



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **2300 NORTH PARK DRIVE GP 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 Lot 9, Concession 6 EHS, municipally known as **2300 NORTH PARK DRIVE**, Brampton;

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

1. To permit outside storage of oversized motor vehicles (fleet vehicles) whereas the by-law does not permit outside storage other than outside storage of stock and custom mobile offices and buildings.

**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, February 16, 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.

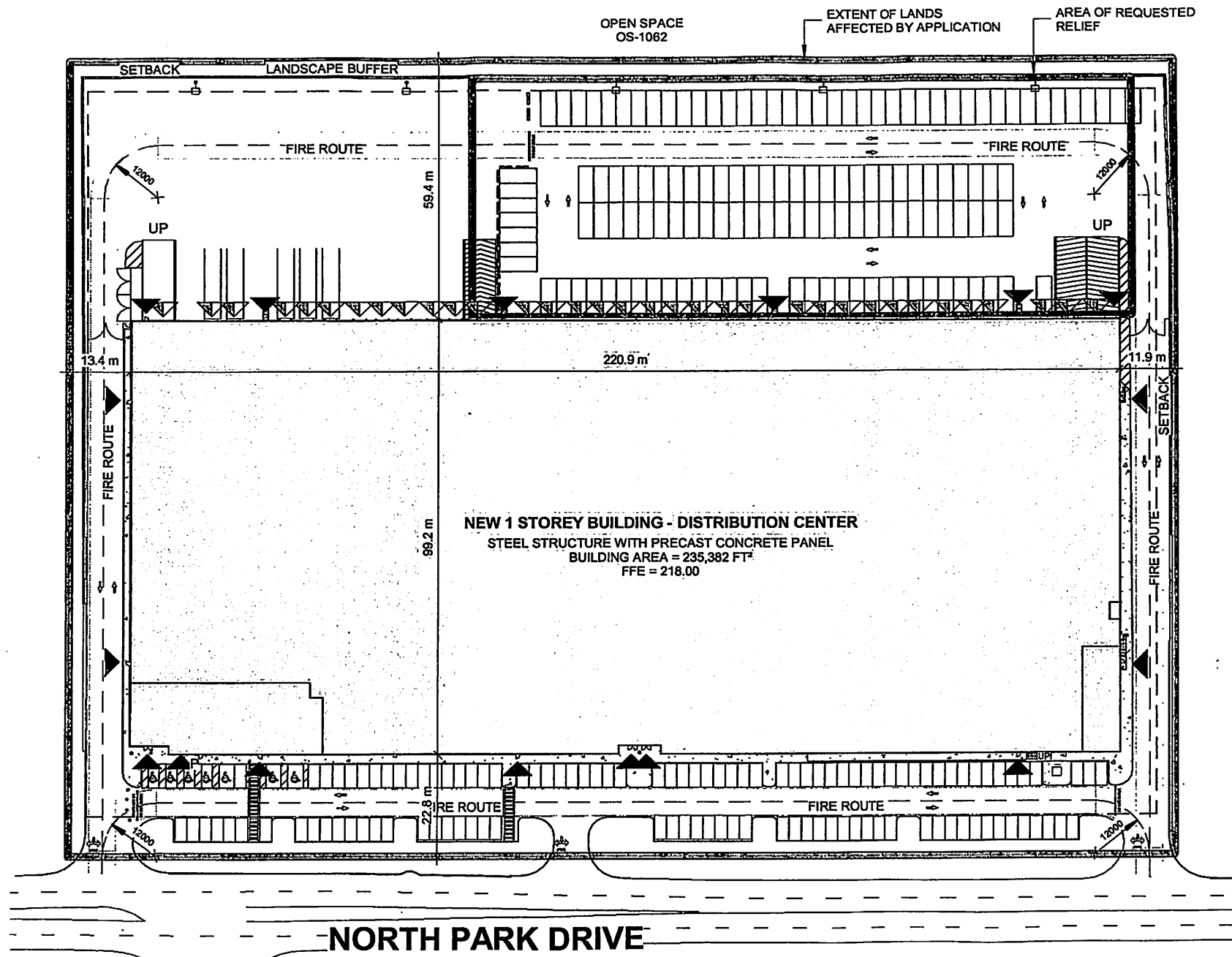
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

DATED at Brampton Ontario, this 4th day of February, 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](mailto: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, February 11, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, February 11, 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 **Thursday, February 11, 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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.



Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Phone (905) 874-2117  
Fax (905) 874-2119

jeanie.myers@brampton.ca

December 18 2020

**Your Reference**  
2300 North Park Drive

**Our Reference**  
60634621

A - 2020-0166

### Minor Variance Application

Dear Ms. Myers

This minor variance application as previously discussed with your department, requests the site in question be approved for an outdoor storage ancillary use. The outdoor storage proposed consists of fleet vehicles considered to be oversized by the City of Brampton's Zoning by-law. The definition of outdoor storage and oversized vehicles are as follows:

*"OUTSIDE STORAGE shall mean the storage of goods, inventory, materials, machinery or vehicles including oversized motor vehicles not actively engaged in loading and unloading of goods and materials in conjunction with a business located within a building or structure on the same lot."*

*"OVERSIZED MOTOR VEHICLE shall mean any motor vehicle having a height greater than 2.6 metres or overall length greater than 6.7 metres or combination of both. External attachments to the vehicle are included in the measurement of height and length."*

The current fleet's largest vehicle is 3.0m tall by 2.7m wide by 6.7m long. Under these definitions the overnight parking of fleet van vehicles on the site of 2300 North Park Drive can be considered oversized due to the vehicle's height 3.0m. Understanding the other dimensions are within tolerance we consider this a minor adjustment to the current zoning by-law in effect on the site.

The site has parking areas to the front and to the rear, we have located all storage parking to the rear of the building to provide complete screening of the area from the street, minimizing the impact to the area. The front parking area is reserved for parking of employee personal vehicles during their shifts.

The site plan application includes a site plan indicating the stalls designated for fleet parking as "VAN PARKING SPACES" and shaded in blue. All other spots are either actively engaged in loading / unloading or for parking of personal vehicles of employees.

We trust this variance application can be considered complete with the above information, the enclosed site plan and the application form itself. Please do not hesitate to contact me via email should you require any additional information.

Kind regards,



Mark Roloson  
BIM Manager  
AECOM Canada Ltd.  
T: +1-519-505-0687  
E: Mark.Roloson@aecom.com

enclosures: , Minor Variance Application form, Site Plan Minor Variance Plan

Flower City



brampton.ca

For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2020-0166

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) 2300 North Park Drive GP Inc.  
Address 20 Adelaide St E - Unit 800  
Toronto, Ontario  
M5C 2T6  
Phone # 416-723-7730 Fax # \_\_\_\_\_  
Email jbagbasi@carttera.com

2. Name of Agent Mark Roloson  
Address 50 Sportsworld Crossing rd, Suite 290  
Kitchener, Ontario  
N2P 0A4  
Phone # 519-505-0687 Fax # \_\_\_\_\_  
Email Mark.Roloson@aecom.com

3. Nature and extent of relief applied for (variances requested):  
Request for variance to permit parking and storage of fleet vehicles on exterior parking areas of property

4. Why is it not possible to comply with the provisions of the by-law?  
The number of fleet vehicles to serve the local population effectively cannot fit entirely within structures

5. Legal Description of the subject land:  
Lot Number 9  
Plan Number/Concession Number 6 EHS  
Municipal Address 2300 North Park Drive

6. Dimension of subject land (in metric units)  
Frontage 246.2m  
Depth 181.0m  
Area 44,567m<sup>2</sup>

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 Storey 22,044m<sup>2</sup> new industrial building

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

1 Storey 22,044m<sup>2</sup> new industrial building - to remain

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 22.25m

Rear yard setback 50.58m

Side yard setback 11.84m

Side yard setback 13.45m

**PROPOSED**

Front yard setback 22.25m

Rear yard setback 50.58m

Side yard setback 11.84m

Side yard setback 13.45m

10. Date of Acquisition of subject land: 2020

11. Existing uses of subject property: F2 - Brand New shell building

12. Proposed uses of subject property: Group F Div 3 - Low Fire load warehouse - Sorting and Distribution

13. Existing uses of abutting properties: Industrial / Warehousing

14. Date of construction of all buildings & structures on subject land: 2020

15. Length of time the existing uses of the subject property have been continued: <1 year

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 # \_\_\_\_\_ 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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE city \_\_\_\_\_ OF \_\_\_\_\_ Guelph

THIS 15<sup>th</sup> 22<sup>nd</sup> 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, MARK BOLOSON, OF THE CITY OF GUELPH

IN THE REGION OF WELLINGTON 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 22<sup>nd</sup>  DAY OF

December, 2020

Jeanie Myers  
A Commissioner etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

M2-897

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

[Signature]

Zoning Officer

Dec. 23, 2020

Date

DATE RECEIVED December 22, 2020

Date Application Deemed Complete by the Municipality December 23, 2020

Revised 2020/01/07



