

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-2025-0054
Property Address:	2-6 Maritime Ontario Boulevard
Legal Description:	Toronto Gore, Con 7 ND Part Lot 6, RP 43R31072, Parts 1 to 8, Ward 8
Agent:	Michael Foderick McCarthy Tetrault LLP.
Owner(s):	Multiland Pacific Holdings Ltd.
Other applications: under the <i>Planning Act</i>	nil
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 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.

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 5th 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

ORIGINAL SITE STATISTICS (1)	
ZONING	SERVICE COMMERCIAL
ADJACENT PROPERTIES (S) WEST & NORTH	SERVICE COMMERCIAL
EXISTING LOT AREA (1)	42,555.56 m ² (48,254.16 m ² ± 15.52 Acres)
EXISTING LOT FRONTAGE (3)	420.71 m
EXISTING LOT DEPTH (4)	819.74 m
EXISTING DEARSHIP BUILDING #1 (TOYOTA) (5) (6)	
BUILDING AREA (5)	1,615.4 m ²
SALES	831.3 m ²
OFFICE	2,542.4 m ²
MOTOR VEHICLE REPAIR	(8)
MOTOR VEHICLE BODY SHOP	(8)
STORAGE	492.4 m ²
G.F.A. (5)	14,898.1 m ²
EXISTING DEARSHIP BUILDING #2 (HONDA) (5) (7)	
BUILDING AREA (5)	8,322.5 m ² ± 7.5% Coverage
SALES	1,362.2 m ²
OFFICE	527.7 m ²
MOTOR VEHICLE REPAIR	1,537.4 m ²
MOTOR VEHICLE BODY SHOP	(8)
STORAGE	520.2 m ²
G.F.A. (7)	3,378.2 m ²
TOTAL EXISTING SITE BUILDING AREA (5) (6) (7)	16,824.6 m ² ± 16.7% Coverage
TOTAL EXISTING SITE G.F.A. (5) (6) (7)	18,783.3 m ²
EXISTING PARKING	
PER SPACE (12) SITE STATISTICS (12)	802 Spaces (incl. 98B)
PER SPACE (12) DRAWING (12)	875 Spaces (incl. 98B)
TOTAL PER SITE SURVEY (11)	456 Spaces (incl. 48B)
TOTAL ACTUAL (12)	562 Spaces (incl. 48B)
(1) Original Lot is 100% existing Toyota and Honda Dealerships area, and the original vacant area under the Honda building is proposed for future use.	
(2) Taken from R-Plan by Schaeffer Bzavov Bennett Ltd. Job No. 11-383-200 dated April 17, 2020.	
(3) Planning Division St. East	
(4) Planning Division St. East	
(5) As per O.B.C. 14.1.2	
(6) Planning Division St. East	
(7) Taken from R-Plan by Schaeffer Bzavov Bennett Ltd. Job No. 11-383-200 dated April 17, 2020.	
(8) As per O.B.C. 14.1.2	
(9) Planning Division St. East	
(10) As per O.B.C. 14.1.2	
(11) Taken from R-Plan by Schaeffer Bzavov Bennett Ltd. Job No. 11-383-200 dated April 17, 2020.	
(12) As observed on site by WEIS/LGA, including areas under the Honda building and under the Honda building.	

PROPOSED LOT #1 SITE STATISTICS (1)	
PROPOSED LOT AREA (1)	35,348.4 m ² (15,531.16 m ² ± 8.73 Acres)
PROPOSED LOT FRONTAGE (3)	420.71 m
EXISTING LOT DEPTH (4)	819.74 m
EXISTING DEARSHIP BUILDING #1 (TOYOTA) (5) (6)	
BUILDING AREA (5)	1,615.4 m ² ± 15.5% Coverage
SALES	831.3 m ²
OFFICE	2,542.4 m ²
MOTOR VEHICLE REPAIR	(8)
MOTOR VEHICLE BODY SHOP	(8)
STORAGE	492.4 m ²
G.F.A. (5)	14,898.1 m ²
EXISTING DEARSHIP BUILDING #2 (HONDA) (5) (7)	
BUILDING AREA (5)	8,322.5 m ² ± 7.5% Coverage
SALES	1,362.2 m ²
OFFICE	527.7 m ²
MOTOR VEHICLE REPAIR	1,537.4 m ²
MOTOR VEHICLE BODY SHOP	(8)
STORAGE	520.2 m ²
G.F.A. (7)	3,378.2 m ²
TOTAL EXISTING SITE BUILDING AREA (5) (6) (7)	16,824.6 m ² ± 16.7% Coverage
TOTAL EXISTING SITE G.F.A. (5) (6) (7)	18,783.3 m ²
EXISTING PARKING	
PER SPACE (12) SITE STATISTICS (12)	802 Spaces (incl. 98B)
PER SPACE (12) DRAWING (12)	875 Spaces (incl. 98B)
TOTAL PER SITE SURVEY (11)	456 Spaces (incl. 48B)
TOTAL ACTUAL (12)	562 Spaces (incl. 48B)
(1) Includes existing Toyota and Honda Dealerships area.	
(2) Original Lot Area minus (1) Proposed Lot #2 area, considering information taken from R-Plan by Schaeffer Bzavov Bennett Ltd. Job No. 11-383-200 dated April 17, 2020.	
(3) Planning Division St. East	
(4) Planning Division St. East	
(5) As per O.B.C. 14.1.2	
(6) Planning Division St. East	
(7) Taken from R-Plan by Schaeffer Bzavov Bennett Ltd. Job No. 11-383-200 dated April 17, 2020.	
(8) As per O.B.C. 14.1.2	
(9) Planning Division St. East	
(10) As per O.B.C. 14.1.2	
(11) Taken from R-Plan by Schaeffer Bzavov Bennett Ltd. Job No. 11-383-200 dated April 17, 2020.	
(12) As observed on site by WEIS/LGA, including areas under the Honda building and under the Honda building.	

PROPOSED LOT #2 SITE STATISTICS (1)	
PROPOSED LOT AREA (2)	7,207.55 m ² (1,724.13 ± 1.78 Acres)
PROPOSED LOT FRONTAGE (3)	420.71 m
PROPOSED LOT DEPTH (4)	1,703.65 m
PROPOSED LOT LANDSCAPED AREA	1,741.35 m ² ± 21.1% Coverage
PROPOSED LOT PERMEABLE PAVED AREA	257.2 m ² ± 3.5% Coverage
PROPOSED LOT HARD SURFACE AREA (5)	5,208.6 m ² ± 72.3% Coverage
PROPOSED CAR WASH FACILITY BUILDING AREA (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) 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