

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **2722472 ONTARIO 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 G, Plan M-286, Parts 3, 4 and 5, Plan 43R-14703, municipally known as **15 REGAN ROAD**, Brampton;

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

1. To permit a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive whereas the by-law requires a minimum 20.0m (65.62 ft.) wide landscape strip where storage area faces a street;
2. To permit a reduced rear yard setback of 5.0m (16.40 ft.) to the outside storage of oversized motor vehicles whereas the by-law requires a minimum rear yard setback of 8.0m (26.25 ft.) to any outside storage;
3. To permit an outside storage area to be enclosed by a chain link fence whereas the by-law requires a fence constructed of masonry, metal or wood not less than 2.4m (7.87 ft.) in height;
4. To permit a portion of the outside storage area to be unenclosed by any fence whereas the by-law requires that the outside storage area be enclosed by a fence or wall not less than 2.4m (7.8 ft.) high;
5. To permit storage of motor vehicles for a period of 4 months;
6. To permit the repair of motor vehicles in the open in conjunction with outdoor storage of oversized motor vehicles whereas the by-law does not permit motor vehicle repair and does not permit repair and servicing of vehicles in the open (outside a building).

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, March 9, 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.

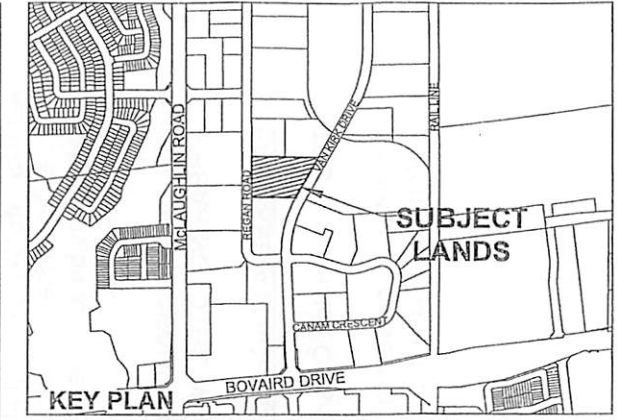
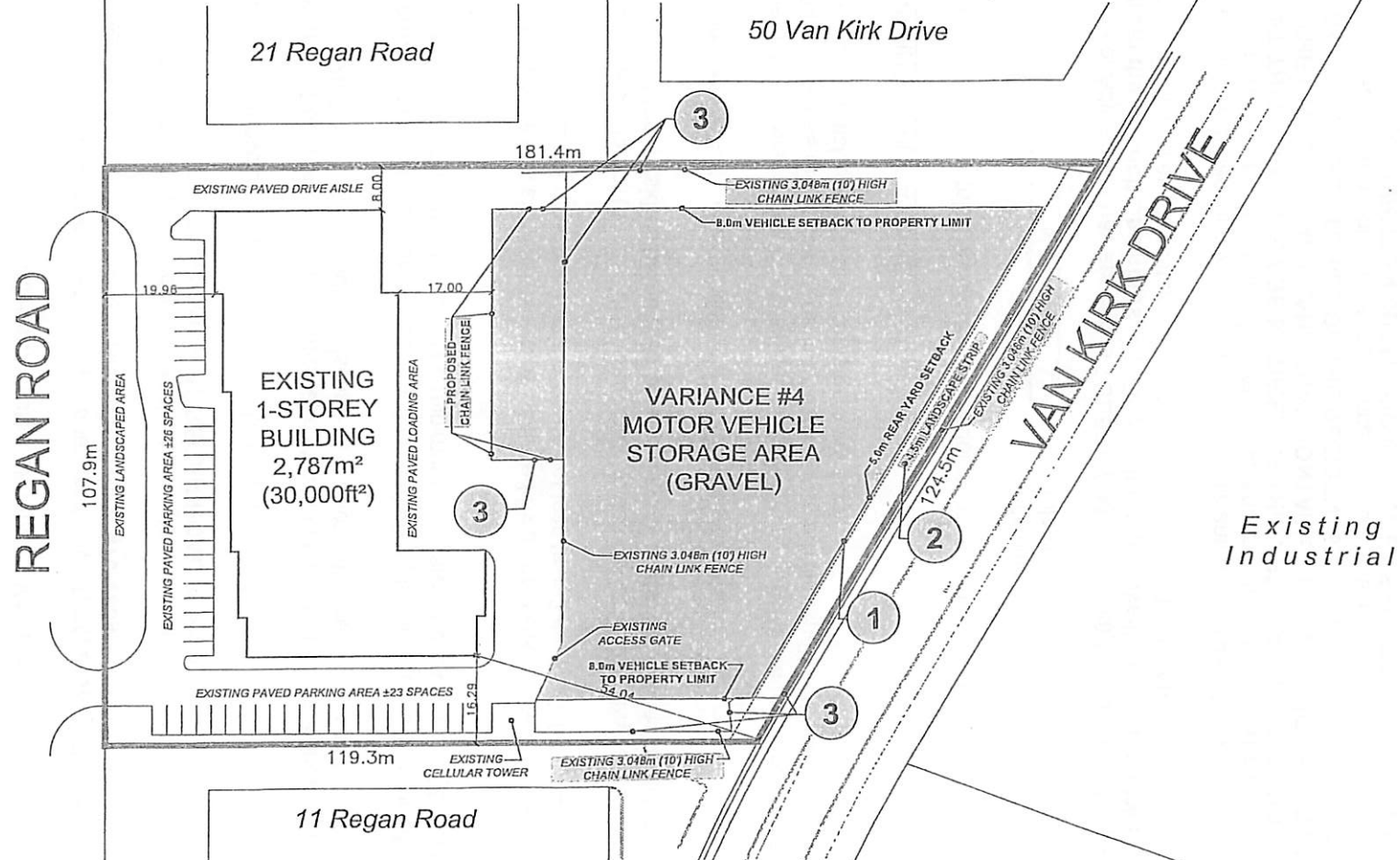
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 25th 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



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
VILLAGE ACRES LIMITED
15 REGAN ROAD**

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND
— SUBJECT LANDS - ±1.62ha (4.00ac)

- REQUIRED VARIANCES:**
1. TO PERMIT A REAR YARD SETBACK OF 5.0m FROM THE REAR (VAN KIRK DRIVE) LOT LINE, WHEREAS THE BY-LAW REQUIRES THAT STORAGE SHALL NOT BE LOCATED CLOSER TO ANY REAR LOT LINE THAN THE REQUIRED SETBACK FOR A BUILDING (8.0m IN THIS CASE);
 2. PERMIT FOR A LANDSCAPE STRIP OF 4.5m ALONG VAN KIRK DR. WHEREAS THE ZONING BY-LAW REQUIRES 20.0m;
 3. TO ALLOW ALL STORAGE AREAS TO BE ENCLOSED BY A CHAIN LINK FENCE WHEREAS THE BY-LAW REQUIRES A FENCE CONSTRUCTED OF MASONRY, METAL, OR WOOD NOT LESS THAN 2.4m IN HEIGHT; AND,
 4. TO PERMIT THE REPAIR OF MOTOR VEHICLES ON SITE IN CONJUNCTION WITH THE OUTDOOR STORAGE OF MOTOR VEHICLES, WHEREAS THE ZONING BY-LAW DOES NOT PERMIT REPAIR OF MOTOR VEHICLES ON SITE.

THIS PLAN HAS BEEN PREPARED FOR COMMITTEE OF ADJUSTMENT APPLICATION PURPOSES ONLY. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES. MEASUREMENTS AND AREAS ARE APPROXIMATE ONLY.

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, March 4, 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, March 5, 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, March 5, 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.



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

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

ASSOCIATES:

JASON AFONSO, MCIP, RPP

KAREN BENNETT, MCIP, RPP

CARL BRAWLEY, MCIP, RPP

JIM LEVAC, BAA, MCIP, RPP

February 26, 2021

GSAI File No.: 1351-001

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

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

Re: Amendment to Minor Variance Application
A-2021-0009
15 Regan Road
City of Brampton, Ontario

Further to our application for Minor Variance for the above noted site, please accept this letter as an amendment to the requested variance(s) pertaining to City of Brampton File A2021-0009. The variance(s) are to be heard at the March 9, 2021 Committee of Adjustment hearing.

Resultant of staff's internal review of the original application made by Glen Schnarr & Associates Inc. dated February 1, 2021, staff have requested several amendments to the proposed variances.

Originally, the application sought a total of 4 variances. These variances were applied for, as follows:

- 1. To permit a rear yard setback of 5.0m from the rear (Van Kirk Drive) lot line, whereas the by-law requires that storage shall not be located closer to any rear lot line than the required setback for a building (8.0m in this case);*
- 2. Permit for a landscape strip of 4.5m along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;*

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



GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

3. *To allow all storage areas to be enclosed by a chain link fence whereas the by-law requires a fence constructed of masonry, metal, or wood not less than 2.4m in height; and,*
4. *To permit the repair of motor vehicles on site in conjunction with the outdoor storage of motor vehicles, whereas the zoning by-law does not permit repair of motor vehicles on site.*

As mentioned, the City of Brampton Staff have since requested revisions to these original variances. The amendments captured under amended variances 1, 2, 3 and 6 (below) are limited to revisions for the wording of the variances and do not impact the intent of the variances as sought through the original application. That being said, we are agreeable to the amendments as noted by staff. Amended variances 4 and 5 are both new variances identified by the City of Brampton. We do not believe variance 4, nor 5 are required.

The revised variance(s) are recommended to read as follows:

1. *To permit a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive whereas the by-law requires a minimum 20.0m (65.62 ft.) wide landscape strip where storage area faces a street;*
2. *To permit a reduced rear yard setback of 5.0m (16.40 ft.) to the outside storage of oversized motor vehicles whereas the by-law requires a minimum rear yard setback of 8.0m (26.25 ft.) to any outside storage;*
3. *To permit an outside storage area to be enclosed by a chain link fence whereas the by-law requires a fence constructed of masonry, metal or wood not less than 2.4m (7.87 ft.) in height;*
4. *To permit a portion of the outside storage area to be unenclosed by any fence whereas the by-law requires that the outside storage area be enclosed by a fence or wall not less than 2.4m (7.8 ft.) high;*
5. *To permit storage of Motor Vehicles for a period of 4-months;*
6. *To permit the repair of motor vehicles in the open in conjunction with outdoor storage of oversized motor vehicles whereas the by-law does not permit motor vehicle repair and does not permit repair and servicing of vehicles in the open (outside a building).*

Regarding variance 4, we note for staff that the sketch included as a part of the minor variance application illustrated that all areas subject to the parking/storage of motor vehicles (storage) would be enclosed by fencing - albeit, fencing that does not meet the Zoning By-law specifications. That being said, that deficiency is covered under variance number 3 as related to the requisite enclosure specifications (*to permit an outside storage area to be enclosed by a chain link fence whereas the by-law requires a fence constructed of masonry, metal or wood not less than 2.4m (7.87 ft.) in height*). We therefore believe that variance 4 is not required.



GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Regarding variance 5, we have confirmed that this is not required. There is an in-effect Minor Variance approval (A19-020) which permits for outside storage of motor vehicles not in conjunction with any use on the property. The outdoor storage of motor vehicles is a permitted use in a rear yard in the M4-157 zone, subject to the conditions outlined in section 157.2 (g) of the M4-152 site specific zone. We therefore believe that variance 5 is not required.

We are agreeable to variances 1, 2, 3 and 6 (as amended) and trust this meets your satisfaction. We look forward to appearing on the March 9, 2021 agenda. We thank you for your consideration, please feel free to contact the undersigned if you have any questions or require any further information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Sanjam Raisuada
Planner



February 1, 2021

Our File: 1351-001

City of Brampton
Committee of Adjustment
2 Wellington St. W
Brampton, Ontario

A-2021-0009

Via email: jeanie.myers@brampton.ca

Re: Application for Minor Variance
Owner: 2722472 Ontario Inc.
Address: 15 Regan Road
City of Brampton

Glen Schnarr & Associates Inc. (GSAI) has been retained by 2722472 Ontario Inc., the registered property owner of 15 Regan Road (herein referred to as the subject property) to obtain a series of minor variance approvals related to the subject property. The subject property is located on the east side of Regan Road, with the nearest intersection of Regan Road and Lowry Drive located north of the property. The subject property is approximately $\pm 1.62\text{ha}$ (4.00ac) in size.

Site Information and Land Use

The subject property is currently occupied by a one-storey industrial building along with an enclosed vehicle storage area at the rear of the property. The total gross floor area of the building is $2,787\text{m}^2$ ($30,000\text{ft}^2$) which is split up between 14 units containing different uses. The businesses on the subject property include, a warehouse and associated office use for LTI Lally Transport Inc., various machine and industrial shops such as IntraFab LLC. and VACS Ltd., amongst other uses. The use subject to this application is LTI Lally Transport Inc. which is a Canadian based transportation (freight, shipping) company based out of Brampton.

The Official Plan designates the subject property 'Industrial' and permits uses such as; warehousing and distribution, manufacturing, and repairs and servicing. The Snelgrove-Heartlake Secondary Plan designates the subject property 'General Employment I' and permits uses such as; manufacturing, warehousing and storage of goods, repairing and servicing operations, and outdoor storage areas accessory to industrial uses. The City of Brampton Zoning By-law 270-2004 zones the subject property Industrial Special Section 157 (M4A-157). The M4A-157 zone permits industrial uses such as manufacturing, warehousing, outdoor storage; non-industrial uses such as recreational facilities, limited office uses, associated educational uses; and, uses accessory to the permitted uses.

At this time, there is an existing vehicle storage area located at the rear of the property which is enclosed by a chain link fence (subject to Minor Variance A19-

10 KINGSBRIDGE GARDEN CIRCLE
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MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
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020, to be discussed further below) and is currently under lease to a nearby Honda Dealership to park their overflow of new vehicles for sale (owned by Honda).

Background Information

In 2004, the property owners at that time (the property is now under new ownership) had several variances approved (see *Table 1 – Previously Approved Minor Variances*) which permitted, and continue to permit, the storage of motor vehicles in the rear yard not in conjunction with any use currently existing on the property. This ultimately allows for the Honda dealership to park motor vehicles on the subject property within the defined area. For clarity, we note that the current M4-157 zone does permit for outdoor storage on site, subject to the conditions outlined in section 157.2 (g) of the M4-152 site specific zone (discussed below). Furthermore, these applications (outlined in *Table 1 – Previously Approved Minor Variances*) included variances to permit a reduced rear yard setback, reduced landscape strip along Van Kirk Drive and to permit the space to be enclosed by a chain-link fence.

The following chart outlines the historically approved minor variances related to the storage of motor vehicles in the rear yard:

Table 1 - Previously Approved Minor Variances

City File No.	Filing of Application (YEAR)	# of Years Permitted	Expiration (YEAR)	Provisions
A021/04	2004	5	2009	<ul style="list-style-type: none">• Permission for outside storage of motor vehicles not in conjunction with any use on the property
A173/04	2004	5	2009	<ul style="list-style-type: none">• Permission for outside storage of motor vehicles not in conjunction with any use on the property;• Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;• Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires that the storage area be located no closer to the rear lot line than the building (8.0m in this instance)• Permission for a chain-link fence enclosure around the outside storage area whereas the zoning by-law requires the area to be enclosed by a fence constructed of metal, wood or masonry
A09-075	2009	5	2014	<ul style="list-style-type: none">• Permission for outside storage of motor vehicles not in conjunction with any use on the property;• Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;• Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires



				<p>that the storage area be located no closer to the rear lot line than the building (8.0m in this instance)</p> <ul style="list-style-type: none">• Permission for a chain-link fence enclosure around the outside storage area whereas the zoning by-law requires the area to be enclosed by a fence constructed of metal, wood or masonry
A14-083	2014	3	2017	<ul style="list-style-type: none">• Permission for outside storage of motor vehicles not in conjunction with any use on the property;• Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;• Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires that the storage area be located no closer to the rear lot line than the building (8.0m in this instance)• Permission for a chain-link fence enclosure around the outside storage area whereas the zoning by-law requires the area to be enclosed by a fence constructed of metal, wood or masonry
A19-020	2019	4	2023 (currently in effect)	<ul style="list-style-type: none">• Permission for outside storage of motor vehicles not in conjunction with any use on the property;• Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;• Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires that the storage area be located no closer to the rear lot line than the building (8.0m in this instance)• Permission for a chain-link fence enclosure around the outside storage area whereas the zoning by-law requires the area to be enclosed by a fence constructed of metal, wood or masonry

As shown in the table above, there is an in-effect variance (subject to Minor Variance No.: A19-020) on the subject lands which permits the outdoor storage of the Honda motor vehicles along with reduced setbacks and landscaped strip requirements as well as relief from enclosure requirements, for a four-year period. These variances are set to expire in 2023. The lease agreement with Honda however, is set to expire July 31, 2021. As such, our client will utilize the rear yard area for the outdoor storage in conjunction with the existing business, LTI Lally Transport Inc., as is permitted pursuant to the M4A-157 zone.

The definition for outdoor storage in the City of Brampton Zoning By-law is as follows (emphasis added by author): *“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.**”*



The M4A-157 zone permits outdoor storage of motor vehicles in conjunction with an existing business provided the following conditions can be met:

157.2 (g)

(1) the storage area is not located in the front yard or in any required side yard which abuts a street or on any portion of the lot required for parking, or closer to any side lot line, except in the rear yard, than the required setback for a building. Provided, however, that where the rear yard abuts a street, the storage shall not be located closer to any rear lot line than the required setback for a building;

(2) the storage area is enclosed by a fence or wall not less than 2.4 metres in height constructed of metal, wood or masonry and if constructed of wood or metal it is painted and maintained provided no fence shall be required on the rear lot line where a rear yard abuts a railway right-of-way or spur line. Where the storage areas face a street or abut a zone other than any industrial zone, a landscaped strip 20.0 metres in width containing plant material with suitable screening characteristics shall be provided and maintained along the affected property line(s).

Notwithstanding the fact that our client has as of right permission for the use (outdoor storage of motor vehicles in conjunction with the existing business), a series of variances will be required related to the conditions imposed on this permission. Our client is also seeking permission to permit for the repair of those vehicles being stored on site.

Purpose of Application

In order to permit the outdoor storage of motor vehicles in conjunction with the existing business, on site, our client is seeking a series of minor variances to permit for:

1. To permit a rear yard setback of 5.0m from the rear (Van Kirk Drive) lot line, whereas the by-law requires that storage shall not be located closer to any rear lot line than the required setback for a building (8.0m in this case);
2. Permit for a landscape strip of 4.5m along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;
3. To allow all storage areas to be enclosed by a chain link fence whereas the by-law requires a fence constructed of masonry, metal, or wood not less than 2.4m in height; and,
4. To permit the repair of motor vehicles on site in conjunction with the outdoor storage of motor vehicles, whereas the zoning by-law does not permit repair of motor vehicles on site.

We note for the Committee and staff that our client is seeking to pursue these variances on a permanent basis.



Four Tests

In our opinion, the proposed variances meet the prescribed criteria to authorize a minor variance under Section 45 of the Planning Act:

1. Conformity with the General Intent of the Official Plan

The subject site is designated 'Industrial' in the City of Brampton Official Plan (as per schedule A – General Land use Designations) and it is designated as 'General Employment 1' within the Snelgrove-Heartlake Secondary Plan. The proposed changes in use will permit the owner of the subject lands to store and repair their trucks and trailers in the rear of the industrial building. These trucks and trailers are used for transport purposes in relation to the warehouse space and trucking office space located within the industrial building on the subject property. Furthermore, by permitting the repairs of these trucks on the subject property, the company is able to more efficiently operate.

Industrial employment uses represent the primary activities within Brampton's economy and as such are important in preserving the city's employment sector. The proposed variance supports the industrial sector by providing an accessory use to the owner's warehouse, as they will better be able to access and transport the objects which they store by having the ability to store and repair their trucks and trailers on site.

The reduced setbacks do not frustrate the City's Official Plan policies. The proposed variance upholds the general intent of the City's Official Plan as the change in use will serve accessory to the existing industrial and employment uses located within the building.

2. Maintains the Intent of the Zoning By-law

The subject site is zoned M4A-157 in the City of Brampton Zoning By-law 270-2004. This zoning category permits the industrial uses permitted in the M4A Zone, including however not limited to; manufacturing, cleaning, packaging, processing, repairing of goods, foods or materials; printing establishments; warehouses; parking lots; and, other accessory uses. Further, the special section permits the following (however is not limited to); the manufacturing, assembly, storage and distribution of semi-finished and finished products; builders supply yard or yard including a repair and assembly shop; and, any use accessory to the foregoing uses. Due to the nature of the uses permitted under the M4A parent zone and those permitted under the M4A-157 zone, we are of the opinion that the permission for repairing the vehicles on site would not frustrate the intent of the Zoning By-law. The repairs in question are minimal and involve the daily maintenance of these vehicles so that they are able to operate safely and efficiently. These repairs may include fluid-level checks and refills, lighting checks and repairs, windshield and mirror repairs.

As outlined by the Zoning By-law (M4A ss.157 (g)), the storage of oversized vehicles is permitted in the rear yard in an area enclosed by a fence. The owner is seeking to permit the storage of these



vehicles in an area that is enclosed, however not to specifications provided under M4A-157 (2.(g)). Fencing provisions are set out in the site-specific zoning by-law. The By-law requires a fence to be constructed of either masonry, wood, or metal and for the height to be no less than 2.4m. We note that this variance (to permit for a chain link fence) has been permitted through minor variance applications for the past 17 years and has had no adverse impacts on the surrounding environment. We note that the current and proposed fence is over 3.0m in height.

We note for staff that GSAI has reviewed the relevant zoning by-law requirements (outlined under the General Provisions Section 6.20) and can confirm that there is sufficient space for loading trucks to maneuver on site. In light of this, the proposed location for the outdoor storage area is appropriate in the context of the City of Brampton Zoning By-law.

Furthermore, the site-specific zoning by-law outlines that 1 parking space is required per 70m² of GFA, which in total would require 40 parking spaces for the site (M4A ss. 157 (i)). There are 49 parking spaces provided on the west (nearest Regan Road) and south side of the subject property. This scenario is shown on the Minor Variance Sketch provided in support of this application. We confirm on this basis, the intent of the Zoning By-law is being upheld.

3 & 4. Minor in Nature & Desirable for the Development of the Lands

We are of the opinion that the proposed variances are both minor in nature and desirable for the development of the lands. The storage for oversized vehicles would serve as an accessory function to the existing warehouse and office space within the industrial building as well as to the on site outdoor storage of motor vehicles. The owner is seeking only to repair their own trucks and trailers on site, and not for a commercial/retail repair facility. This will assist in the efficient operation of their warehouse and office space in the building.

The reduced setback and landscape strip requirements as well as the chain-link fence have been permitted on the subject property since 2004, by way of various minor variance applications, and are permitted until 2023. The owner is seeking the permanent permission for these reductions and different fencing. There have been no issues or adverse impacts to the surrounding properties because of these setback and fencing requirements. As such, they are minor in nature and desirable for the development of the lands as the variances will support the function of the existing business on site.

Application Materials

In support of this application, we have submitted the following documents and drawings:

- Minor Variance Application Form;
- Cheque made payable to the "City of Brampton" in the amount of \$2,560.00 to satisfy the fee requirements associated with the Minor Variance Application Fee; and,



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

- Committee of Adjustment Minor Variance Sketch Plan prepared by Glen Schnarr & Associates Inc. dated January 27, 2021.

We look forward to your review of the enclosed application for the next available Committee hearing date. Please do not hesitate to contact us if you require anything further or wish to clarify anything contained in this application.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Sarah Clark
Planner



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)** 2722472 Ontario Inc. - Jaswinder Singh
Address 52 Mapleview Avenue, Brampton ON, L6R 1M4

Phone # 416-579-4158 **Fax #** _____
Email jas@lallytransport.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (c/o Sarah Clark)
Address 10 Kingsbridge Garden Circle, Mississauga ON, L5R 3K6

Phone # 905-717-5433 **Fax #** 905-568-8894
Email sarahc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**

1. To permit a rear yard setback of 5.0m from the rear (Van Kirk Drive) lot line, whereas the by-law requires that storage shall not be located closer to any rear lot line than the required setback for a building (8.0m in this case);
2. Permit for a landscape strip of 4.5m along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;
3. To allow all storage areas to be enclosed by a chain link fence whereas the by-law requires a fence constructed of masonry, metal, or wood not less than 2.4m in height; and,
4. To permit the repair of motor vehicles on site in conjunction with the outdoor storage of motor vehicles, whereas the zoning by-law does not permit repair of motor vehicles on site.

4. **Why is it not possible to comply with the provisions of the by-law?**

The chain link fence is an existing condition on site whereas the by law requires an enclosure fence to be constructed of masonry, metal or wood. The reduced setback and landscape strip represent an existing condition on site for the area currently allocated to vehicle storage. The repair of vehicles is not permitted on site.

5. **Legal Description of the subject land:**

Lot Number _____
Plan Number/Concession Number PCL BLOCK G-4, SEC M286, PT BLK G, PL M286, PTS 3 TO 5, 43R14703, S/T A RIGHT AS IN LT652335, BRAMPTON
Municipal Address 15 Regan Road

6. **Dimension of subject land (in metric units)**

Frontage 108.03 metres
Depth 181.78 metres
Area 16,265.98 square metres

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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.)

Industrial building with GFA of 2,787 square metres.
Gravel-covered area enclosed by a 2.4 metre high chain link fence.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

n/a

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	20m
Rear yard setback	5m
Side yard setback	16.3m
Side yard setback	8.0m

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: December 4, 2019

11. Existing uses of subject property: Industrial building with vehicle storage in rear

12. Proposed uses of subject property: indistural building with permission for vehicle repair on site

13. Existing uses of abutting properties: Industrial buildings

14. Date of construction of all buildings & structures on subject land: 1988

15. Length of time the existing uses of the subject property have been continued: 33 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 # _____ 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 # A19-020	Decision Approved	Relief storage of motor vehicles for 4 years
File # A14-083	Decision Approved	Relief storage of motor vehicles for 3 years
File # A09-075	Decision Approved	Relief storage of motor vehicles for 5 years

Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ Region OF _____ Halton

THIS 2nd DAY OF February, 2021

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, Sarah Clark OF THE _____ Region OF _____ Halton

IN THE _____ Town OF _____ Halton Hills 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 Mississauga

IN THE _____ Region OF _____

Peel THIS 2nd DAY OF

February, 2021

Signature of Applicant or Authorized Agent

Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc. A Commissioner etc.
Expires March 3, 2023.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4A-157

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

Zoning Officer

Feb 2/21

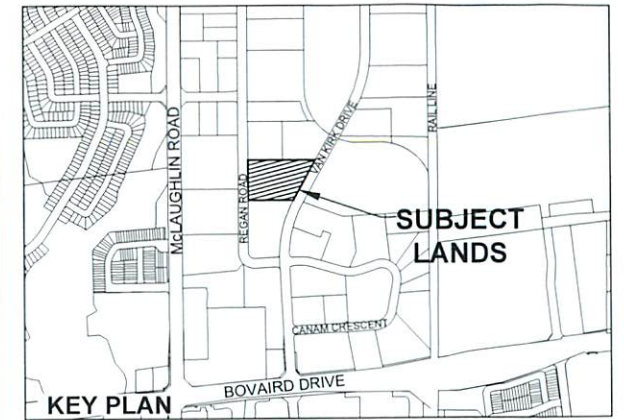
Date

DATE RECEIVED February 02, 2021

Date Application Deemed Complete by the Municipality February 2, 2021



THIS PLAN HAS BEEN PREPARED FOR COMMITTEE OF ADJUSTMENT APPLICATION PURPOSES ONLY. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES. MEASUREMENTS AND AREAS ARE APPROXIMATE ONLY.



COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
VILLAGE ACRES LIMITED
15 REGAN ROAD

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

— SUBJECT LANDS - ±1.62ha (4.00ac)

REQUIRED VARIANCES:

1. TO PERMIT A REAR YARD SETBACK OF 5.0m FROM THE REAR (VAN KIRK DRIVE) LOT LINE, WHEREAS THE BY-LAW REQUIRES THAT STORAGE SHALL NOT BE LOCATED CLOSER TO ANY REAR LOT LINE THAN THE REQUIRED SETBACK FOR A BUILDING (8.0m IN THIS CASE);
2. PERMIT FOR A LANDSCAPE STRIP OF 4.5m ALONG VAN KIRK DR. WHEREAS THE ZONING BY-LAW REQUIRES 20.0m;
3. TO ALLOW ALL STORAGE AREAS TO BE ENCLOSED BY A CHAIN LINK FENCE WHEREAS THE BY-LAW REQUIRES A FENCE CONSTRUCTED OF MASONRY, METAL, OR WOOD NOT LESS THAN 2.4m IN HEIGHT; AND,
4. TO PERMIT THE REPAIR OF MOTOR VEHICLES ON SITE IN CONJUNCTION WITH THE OUTDOOR STORAGE OF MOTOR VEHICLES, WHEREAS THE ZONING BY-LAW DOES NOT PERMIT REPAIR OF MOTOR VEHICLES ON SITE.



SCALE 1:1250
JANUARY 27, 2021



GSAI

Glen Schnarr & Associates Inc.



FILE NUMBER A19-020

HEARING DATE FEBRUARY 12, 2019

APPLICATION MADE BY VILLAGE ACRES LIMITED

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 outside storage of motor vehicles for a temporary period of five (5) years;
2. To permit a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive;
3. To permit an outside storage area having a setback of 5.0m (16.40 ft.) from the rear lot line (Van Kirk Drive);
4. To permit a storage area to be enclosed by a chain link fence.

(15 REGAN ROAD – PART OF BLOCK G, PLAN 43M-286)

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. Chatha

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER

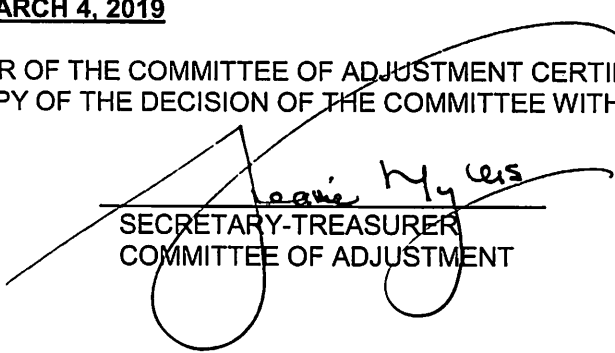

MEMBER


MEMBER

DATED THIS 12TH DAY OF FEBRUARY, 2019

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE MARCH 4, 2019

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

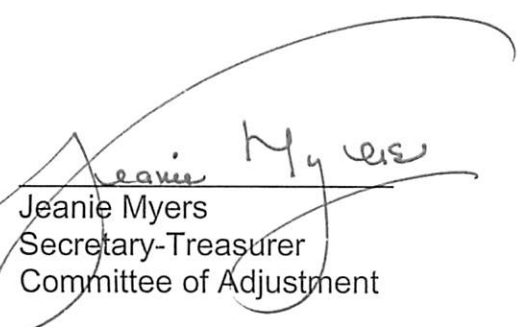
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A19-020**

DATED: **FEBRUARY 12, 2019**

Conditions:

1. That the variances be approved for a temporary period of four (4) years from the date of the Committee's decision.
2. That the owner demonstrate to the satisfaction of the Manager of Open Space and Development that all vehicles stored within the required landscape areas of the site have been removed within sixty (60) days of the date of the Committee's decision;
3. That the owner demonstrate to the satisfaction of the Manager of Open Space and Development that all landscape works have been implemented in accordance with the approved landscape plan (City File: SP04-018.000) within 120 days of the date of the Committee's decision;
4. That the owner demonstrate to the satisfaction of the Manager of Open Space and Development that a physical barrier has been installed (i.e. pressure treated posts and chain) sufficient to prevent vehicles from parking within the required landscaped area of the site within 120 days of the date of the Committee's decision;
5. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice; and,
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



COMMITTEE OF ADJUSTMENT

Notice of Decision

The City of Brampton

FILE NUMBER A006/03

HEARING DATE JANUARY 28, 2003

APPLICATION MADE BY _____

VILLAGE ACRES LIMITED

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 8 & 9 FOR A PLACE OF WORSHIP WHILE PROVIDING A TOTAL OF 57 ON-SITE PARKING SPACES.

(15 REGAN ROAD, UNITS 8 & 9 - PART BLOCK G, PLAN M-286 (PART 3-5, PLAN 43R-14703))

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 only be for a period of three (3) years from the date of approval;
2. No more than 100 seats shall be provided in conjunction with the place of worship.

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: B. REED

SECONDED BY: M. PIANE

SIGNATURE OF CHAIR OF MEETING: _____

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

MEMBER

MEMBER

MEMBER

MEMBER

DATED THIS 28TH DAY OF JANUARY, 2003

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

Eileen Collie
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



COMMITTEE OF ADJUSTMENT

Notice of Decision

The City of Brampton

FILE NUMBER A021/04

HEARING DATE JAN. 13, 2004

APPLICATION MADE BY VILLAGE ACRES LIMITED

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 FOR STORAGE OF VEHICLES (CLASSIC HONDA DEALERSHIP) FOR A TEMPORARY PERIOD OF FIVE (5) YEARS.

(15 REGAN RD - PT BLOCK G, PLAN M-286, PTS 3, 4 & 5, PLAN 43R-14703)

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. That the storage of vehicles be permitted for a temporary period of five (5) years from the date of approval; and
2. That Site Plan Approval be received within 6 months from the date of approval.

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: R. Hunter

SECONDED BY: M. Plane

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 13TH DAY OF JANUARY, 2004

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 2nd, 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 A173/04

HEARING DATE JUNE 1, 2004

APPLICATION MADE BY VILLAGE GREEN ACRES LTD.

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

1. To allow for storage of vehicles (Classic Honda Dealership) for a temporary period of five (5) years.
2. To allow a 4.5m wide landscape strip along Van Kirk Drive.
3. To allow a storage area to be enclosed by a chain link fence.
4. To allow an outside storage area having a setback of 5.0m from the rear (Van Kirk) lot line.

(15 REGAN ROAD - PART OF BLOCK G, PLAN M-286, DESIGNATED AS PARTS 3, 4 AND 5, PLAN 43R-14703)

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. That the storage of vehicles be permitted for a temporary period of 5 years from the date of approval; and
2. That site plan approval be secured within 180 days of the date of the Committee's decision.

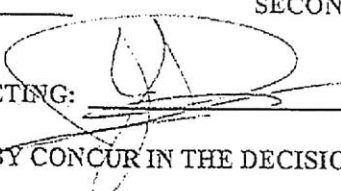
REASONS:

This decision reflects that in the opinion of the Committee:

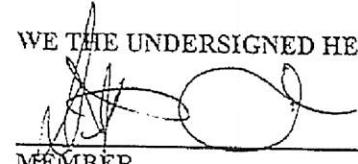
1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: D. BILLET

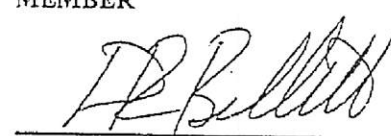
SECONDED BY: B. REED

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER

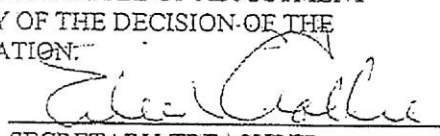

MEMBER

MEMBER

DATED THIS 1ST DAY OF JUNE, 2004

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS
DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JUNE 21, 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.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A123/06

HEARING DATE MAY 30, 2006

APPLICATION MADE BY VILLAGE ACRES LIMITED

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 UNITS 8 AND 9 TO BE USED AS A RELIGIOUS INSTITUTION WHILE PROVIDING A TOTAL OF 57 PARKING SPACES;

(15 REGAN ROAD, UNITS 8 & 9 - PART OF BLOCK G, PLAN M-286, DESIGNATED PARTS 3-5, PLAN 43R-14703)

THE REQUEST IS HEREBY REFUSED (SEE REASONS BELOW)

REASONS:

COMMITTEE REACHED A TIE VOTE ON A MOTION TO APPROVE THE APPLICATION THEREFORE THE MOTION WAS DEFEATED AND THE APPLICATION NOT APPROVED, IN ACCORDANCE WITH THE RULES OF ORDER.

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY AGREE WITH THE REASONS FOR REFUSAL

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

MEMBER

DATED THIS 30TH DAY OF MAY, 2006

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JUNE 19TH, 2006.

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 A09-075

HEARING DATE JUNE 9, 2009

APPLICATION MADE BY VILLAGE ACRES LTD.

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 FOLLOWING VARIANCES FOR A PERIOD OF FIVE (5) YEARS:

1. To allow for storage of motor vehicles;
2. To allow 4.5m wide landscape strip along Van Kirk Drive;
3. To allow a storage area to be enclosed by a chain link fence;
4. To allow an outside storage area having a setback of 5.0m from the rear (Van Kirk Drive) lot line;

(15 REGAN ROAD – PART OF BLOCK G, PLAN M-286, PARTS 3, 4 & 5, Plan 43R-14703)

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: K. BOKOR

SECONDED BY: P. S. CHAHAL

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER

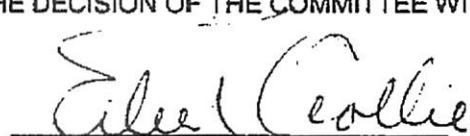

MEMBER

MEMBER

DATED THIS 9th DAY OF JUNE, 2009

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JUNE 29, 2009.

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

Flower City



brampton.ca

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

APPLICATION NO. A09-075

DATED JUNE 9, 2009

Conditions:

1. That vehicles are stored in areas as indicated on the site plan approved for the proposal (SP04-018) and removed from the approved fire route and landscape areas within thirty (30) days of the final date of Committee's decision.
2. That the owner reinstate the required landscape areas and provide landscaping according to approved landscape plans within ninety (90) days of the final date of Committee's decision.
3. That the approval be null and void should the site plan non-compliances occur at anytime after the timelines stipulated in Conditions number 1 and 2.

A handwritten signature in black ink, appearing to read 'Eileen Collie', written over a horizontal line.

**Eileen Collie
Secretary-Treasurer
Committee of Adjustment**



Committee of Adjustment

HEARING DATE JUNE 3, 2014

- 1. To allow for storage of motor vehicles for a temporary period of five (5) years;**
- 2. To allow a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive;**
- 3. To allow an outside storage area having a setback of 5.0m (16.40 ft.) from the rear lot line (Van Kirk Drive);**
- 4. To allow a storage area to be enclosed by a chain link fence.**

~~SECRETARY-TREASURER~~
~~COMMITTEE OF ADJUSTMENT~~

Flower City



brampton.ca

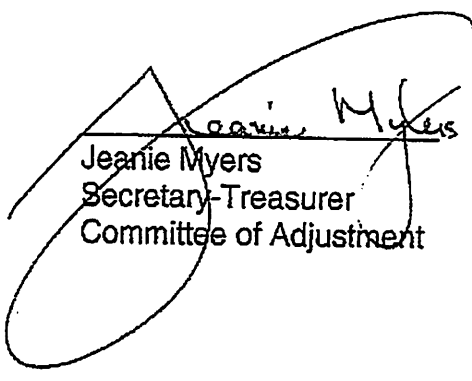
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A14-083

DATED: JUNE 3, 2014

Conditions:

1. That the variance shall be approved for a temporary period of three (3) years;
2. That the owner shall restore the landscaping in accordance with the approved site plan within ninety (90) days of the decision of the Committee;
3. That the owner shall ensure that there is no vehicle storage at any time located in the designated landscape area;
4. That a physical barrier be installed (i.e. pressure treated posts and chain) sufficient to prevent vehicles from parking in the landscape area, to the satisfaction of the Director of Planning and Infrastructure Services;
5. That failure to comply with any one of the conditions noted above shall result in the immediate declaration of the variances as null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment

CITY OF BRAMPTON

COMMITTEE OF ADJUSTMENT

FILE NUMBER A4/95 HEARING DATE JANUARY 10, 1995

APPLICATION MADE BY VILLAGE ACRES LIMITED

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 EXTEND THE PERMITTED USES TO ALLOW A PLACE OF WORSHIP (APPROXIMATELY 3200 SQUARE FEET) WITH A PARKING DEFICIENCY OF 11 SPACES.

(15 REGAN ROAD - PART BLOCK G, PLAN M-286, PARTS 3 AND 4, PLAN 43R-14703)

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. That the variance shall only be for a temporary period of 2 years.
2. The applicant shall agree not to physically alter the appearance of the outside 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 R. LUCIANO SECONDED BY B. REED

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
CHAIRMAN

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

DATED THIS 10TH DAY OF JANUARY 1995

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

FEBRUARY 9TH

1995

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 10TH DAY OF JANUARY 1995

[Signature]
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

CITY OF BRAMPTON
COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

FILE NUMBER A3/97

HEARING DATE JANUARY 21, 1997

APPLICATION MADE BY VILLAGE ACRES LIMITED

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 USE UNITS 8 AND 9 AS A PLACE OF WORSHIP HAVING A PARKING DEFICIENCY OF 11 SPACES.

(15 REGAN ROAD, UNITS 8 AND 9)

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. That the variance shall only be for a temporary period of three years.
2. The applicant shall agree not to physically alter the appearance of the outside 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: R. LUCIANO

SECONDED BY: B. REED

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

MEMBER

MEMBER

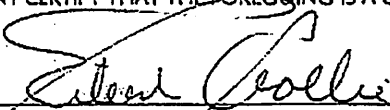
MEMBER

MEMBER

DATED THIS 21ST DAY OF JANUARY, 1997

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 10, 1997

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

Notice of Decision

The City of Brampton

FILE NUMBER A314/99

HEARING DATE DECEMBER 21, 1999

APPLICATION MADE BY VILLAGE ACRES LTD.

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 8 & 9 FOR A PLACE OF WORSHIP WHILE PROVIDING SIX (6) PARKING SPACES.

(15 REGAN ROAD, UNITS 8 & 9)

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. That the variance shall only 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.

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: R. Luciano

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

R. Luciano
MEMBER

[Signature]
MEMBER

H. Dianne Sutter
MEMBER

DATED THIS 21ST DAY OF DECEMBER, 1999

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JANUARY 10TH, 2000.

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.

Eileen Collie
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

