

Public Notice
Committee of Adjustment

APPLICATION # A-2021-0015
WARD #8

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **FORESTSIDE ESTATES INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 5, Concession 9 N.D., municipally known as **4298 QUEEN STREET EAST**, Brampton;

AND WHEREAS the applicant is requesting the following variances associated with the proposed "severed" lot under consent application B-2021-0003:

1. To permit a lot width of 119 metres whereas the by-law requires a minimum lot width of 194 metres;
2. To permit a lot area of 0.63 hectares whereas the by-law requires a minimum lot area of 1.47 hectares;
3. To permit a lot depth of 47 metres whereas the by-law requires a minimum lot depth of 151 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 File Number: _____
Application for Consent: NO 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.

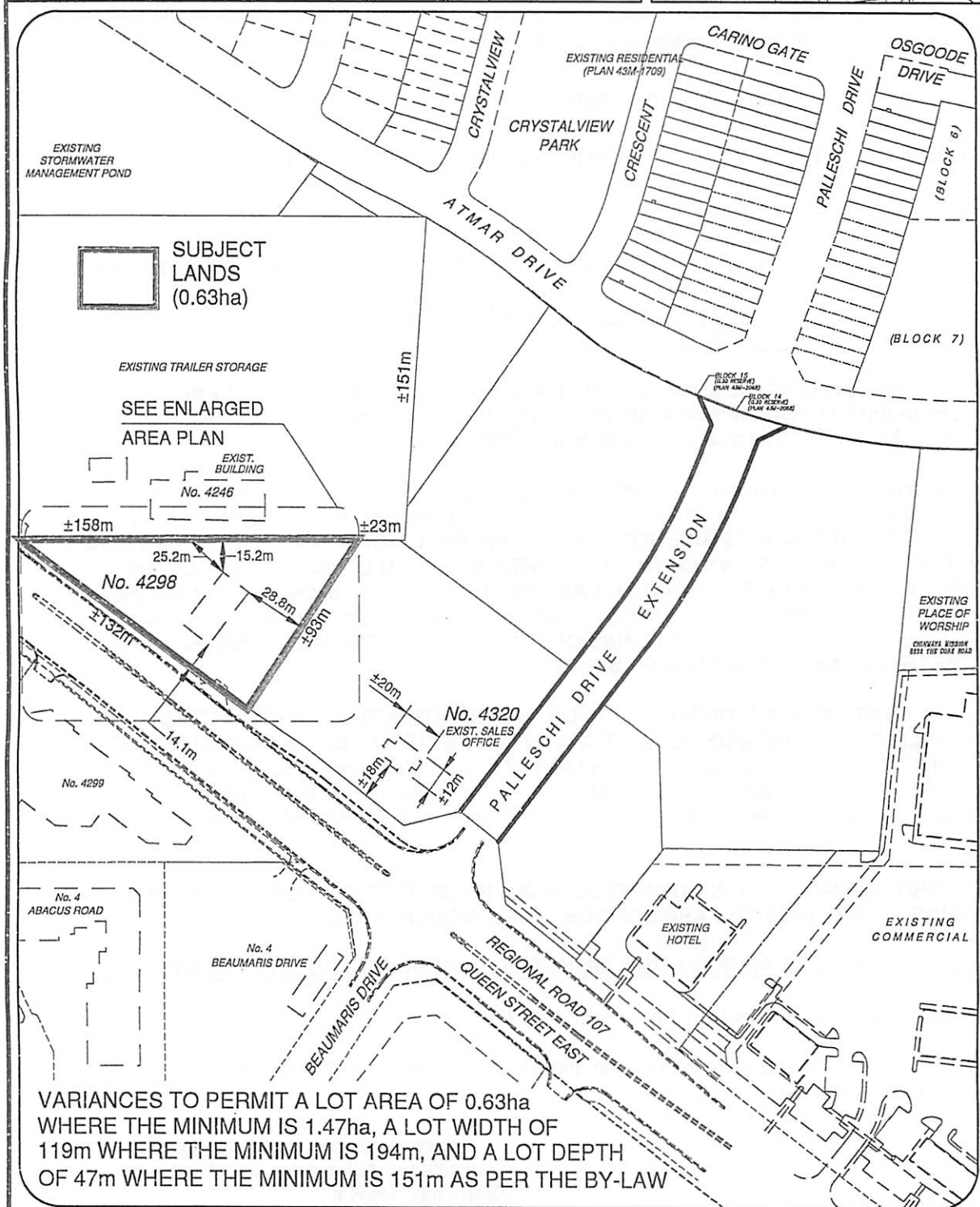
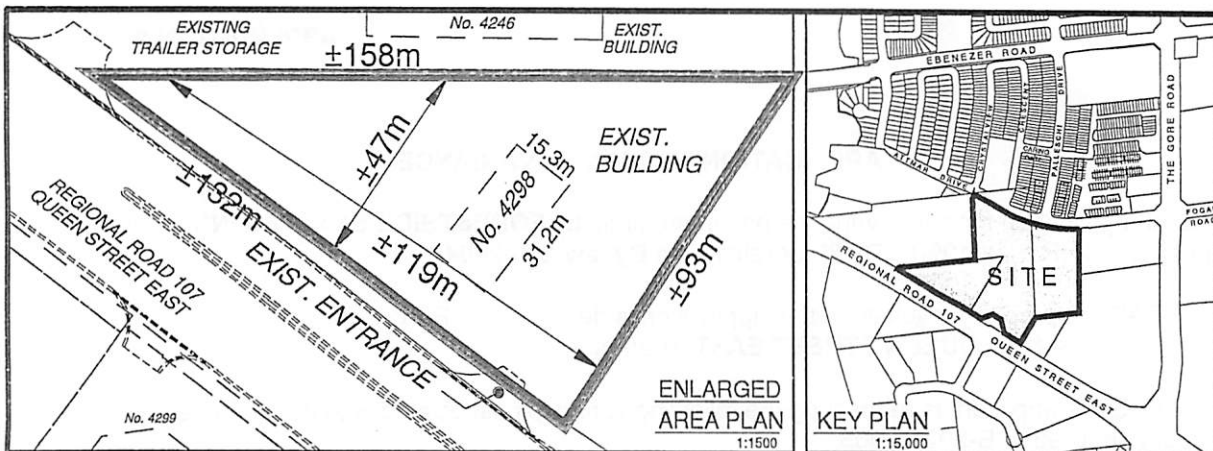
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

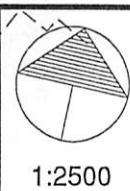
DATED at Brampton Ontario, this 18th day of February, 2021.

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



FORESTSIDE ESTATES INC.
MINOR VARIANCE PLAN
 4298 QUEEN STREET EAST
 PART OF LOTS 4 & 5, CONC. 9, N.D.
 CITY OF BRAMPTON



 CANDEVCON LIMITED CONSULTING ENGINEERS AND PLANNERS TEL. (905) 794-0600 FAX (905) 794-0611	
Date: FEB., 1st, 2021	Drawn By: S.G.K.
File No. W21004	Plan No. MV-1

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.

GTA WEST OFFICE (CORPORATE)
9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING
TRANSPORTATION PLANNING
TRAFFIC & PARKING STUDIES
ROADS & BRIDGES
DEVELOPMENT ENGINEERING SERVICES
WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

February 2, 2021

The City of Brampton
Legal Services Division
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A - 2021-0015

ATTN: Jeanie Myers
Secretary - Treasurer

Re: **Committee of Adjustment
Minor Variance Application
Forestsides Estates Inc
4298 Queen Street East
Candevcon File No. W21004**

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Application:

1. A Minor Variance application form, with Authorization and Permission to Enter signed by the Owner to facilitate the severance.
2. A copy of the Minor Variance Plan (MV-1).

A consent application (File No. B-2021-0003) for the purpose of severing the subject parcel has been submitted concurrently with this minor variance application. The purpose of this application is to request relief from the zoning by-law on the subject property. As a result of the impending severance, variances are required to permit the following: a lot width of 119m whereas the by-law requires 194m, a lot area of 0.63ha whereas the by-law requires 1.47, and a lot depth of 47m whereas the by-law requires 151m. The block proposed to be severed has municipal address 4298 Queen Street East and is proposed as Prestige Industrial.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Yours truly,

CANDEVCON LIMITED

Steven Giankoulas 
Junior Planner

Cc: Diarmuid Horgan
Marco Marcante





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)** Forestside Estates Inc
Address 3550 Langstaff Road, Suite 200
Woodbridge, Ontario L4T 9G3

Phone # (905) 856-2150 **Fax #** _____
Email marco@royalpinehomes.com

2. **Name of Agent** Candevcon Limited
Address 9358 Goreway Drive
Brampton, Ontario L6P 0M7

Phone # (905) 794-0600 **Fax #** (905) 794-0611
Email steven@candevcon.com

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

To permit a lot width of 119m± whereas the by-law requires 194m

To permit a lot area of 0.63ha whereas the by-law requires 1.47ha

To permit a lot depth of 47m± whereas the by-law requires 151m

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

The current lot width, area, and depth does not comply with the minimum requirements of the Zoning by-law.

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

Lot Number 4 & 5
Plan Number/Concession Number 9 N.D.
Municipal Address 4298 Queen Street East

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

Frontage 132m ±
Depth 47.6m ±
Area 0.63 ha ±

7. **Access to the subject land is by:**
Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐

Seasonal Road ☐
Other Public Road ☐
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.)

One Industrial building
2 storeys
GFA: 956.2 square metres
Coverage: 7.5% of the lot

PROPOSED BUILDINGS/STRUCTURES on the subject land:

none

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	14.1m
Rear yard setback	15.2m
Side yard setback	25.2m
Side yard setback	28.8m

PROPOSED

Front yard setback	14.1m
Rear yard setback	15.2m
Side yard setback	25.2m
Side yard setback	28.8m

10. Date of Acquisition of subject land: 2007
11. Existing uses of subject property: Industrial
12. Proposed uses of subject property: Industrial
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: 1978
15. Length of time the existing uses of the subject property have been continued: 20+ 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 # B-2021-0003 Status Concurrent with this application

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>A02-100</u>	Decision <u>Closed</u>	Relief <u>To permit usage for vehicle testing facility</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 4 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, Steven Giamoulas, OF THE City OF Richmond Hill
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 4th DAY OF
February, 2021.

April Dela Cerna
A Commissioner etc.

[Signature]
Signature of Applicant or Authorized Agent

April Dela Cerna, ad.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M4-1751

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

[Signature]
Zoning Officer

Feb 4/21
Date

DATE RECEIVED Feb. 04, 2021

Date Application Deemed Complete by the Municipality Feb. 4, 2021



COMMITTEE OF ADJUSTMENT

Notice of Decision

The City of Brampton

FILE NUMBER A100/02

HEARING DATE APRIL 16, 2002

APPLICATION MADE BY MAGDONLA BABIUK

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 56-83
AS AMENDED AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO
ALLOW AN AUTOMOTIVE VEHICLE EMISSIONS TESTING FACILITY.

(4298 QUEEN STREET EAST - PART LOT 5, CONC 9 EHS)

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: M. PIANE

SECONDED BY: K. MALHOTRA

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

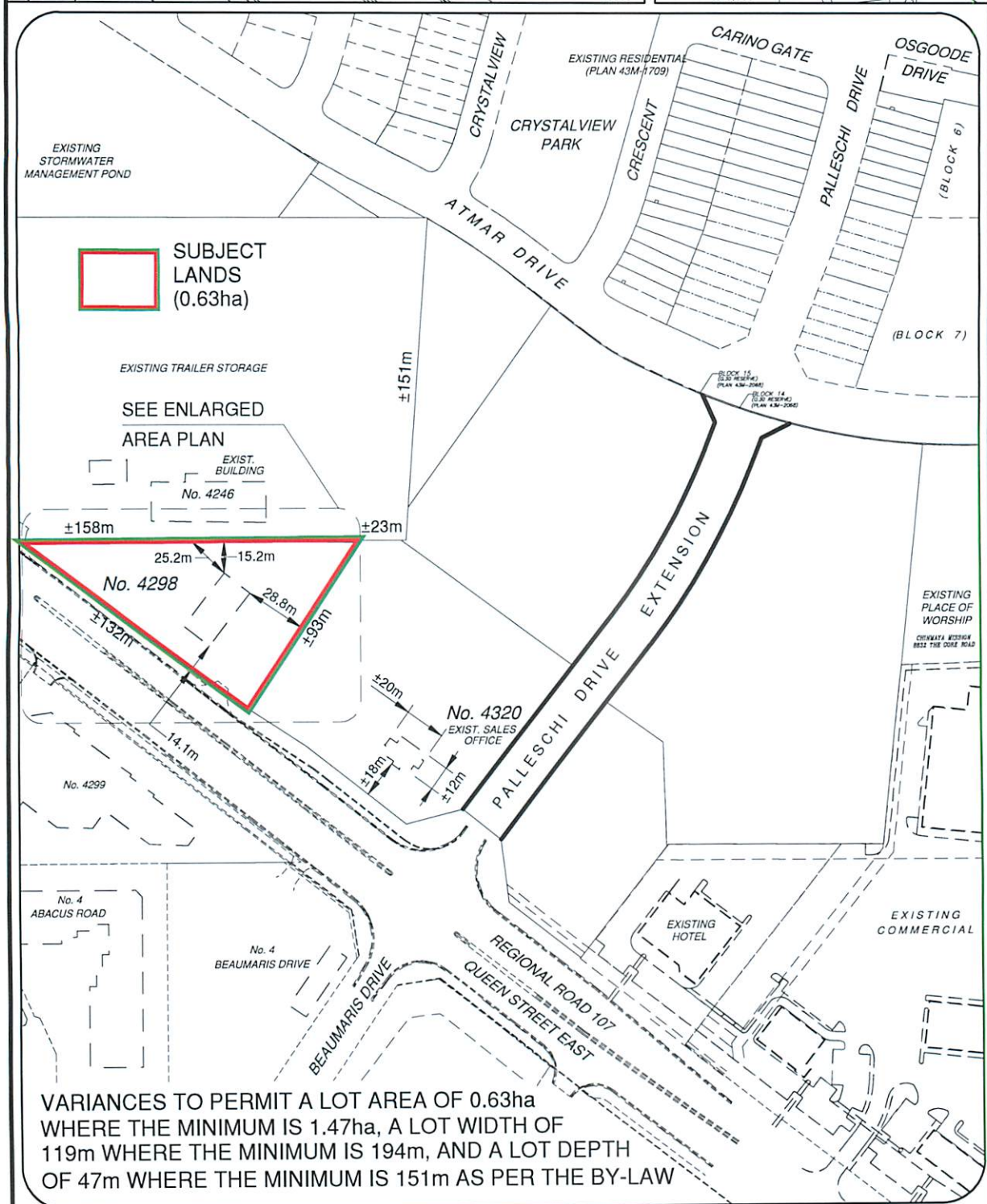
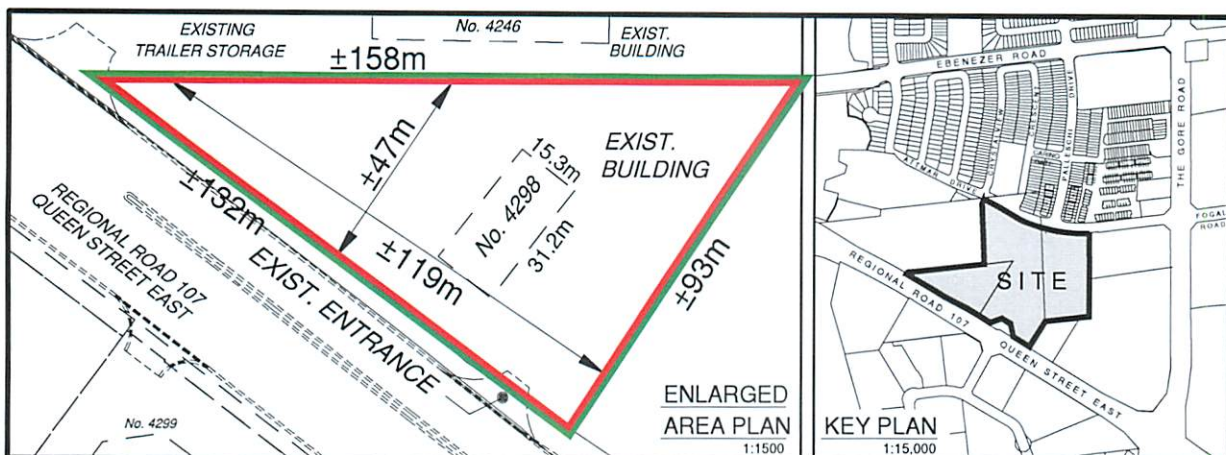
[Signature]
MEMBER

DATED THIS 16TH DAY OF APRIL, 2002

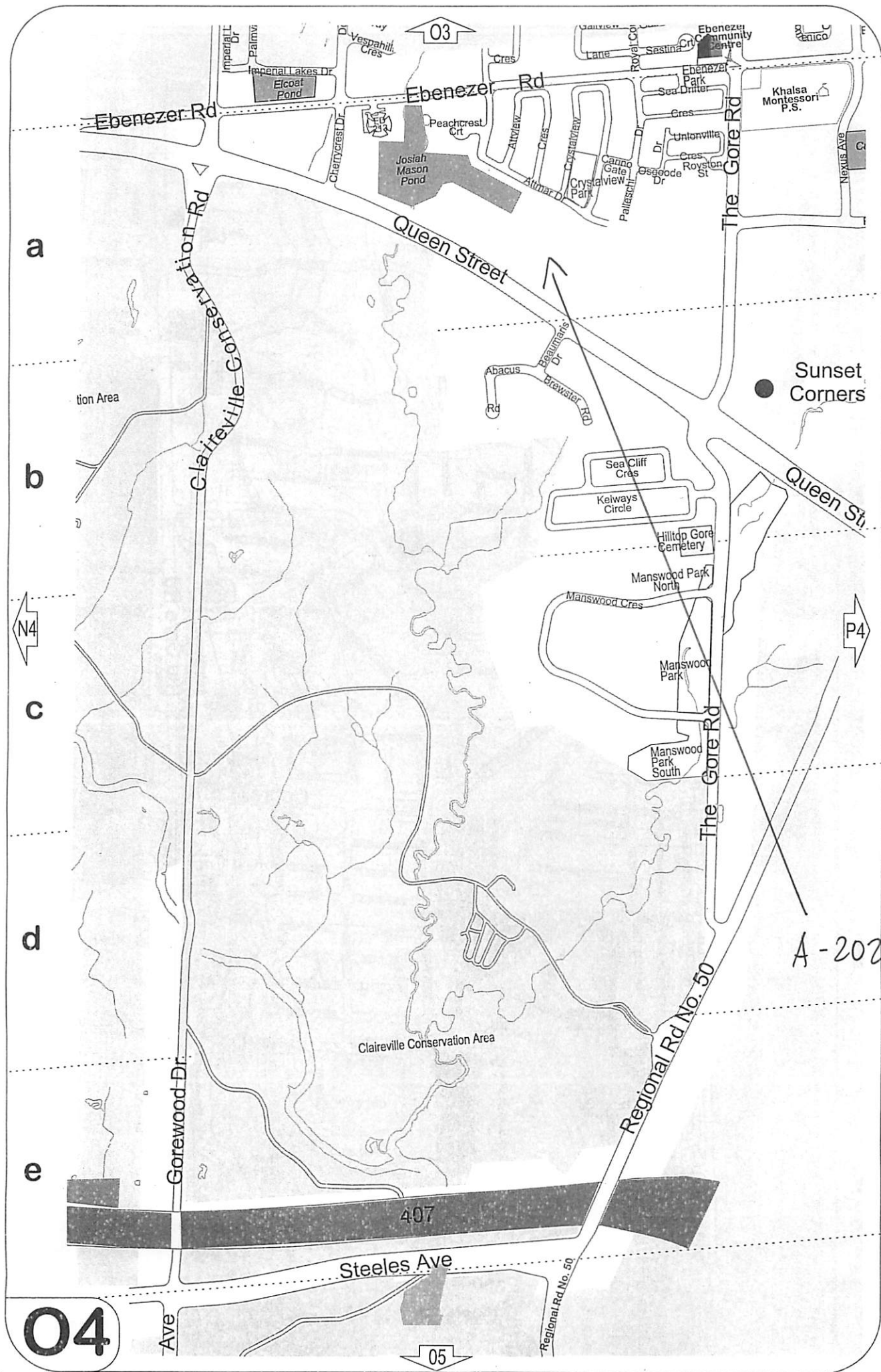
NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION
TO THE ONTARIO MUNICIPAL BOARD WILL BE MAY 6, 2002.

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



<p>FORESTSIDE ESTATES INC.</p> <p>MINOR VARIANCE PLAN</p> <p>4298 QUEEN STREET EAST</p> <p>PART OF LOTS 4 & 5, CONC. 9, N.D.</p> <p>CITY OF BRAMPTON</p>	<p>1:2500</p>	<p>CG CANDEVCON LIMITED</p> <p>CONSULTING ENGINEERS AND PLANNERS</p> <p>TEL. (905) 794-0600 FAX (905) 794-0611</p> <p>Date: FEB., 1st, 2021 Drawn By: S.G.K.</p> <p>File No. W21004 Plan No. MV-1</p>
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A-2021-0015