



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PANGREEN LIMITED PARTNERSHIP, 9404635 CANADA INC., HIGHWAY 50 & 7 EQUITIES INC., GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP AND GREYCAN 7 PROPERTIES GP 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 Lots 3 and 4, Concession 10 ND municipally known as **4629 QUEEN STREET EAST @ THE GORE ROAD, (SOUTHWEST CORNER OF QUEEN STREET EAST AND HIGHWAY 50)**, Brampton;

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

1. To permit a building height of less than 3 storeys for that portion of the building located within 80 metres of Regional Road 107 and Highway 50 whereas the by-law requires a minimum building height of 3 storeys for a building located within 80 metres of Regional Road 107 and Highway 50;
2. To permit outside storage of transport trailers within 47 metres of Highway 50 whereas the by-law requires a minimum setback of 200 metres from Highway 50 and Regional Road 107 for outside storage;
3. To permit a minimum 3.5m of landscaped open space along the lot line abutting Highway 50, except at approved access locations, whereas the by-law requires a minimum 6 metres of landscaped open space abutting Highway 50, except at approved access locations.

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, May 11, 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.

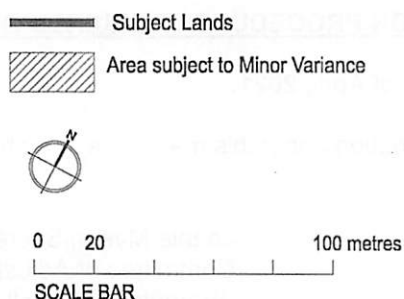
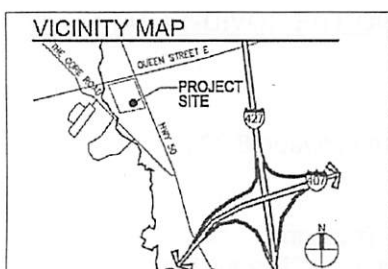
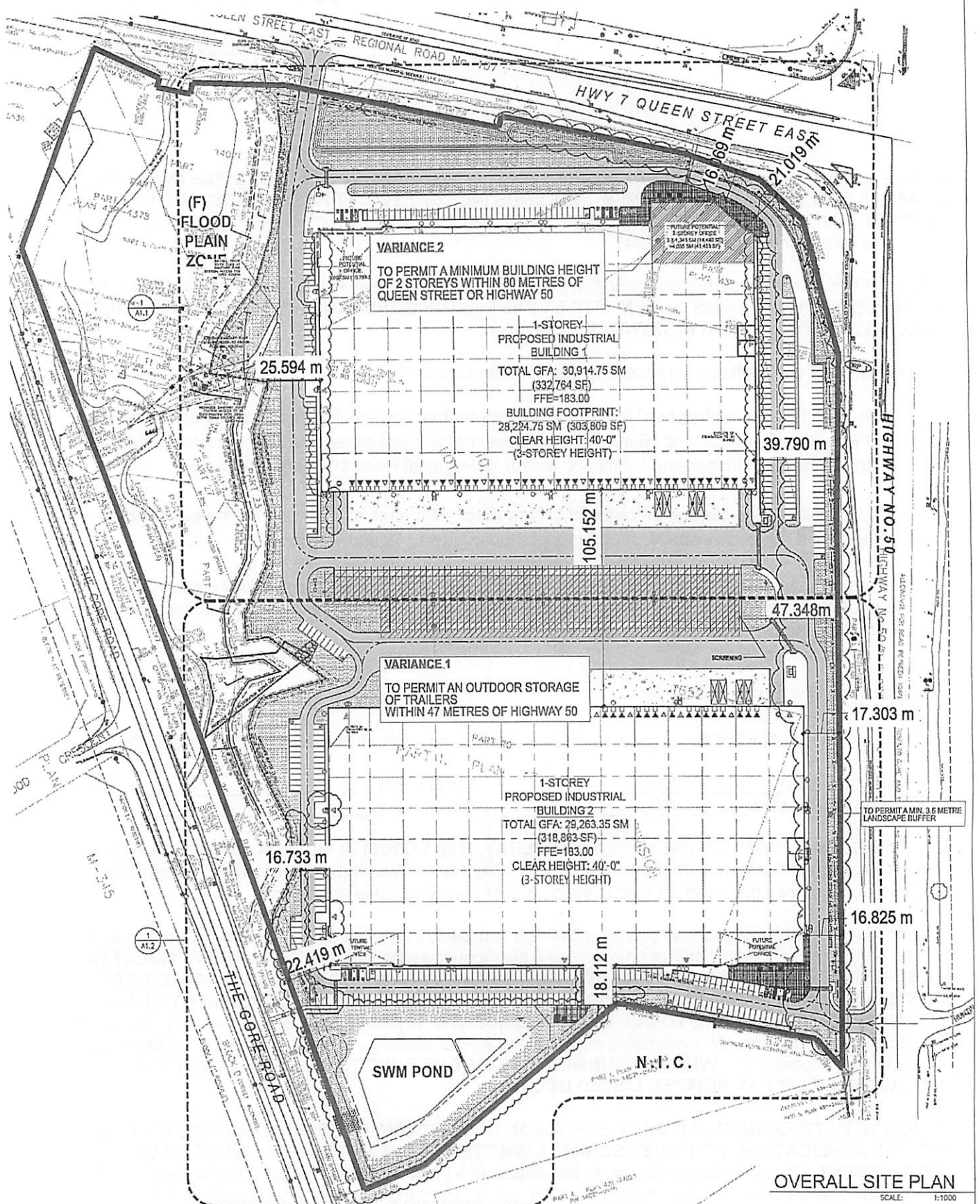
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 29th day of April, 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



MINOR VARIANCE SKETCH

4629 QUEEN STREET EAST
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

SCALE: SEE SCALE BAR
 DATE DRAWN: APRIL 12, 2021
 WESTON FILE NO. 8405

WESTON
 CONSULTING



Vaughan office
 201 Midway Ave., Suite 110
 Vaughan, Ontario L4L 5B5
 T: 905.738.9933 F: 905.738.9937
 Toronto office
 2188 Bloor Street West
 Toronto, Ontario M6S 1Z5
 T: 416.542.9917 F: 416.542.9937

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, May 6, 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, May 7, 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, May 7, 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.



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CONSULTING**

planning + urban design

A-2021-0089

AMENDMENT

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

April 29, 2021
File 8496

Attn: Jeanie Myers
Secretary-Treasurer

Re: Amendment to Minor Variance Application
4629 Queen Street East (southwest corner of Queen Street East and Highway 50)
City of Brampton

Weston Consulting is the planning consultant for PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; HIGHWAY 50 & 7 EQUITIES INC.; GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 7 PROPERTIES GP, INC. ('Panattoni'), the legally registered owners of the property located at the southwest corner of Queen Street East and Highway 50 in the City of Brampton (the "subject property").

An Application for Minor Variance was submitted on April 13, 2021 seeking relief for two minor variances on the subject property. Through advancement of the related site plan application and the anticipation of additional widening requirements along the Highway 50 frontage, it is requested that a third variance be added to the application for consideration by the Committee of Adjustment. As such, the following additional minor variance is requested:

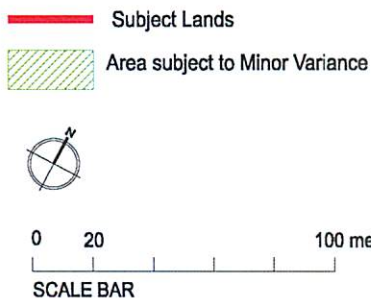
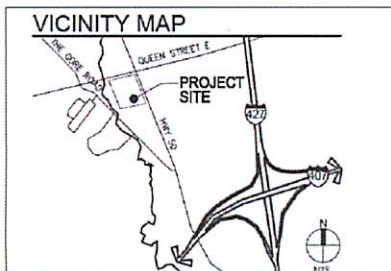
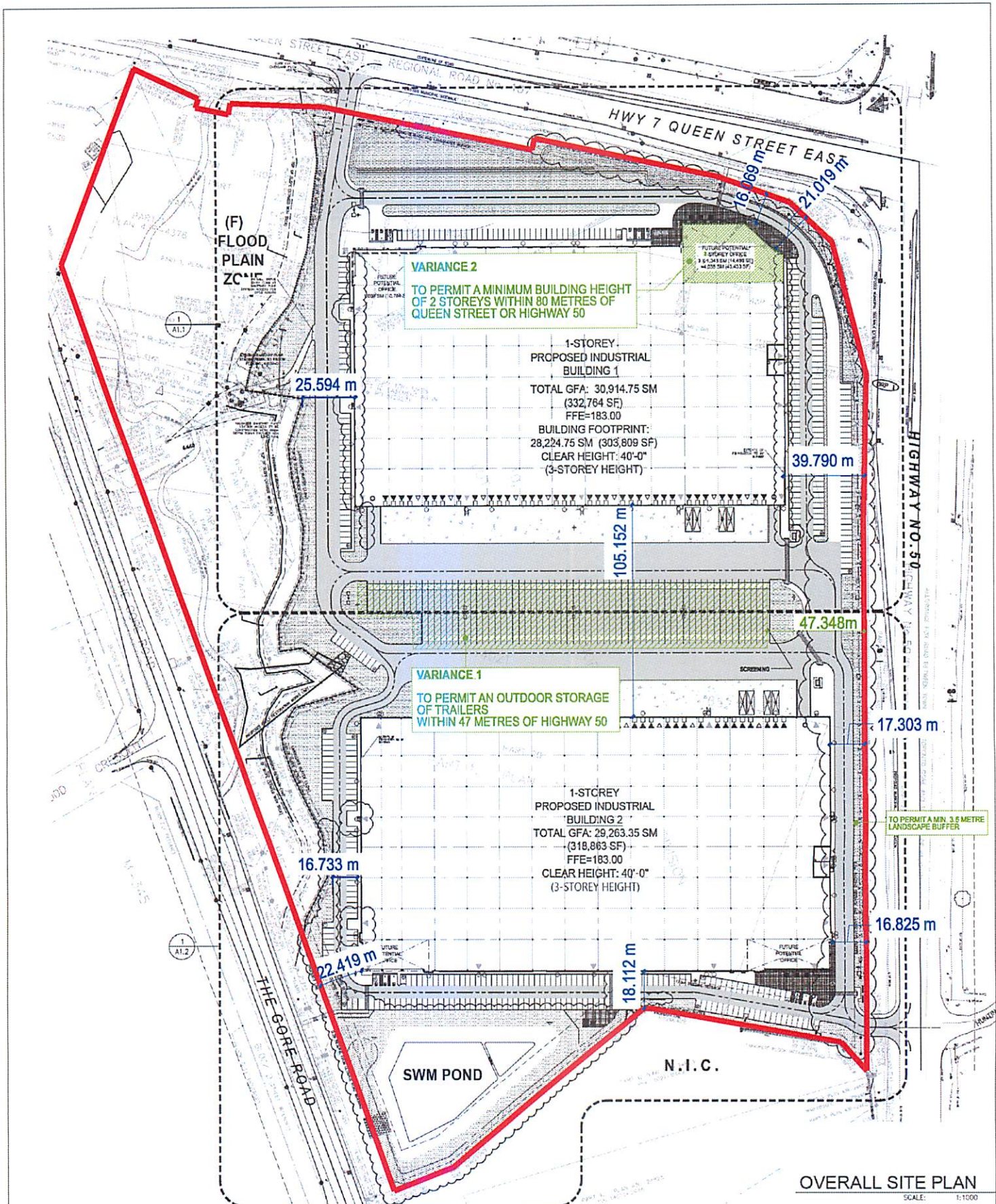
Section 2094.2 (2) ii.

A minimum landscape buffer of 3.5 metres shall be required abutting Regional Road 50 (Highway 50) except at approved access locations.

In support of this additional variance, an amended Minor Variance Sketch is attached to this letter, and request that the notice be revised to reflect this additional variance request. Should you require anything else to advance this additional variance, please do not hesitate to ask. Please contact the undersigned at ext. 252 or Joshua Papernick at ext. 318 should you have any questions or require any additional information.

Yours truly,
Weston Consulting
Per:

Michael A. Vani, BURPI, MCIP RPP
Senior Planner



MINOR VARIANCE SKETCH

4629 QUEEN STREET EAST
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE: SEE SCALE BAR
DATE DRAWN: APRIL 12, 2021
Weston File No. 8485

WESTON CONSULTING

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A-2021-0089

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

April 13, 2021
File 8496

Attn: Jeanie Myers, Secretary-Treasurer

**Re: Application for Minor Variance
4629 Queen Street East (southwest corner of Queen Street E. and Highway 50)
City of Brampton**

Weston Consulting is the planning consultant for PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; HIGHWAY 50 & 7 EQUITIES INC.; GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 7 PROPERTIES GP, INC. ('Panattoni'), the legally registered owners of the property located at the southwest corner of Queen Street East and Highway 50 in the City of Brampton (the "subject property"). This Application for Minor Variance is being submitted to seek relief from the required building height (# of storeys), and to permit the outside storage of trailers on the subject property.

The subject property consists of (2) separate PINS that have since merged to have a combined lot area of approximately 16.28 hectares (40.25 acres), and a frontage of approximately 352 metres on Queen Street, 416 metres on Highway 50, and 459 metres on The Gore Road. The site is currently subject to an Application for Site Plan Approval (SP19-045.000) in order to develop the site to include two warehouse distribution facilities with associated office and outside storage of trucking trailers. The proposed development will also facilitate road conveyances along Highway 50, Queen Street, and The Gore Road as part of the site plan process, including conveyance of ecologically significant and floodplain lands located along the eastern side of the site.

The following is the legal description and PIN numbers of both sites:

Northern Parcel (4629 Queen Street East) – PIN 140211654

PT OF LTS 3 & 4, CON 10 ND (TOR GORE) AS IN RO830443 & RO830444, S&E PTS 1 TO 6, EXPROP. PL PR520367, S&E PT PT 2 PL 43R32325 & PTS 1,2 & 3, 43R34879 SUBJECT TO AN EASEMENT AS IN RO812925 SUBJECT TO AN EASEMENT AS IN RO812928 CITY OF BRAMPTON

Southern Parcel (0 The Gore Road) – PIN 140211652

PT LT 3, CON 10 NORTH DIVISION TORONTO GORE, DES PTS 1 TO 4, PL 43R18108 EXCEPT PTS 1, 2 & 3, PL 43R24823 AND PT 1, PL 43R36367; S/T EASEMENT OVER PT 4, PL 43R18108, AS IN RO812927 SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, PL 43R36367 AS IN PR2693956 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2 & 3, PL 43R36367 AS IN PR2693958 CITY OF BRAMPTON



Figure 1: Aerial Photo

Proposed Development

The proposed development seeks development permissions and Site Plan Approval to develop (2) industrial warehousing buildings on the subject property. Building A (northern building) will have a GFA of 30,914 square metres, while Building B (southern building) will have a GFA of 29,263 square metres. The development will also incorporate a two storey office at the northeast corner of Building A, oriented towards the Queen Street and Highway 50 intersections. The two storey office has been designed with massing and height to appear as a three storey office component, which can be expanded as such in the future depending on tenant needs. Building B has 2 potential office areas located at the southwest and southeast corner of the building, oriented towards the street and site access.

The development includes generous landscaping throughout the site, including larger than typical landscape buffers along the 3 street frontages, while also incorporating a large landscaped feature at the corner of Queen Street and Highway 50 that will include a large Brampton sign as a gateway location into the City. Additionally, a 10 metre natural heritage buffer is provided to the staked top of bank from the floodplain and natural heritage drainage features located on the west side of the

site. It is envisioned that the floodplain lands and buffer will be conveyed to the TRCA as part of the Site Plan Approval process.

The site is accessed via a future signalized intersection at the southeast corner of the site that aligns with Huntington Road on the Vaughan side of Highway 50. A secondary right-in/right-out only access is proposed along Queen Street. The two ingress/egress points provide access to the 439 vehicle parking spaces around the site, and the proposed loading doors located on the south side of Building A, and the north side of Building B. Between the two buildings is a centralized parking area for tractor trailer parking, which is setback 47 metres from Highway 50, and has been designed to include ample screening through the incorporation of a 2.5 metre high wood acoustic fence, with planting in front. Refer to the enclosed plans for more details.

Policy Framework

The subject property is designated as *Office, Business Corridor* and *Open Space* in accordance with Schedule 'A' – *Land Use Designations* of the City of Brampton Official Plan. The subject property is also located within the Bram East Secondary Plan (Secondary Plan Area 41) and is designated both *Office Node* and *Mixed Commercial/Industrial* and is subject to a Special Policy Area 12 (*Office Node & Mixed Commercial/Industrial*). Permitted uses include motels, restaurants, retail warehousing, automotive sales, prestige industrial, office and warehousing operations.

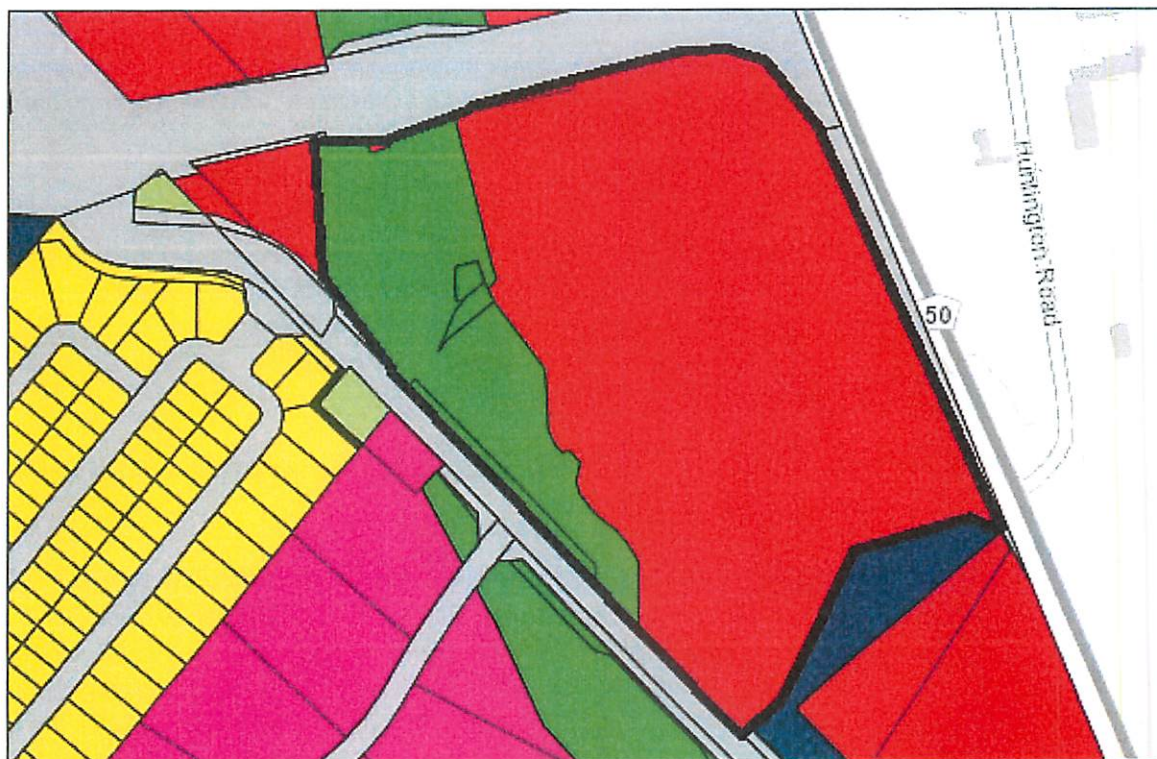


Figure 2: Zoning Map

The City of Brampton Comprehensive Zoning By-law 270-2004 zones the subject property as *Service Commercial Special Exception Zone 2094* and *Floodplain as enacted by By-law 77-2011*. The *Service Commercial* zone and site specific zoning approval permits the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, as well as a warehouse and printing establishment. Outdoor storage associated with industrial uses shall now be located within 200 metres of Queen Street or Highway 50. Buildings within 80 metres of Queen Street shall also have a minimum building height of 3 storeys. For the purposes of the by-law, the lands shall be considered one lot for zoning purposes.

Requested Minor Variances

The corresponding Application for Site Plan Approval has gone through (4) site plan circulations. Zoning staff have now identified two zoning deficiencies based on the current site plan in which relief from the applicable zoning must be obtained in order to develop the site as proposed. As such, in order to implement the development proposal, the following minor variances are requested from *Service Commercial Special Exception Zone 2094* and enacting By-law 77-2011:

Section 2094.2 (3)

Outdoor storage of trailers shall be permitted within 47 metres of Highway 50, whereas the Zoning By-law requires a minimum setback of 200 metres for outdoor storage.

Section 2094.2 (5)

A building within 80 metres of Queen Street or Highway 50 shall have a minimum building height of 2 storeys, whereas the Zoning By-law requires a minimum building height of 3 storeys.

Planning Analysis and Justification

The *Planning Act* sets out the legal framework that governs the consideration of Minor Variance Applications by the Committee of Adjustment. Section 45 of the *Planning Act* authorizes the Committee of Adjustment to make decisions regarding Minor Variance Applications. A brief summary of how the application meets the four tests of a minor variance as outlined in Section 45(1) of the *Planning Act* is provided below

1. The variances meet the general intent and purpose of the Official Plan:

Building Height

The Secondary Plan encourages a 3-storey building height at the northeast corner of the site as a gateway feature into the City of Brampton. The policy states that "*a multiple storey building (minimum 3 storey building height) is to be located at the Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) corner of the site.*" The proposed building has been designed to appear as a 3-storey building with an almost 15 metre office height, thus fulfilling the general intent and purpose of this policy and the Secondary Plan as a whole. Given the demand for office space and depending on the needs of the end user, the building has been designed so that a finished third storey of office space can be added in the future if needed.



Figure 3: Office Elevation

Outdoor Storage

The Secondary Plan permits a warehousing facility as proposed in the site plan application and conforms to the land use policies of the *Office Node* and *Mixed Commercial/Industrial* designation. The Special Policy Area 12 of the Secondary Plan states that *the land use permissions of both the Office Node and Mixed Commercial/Industrial designation shall apply to the entire lands of the Special Policy Area 12 subject to industrial uses requiring large outdoor storage areas, motor vehicle sales establishment, garden centres, automotive related uses, and stand alone retail uses with a gross floor area of less than 930 square metres not being prominently visible from Regional Road 107 (Queen Street)*. The proposed development is permitted outdoor storage so long as it is not visible to Queen Street, to which it is not given its proposed location between the two buildings. The outdoor storage and staging of trailers as they are loaded with products for shipping is a necessary and accessory byproduct of industrial uses and warehousing distribution facilities, which is a permitted use on the subject property.

Additionally, Policy 4.4.2.12 of the Brampton Official Plan states that “*the sub-designations to be used in Secondary Plans for primarily industrial uses will generally indicate areas: (i) That will be dominated by typical industrial uses, and that may be further divided into different categories of industrial uses related to the relative intensity of the industrial activity and potential perimeter impacts, and varying requirements for screening of outdoor storage and truck trailer parking areas and other similar provisions in the applicable zoning by-law*”. It is noted that the entire southwestern block is being developed for industrial uses, which is consistent with the Prestige Employment designation on the eastern side of Highway 50, in the City of Vaughan. Additionally, screening elements have been incorporated to ensure that the outdoor storage of trailers is not visible. Therefore, the proposed variances meet the general intent and purpose of the official plan.

2. The variances maintain the general intent and purpose of the Zoning By-law:

Building Height

The subject property is zoned *Service Commercial Special Exception Zone 2094* and *Floodplain*, and requires a minimum 3-storey building height. Although the proposed development is only two storeys, it has been designed to allow for a future third storey by finishing the mezzanine and office

space should an end user require the additional office floor area to be finished and occupied. This fulfills the general intent and purpose of the zoning by-law by allowing the site to include three storeys of office as required and allow for the eventual expansion of office operations. Additionally, as shown in Figure 3, the building has been designed to look like a 3 storey building.

Outdoor Storage

A warehouse is a permitted use within the site-specific zoning. With the exception of the proposed building height, and trailer parking (which is considered to be a form of outside storage), the proposed development complies with all other requirements of the Zoning By-law. Outdoor storage is a permitted use on the property; however, it must be located 200 metres from Highway 50. Outdoor storage is also permitted in other zones that permit identical and/or similar industrial uses provided appropriate care is taken to ensure that such outside storage is screened from view to nearby public streets. The proposed development includes extensive screening and a 2.5 metre high fence that will ensure the outdoor storage is screened from public view, reducing the need for such an extensive setback from the street. Since the proposed trailer parking is accessory to the warehousing facility, which is a permitted employment use, it is our opinion that the proposed variances maintain the general intent and purpose of the Zoning By-law.

3. The variances are desirable for the appropriate development of the subject lands:

Building Height

The proposed variance will allow for the development to proceed as proposed, incorporating a two storey office component as is the current market need. The building has been designed to appear as a 3 storey building, which will add vibrancy to the gateway and animate the Queen Street and Highway 50 intersection. The site also has the opportunity for additional office space to be constructed within the third floor at a later date should the tenant require the additional office space, and there is an established market demand for the larger office component. The development of the site at this time, with only a 2 storey office component will allow the development to proceed, bringing new development, investment and employment opportunities to the area, and does not prevent the future office expansion.

Outdoor Storage

The proposed minor variance will allow for the development of the subject property in keeping with the Official Plan and consistent with the overall character of the Bram East Secondary Plan. It allows for the operation of the site to suit the needs of the future tenant. It is understood that a condition of the minor variance application would be that the proponent demonstrate that adequate screening is to be provided as part of the current Site Plan Approval application. It is our understanding that staff has no objection to the proposed outside storage as the location of the trailers will be fully screened from Highway 50 due to incorporation of the proposed landscaping features and 2.5 metre high wood fence that will screen the storage/trailer parking area. The proposed use is accessory to the primary warehousing operation and will allow for the development of the site in accordance with the current site plan application for employment uses. Therefore, the proposed variances are desirable for the appropriate development of the lands.

4. The proposed variances are minor in nature:

Building Height

As indicated, the building has been designed to look like a 3 storey building, which achieves the City's overall intent and land use planning vision for this area, including a visually attractive massing and prominent office component as a gateway entry into the City of Brampton. The building also has the opportunity for future expansion and renovation to include a third floor of office space should a tenant require the additional floor area. This provides the opportunity for additional office space and does not prevent the site from developing in such a manner.

Outdoor Storage

The requested minor variance to park trailers on a site with industrial use permissions is appropriate and minor given the use is accessory to the primary warehouse use. The proposed trailer parking is typical for the type of employment use proposed based on the size of the building and is accessory to the principal warehouse use. There will be no negative impacts associated with the requested variance as demonstrated through the Site Plan Approval process, which includes sufficient screening and enhanced landscaping. As such, the proposed minor variances are considered to be minor in nature.

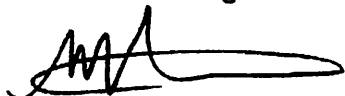
Based on our analysis, it is our opinion that the proposed minor variances satisfy the four tests identified in the *Planning Act* and represent good planning. Therefore, we request that the proposed minor variances be approved. In support of these applications, please find enclosed:

- (1) Minor Variance Application Form;
- (1) Minor Variance Sketches;
- (1) Architectural Site Plan;
- (1) Standard cheque in the amount of \$2,560 for Brampton application fees;
- (1) Standard cheque in the amount of \$580 for TRCA review fees; and,
- (1) USB containing a digital copy of the above-noted documents.

We trust the above information is in order, and request that this application be considered by the Committee of Adjustment at its hearing on May 11, 2020. Should you have any questions, please contact the undersigned at ext. 252 or Joshua Papernick at ext. 224.

Yours truly,

Weston Consulting



Michael A Vani, BURPI, MCIP, RPP
Senior Planner

- c. Kurt Franklin, Weston Consulting
Kelly Henderson, City of Brampton
Allan Parsons, City of Brampton
Panattoni Development Company

FILE NUMBER: A-2021-0089

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)** PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; HIGHWAY 50 & 7 EQUITIES INC.; GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 7 PROPERTIES GP, INC. c/o Michael Serio

Address 185 The West Mall, Suite 860
Toronto, ON M9C 5L5

Phone # 416-915-1984

Fax # _____

Email alacivita@panattoni.com

2. **Name of Agent** Weston Consulting c/o Michael Vani

Address 201 Millway Avenue, Suite 19
Vaughan, ON, L4K 5K8

Phone # 905-738-8080 x252

Fax # 905-738-6637

Email mvani@westonconsulting.com

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

Variance 1 - To permit outdoor storage of trailers within 47 metres of Highway 50; and

Variance 2. To permit a minimum building height of 2 storeys for a building within 80 metres of Queen Street or Highway 50

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

Variance 1 - The By-law requires a minimum setback of 200 metres for outdoor storage; and

Variance 2 - The by-law requires a minimum building height of 3 storeys for a building within 80 metres of Queen Street or Highway 50;

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

Lot Number 3 and 4

Plan Number/Concession Number 10

Municipal Address 4629 Queen Street East (PIN 140211654) + 0 The Gore Road (140211652) - Properties have merged

Refer to cover letter and planning rationale for full legal descriptions.

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

Frontage Queen - 352 metres, Highway 50 - 416 metres, The Gore - 459 metres

Depth approx. 400 metres

Area 16.28 hectares (40.25 acres)

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.)

Not Applicable - lands are vacant

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two industrial warehousing facilities with associated office space and outside storage of trailers. Building A (northern building) has a GFA of 30,914 square metres, while Building B (southern building) has a GFA of 29,263 square metres. Refer to enclosed plans and planning rationale for more details.

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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	16 metres (north - Queen Street)
Rear yard setback	18.11 metres (south - Humber Nurseries)
Side yard setback	16.73 metres (west - Gore and Floodplain)
Side yard setback	16.82 metres (east - Highway 50)

10. Date of Acquisition of subject land: October 6, 2017
11. Existing uses of subject property: Vacant - Industrial
12. Proposed uses of subject property: Industrial
13. Existing uses of abutting properties: Floodplain Hazard Land (west) - Garden Centre (south)
14. Date of construction of all buildings & structures on subject land: Not applicable
15. Length of time the existing uses of the subject property have been continued: unknown
16. (a) What water supply is existing/proposed?
Municipal ☒
Well ☐ Other (specify) _____
- (b) What sewage disposal is/will be provided?
Municipal ☒
Septic ☐ Other (specify) _____
- (c) What storm drainage system is existing/proposed?
Sewers ☒
Ditches ☐ Other (specify) _____
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?

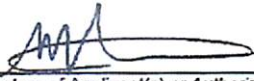
Yes ☒ No ☐ For site plan only

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Vaughan _____

THIS 12 DAY OF April, 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, Weston Consulting c/o Michael Vani, OF THE City _____ OF Vaughan _____

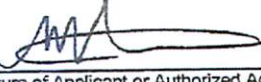
IN THE Region _____ OF York _____ SOLEMNLY DECLARE THAT:

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 Vaughan
IN THE Region OF _____
York THIS 12 DAY OF
April, 2021.


A Commissioner etc.


Signature of Applicant or Authorized Agent
Sabina Luciana Vecernik, a Commissioner, etc.,
Province of Ontario,
for Weston Consulting.
Expires September 13, 2022

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

SC - 2094

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

HOTHU S.

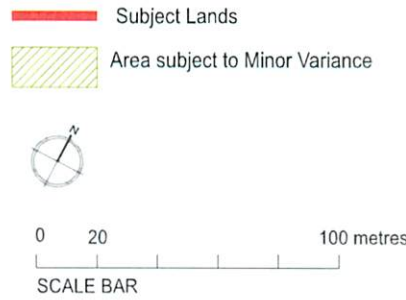
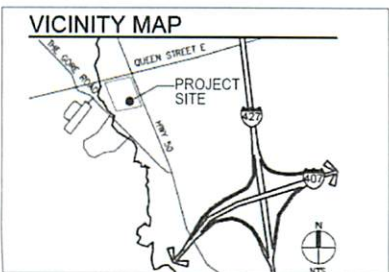
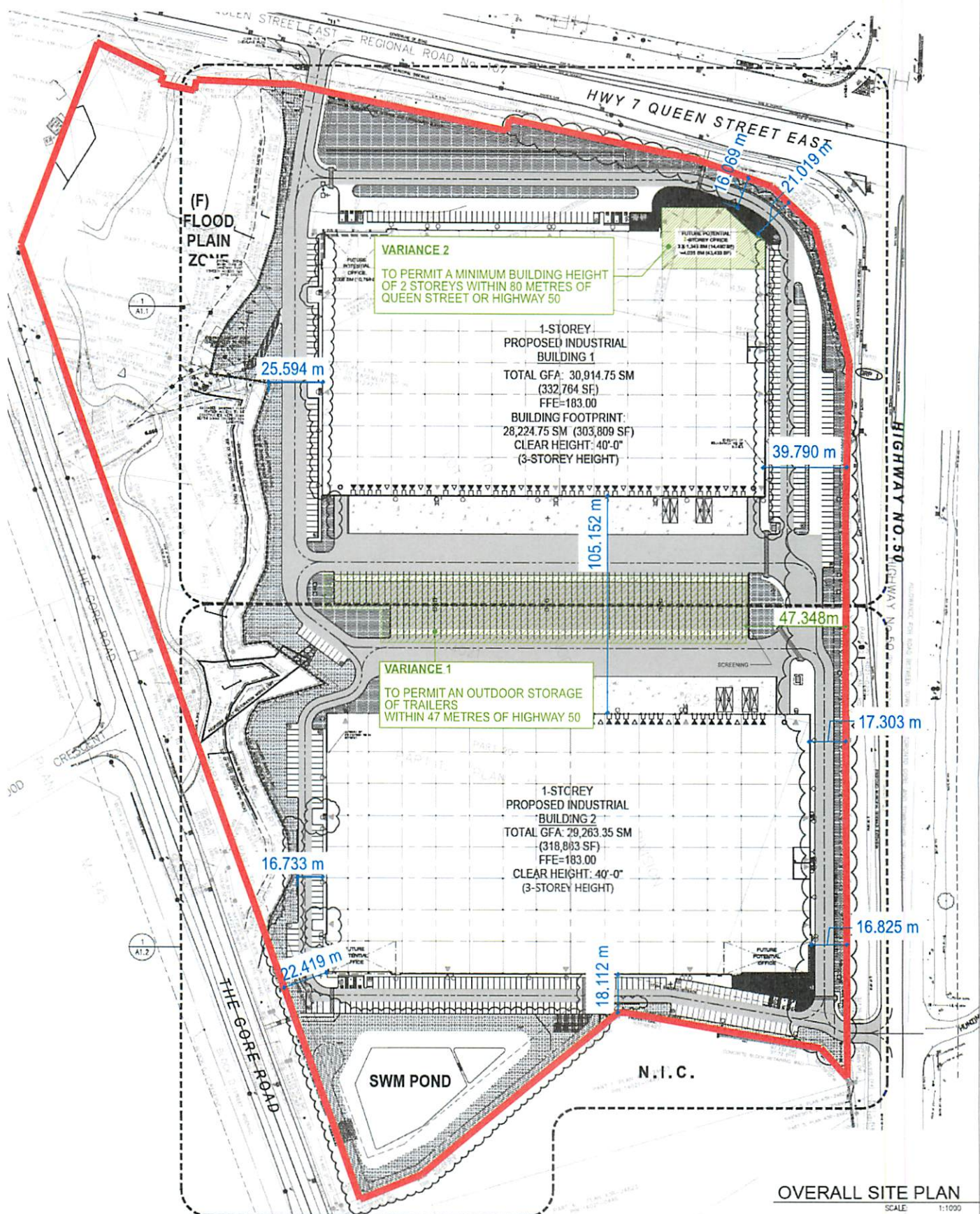
Zoning Officer

APRIL 13 2021

Date

DATE RECEIVED

April 13, 2021



MINOR VARIANCE SKETCH

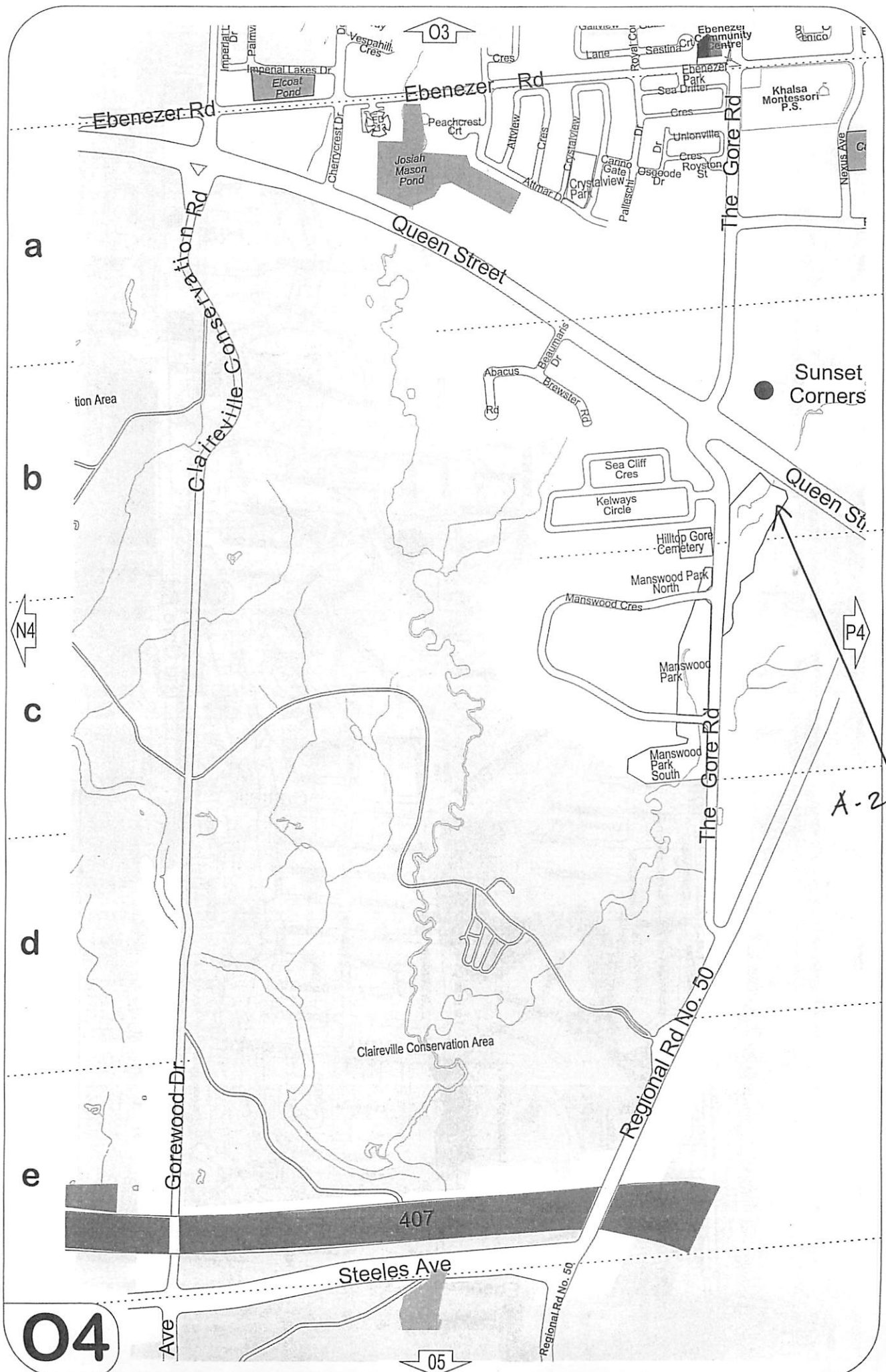
4629 QUEEN STREET EAST
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE: SEE SCALE BAR
DATE DRAWN: APRIL 12, 2021
Weston File No. 8496

WESTON CONSULTING

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