



April 9, 2026
City of Brampton
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Subject: Fee Waiver Request, Minor Variance Application A-2025-0108, City of Brampton

On behalf of Primont Properties Inc., we respectfully request a waiver of the application deferral fee related to the above noted Minor Variance application, which was considered by the Committee of Adjustment on March 24, 2026.

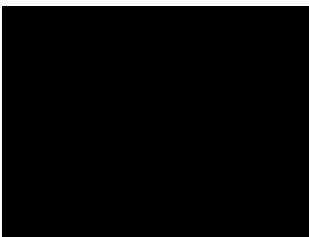
APPLICATION HISTORY

In November 2025, WSP Canada Inc., on behalf of Primont Properties Inc. (the “Applicant”), submitted an application requesting several minor variances to permit the proposed rental development of Phase 1 (north building) on the subject property. One of these variances was to permit a reduced parking rate for the proposed north building. The parking variance was supported by a Parking Study, conducted by GHD (dated November 12, 2025 and revised February 13, 2026 to reflect staff comments), which concluded that a 0.62 rate was appropriate, considering proxy sites. Upon review of the Application, Staff were not initially supportive of the requested parking variance but worked with the Applicant to revise the requested parking rate. Ultimately, through these discussions, the Applicant and Staff agreed that 0.75 was an appropriate parking ratio. When the public notice was issued, it stated that the parking variance would apply to the entire Site and not just Phase 1.

WSP submitted an updated planning letter to the Committee, dated March 11, 2026, which requested the revised parking ratio of 0.75. The updated letter continued to clearly state that the variance applied only to Phase 1.

In the initial Staff report (dated March 24, 2026), Staff stated support for the requested parking rate of 0.75 spaces per unit and did not state that the variance would apply to Phase 1. No condition had been included to tie the variance to Phase 1 and/or the rental use, and the sketch had been attached without clear reference to those limiting conditions.

Further, as discussed at the Committee meeting on March 24, 2026, it became evident that there was uncertainty at the Committee level regarding how the Planning Act applies during periods where two comprehensive zoning by-laws are relevant to a site due to an active appeal. This misunderstanding placed the application at a procedural disadvantage, and it became clear that a deferral was the most appropriate course of action to ensure alignment between Committee of Adjustment staff and the applicable Planning Act framework. For clarity, during the appeal period of a Comprehensive By-law, such as the case now in the City of Brampton, due to provisions of the





Planning Act Section 34(30) and Section 34 (31), both Zoning By-laws apply to the City of Brampton. As a result, with respect to any given standard, the most restrictive provision in either By-law is the limiting factor with respect to the Zoning standard in question. In the case of the parking standard for the Site, the approved Minor Variance A-2024-0433 from the old Zoning By-law of a minimum of 0.80 spaces per unit applies until such time as the Council-approved, less restrictive standard of a minimum of 0.75 spaces per unit from the new Zoning By-law is approved by the Tribunal. There is currently no timeframe for when the new Zoning By-law will be approved by the Tribunal.

BASIS FOR WAIVER REQUEST

A waiver for the deferral fee is requested for the following reasons:

1. Deferral not applicant-initiated in substance

While the deferral was requested by the applicant, it arose in response to uncertainty at the Committee level regarding the manner in which the Planning Act requires minor variances to be assessed during a zoning by-law appeal period and how variances would apply during this period. It was also to address the confusion of where the variance would apply as the conditions requested by the applicant were not originally incorporated by staff. The deferral was requested in spite of staff's support of the minor variance application in order to revise the variances to address Committee's concerns, rather than to delay the decision making process.

Through discussions with staff, we understand that the intent of the deferral fee is to provide compensation for additional staff effort where substantive revisions are required to obtain Committee of Adjustment support. However, in this case, our deferral simply clarifies the requested variances, per requests of Committee, and the changes are minor in scope (i.e. no design changes).

2. Good-faith cooperation with the City and Committee

The applicant has worked collaboratively with staff throughout the process to refine the variances and propose a parking rate supportable by Staff. During the period between the initial application (November 20th, 2025) and the March 24th, 2026 Committee of Adjustment hearing, a new zoning by-law (By-law 14-2026) was adopted by Council, introducing additional complexity, while also reinforcing that the requested parking variance was in alignment with Council-approved direction. The deferral allowed these matters to be resolved efficiently and avoided the need for an appeal of a variance standard that City Council has already endorsed.

3. Proportionality and fairness

The deferral fee is significant relative to the limited scope of revisions required. In this instance, the fee would operate punitively rather than as a measure of cost recovery.

4. Public interest outcome

Granting the waiver supports orderly decision-making and avoids unnecessary appeals, including a potential appeal of a variance standard that aligns with Council's approved direction.



Given the above, we respectfully request that the City exercise its discretion to waive the deferral fee associated with this application. We would be pleased to provide any additional information required in support of this request.

Yours sincerely,

A handwritten signature in black ink that reads "C. B. John-Baptiste".

Chad B. John-Baptiste, MCIP, RPP

Senior Principal, Urban and Community Planning – Ontario
Strategic Advisory & Planning, Transportation & Infrastructure
WSP Canada Inc.