



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **MONTEREY PARK 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 4, Plan M-766, municipally known as **15 FISHERMAN DRIVE, UNITS 12 AND 13**, Brampton;

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

1. To permit a place of worship having an area of 438.44 square metres (Units 12 and 13) whereas the by-law limits the total gross floor area of an individual place of worship to 350 square metres;
2. To permit a total cumulative gross floor area devoted to all places of worship of 1061.54 square metres whereas the by-law limits the total combined gross floor area for all places of worship to 700 square metres.

**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.

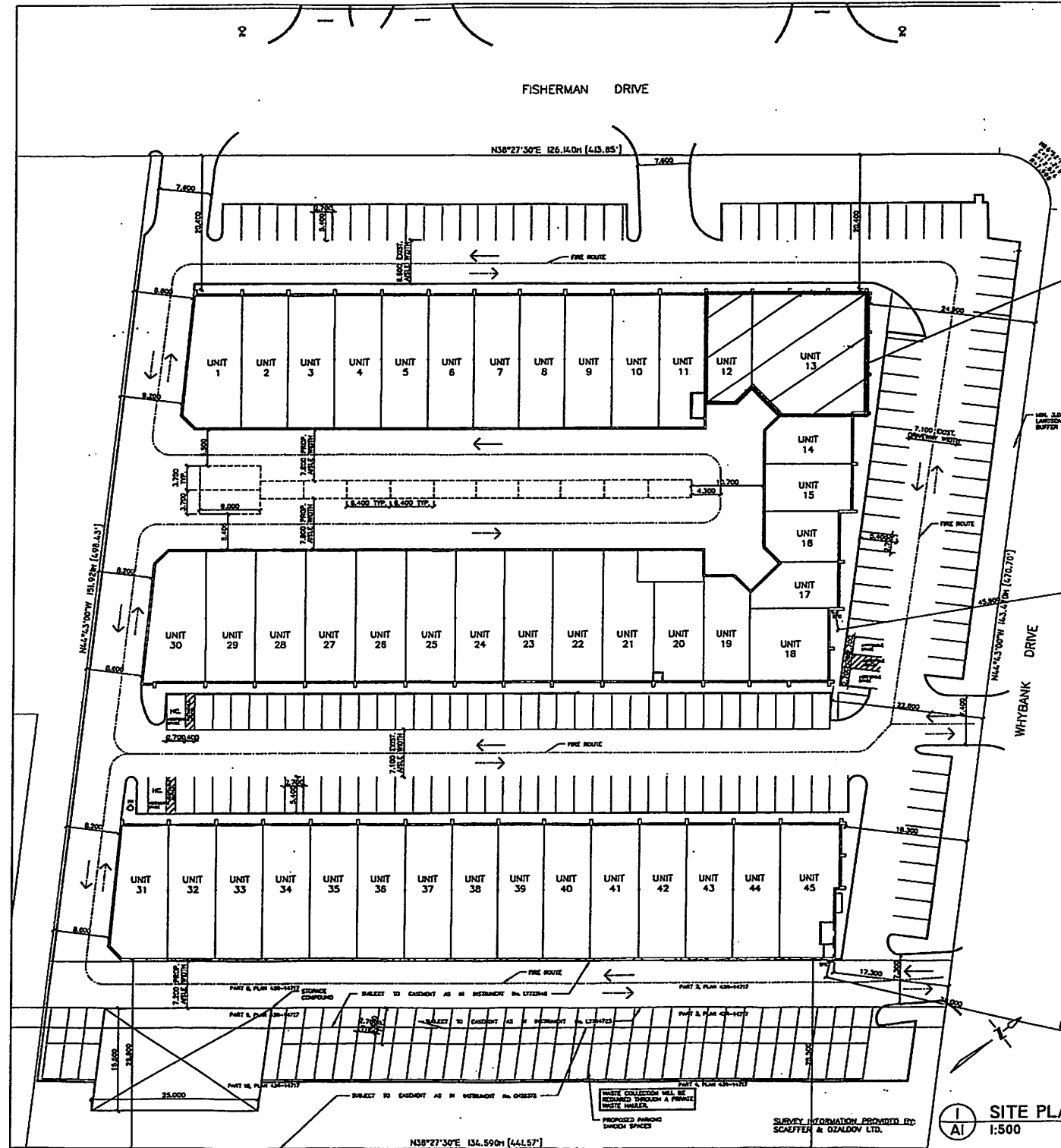
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

**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)



Place of Worship  
Units 12 and 13

#### SITE STATISTICS

15 FISHERMAN DR.  
REGISTERED PLAN 34-766  
PART OF LOT 4  
CITY OF BRAMPTON

MAJOR OCCUPANCY:	A, D, E & F
LOT AREA:	218,349.21 S.F. [20,284.64 m <sup>2</sup> ]
LOT FRONTAGE:	413.85' [126.14 m]
BUILDING HEIGHT:	ONE STOREY
NUMBER OF EXIST. UNITS:	45
NUMBER OF PROPOSED UNITS:	0
SETBACKS:	REQUIRED PROVIDED
FRONT (DITCH):	9.00 m 20.44 m
PLANNAGE (EAST):	6.00 m 17.29 m
SIDE (WEST):	4.00 m 8.00 m
REAR (SOUTH):	7.00 m 28.44 m
GROSS FLOOR AREA:	
BUILDING A (UNITS 1-10):	14,148.58 S.F. [1,316.93 m <sup>2</sup> ]
BUILDING B (UNITS 11-45):	23,928.04 S.F. [2,222.92 m <sup>2</sup> ]
TOTAL:	38,076.62 S.F. [3,539.85 m <sup>2</sup> ]
PARKING:	
PARKING PROVIDED:	213
LOADING SPACE:	2
PARKING REQUIRED:	225

#### 15 FISHERMAN DR. UNIT INFO

UNIT #	SQ. FT.	USE
1-3	470.69	AUTOMOTIVE
4-6	293.25	WORKSHOP
7	14.02	RESTAURANT
8	14.02	AUTOMOTIVE
9	14.02	CATERING
10-11	270.99	AUTOMOTIVE
12	14.02	INDUSTRIAL
13	324.51	WORKSHOP
14-15	294.84	INDUSTRIAL
16	93.44	INDUSTRIAL
17-19	113.53	WORKSHOP
20-21	322.00	INDUSTRIAL
22	157.24	INDUSTRIAL
23	157.24	AUTOMOTIVE
24	157.24	INDUSTRIAL
25-26	368.12	INDUSTRIAL
27-28	304.25	DANCE STUDIO
29	157.24	INDUSTRIAL
30	157.24	AUTOMOTIVE
31-33	427.37	AUTOMOTIVE
34	14.02	AUTOMOTIVE
35-36	296.80	INDUSTRIAL
37-38	296.80	AUTOMOTIVE
39	14.02	WORKSHOP
40	14.02	AUTOMOTIVE
41	14.02	AUTOMOTIVE
42	14.02	AUTOMOTIVE
43	14.02	INDUSTRIAL
44	14.02	INDUSTRIAL
45	100.59	INDUSTRIAL
TOTAL	3,539.85	INDUSTRIAL @ 1/50th = 53
	2,440.91	AUTOMOTIVE @ 1/50th = 113

SITE PLAN  
1:500

DREW LASZLO ARCHITECT

THE ARCHITECT IS NOT RESPONSIBLE FOR THE  
ACCURACY OF SURVEY, STRUCTURAL,  
MECHANICAL, ELECTRICAL, ETC. INFORMATION  
SHOWN ON THIS DRAWING. REFER TO THE  
APPROPRIATE ENGINEERING OR PROFESSIONAL  
PROFESSIONAL WITH WORK.

CONTRACTOR SHALL CHECK ALL DIMENSIONS  
ON THE WORK AND REPORT ANY DISCREPANCY  
TO THE ARCHITECT BEFORE PROCEEDING.  
CONSTRUCTION MUST CONFORM TO ALL  
APPLICABLE CODES AND REGULATIONS OF  
AUTHORITIES HAVING JURISDICTION.

ALL DIMENSIONS, SPECIFICATIONS AND RELATED  
INFORMATION AND THE EXISTING PROPERTY OF  
THE ARCHITECT AND MUST BE RETURNED UPON  
REQUEST. RETENTION OF DRAWINGS,  
SPECIFICATIONS AND RELATED INFORMATION IS  
PART OF WHOLE IS PROVIDED WITHOUT THE  
ARCHITECT'S PERMISSION.

THIS DRAWING IS NOT TO BE SCALED.

THIS DRAWING AND NOT TO BE USED FOR  
CONSTRUCTION UNLESS SIGNED AND SEALED  
BY THE ARCHITECT.

NO.	DATE	REVISION / ISSUE
1	1/15/19	ISSUED FOR PERMIT APPLICATION
2	1/15/19	ISSUED FOR PERMIT APPLICATION
3		
4		
5		
6		
7		
8		
9		
10		

CITY FILE #SP18-123.00



DATE: JANUARY 2019

PROJECT:  
15 FISHERMAN DR.  
BRAMPTON, ONTARIO

DRAWING TITLE:  
SITE PLAN

SHEET NUMBER

AI

**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.





#446-1111 Davis Drive, Unit 23  
Newmarket, Ontario  
L3Y 9E5  
Phone (416) 417-1357  
randaldickie@rogers.com  
www.urbangrowthinc.com

January 4, 2021

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

A-2021-0002

**Re: Application for Minor Variance  
Monterey Park Inc.  
15 Fisherman Drive  
(Associated Files C01W13.016, 21CDM-160001B, and SPA-2019-0069)  
City of Brampton**

We are submitting this application for a minor variance to the Committee of Adjustment to permit a Place of Worship Use to remain in Units 12 & 13 on the subjected site, bringing the total GFA for Place of Worship Uses to 1,062 m<sup>2</sup>, whereas the Zoning By-law (section 1508.1) limits of GFA devoted to Place of Worship Uses to a maximum of 700 m<sup>2</sup>. This variance will not incur any physical changes to the site, only the conversion of existing space within the building.

The property at 15 Fisherman Road is an existing, one storey, 6,539.85m<sup>2</sup> (70,396.66 sq. ft.), multiple unit industrial building, consisting of 45 units in total. The site is currently completing a Site Plan Control review with City staff, to refurbish and enhance the below grade sewers, the parking and driveways areas, as well as new landscaping for the overall site. As part of this Site Plan Control review, City Zoning staff have flagged the need for a variance to the total amount of Place of Worship GFA. The conversion of units 12 and 13 in the building to a Place of Worship complies with the Zoning By-law in terms of use (but not size). Unit 13 is the Place of Worship use, while unit 12 is an associated food preparation space (i.e., commercial kitchen) used to prepare food for either the members of the Place of Worship in Unit 13, or throughout the greater community. The owner is therefore requesting a minor variance to permit the expansion.

#### **ZONING BY-LAW**

The current zoning for the subjected site is Industrial (M2-1508) and the requested use of place of worship is a permitted use. The proposed change in total GFA devoted to place of worship will not incur any physical changes to unit 12 and 13 in the building or the property



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in any way. The increased GFA from the limited 700 m2 will benefit the local communities in providing Place of worship space for worship activities, and other supports.

## **PARKING**

The site has 243 parking spaces provided on site, whereas the total parking requirement for all uses on site is 214. Therefore, no relief to parking is requested. The parking rate for a Place of Worship of 1 space per 45m<sup>2</sup> of GFA is applicable to this site. This will continue to apply.

We ask that the Committee grant the request, for the following reasons:

1. It is supportable from a Planning perspective;
2. Provides space for Place of Worship Use to serve the surrounding community;
3. Will have no adverse impact on either the building or the other industries;
4. Ample parking is available to provide for the use;

Please feel free to contact me at 416-417-1357 if you have any questions.

Yours truly,  
**URBAN GROWTH INC.**

Randal Dickie, MCIP, RPP  
President

**Consolidated Comment Report****Date:** August 13, 2020**File:** SPA-2019-0069**Applicant/Owner:** Randal Dickie / Monterey Park Inc.**Location:** 15 Fisherman Dr, Brampton, ON L7A 1B7

**Proposal:** Site Plan application to convert existing 45-unit industrial complex to a condominium. No development is proposed and no site servicing changes are proposed. Scope of work limited to site improvements to ensure all aspects of the existing site meet municipal standards.  
Basic Site Plan

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings, reports and documentation. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings/reports/etc., and as a final step, upload the "Comment Response Table". If you have any questions or concerns, please contact the planner assigned to your file: Jacqueline Lee, [jacqueline.lee@brampton.ca](mailto:jacqueline.lee@brampton.ca).

**Development Review****Not Cleared**Jacqueline Lee - [jacqueline.lee@brampton.ca](mailto:jacqueline.lee@brampton.ca)**Comments**

Clearance from TransCanada Pipeline and Enbridge are outstanding. TransCanada Pipeline has advised clearance will be forwarded to the applicant as well as the City once prepared.

TransCanada Pipeline has advised a previous agreement to permit the tandem parking and impound yard on the southerly easement has not been established and that use of the easement for such purposes is therefore not permitted. Confirmation from TransCanada permitting the outdoor storage use within the easement will be required prior to Site Plan Approval.

The site plan indicates a portion of the property as 'gravel' where outdoor storage exists in present day condition. Please clarify on the drawing if this area is intended to continue with the outside storage use.

A Minor Variance is required for the cumulative GFA exceedance for places of worship use.

All resubmissions are to be accompanied by a detailed cover letter that responds to all comments identified within this report. Responses such as 'Noted' or 'Done' do not constitute sufficient detail. Please provide this written response to each of the individuals that have provided comments on this application.

Please provide a copy of the Cover Letter to the Assigned Development Planner via email

for review prior to resubmission.

The municipal address and the assigned City file number (SPA-2019-0069) shall be clearly identified in the title block on all drawings, on the cover of all reports, and referenced in all correspondence associated with this application.

**Accessibility Review****Cleared****Sylvia Ingham - sylvia.ingham@brampton.ca****Comments**

Accessible parking spaces have been checked for compliance. No accessible parking spaces have been assigned to units. No further comments.

**Development Engineering Review****Not Cleared****Junlei Qu - junlei.qu@brampton.ca****Comments**

Grading and servicing plans and a stormwater management report shall be approved by the City of Brampton, Development Engineering Services Section. All plans and stormwater management reports shall be stamped by a professional engineer (PEO).

Please include overland flow directions and outlet on the grading drawing.

Update the City file number to SPA-2019-0069 on all documents.

Provide an engineering stamp to the previously submitted SWM brief.

**Open Space Development Review****Not Cleared****Eric Teixeira - eric.teixeira@brampton.ca****Conditions**

Secure \$93,000.00 for Open Space securities.

**Comments**

Please confirm if the gravel area is proposed for outdoor storage use. If so, additional landscaping and asphalt will be required.

**Traffic Services Review****Cleared****Zoran Nedelkovski - zoran.nedelkovski@brampton.ca****Comments**

There are no issues to comment on at this time. Any changes to the proposal may require further review.

**Zoning Review****Not Cleared****Rose Bruno - rose.bruno@brampton.ca****Comments**

The maximum GFA permitted on the site for place of worship uses is 700sm, whereas 1,061.54sm exists. A Minor Variance is required.

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0002

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) Monterey Park Inc.  
Address 1002 Lawrence Avenue East  
Toronto, Ontario  
M3C 1R4  
Phone # 416-225-6364 Fax # 416-225-6432  
Email \_\_\_\_\_

2. Name of Agent Urban Growth Inc. (Randal Dickie)  
Address #446 - 1111 Davis Drive Unit 23  
Newmarket, Ontario  
L3Y 9E5  
Phone # 416-417-1357 Fax # \_\_\_\_\_  
Email randaldickie@rogers.com

3. Nature and extent of relief applied for (variances requested):  
The owner is requesting a variance to permit the existing Places of Worship to remain, totaling 1,062m<sup>2</sup>, whereas the ZBL permits a maximum of 700m<sup>2</sup>. The request applies specifically to Units 12 and 13.

4. Why is it not possible to comply with the provisions of the by-law?  
The owner is requesting additional space to accommodate a larger Place of Worship.

5. Legal Description of the subject land:  
Lot Number Part of Block 4  
Plan Number/Concession Number 43M-766  
Municipal Address 15 Fisherman Road - Units 12 and 13

6. Dimension of subject land (in metric units)  
Frontage 126.14m  
Depth 151.92m  
Area 20,284.64m<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.)

The existing structure is a multiple unit industrial building that consists of 45 existing units. The building height is one storey and existing GFA is 6,539.85m<sup>2</sup>.

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

No physical changes are being proposed.

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	20.44m
Rear yard setback	28.46m
Side yard setback	17.29m (North)
Side yard setback	8.17m (south)

**PROPOSED**

Front yard setback	20.44m
Rear yard setback	28.46m
Side yard setback	17.29m (north)
Side yard setback	8.17m (south)

10. Date of Acquisition of subject land: 1980s
11. Existing uses of subject property: Industrial (automotive, place of worship, catering, industrial, dance studio, etc.)
12. Proposed uses of subject property: Industrial (automotive, place of worship, catering, industrial, dance studio, etc.)
13. Existing uses of abutting properties: Industrial/Commercial
14. Date of construction of all buildings & structures on subject land: 1980s
15. Length of time the existing uses of the subject property have been continued: Approx. 30 years
16. (a) What water supply is existing/proposed?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
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 # SPA-2019-0069

Status Pending

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>A65/92</u>	Decision <u>APPROVED</u>	Relief <u>USE</u>
File # <u>A88/98</u>	Decision <u>APPROVED</u>	Relief <u>USE</u>
File # <u>A191/01</u>	Decision <u>APPROVED</u>	Relief <u>USE</u>
<u>A079/04</u>	<u>APPROVED</u>	<u>USE</u>
<u>A118/05</u>	<u>APPROVED</u>	<u>USE</u>
<u>A117/160</u>	<u>APPROVED</u>	<u>USE</u>

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 11 DAY OF JANUARY, 20 21

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, Randal Dickie, OF THE Town OF Newmarket

IN THE Region OF York 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 11th DAY OF  
January, 20 21  
April Sela Cerna  
A Commissioner etc.

Signature of Applicant or Authorized Agent  
April Sela Cerna, ad  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M2-1508

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

ah  
Zoning Officer

January 12, 2020

Date

DATE RECEIVED January 11, 2021

Date Application Deemed Complete by the Municipality January 12, 2021

Revised 20200107





# NOTICE OF DECISION

## Committee of Adjustment

FILE NUMBER A19/01

HEARING DATE FEBRUARY 6, 2001

APPLICATION MADE BY MONTEREY PARK INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 151-88  
AS AMENDED AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO  
CONTINUE USING UNITS 4 & 5 FOR A CHURCH USE FOR A PERIOD OF THREE (3) YEARS,  
HAVING A PARKING SHORTAGE OF 14 SPACES.

(15 FISHERMAN DRIVE, UNITS 4 & 5)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITION:  
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE  
CITY OF BRAMPTON WHERE REQUIRED)

1. The applicant shall not physically alter the outside appearance of the building or else the variance shall be null and void.

### 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: D. Sutter

SECONDED BY: J. Pappain

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

DATED THIS 6TH DAY OF FEBRUARY, 2001

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION  
TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 26, 2001.

I, EILEEN COLLIE, 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]  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT





# NOTICE OF DECISION

Committee of Adjustment

FILE NUMBER A126/03

HEARING DATE MAY 20, 2003

APPLICATION MADE BY MONTEREY PARK INC

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 151-88 AS AMENDED AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW MOTOR VEHICLE SALES IN CONJUNCTION WITH THE PERMITTED AUTO BODY REPAIR SHOP.

(15 FISHERMAN DR UNIT 37 & 38 - PART BLK 4, PLAN M-766 (PART 1-10, PLAN 43R-14717))

THE REQUEST IS HEREBY REFUSED

## REASONS:

This decision reflects that in the opinion of the Committee:

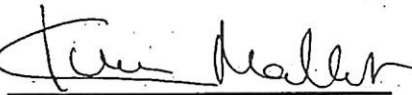
1. The variance is not desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are not maintained and the variance is not minor.

MOVED BY: B. REED

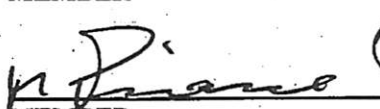
SECONDED BY: M. PIANE

SIGNATURE OF CHAIR OF MEETING: 


WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

  
MEMBER

  
MEMBER

  
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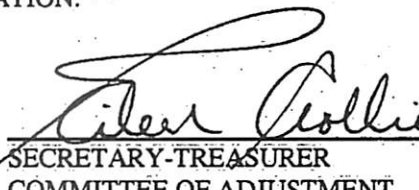
  
MEMBER

  
MEMBER

DATED THIS 20<sup>TH</sup> DAY OF MAY, 2003

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JUNE 9<sup>TH</sup>, 2003.

I, EILEEN COLLIE, 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



# COMMITTEE OF ADJUSTMENT

## Notice of Decision

The City of Brampton

FILE NUMBER A079/04

HEARING DATE OCTOBER 26, 2004

APPLICATION MADE BY MONTEREY PARK INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 151-88 AS AMENDED AND ZONING BY-LAW 2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO CONTINUE USING UNITS 4 AND 5 FOR A RELIGIOUS INSTITUTION FOR A PERIOD OF TWO (2) YEARS, HAVING A PARKING DEFICIENCY OF 30 SPACES.

(15 FISHERMAN DRIVE, UNITS 4 & 5 - PT BLOCK 4, PLAN M-766, PTS 1 -10 PLAN 43R-14717)

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)

1. The variance shall be for a temporary period of two (2) years.
2. The variance shall be null and void should the applicant physically alter the outside appearance of the building.

### 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: D. COKE

SECONDED BY: J. PAPPAIN

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]

MEMBER

[Signature]

MEMBER

[Signature]

MEMBER

[Signature]

MEMBER

[Signature]

MEMBER

DATED THIS 26<sup>TH</sup> DAY OF OCTOBER, 2004

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE NOVEMBER 15<sup>TH</sup>, 2004.

I, EILEEN COLLIE, 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]  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT

## Notice of Decision

Committee of Adjustment

FILE NUMBER A118/05

HEARING DATE APRIL 26, 2005

APPLICATION MADE BY MONTEREY PARK 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 TO ALLOW THE OPERATION OF A TAKE-OUT RESTAURANT FROM UNIT 6 WHILE PROVIDING THREE (3) PARKING SPACES

(15 FISHERMAN DRIVE, UNIT 6 – PART BLOCK 4, PLAN M-766, DESIGNATED AS PTS. 1-10, PLAN 43R-14717)

THE REQUEST IS HEREBY APPROVED  
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED)

### 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: P. NOÉ ROSS


SECONDED BY: D. BILLET


SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

  
MEMBER

  
MEMBER

  
MEMBER

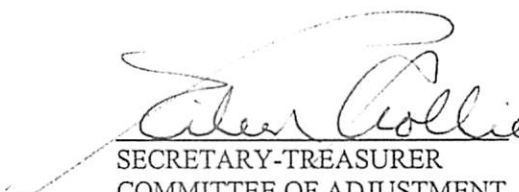
  
MEMBER

MEMBER

DATED THIS 26<sup>TH</sup> DAY OF APRIL, 2005

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 16<sup>TH</sup>, 2005.

I, EILEEN COLLIE, 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



## Notice of Decision

### Committee of Adjustment

FILE NUMBER A17-160

HEARING DATE SEPTEMBER 12, 2017

APPLICATION MADE BY MONTEREY PARK INCORPORATED

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 VARIANCES:

1. To permit a motor vehicle washing establishment (Unit 40);
2. To permit a motor vehicle washing establishment having no stacking spaces.

(15 FISHERMAN DRIVE, UNIT 40 – PT. OF LOT 4, PLAN 43M-766)

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

#### 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: D. Doerfler

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

  
MEMBER

  
MEMBER

MEMBER

MEMBER

MEMBER

DATED THIS 12TH DAY OF SEPTEMBER, 2017

**NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 2, 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



NOTICE OF DECISION

FILE NUMBER A88/98

HEARING DATE MARCH 24, 1998

APPLICATION MADE BY MONTEREY PARK INCORPORATED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 151-88 AS AMENDED  
AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW A CHURCH USE ON THE  
PREMISES FOR A PERIOD OF THREE (3) YEARS RESULTING IN A PARKING DEFICIENCY OF 14 SPACES.

(15 FISHERMAN DRIVE, UNITS 4 & 5)

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)

1. The variance shall be for a temporary period of three (3) years.
2. The applicant shall agree not to physically alter the appearance of the outside of the building, otherwise the variance will be considered null and void.

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: M. PIANE


SECONDED BY: D. SUTTER

SIGNATURE OF CHAIR OF MEETING: 

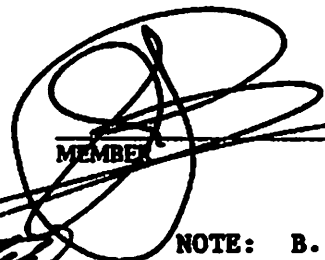
WE THE UNDERSIGNED ~~HEREBY~~ CONCUR IN THE DECISION

  
MEMBER

MEMBER

  
MEMBER

MEMBER

  
MEMBER

NOTE: B. REED DECLARED  
A CONFLICT OF INTEREST

DATED THIS 24TH DAY OF MARCH, 1998

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO  
THE ONTARIO MUNICIPAL BOARD WILL BE APRIL 14, 1998

I, EILEEN COLLIE, 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

CITY OF BRAMPTON  
COMMITTEE OF ADJUSTMENT

FILE NUMBER A65/92 HEARING DATE APRIL 28, 1992

APPLICATION MADE BY BRAMPTON BUSINESS PARK

IN THE MATTER OF SECTION 44 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 151-88 AS AMENDED AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR OPERATION OF A BUSINESS FOR THE RETAIL, WHOLESALE AND SERVICING OF MOTOR CYCLES, MOTOR CYCLE PARTS AND ACCESSORIES;

(15 FISHERMAN DRIVE, UNITS 14 AND 15)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITION:-

(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED.)

1. The applicant shall agree that the servicing of motor cycles not be the primary use.
2. That there be no outside storage permitted on the property.
3. That this approval be granted to the current tenant, S & M Oakville Custom Cycle only, and for a period not to exceed 5 years.

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 H. E. THOMPSON SECONDED BY B. REED

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

ACTING CHAIRMAN

MEMBER

MEMBER

MEMBER

NOTE: J. PAPPAIN DECLARED CONFLICT OF INTEREST

MEMBER

DATED THIS 28TH DAY OF APRIL 1992

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

MAY 28TH, 1992

I, EILEEN COLLIE, 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.

DATED THIS 28TH DAY OF APRIL 1992

Eileen M. Collie  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT

A-2021-0002

