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March 4, 2014

City of Brampton

Committee of Adjustment, City Clerk's Office
Brampton City Hall
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Jeanie Myers, Secretary-Treasurer
Jeanie.myers@brampton.ca

Re: Application A-2021-0009; Ward 2
Minor Variance – Hearing March 9, 9:30 am

Dear Ms. Myers,

Be advised that as owners of commercial properties at 18 Regan Road, we wish to express our opposition to the requested property use variances sought in the above application.

The application as outlined in Brampton Public Notice of February 25, 2021 should not be described as a "minor" variance. This request seeks to permit uses which are not permitted in the zoning for this area. Case law on this matter is clear that section 45 of the Planning Act can "be used to vary a permitted use but not establish a new use especially where that use is prohibited within the bylaw". Toronto (City) v. Toronto (City) Committee of Adjustment 1995. To permit the repair of motor vehicles in the open in conjunction with outdoor storage of oversized motor vehicles contravenes the zoning for this area.

We believe that this commercial/industrial subdivision will substantially depreciate both in appearance, usage and value if these changes are permitted. Altering the landscape strip and permitting long term storage alters these properties significantly. Vankirk and Regan Roads currently suffer from excessive vehicular traffic particularly of trucks and transport vehicles. It is obvious that the application would expand this difficulty. Allowing this variance application would have an adverse impact on the surrounding lands. For a variance to be minor, the Committee of Adjustment must note the impact of the changes on the character of the area.

KINGMONT CONSULTING, PROFESSIONAL CORPORATION

Tel. 905-840-7277 Fax 905-840-2520 E-mail: info@kingmontconsulting.com 18 Regan Road, Unit 29, Brampton ON L7A 1C2

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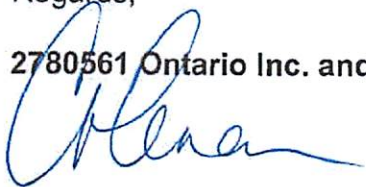
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The Ontario Municipal Board has been clear in interpreting that the Committee must review the four tests for the evaluation of a minor variance application. Is this application minor in nature? No it is not. Is it appropriate or desirable for the development of the area? No it is not. Is it in keeping with the purpose and intent of the Zoning By-Law? No, some of the requests are prohibited in the zoning. And finally, is the application in keeping with the Official Plan. We do not believe that it is.

In lieu of the above comments, we express our objection to the variance application.

Regards,

2780561 Ontario Inc. and 2723654 Ontario Inc.

A handwritten signature in blue ink, appearing to read 'Tracey Coleman', is written over the printed name.

Tracey Coleman