washing Establishment (under construction)

2 Motor Vehicle Sales and Leasing Establishments

PROPOSED BUILDINGS/STRUCTURES on the subject land:

1 Motor Vehicle Washing Establishment (under construction)

2 Motor Vehicle Sales and Leasing Establishments

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

Front yard setback25.7 metres, 27.3 metres and 28.4 metres

Rear yard setback62.0 metres, 93.5 metres and 64.1 metres

Side yard setback22.5 metres and 33.0 metres

Side yard setback18.0 metres and 21.1 metres

PROPOSED

Front yard setback25.7 metres, 27.3 metres and 28.4 metres

Rear yard setback62.0 metres, 93.5 metres and 64.1 metres

Side yard setback22.5 metres and 33.0 metres

Side yard setback18.0 metres and 21.1 metres

10. Date of Acquisition of subject land:

October 30, 2020
11. Existing uses of subject property:

Motor Vehicle Washing Establishment and Motor Vehicle Sales and Leasing Establishment
12. Proposed uses of subject property:

Motor Vehicle Washing Establishment and Motor Vehicle Sales and Leasing Establishment
13. Existing uses of abutting properties:

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

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

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

Municipal

☒

Well

☐

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

Municipal

☒

Septic

☐

Other (specify)
- (c) What storm drainage system is existing/proposed?

Sewers

☒

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-2025-0008 Status Hearing Scheduled

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 # <u>A-2023-0144</u>	Decision <u>Approved</u>	Relief <u>Permit a motor vehicle washing establishment and a drive thru facility</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto

THIS 2nd DAY OF June, 2025.

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, Michael Foderick McCarthy Tétrault LLP, 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 Toronto

IN THE Province OF

Ontario THIS 2nd DAY OF

June, 2025.

[Signature]
A Commissioner etc.

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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

Zoning Officer

Date

DATE RECEIVED June 02, 2025

Date Application Deemed Complete by the Municipality Mercelyn

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2-6 Maritime Ontario Boulevard


I/We, Multiland Pacific Holdings Ltd.
please print/type the full name of the owner(s)

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

Michael Foderick McCarthy Tétrault LLP
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 2nd day of June, 2025.



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

Tahir Ayub

(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

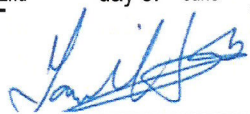
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 2-6 Maritime Ontario Boulevard

I/We, Multiland Pacific Holdings Ltd.
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 2nd day of June, 2025.


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

Tahir Ayub
(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

8. Committee of Adjustment			
8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	“After the Fact” Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: 75% refund if withdrawn prior to internal circulation 50% refund if withdrawn prior to circulation of public notice of a hearing. No refund if withdrawn once the circulation of the public notice of a hearing has occurred			



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Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
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Fax: 416-868-0673

Michael Foderick*
Partner
Direct Line: 416-601-7783
Direct Fax: 416-868-0673
Email: mfoderick@mccarthy.ca
***Professional Corporation**

Assistant: Barredo, Hayley
Direct Line: 416-601-8200 x542065
Email: hbarredo@mccarthy.ca

June 2, 2025

via courier and email (coa@brampton.ca)

Clara Vani, Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Vani:

**Re: Minor Variance Application
2-6 Maritime Ontario Boulevard**

We are the solicitors for Multiland Pacific Holdings Ltd., the registered owner of the lands municipally known as 2-6 Maritime Ontario Boulevard (the “**Property**”) in the City of Brampton (the “**City**”). On behalf of our client, we are submitting a minor variance application for the Property (the “**Minor Variance Application**”), which is intended to be heard together with the existing consent application bearing file number B-2025-0008 (the “**Consent Application**”).

The Minor Variance Application is also directly associated with a recently approved minor variance application (A-2023-0144) permitting a motor vehicle washing establishment on the Property. A site plan approval application (SPA-2022-0087) for the Property was also recently approved.

Our client had previously filed the Consent Application to permit the division of the Property into two separate lots. The proposed conveyed lot will be for a car washing establishment which is currently under construction, located on the western portion of the Property. The proposed retained lot will be for the two existing car dealerships, located on the eastern portion of the Property. The Consent Application will facilitate the future conveyance of the proposed conveyed lot. Reciprocal easements are proposed as between the conveyed and retained lots as part of the Consent Application.

Despite the Consent Application, the Property will continue to read as one lot. After reviewing the Consent Application and the resulting impact on zoning performance standards on the Property, City Staff have requested that our client also file the Minor Variance Application to seek one variance (as further described below).

For the purpose of both the Consent Application and the Minor Variance Application, no alteration or construction is proposed and the existing buildings will be maintained on the proposed lots.

Background and Planning Context

The Property is situated at the western corner of Queen Street East and Maritime Ontario Boulevard and is approximately 42,565 square metres in size. The Property is designated *Mixed-Use Employment* in the City’s Official Plan. Under the Airport Intermodal Secondary Plan (Area 4), the Property is designated *Highway & Service Commercial* and further designated *Office Centre*, and is within Special Site Area 7. The *Highway & Service Commercial* designation permits a broad range of commercial uses. The Property is zoned Service Commercial (SC-1912) in the City of Brampton Zoning By-law No. 270-2004 (the “**Zoning By-law**”), as amended.

Proposed Variance

In accordance with discussions between our client and City Staff, the following variance is requested from the Zoning By-law:

- 1. To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes, whereas the by-law does not permit all lands within this zone to be treated as one lot.**

We believe the Minor Variance Application meets the four tests under section 45 of the *Planning Act*, R.S.O. 1990, c. P.13 (the "**Planning Act**"). As noted above, despite the Consent Application, the Property will continue to read from the street as one lot. The reciprocal easements between the retained and conveyed lots for vehicular and pedestrian traffic will further make the proposed lot division imperceptible. The requested variance, which in our respectful submission can be described as technical in nature, simply resolves the zoning performance standard issues that would have otherwise been created through the Consent Application. In other words, the requested variance ensures that the entirety Property will, from a zoning perspective, continue to read and function as one lot despite a legal lot division. As the Minor Variance Application will have no impact on the uses operating on the Property currently and in the future, and will simply ensure that the Property continues to read and function as one lot, we maintain that the Minor Variance Application:

- Meets the general and intent and purpose of both the City's Official Plan and Zoning By-law;
- Represents desirable and appropriate development for the Property; and
- Is minor in nature.

We also note that City Staff have both requested and suggested the wording of the variance.

Conclusion

We respectfully submit that the Application represents good planning and is worthy of approval as it meets the four tests under section 45 of the *Planning Act*. The Minor Variance Application and the Consent Application, working together, seek to create two self-sufficient, zoning-compliant commercial parcels, each of a functional size, and with necessary easements to ensure mutual access and movement. The Minor Variance Application has regard for matters of provincial interest set out in section 2 of the *Planning Act* and is consistent with the Provincial Planning Statement, 2024.

In support of the within Minor Variance Application, we enclose the following materials:

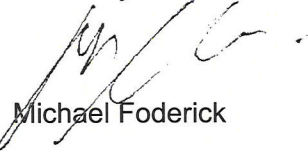
1. Completed and executed 2025 Committee of Adjustment Application form; and
2. Site Plan (already submitted as part of the Consent Application but attached again as part of this submission for ease of reference).

A payment in the amount of \$10,157.00, representing the Minor Variance Application fee, will be made via credit card.

Should you have any questions or require further information with respect to the Minor Variance Application and supporting materials, we are available to discuss them at your convenience. Please contact the undersigned, or in his absence, Jamie Cole at (416) 601-7811 or Robert Jefferson at (416) 601-4339.

Sincerely,

McCarthy Tétrault LLP




Michael Foderick

MF/JC/rj

Enclosures

PROJECT NORTH










310 Spadina Ave. Suite 1008
 Toronto, Ontario, Canada M5T 2E8
 T: 416 203 7600 F: 416 203 3342
 info@weis.com

NOTES: This drawing has been carefully checked and found to be correct in accordance with the information provided. The contractor shall be responsible for ensuring that the work is carried out in accordance with the specifications and standards of the relevant authorities and that all necessary permits are obtained. The contractor shall be responsible for ensuring that the work is carried out in accordance with the specifications and standards of the relevant authorities and that all necessary permits are obtained.

EXACT SCALE DRAWINGS





SITE PLAN LEGEND	
REFER TO SITE PLANS NOTES	PROPERTY LINE
	REMOVED PROPERTY LINE PER CONCEALED
	REPAVED/NEW DRIVE PER AREA
	PROPOSED ASPHALT PAVING AREA

	PROPOSED PRIVATE DRIVEWAY/ACCESS ROAD
	PROPOSED EASEMENT/FENCING
	ASPHALT MILL & OVERLAY AREA
	PROPOSED ACCESS/DRIVEWAY
	FIRE ACCESS ROUTE - HEAVY DUTY IMPACT
	PROPOSED PERMEABLE PAVEMENT AREA
	SEWER OF OTHER AREA - N/A
	TREE PROTECTION ZONE
	ACCESS/DRIVEWAY
	ACCESS/DRIVEWAY
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	GAS METER/REGULATOR TO MAIN LINE
	PRINCIPAL BUILDING ENTRANCE
	BACKDOOR ENTRY
	SIDE/BACKYARD ACCESS DOOR
	VEHICLE LANE S
	LAMP FOUNDATION
	LAMP FOUNDATION
	EV CHARGING STATION, INSTALLED OR PROPOSED

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PROJECT:

TOMMY CAR WASH

6 MARITIME ONTARIO BLVD. Q/N

DRAWING TITLE:

SITE PLAN

SPA-2022-0087

CONSENT

APPLICATION

PROJECT NO: 21957

SCALE: As indicated

PROJECT NORTH

DRAWN BY:

REVIEWED BY:

DRAWING NO:

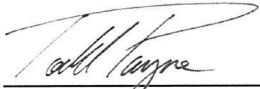
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Zoning Non-compliance Checklist

File No.
A-2025-0254

Applicant: Multiland Pacific Holdings Ltd.
Address: 6 Maritime Ontario Blvd.
Zoning: SC-1912
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit all lands zoned SC-1912 to be treated as one lot for zoning purposes	whereas the by-law does not permit all lands within this zone to be treated as one lot	
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			


Reviewed by Zoning

June 3, 2025
Date