



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **10179469 CANADA INC.** 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 2, Plan M-863, Parts 1 and 2, Plan 43R-16301 municipally known as **73 SUN PAC BOULEVARD**; Brampton;

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

1. To permit outdoor storage of trucks and truck trailers for a temporary period of three (3) years whereas the by-law does not permit outdoor storage.

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 26, 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 14th day of January, 2021.

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

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, Thursday, January 21, 2021**.
- 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, January 22, 2021**.
 - 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, January 22, 2021**. 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.



PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

December 14, 2020.

Our File: 685-003

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2020-0154

Attention: Ms. Jeanie Myers,
Secretary-Treasurer of the Committee of Adjustment

**Re: Minor Variance Application
10179469 Canada Inc.
73 Sun Pac Boulevard
City of Brampton**

Glen Schnarr and Associates Inc. is pleased to submit this application for a minor variance at 73 Sun Pac Boulevard (herein referred to as the 'subject property') on behalf of 10179469 Canada Inc. The subject property is located on the east side of Sun Pac Boulevard near the intersection of Ward Road and Sun Pac Boulevard. The property has a frontage along Sun Pac Boulevard of 58.73 meters, a depth of 123.85 meters and an area of 0.73 hectares (1.79 acres).

Currently, the subject property contains a security building in the southwest corner of the property, and the lands are used for the purpose of outdoor storage of trucks and truck trailers. The property is designated 'Industrial' in the City of Brampton Official Plan (Schedule A – General Land Use Designations) and is designated 'Industrial' in the City of Brampton Secondary Plan (SP14 – Gore Industrial North Secondary Plan). Furthermore, the subject property is zoned 'Industrial (M4) – Exception 1560' under the City of Brampton Zoning By-Law 270-2004.

The owner of the subject property is seeking a temporary 3-year minor variance to permit the outdoor storage of trucks and truck trailers. Additionally, site plan improvements as per the redlined approved Site Plan SP10-053.000 (redlined on December 10, 2020 by Glen Schnarr and Associates Inc.) are proposed to be implemented before Summer 2021 pending the approval of this application. The only change to the approved Site Plan is the implementation of a smaller security building on the subject lands. This building will be located in approximately the same location as the previously proposed temporary security trailer in approved Site Plan SP10-053.000. The elevation drawing of the proposed security building (as prepared by Glen Schnarr and Associates Inc. dated December 10, 2020) depicts the façade of the building which will include vinyl skirting to make the building visually appealing. Due to the winter season, the landscaping and other site plan improvements cannot be completed at this time but will be implemented as soon reasonably possible.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



In order to facilitate the proposal, the following variance is requested:

- 1. Request to permit a 3-year temporary minor variance to allow the outdoor storage use of truck and truck trailers on the subject property whereas the City of Brampton Zoning By-Law 270-2004 does not permit outdoor storage uses on the subject property.*

History of Applications

The subject property has undergone three minor variance applications, the first two which were filed under previous ownership. In March 2010, the previous owner applied for a 5-year temporary variance to allow the outdoor storage of truck and truck trailers on site. The minor variance application (A10-060) was approved for a temporary period of 3 years, subject to conditions which included completing and implementing a site plan application. It was noted when the approval of the variance lapsed in 2013 that the site improvements required to be implemented as per Site Plan Application SP10-053.000 had not been completed.

In March 2017, another application for a minor variance (A17-055) was submitted by the previous owner to permit truck parking and trailer storage with an associated office trailer on the property for a temporary 5-year period. This application was approved for a temporary period of 3 years, subject to a number of conditions, one of which included the approved site plan improvements be implemented.

In August of 2017, the subject property was acquired by the current owners, 10179469 Canada Inc., and in January 2020 a minor variance application (A-2020-0010) was submitted requesting outdoor storage of truck and truck trailers be permitted in association with an office trailer on the property. This application was refused as it was determined site plan improvements (as per approved Site Plan SP10-053.000) had not been fully implemented on the subject property. The owners are aware of the improvements that are required to be implemented as per approved Site Plan SP10-053.000 and are requesting to have them implemented after the winter season has passed.

Analysis

In our opinion, the proposed variance meets the prescribed criteria to authorize a Minor Variance under section 45 of the Planning Act:

- 1. Meets the general intent and purpose of the Official Plan*

The property is designated 'Industrial' in the City of Brampton Official Plan and the Gore Industrial North Secondary Plan (SP14). The Official Plan allows for the outdoor storage and truck trailer parking as identified in the relevant Secondary Plan. Furthermore, the Gore Industrial North Secondary Plan allows for various uses including the storage of goods on industrial lands. As per the redlined approved Site Plan SP10-053.000 submitted with this application, the landscaping buffer and security building will add screening to the site which will aide in conforming to the character of the industrial area. Thus, the site maintains the general intent of the Official Plan and Secondary Plan therefore the outdoor storage use of truck and truck trailers should be allowed.



2. *Meets the general intent and purpose of the Zoning By-law*

The property is zoned 'Industrial 4 (M4-1560)' as per the City of Brampton Zoning By-Law 270-2004. The 'Industrial Four' parent zone allows for various uses including a warehouse, the manufacturing of goods, and a parking lot among other uses. While Section 1560.10 specifies outdoor storage uses are not permitted, the intent of the Zoning By-Law in prohibiting outdoor storage uses is to ensure the use does not dominate the streetscape within this industrial area and that a certain aesthetic quality is maintained. The approved Site Plan submitted with this application proposes 12 to 12.5 m of landscaping along the frontage of the property which allows the outdoor storage use to be screened from view and does not disturb the streetscape of the industrial area. Thus, the general intent of the Zoning By-Law is maintained therefore the outdoor storage use should be allowed.

3. *Desirable for the appropriate development of the land*

The proposed outdoor storage use does not adversely impact the subject property or adjacent properties as the use will be screened from view through landscaping treatments and the security building. The trucks and truck trailers which are to be stored on the subject property contribute to the distribution of goods and services and are therefore a vital part of the area. Thus, the proposed 3-year temporary variance is a desirable use of the land.

4. *Is minor in nature*

The proposed variance is minor in nature as the outdoor storage use will not generate adverse impacts on the property or on adjacent properties. The fully implemented changes as per the proposed redlined Site Plan application SP10-053.000 will assist in providing screening to mitigate adverse impacts. Thus, the proposed 3-year temporary variance is minor in nature.

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

- One (1) cheque in the amount of \$2510.00 payable to the City of Brampton in payment of the Minor Variance Application fee;
- A Minor Variance Application form including Appointment and Authorization of Agent and Permission to Enter forms;
- One (1) copy of redlined approved Site Plan SP10-053.000 as prepared by Glen Schnarr & Associates Inc. dated December 10, 2020; and
- One (1) copy of the Security Building Elevation drawings as prepared by Glen Schnarr & Associates Inc. dated December 10, 2020.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

We trust this completes the application for a Minor Variance and we look forward to being considered for the earliest hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Partner

Flower City



brampton.ca

FILE NUMBER: A-2020-0154

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)** 10179469 Canada Inc. c/o Navneet Randhawa
Address 23 Enford Crescent
Brampton ON
L7A 4C8
Phone # 647-625-0454 **Fax #** _____
Email karamberrandhawa@gmail.com

2. **Name of Agent** Glen Schnarr and Associates Inc. c/o Colin Chung
Address 700 - 10 Kingsbridge Garden Circle
Mississauga ON
L5R 3K6
Phone # 905-568-8888 x224 **Fax #** 905-568-8894
Email colinc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
Request for a 3 year temporary minor variance to allow the outdoor storage use of truck and truck trailers on
the subject property.

4. **Why is it not possible to comply with the provisions of the by-law?**
The Zoning By-Law does not permit outdoor storage uses on the subject property.

5. **Legal Description of the subject land:**
Lot Number PT. BLOCK 2
Plan Number/Concession Number PLAN M-863, PTS. 1 & 2, PLAN 43R-16301
Municipal Address 73 Sun Pac Boulevard

6. **Dimension of subject land (in metric units)**
Frontage 58.73 m
Depth 123.85 m
Area 0.73 hectare (1.79 acre)

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.)

The 1 story building on the site has a GFA of 25.95 square meters, and is approximately 3.1m x 3.1m x 2.7m.
This structure is proposed to be demolished.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

A 1 story building with an approximate GFA of 25.95 square meters, and dimensions of approximately 3.1m x 3.1m x 2.7m.

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 setback 1.7 m
Rear yard setback 106 m
Side yard setback 49 m
Side yard setback 4.1 m

PROPOSED

Front yard setback 24.4 m
Rear yard setback 95.5 m
Side yard setback 39.3 m
Side yard setback 16.1 m

10. Date of Acquisition of subject land: April 2017
11. Existing uses of subject property: Outdoor truck parking and truck storage with associated security trailer
12. Proposed uses of subject property: Outdoor storage of truck and truck trailers with associated security building
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: Approximately 2012
15. Length of time the existing uses of the subject property have been continued: 10 years
16. (a) What water supply is existing/proposed?
Municipal ☐ Other (specify) N/A
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☐ Other (specify) N/A
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 # <u>A10-060</u>	Decision <u>Approved</u>	Relief <u>Outside storage</u>
File # <u>A17-055</u>	Decision <u>Approved</u>	Relief <u>Outside storage</u>
File # <u>A-2020-0010</u>	Decision <u>Refused</u>	Relief <u>Outside storage</u>

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga
THIS 10th DAY OF December, 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, Tarunjeet Grewal, OF THE City OF Mississauga
IN THE Region OF Peel 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 14th DAY OF
December, 2020
April Dela Cerna
A Commissioner etc.

Signature of Applicant or Authorized Agent

April Dela Cerna, ad.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.

FOR OFFICE USE ONLY May 8, 2021.

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4 - 1560

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

HOTHIS.

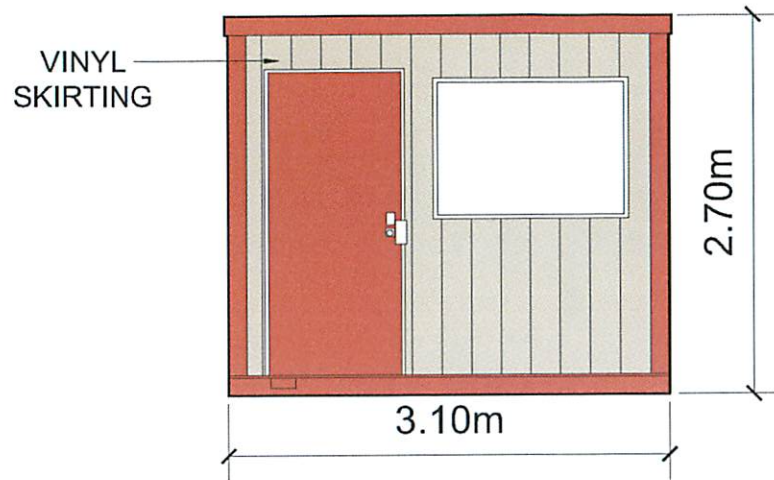
Zoning Officer

DEC 15 2020

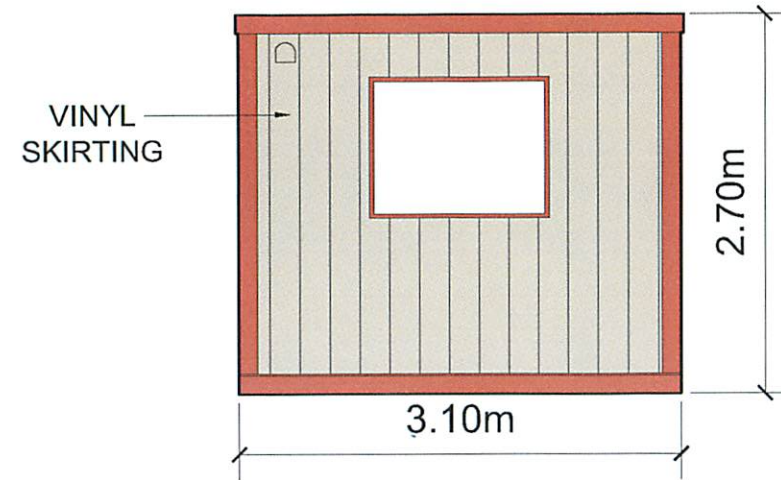
Date

DATE RECEIVED December 14, 2020

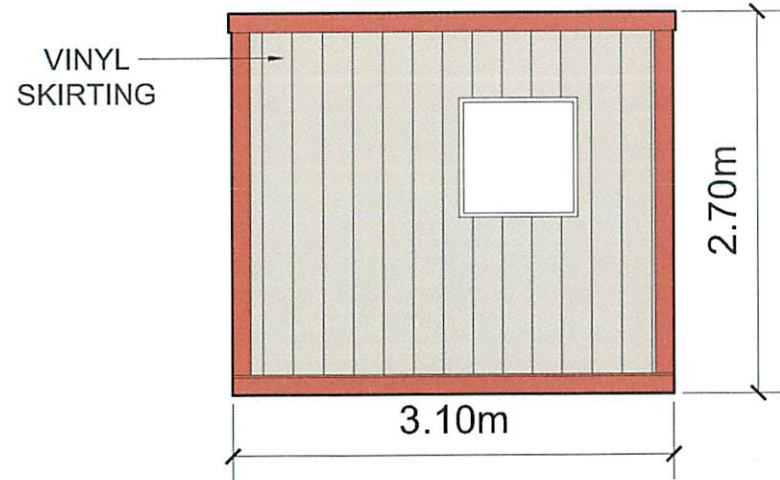
Front Elevation



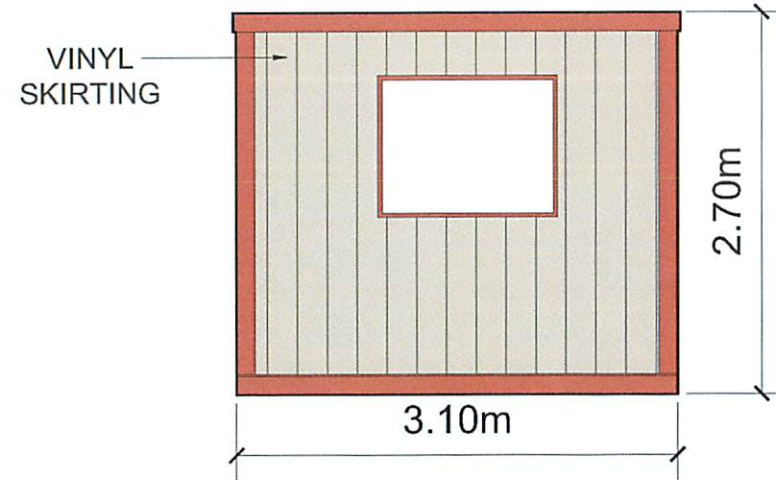
Side Elevation



Rear Elevation



Side Elevation



73 Sun Pac Boulevard
SECURITY BUILDING ELEVATION

Scale 1:40
December 10, 2020



FILE NUMBER A-2020-0010

HEARING DATE JULY 28, 2020

APPLICATION MADE BY 10179469 CANADA INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; **ZONING BY-LAW 270-2004** AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit outside storage (truck and trailer parking/ storage) in association with an office trailer on the property.

(73 SUN PAC BOULEVARD, PT. OF BLOCK 2, PLAN M-863, PTS. 1 & 2, PLAN 43R-16301)

THE REQUEST IS HEREBY REFUSED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance is not desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are not maintained and the variance is not minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Colp

SECONDED BY: R. Power

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON JULY 28, 2020

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 28TH DAY OF JULY, 2020

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE AUGUST 17, 2020

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



FILE NUMBER A17-055

HEARING DATE MARCH 28, 2017

APPLICATION MADE BY 1317675 ONTARIO INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To permit outside storage (truck and trailer parking/ storage) in association with an office trailer on the property for a temporary period of five (5) years.

(73 SUN PAC BOULEVARD – PT. OF BLK. 2, PLAN M-863, PARTS 1 & 2, PLAN 43R-16301)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Nurse

SECONDED BY: R. Crouch

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER


MEMBER


MEMBER

DATED THIS 28TH DAY OF MARCH, 2017

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE APRIL 17, 2017

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

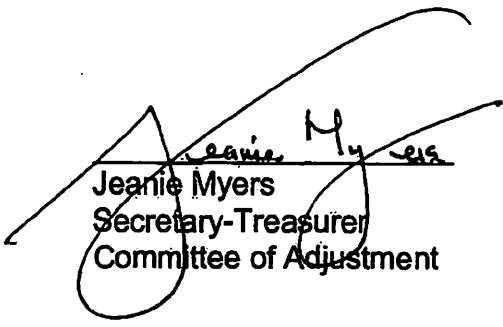
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A17-055

DATED: MARCH 28, 2017

Conditions:

1. That the outside storage (truck and trailer parking/ storage) use be removed from the property within fifteen (15) days from the final date of the Committee's decision;
2. That the site improvements in accordance with the approved site plan drawings dated February 23, 2011 (File: SP10-053.000) be completed, and that the truck parking and trailer storage use shall not exist on the property until such time as the site improvements are completed to the satisfaction of the Director of Development Services;
3. That the owner post the required financial securities and insurance in accordance with the Site Plan Agreement registered on title (File: SP10-053.000);
4. That there be no motor vehicle repair on the property at any time;
5. That there be no outside storage on the property except for truck and trailers;
6. That all advertising signage be removed from the property within thirty (30) days from the date of the Committee's decision;
7. That a building permit shall be obtained within sixty (60) days for the office trailer and that the office trailer shall not be occupied until such time as an occupancy permit is issued;
8. That the variance be approved for a temporary period of three (3) years from the final date of the Committee's decision; and,
9. That failure to comply with and maintain the conditions of the Committee will render the temporary approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



Notice of Decision

Committee of Adjustment

FILE NUMBER A10-060HEARING DATE APRIL 20, 2010APPLICATION MADE BY 1317675 ONTARIO INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; **ZONING BY-LAW 270-2004** AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR TRUCK PARKING AND TRAILER STORAGE WITH ASSOCIATED OFFICE TRAILER ON THE PROPERTY FOR A TEMPORARY PERIOD OF FIVE (5) YEARS;

(73 SUN PAC BOULEVARD – PT. BLOCK 2, PLAN M-863, PTS. 1 & 2, PLAN 43R-16301)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: J. Massey-SinghSECONDED BY: F. TurnerSIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

H. Murse
MEMBER

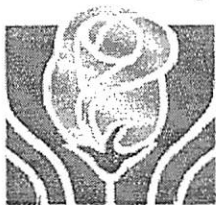
[Signature]
MEMBER

DATED THIS 20TH DAY OF APRIL, 2010

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 10, 2010

I, JEANIE MYERS, ACTING SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

[Signature]
ACTING SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



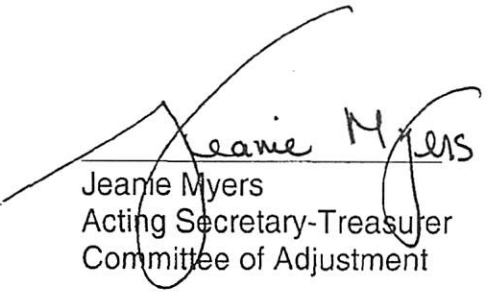
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

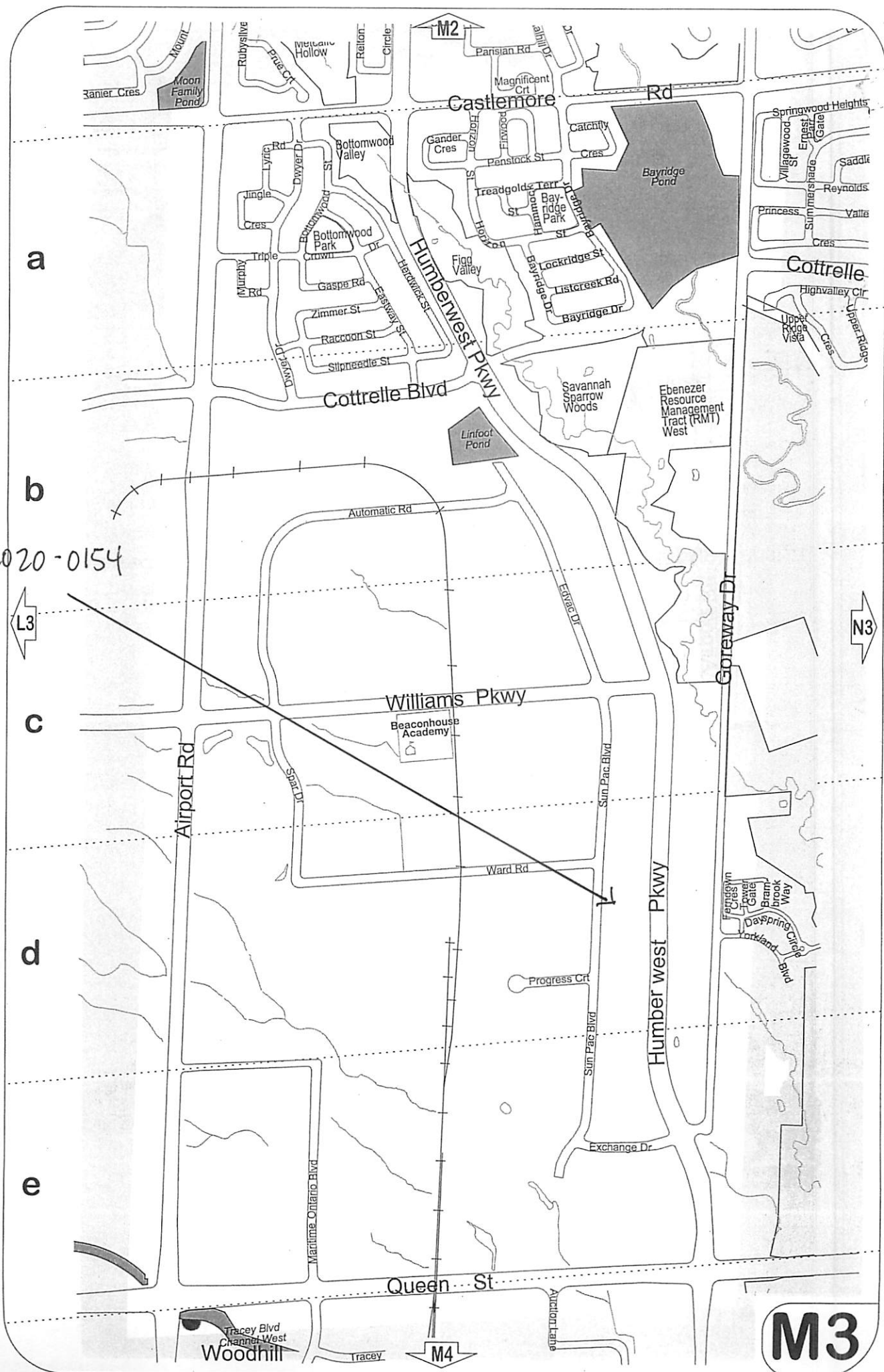
APPLICATION NO: **A10-060**

DATED **APRIL 20, 2010**

Conditions:

1. Site plan approval shall be obtained within one hundred and twenty (120) days of the final date of Committee's decision on this application or within an extended timeline at the discretion of the Commissioner of Planning, Design and Development, and as a result of site plan approval the site shall be developed to include, as a minimum, the following:
 - Appropriate landscaping along Humberwest Parkway and Sun Pac Boulevard (and the minimum landscaped open space area abutting Humberwest Parkway required by the Zoning By-law shall be maintained);
 - Peripheral chain link security fence;
 - A paved and curbed and appropriately configured access driveway;
 - A surface material appropriate to convey surface run-off so that it does not adversely impact abutting properties or the City's roadways;
 - A parking layout to have the trucks arranged and maintained in an orderly fashion and have the view of the trailer storage minimized from Humberwest Parkway;
 - The requirement for the use of an appropriate façade on the office trailer so that it maintains an acceptable appearance for the site and area; and
 - Securities posted for any of the required site improvements and for the removal of the office trailer should it be abandoned by the owner.
2. The variance shall be null and void should truck parking and trailer storage exist on the site without securities posted and the full site improvements in place required by site plan approval;
3. That a building permit shall be obtained for the office trailer and the office trailer shall not be occupied until such time as an occupancy permit is issued;
4. That there be no outside storage on-site except for trailers;
5. That approval be granted for a temporary period of three (3) years from the final date of Committee's decision.


Jeanie Myers
Acting Secretary-Treasurer
Committee of Adjustment



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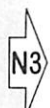
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