



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **2459727 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 2, Plan M-561, Part 5, Plan 43R-15420 municipally known as **67 SUN PAC BOULEVARD**, Brampton;

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

1. To permit truck and truck trailer parking with an associated office trailer on the property for a temporary period of five (5) years whereas the by-law does not permit the use;
2. To permit a minimum front yard depth of 13m (42.65 ft.) whereas the by-law requires a minimum depth of 20m (65.62 ft.);
3. To permit a minimum side yard width of 1.0m (3.28 ft.) whereas the by-law requires a minimum side yard width of 8.0m (26.24 ft.);
4. To permit no landscaping within a required side yard whereas the by-law requires a minimum of 50% of the required side yard to be landscaped.

Note: Approval granted under Application A16-015 expired in February, 2021.

**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 30, 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.

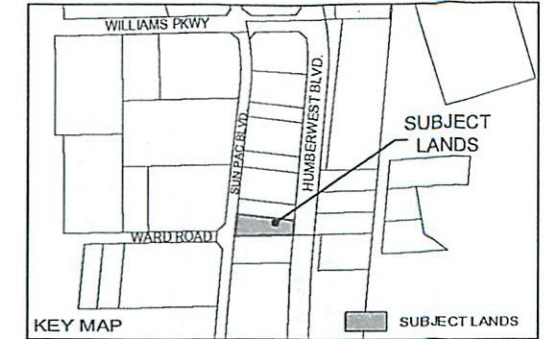
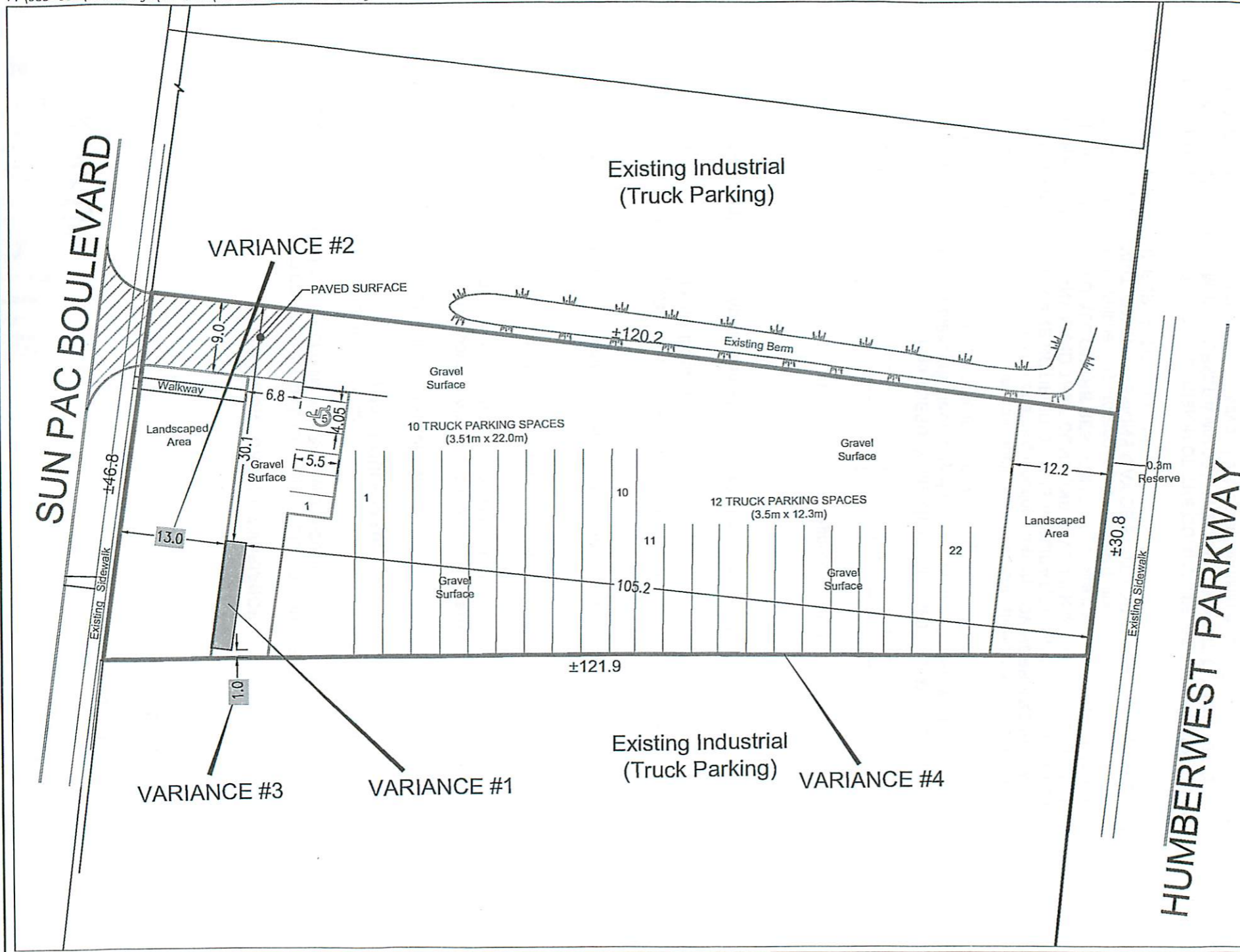
**RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.**

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

DATED at Brampton Ontario, this 18th day of March, 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)



**COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE SKETCH PLAN  
2211585 ONTARIO INC.  
67 SUN PAC BLVD.**

PART OF BLOCK 2,  
REGISTERED PLAN 43M-561  
(PIN # 2090202)  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

Subject Lands - ±0.47ha. (1.17ac)

**REQUIRED VARIANCES:**

- 1) To permit truck and truck trailer parking with associated office trailer on the property for a temporary period of five (5) years; whereas the use is not permitted.
- 2) To permit a minimum front yard depth of 13 metres, whereas 20 metres is required.
- 3) To permit a minimum side yard width of 1.0 metres, whereas 8.0 metres is required.
- 4) To permit no landscaping in a side yard, whereas a minimum of 50 percent of a required side yard requires landscaping.

**Notes**

Typical Parking Space Size - 2.7 m x 5.4 m  
Typical Accessible Parking - 4.05 m x 5.4 m  
Typical Aisle - 6.0m



SCALE 1:600  
FEBRUARY 18, 2021

**GSAI**  
Glen Schnarr & Associates Inc.

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 25, 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, March 25, 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 26, 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.



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

PARTNERS:

**GLEN SCHNARR, MCIP, RPP**

**GLEN BROLL, MCIP, RPP**

**COLIN CHUNG, MCIP, RPP**

**JIM LEVAC, MCIP, RPP**

March 1, 2021.

Our File: 685-004

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

A - 2021-0037

**Attention:** Jeanie Myers,  
Secretary Treasurer, Committee of Adjustment

**RE: Minor Variance Application  
2459727 Ontario Inc.  
67 Sun Pac Boulevard  
City of Brampton, Region of Peel**

Glen Schnarr and Associates Inc. is pleased to submit this application for a minor variance at 67 Sun Pac Boulevard (herein referred to as the 'subject property') on behalf of our client, 2459727 Ontario Inc. The subject property is located on the east side of Sun Pac Boulevard near the intersection of Ward Road and Sun Pac Boulevard. The property has a frontage along Sun Pac Boulevard of 46.8 meters, a depth of approximately 120 meters and an area of 0.47 hectares (1.17 acres).

Currently, the subject property contains a one-storey temporary office trailer near the entrance of the property, and the property is used for the purpose of outdoor storage of trucks and truck trailers. The property is designated 'Industrial' in the City of Brampton Official Plan (Schedule A – General Land Use Designations) and is designated 'Industrial' in the City of Brampton Secondary Plan (SP14 – Gore Industrial North Secondary Plan). Furthermore, the subject property is zoned 'Industrial (M4) - Special Section 1548' which permits various industrial uses, including warehousing, and storage of goods and products within an enclosed building.

The subject property has previously undergone three minor variance applications and some Site Plan Applications, all of which were approved. The most recent Site Plan Application changes (SP07-032.001) have been implemented on the subject property. With regards to the minor variance applications, the first minor variance application A09-204 (approved in 2013) permitted a 3-year temporary truck parking use and associated office trailer on the subject property. The second minor variance application A13-169 (approved in 2013) permitted a 3-year temporary truck parking use, associated office trailer, a minimum front yard depth of 13 meters, a minimum side yard width of 1 meter, and permitted no landscaping in a side yard. The third minor variance application A16-015 (approved in 2016) permitted a 5-year temporary truck parking use, associated office trailer, a minimum front yard depth of 13 meters, a minimum side yard width of 1 meter, and permitted no landscaping in a side yard.

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



Currently, the owner of the subject property is seeking the following variances:

1. To permit truck and truck trailer parking with an associated office trailer on the property for a temporary period of five (5) years; whereas the use is not permitted.
2. To permit a minimum front yard depth of 13 meters, whereas 20 meters is required.
3. To permit a minimum side yard width of 1.0 meters, whereas 8.0 meters is required.
4. To permit no landscaping in a side yard, whereas a minimum of 50 percent of a required side yard requires landscaping.

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

*1. Meets the general intent and purpose of the Official Plan*

The property is designated 'Industrial' in the City of Brampton Official Plan and the Gore Industrial North Secondary Plan (SP14). The Official Plan allows for outdoor storage and truck trailer parking uses as identified in the relevant Secondary Plan. Furthermore, the Gore Industrial North Secondary Plan allows for various uses including the storage of goods on industrial lands. The associated office trailer on the subject property provides screening to the site which will aide in conforming to the character of the industrial area. Additionally, the setback and landscaping variances do not have an adverse impact on maintaining the general intent and purpose of the Official Plan. Thus, the site maintains the general intent of the Official Plan and Secondary Plan therefore the outdoor storage use of truck and truck trailers, along with the other variances, should be allowed.

*2. Meets the general intent and purpose of the Zoning By-Law*

The property is zoned 'Industrial Four (M4) – Section 1548' as per the City of Brampton Zoning By-Law 270-2004. The 'Industrial Four' parent zone allows for various uses including a warehouse, the manufacturing of goods and a parking lot, among other uses. While Section 1548.2.11 specifies outdoor storage uses are not permitted, the intent of the Zoning By-Law in prohibiting outdoor storage uses is to ensure the use does not dominate the streetscape within this industrial area and that a certain aesthetic quality is maintained. The associated office trailer will assist with screening the use from the street to maintain the aesthetic quality. Additionally, the setbacks stated in the Zoning By-Law are intended to ensure there is adequate space between buildings and adequate drainage opportunity. The second and third variance for reduced front yard setback and reduced side yard setback still maintains the intent of the Zoning By-Law as the adjacent use is similar in nature and is not negatively affected. Finally, no landscaping in the side yard does not appear to negatively affect the drainage of the property, thus this variance will not have a significant impact on streetscape. Thus, the general intent of the Zoning By-Law is maintained therefore the variances should be allowed.

*3. Desirable for the Appropriate Development of the Land*

The proposed outdoor storage use, reduced setbacks, and reduced landscaping does not adversely impact the subject property or adjacent properties as the use will be adequately screened from view by the associated office trailer on the subject property. The trucks and truck trailers which are to be stored on the subject property contribute to the distribution of goods and services and are therefore a vital part of the area. Thus, the proposed 5-year temporary variance is a desirable use of the land.



4. *Is minor in nature*

The proposed variances are minor in nature as the proposed outdoor storage use and associated variances will not generate adverse impacts on the property or on adjacent properties. Thus, the proposed use and variances are minor in nature.

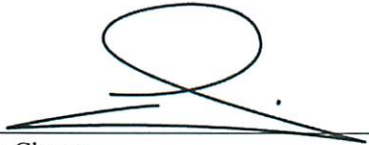
In support of the application, we have enclosed the following items:

- One (1) Minor Variance Application form including the Appointment and Authorization and Permission to Enter forms;
- One (1) copy of the Minor Variance Sketch as prepared by Glen Schnarr & Associates Inc. dated February 18<sup>th</sup>, 2021; and
- A cheque in the amount of \$2,560.00 payable to the City of Brampton in payment of the Minor Variance Application fee.

We trust this completes the application for a Minor Variance and we look forward to being considered for the earliest hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

  
\_\_\_\_\_  
Colin Chung  
Partner, MCIP, RPP

Flower City



brampton.ca

FILE NUMBER: A-2021-0037

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)** 2459727 ONTARIO INC. c/o Navneet Randhawa  
**Address** 8 Knaseboro Street, Mississauga ON L4T 1K9

**Phone #** 647-625-0454 **Fax #** \_\_\_\_\_  
**Email** karambirrandhawa@gmail.com

2. **Name of Agent** Glen Schnarr and Associates Inc. c/o Colin Chung  
**Address** 700 - 10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6

**Phone #** 905-568-8888 x224 **Fax #** 905-568-8894  
**Email** colinc@gsai.ca

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

1. To permit truck and truck trailer parking with associated office trailer on the property for a temporary period of five (5) years; whereas the use is not permitted.  
2. To permit a minimum front yard depth of 13m, whereas 20m is required.  
3. To permit a minimum side yard width of 1.0m, whereas 8.0m is required.  
4. To permit no landscaping in a side yard, whereas a minimum of 50 percent of a required side yard requires landscaping.

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

The zone 'Industrial Four (M4)' - Section 1548 does not permit truck parking and associated setbacks/landscaping.

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

**Lot Number** PART BLOCK 2-5  
**Plan Number/Concession Number** PCL BLOCK 2-5, SEC 43M561, PT BLK 2, PL 43M561, PT 5, 43R15420  
**Municipal Address** 67 Sun Pac Boulevard

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

**Frontage** Approx. 46.8m  
**Depth** Approx. 120.2m and approx. 121.9m (irregular shape)  
**Area** Approx. 0.47ha (1.17ac)

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.)

Temporary Office Trailer (1-Storey)

GFA: 35.36m<sup>2</sup>

Dimensions: 2.6m x 13.6m

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

No Change

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 13.0m

Rear yard setback 105.2m

Side yard setback 31.1m (North)

Side yard setback 1.0m (South)

**PROPOSED**

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: January 29, 2016
11. Existing uses of subject property: Truck parking/Trailer storage/Temporary office trailer
12. Proposed uses of subject property: Truck parking/Trailer storage/Temporary office trailer
13. Existing uses of abutting properties: Truck parking/Trailer storage
14. Date of construction of all buildings & structures on subject land: 2018
15. Length of time the existing uses of the subject property have been continued: 2009

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 # <u>A09-204</u>	Decision <u>Approved</u>	Temporary (5 years) truck parking with associated office trailer
File # <u>A13-169</u>	Decision <u>Approved</u>	Relief <u>Temporary (3 years) truck parking with associated office trailer, min front yard setback of 13m, min side yard setback of 1m, no landscaping within a required side yard.</u>
File # <u>A16-015</u>	Decision <u>Approved</u>	Temporary (5 years) truck parking and other variances above

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Burlington  
THIS 26 DAY OF February, 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, Tammy Grewal, OF THE City OF Brampton  
IN THE Region OF Peel 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 15<sup>th</sup> DAY OF March, 20 21

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

Signature of Applicant or Authorized Agent

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M4 - SECTION 1548

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

J. Chau  
Zoning Officer

March 1, 2021  
Date

DATE RECEIVED

March 1, 2021

SUN PAC BOULEVARD

VARIANCE #2

PAVED SURFACE

Walkway

Landscaped Area

Gravel Surface

10 TRUCK PARKING SPACES  
(3.51m x 22.0m)

Gravel Surface

Gravel Surface

12 TRUCK PARKING SPACES  
(3.5m x 12.3m)

Gravel Surface

Landscaped Area

Existing Sidewalk

0.3m Reserve

HUMBERWEST PARKWAY

Existing Industrial  
(Truck Parking)

Existing Industrial  
(Truck Parking)

VARIANCE #4

VARIANCE #1

VARIANCE #3

13.0

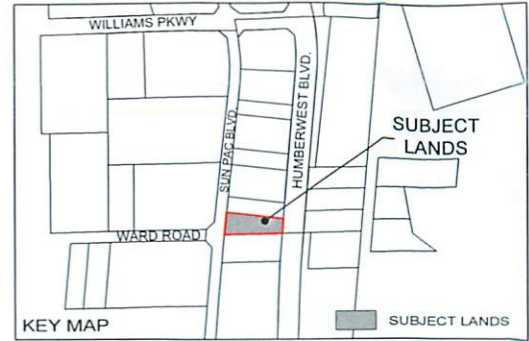
1.0

±121.9

±120.2

Existing Berm

±30.8



**COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE SKETCH PLAN  
2459727 ONTARIO INC.  
67 SUN PAC BLVD.**

PART OF BLOCK 2,  
REGISTERED PLAN 43M-561  
(PIN # 2090202)  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

Subject Lands - ±0.47ha. (1.17ac)

**REQUIRED VARIANCES:**

- 1) To permit truck and truck trailer parking with associated office trailer on the property for a temporary period of five (5) years; whereas the use is not permitted.
- 2) To permit a minimum front yard depth of 13 metres, whereas 20 metres is required.
- 3) To permit a minimum side yard width of 1.0 metres, whereas 8.0 metres is required.
- 4) To permit no landscaping in a side yard, whereas a minimum of 50 percent of a required side yard requires landscaping.

**Notes**

Typical Parking Space Size - 2.7 m x 5.4 m  
Typical Accessible Parking - 4.05 m x 5.4 m  
Typical Aisle - 6.0m



SCALE 1:600  
FEBRUARY 18, 2021

**GSAI**  
Glen Schnarr & Associates Inc.

**67 SUN PAC BOULEVARD**

**PREVIOUS DECISIONS**



FILE NUMBER A16-015

HEARING DATE JANUARY 19, 2016

APPLICATION MADE BY 2211585 ONTARIO 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 FOR THE FOLLOWING VARIANCES:

1. To permit truck parking with an associated office trailer on the property for a temporary period of five (5) years;
2. To permit a minimum front yard depth of 13m (42.65 ft.);
3. To permit a minimum side yard width of 1.0m (3.28 ft.);
4. To permit 0% landscaping in a required side yard;

(67 SUNPAC BOULEVARD – PT. BLOCK 2, PLAN 43M-561)

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: R. Nurse

SECONDED BY: R. Crouch

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

H. Nurse  
MEMBER

[Signature]  
MEMBER

DATED THIS 19TH DAY OF JANUARY, 2016

**NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 8, 2016**

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.

[Signature]  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

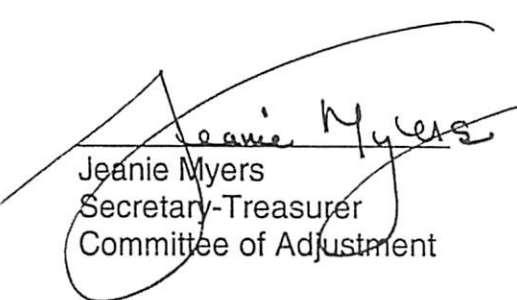
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A16-015

DATED: JANUARY 19, 2016

Conditions:

1. That the owner obtain site plan approval, including execution of a site plan agreement and the posting of all financial securities and insurance, within ninety (90) days of the final date of the decision of the Committee, or as extended at the discretion of the Director of Development Services;
2. That the use be approved for a temporary period of five (5) years from the final date of the decision of the Committee;
3. That there be no truck parking and trailer storage on the site until such time as site plan approval has been finalized;
4. That the owner enter into a temporary structure agreement with the City, and post securities in the amount of \$40,000 to ensure the removal of the structure;
5. That a building permit shall be obtained prior to the erection of the temporary structure (trailer);
6. That the applicant obtain a demolition permit for the temporary structure (trailer) and have it removed from the site within five (5) years of the date of the decision to approve the application;
7. That no vehicle repair or storage of items other than trucks and trailers shall occur on the site, otherwise the variances shall be deemed null and void'; and
8. That failure to comply with and maintain each of the conditions of the Committee will render the approval null and void.

  
Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment



brampton.ca

# BRAMPTON

## Flower City

### Notice of Decision

Committee of Adjustment

FILE NUMBER A13-169

HEARING DATE SEPTEMBER 17, 2013

APPLICATION MADE BY 2211585 ONTARIO 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 FOR THE FOLLOWING VARIANCES:

1. To allow truck parking with an associated office trailer on the property for a temporary period of three (3) years;
2. To allow a minimum front yard setback of 13.0m (42.65 ft);
3. To allow a minimum side yard setback of 1.0m (3.28 ft);
4. To maintain no landscaping within a required side yard.

(67 SUN PAC BOULEVARD – PART BLOCK 2, PLAN M-561, PART 5, PLAN 43R-15420)

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: J. MASSEY-SINGH

SECONDED BY: F. TURNER

SIGNATURE OF CHAIR OF MEETING: \_\_\_\_\_

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

MEMBER

MEMBER

MEMBER

MEMBER

NOTE: MEMBER F. TURNER DISSENTED

DATED THIS 17TH DAY OF SEPTEMBER, 2013

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 7, 2013.

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.

Jeanie Myers  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

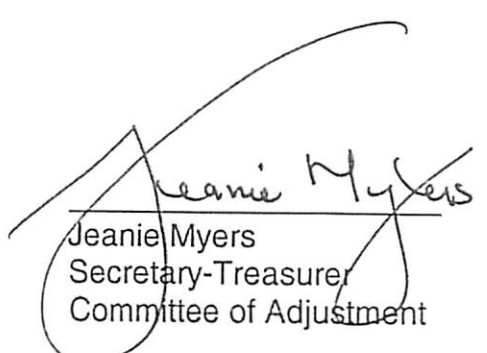
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A13-169**

DATED: **SEPTEMBER 17, 2013**

Conditions:

1. That site plan revision approval shall be obtained, a site plan agreement executed, and all financial securities and requirements satisfied within one hundred and twenty (120) days (a period which may be extended at the discretion of the Senior Executive Director of Planning and Building) of a decision of the Committee to approve this application. Failure to satisfy these requirements shall render the variances null and void. The site plan approval is to include, at a minimum, the following requirements:
  - A parking layout to have the trucks arranged and maintained in an orderly fashion and have the view of the office trailer minimized from Sun Pac Boulevard;
  - The requirement for the use of an appropriate façade on the office trailer so that it maintains an acceptable appearance for the site and area; and
  - Securities posted for any of the required site improvements and for the removal of the office trailer should it be abandoned by the owner.
2. That all physical improvements to the site, as required by an approved site plan (revised), are to be completed within ninety (90) days of site plan revision approval, to the satisfaction of the Senior Executive Director of Planning and Building. Failure to satisfy this requirement shall render the variances null and void;
3. That the variances shall be approved on a temporary period of three (3) years;
4. That the variances shall be null and void should the truck parking and trailer storage exist on the site after June 14, 2014 without the full site improvements in place as required by the site plan revision approval for the site; and
5. That no vehicle repair or storage of items other than trucks and trailers shall occur on the site, otherwise the variances shall be deemed null and void.

  
Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment



## Notice of Decision

Committee of Adjustment

FILE NUMBER A09-204HEARING DATE DECEMBER 15, 2009APPLICATION MADE BY 2211585 ONTARIO 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 FOR TRUCK PARKING WITH ASSOCIATED OFFICE TRAILER ON THE PROPERTY FOR A TEMPORARY PERIOD OF FIVE (5) YEARS;

(67 SUN PAC BOULEVARD – PART OF BLOCK 2, PLAN M-561, PART 5, PLAN 43R-15420)

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: R. NurseSECONDED BY: J. Massey-SinghSIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

H. Nurse  
MEMBER

[Signature]  
MEMBER
DATED THIS 15th DAY OF DECEMBER, 2009

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JANUARY 4, 2010.

I, JEANIE MYERS, ACTING 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]  
Jeanie Myers  
ACTING SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT



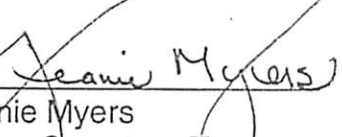
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A09-204

DATED DECEMBER 15, 2009

Conditions:

1. Site plan approval shall be obtained within 120 days of the final date of Committee's decision on this application or within an extended timeline at the discretion of the Commissioner of Planning, Design and Development, and as a result of site plan approval the site shall be developed to include, as a minimum, the following:
  - Appropriate landscaping along Humberwest Parkway and Sun Pac Boulevard (and the minimum landscaped open space area abutting Humberwest Parkway required by the Zoning By-law shall be maintained);
  - Peripheral chain link security fence;
  - A paved and curbed and appropriately configured access driveway;
  - A surface material appropriate to convey surface run-off so that it does not adversely impact abutting properties or the City's roadways;
  - A parking layout to have the trucks arranged and maintained in an orderly fashion and have the view of the trailer storage minimized from Humberwest Parkway;
  - The requirement for the use of an appropriate façade on the office trailer so that it maintains an acceptable appearance for the site and area; and
  - Securities posted for any of the required site improvements and for the removal of the office trailer should it be abandoned by the owner.
2. The variance shall be null and void ninety (90) days after site plan approval should the truck parking and trailer storage exist on the site without the full site improvements in place required as site plan approval for the site.
3. That a building permit shall be obtained for the office trailer and the office trailer shall not be occupied until such time as an occupancy permit is issued.
4. That there be no outside storage on site except for trailers;
5. That approval be granted for a temporary period of three (3) years from the final date of Committee's decision.

  
Jeanie Myers  
Acting Secretary-Treasurer  
Committee of Adjustment

