



Flower City

Public Notice

Committee of Adjustment

APPLICATION # A15-213
WARD10

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by 1334717 ONTARIO INC. under Section 45 of the Planning Act, (R.S.O. 1990 c.P 13) for relief from **By-law 270-2004**;

AND WHERE EAS the property involved in this application is described as Part of Lot 17, Concession 11 EHS, municipally known as **8211 MAYFIELD ROAD, Brampton;**

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

1. To permit the temporary operation of a construction yard and administrative office with associated outside storage whereas the by-law does not permit the use.

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



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

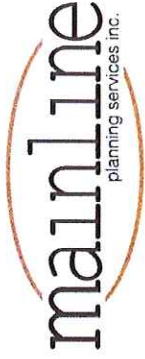
Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct 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.



April 12, 2021

Secretary Treasurer
Committee of Adjustment
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Secretary Treasurer,

**Re: Request to Return Committee of Adjustment File No. A15-213 Adjourned 'Sine Die'.
Application to Extend Temporary Use of Land. Location: 8211 Mayfield Road, Brampton.
Owner: VARCON Construction.**

We are retained by VARCON Construction ('VARCON'; 'owner') as the authorized agent in this matter.

About VARCON Construction ('the owner'):

- Angelo Riccio, owner and founding partner of VARCON, a generational Bramptonian is a contributing residential and corporate ratepayer since 1968.
- VARCON is an established and long-standing corporate ratepayer for over twenty-seven (27) years. The company **employs over 300 employees** and has operated the existing construction yard at 8211 Mayfield Road ('subject property') since 1999 (approximately 22 years).

Purpose of This Letter:

- We are directed by the owner to formally **request the return of File No. A15-213** (previously adjourned 'sine die') to be heard by the Committee of Adjustment ('the Committee') at the earliest hearing date available.
- The owner seeks the Committee's approval to continue his temporary use of land for another 3 years.

Historical Overview:

Minor Variance File A12-127: Temporary Use of Land Granted (2012 to 2015)

- In 2012 the Committee of Adjustment ('Committee') conditionally approved VARCON's application for temporary use of the subject property for an administrative office, and outside storage ('construction yard') for three (3) years.
- As recommended by city staff, a condition was accepted by VARCON that required his submission of a site plan application.

Site Plan Application (City File No SP13-035.000)

- The site plan application was submitted in 2013 (City File No SP13-035.000); however, ever since the application was held in abeyance by city staff.

Minor Variance File A15-213: Extension of Temporary Use Application

- The application was submitted in good faith prior to the expiration of the temporary use permission.
- We submitted a request for the adjournment *sine die* on the advice of planning staff.
- Planning staff informed that no further action was required by the owner during the adjournment period to permit his continued use of the land during the adjournment period.

Why the 2015 Application to Extend This Use was Deferred?

- Although VARCON's property is designated 'Industrial' in the Official Plan, it is also under a 'Corridor Protection Area' overlay.
- The 'Corridor Protection Area' designation does not permit development and therefore **the site plan could not be processed by staff and remains in abeyance since 2012.**

Why Are We Before the Committee Today?

- Despite the best effort of our team over the years we are unable to compel city staff to process the site plan which was originally a condition of approval by the Committee.
- The application remains 'minor' and meets the 4 tests under the Planning Act as nothing has changed since it was found to be so by the Committee in 2012.
- The owner seeks relief to use the property as a construction yard until such time as the city can remove the 'Corridor Protection Area' overlay over his property and therefore release the land for Industrial development as permitted by the Official Plan.

Concluding Comment:

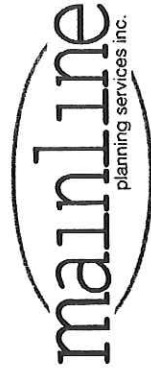
I trust that my synopsis is sufficient to assist you and the Committee in preparing for the hearing. If necessary, I will provide a more comprehensive response to any questions raised by staff in their report to the Committee prior to/ or at the hearing.

On behalf of my company and our client, I want to thank you for your assistance to date and also in advance for returning this application to a Hearing of the Committee of Adjustment at the earliest date possible.

Sincerely,
mainline planning services inc.



Joseph P. Plutino, M.C.I.P., R.P.P.



October 30, 2015

A15-213

Secretary-Treasurer of the Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 1M8

Dear Secretary-Treasurer of the Committee of Adjustment:

Re: Application for Minor Variance. Location: 8211 Mayfield Road, Brampton. Owner: VARCON Construction.

We are retained by VARCON Construction ('VARCON'; 'The Owner') to represent their interest in this matter as their authorized agent.

Background

VARCON is a well-established and long-standing corporate community member in the City of Brampton for over twenty-three (23) years. **VARCON currently employs over 300 employees** and has operated the existing construction yard and administrative office use, with associated outside storage, at 8211 Mayfield Road since 1999 (approximately 16 years).

In 2012 the Committee of Adjustment ('Committee') approved the temporary use of the property for a construction yard for three (3) years (Minor Variance File A12-127). Due to the City's hold on development applications, the owner requires an additional variance to permit his company to remain at the subject property.

The Proposal

The owner requires a new temporary use variance to permit his company to remain at 8211 Mayfield Road. The variance is needed because City Staff cannot process his application for site plan approval to legalize his use of land until the area wide moratorium on development is removed. The submitted site plan application will not be processed until Provincial input is received with respect to ongoing highway corridor studies and the preferred alignment of highways in the vicinity of the subject property. This input will allow the City to make decisions on critical transportation routes in the Secondary Plan.

We wish to advise the Committee that the owner has participated in all public consultations regarding this process and he is ready and able to continue his development plans for the property at the earliest opportunity.

Location and Surrounding Land Uses

Location:

The subject property is legally described as Part Lot 17, Concession 11, Formerly Toronto Gore, City of Brampton, and are municipally known as 8211 Mayfield Road ('the property'; 'the subject property'). The property is generally located mid-way between Coleraine Drive and Clarkway Drive.

Surrounding Land Uses

Surrounding land uses are described as follows.

- The property fronts on Mayfield Road to the north beyond which are industrial lands within the municipal boundary of the Township of Caledon.
- The lands immediately adjacent to the property on the east, south, and west are vacant and similarly

mainline planning services inc

P.O. BOX 319, Kleinburg, Ontario, Canada L0J 1C0 Tel: (905) 893-0046 Fax: (888) 370-9474

designated for 'prestige industrial' land use.

Official Plan ("OP"):

The City's OP designates the subject property for 'Prestige industrial' use and the relevant policies are described in the '*Highway 427 Industrial Secondary Plan Area*' (the Secondary Plan Area'). The subject property is subject to a holding provision and as a result Varcon's Site Plan Approval application has been held in abeyance until Ministry of Transportation's ("MTO") GTA-West Transportation Corridor Study is completed.

The Four Tests:

Section 45(1) of the *Planning Act* ("Act") allows the Committee of Adjustment to authorize variances to a zoning by-law where the variance is minor; is desirable for the appropriate development or use of land, building or structure; maintains the general intent and purpose of the official plan; and maintains the general intent and purpose of the zoning by-law. The Committee must be satisfied that all four tests are met in order to authorize the requested variances.

We respectfully submit our professional planning opinion that the Committee may be satisfied that all four tests are met in order to authorize the requested temporary variance.

1. The Variance is Minor

- The variance is minor as the proposal satisfies the intent of both the Official Plan and Zoning By-law in this case.
- The proposed variance is temporary and will not cause any negative impact on surrounding development.
- **It is our professional planning opinion that the proposed variance is minor and will allow VARCON and 300 jobs to remain in the City of Brampton.**
- The variance will allow VARCON and the City the time needed to provide for the comprehensive development of the property in accordance with an approved Official Plan that has for the time being placed development applications on hold.

2. The Proposal is Desirable for the Appropriate Development of Land, Building and Structure

- The appropriate development of land, building and structure will be addressed by the owner's site plan application (currently under review by the City).
- **The proposed variance is desirable to the owner and the City of Brampton** as it permits a significant employer of 300 jobs to remain and operate in the City until the development freeze on the subject property and Secondary Plan Area is removed.

3. The Proposal Maintains the General Intent and Purpose of the Official Plan

- The subject property is designated '*Industrial*' and '*Corridor Protection Area*' in the Official Plan and '*Prestige Industrial*' in the Secondary Plan.
- As previously discussed, the use of land for employment purpose is on hold until there is clarity over the need for lands concerning the highway corridor management lands.
- It is our professional planning opinion that given **the temporary use of the land for a construction yard and administrative office the proposed variance can be considered to maintain the general purpose of the Official Plan.**

4. The Proposal Maintains the General Intent and Purpose of the Zoning Bylaw

- The property is currently zoned 'Agricultural'; however, this is a historical zoning that is not current with the approved Official Plan that designates the subject property for employment uses under the industrial designation.
- The property is being considered for redevelopment through Site Plan Approval but the application will not be processed until Provincial input on highway alignment(s) is received by the City. This input is imminent.
- **It is our professional planning opinion that the requested minor variance meets the general intent and purpose of the Zoning Bylaw** as the continued use of land by VARCON is temporary and appropriate in the context of the vacant properties abutting as they are also designated for future industrial purposes.

Provincial Policy Statement (PPS):

It is our professional planning opinion that the proposed variance is consistent with the PPS as it pertains to the creation of employment lands within the City.

Places To Grow – Growth Plan for the Greater Golden Horseshoe

The *Places to Grow Act – 2005*, the *Growth Plan for the Greater Golden Horseshoe* ('PTG') is a policy document that promotes controlled growth of existing urban areas and preservation of existing employment areas for employment use.

It is our professional planning opinion that the proposed variance conforms to the PTG as it allows a significant and existing employer to remain on designated employment lands within the City.

Conclusion:

The proposed temporary use variance will result in a home run for all involved. The owner offers that the development is:

- **A 'win' for the City of Brampton and its citizens** as his company (employing 300) can remain and continue to contribute to the overall health and welfare of the community.
- **A 'win' for the owner** as it is an opportunity to make use of an otherwise underutilized land until he can develop it in the manner intended by the City while providing a proper headquarters for VARCON.
- **A 'win' for VARCON's 300 Employees.** The majority of VARCON's employees live in the City of Brampton and Peel Region.

On behalf of the owner and our firm, we wish to acknowledge and thank the Committee in advance for the considerate attention in this matter. We are certain that with the Committee's approval of this application, an excellent company and employer will remain in Brampton.

Yours very truly,

mainline planning services inc.



Joseph P. Plutino, M.C.I.P., R.P.P.

cc: client



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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) 1334717 ONTARIO INC.
Address 8211 Mayfield Road, Brampton, Ontario L6P 0H5

Phone # See Agent Fax # See Agent
Email See Agent

2. Name of Agent Mainline Planning Services Inc. - Joseph Plutino, RPP, MCIP
Address P.O. Box 319 Kleinburg, Ontario. L0J 1C0

Phone # (905) 893-0046 Fax # 1-888-370-9474
Email jplutino@mainlineplanning.com

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

The owner is requesting an extension to the permitted temporary 'construction yard' use to the list of 'non-agricultural' uses in an 'Agricultural Zone - A' to allow time for Regional level planning exercises to be completed, specifically the GTA West Transportation Corridor Study. As a result of this study, the City has placed a moratorium on planning applications affecting the subject lands until the desired transportation route has been determined.

Please note that the existing property was used for a construction yard for over 25 years overlapping the continued use of land by the current owner. Outside storage is neatly organized in the back lot which is screened from pedestrians and motorists by a 10 foot high landscape berm (approximate) located parallel to Mayfield Road.

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

This 10 acre remnant property is zoned 'Agricultural' despite the Official Plan designating the land as 'Industrial' which permits a 'construction yard'. A 'construction yard' is not listed as a permitted non-agricultural use in this zone.

5. Legal Description of the subject land:
Lot Number Part Lot 17, Concession 11, Formerly Toronto Gore, City of Brampton
Plan Number/Concession Number _____
Municipal Address 8211 Mayfield Road, Brampton, Ontario

6. Dimension of subject land (in metric units)
Frontage 135.93 meters
Depth 296 meters (irregular)
Area 40,251.38 sq. meters

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:

There is an existing building on the subject property, which is used for the administrative needs of the construction business. This building is a one-storey structure with a GFA of approximately 1,800sq.ft. and is approximately 30ft wide and 60ft long, with a height of approximately 16ft to the roof peak. The remnant barn foundation remains and it is in ruins.

In addition to the above, there are also temporary mobile structures on the property, as illustrated on the attached site sketch.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No buildings or structures are proposed by this application.

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)

<u>EXISTING</u>	Permanent Building Location	Temp. Structure 1	Temp. Structure 2
Front yard setback	45.35m	40.87m	53.85m
Rear yard setback	230.94m	231.64m	234.22m
Side yard setback	10.12m	3.91m	18.64m
Side yard setback	103.16m	127.89m	104.65m

PROPOSED

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

10. Date of Acquisition of subject land: November 1999
11. Existing uses of subject property: Existing Construction Yard
12. Proposed uses of subject property: As Existing
13. Existing uses of abutting properties: Vacant property to the West is planted for a crop; properties to the south and east are vacant fields; Property to the north of Mayfield Road is in the Town of Caledon and is used for outside storage of trailers and appears to be an industrial use
14. Date of construction of all buildings & structures on subject land: Circa 1950
15. Length of time the existing uses of the subject property have been continued: over 28 years

16. (a) What water supply is existing/proposed?

Municipal ☒ Other (specify) _____
Well ☐

- (b) What sewage disposal is/will be provided?

Municipal ☐ Other (specify) _____
Septic ☒

- (c) What storm drainage system is existing/proposed?

Sewers ☐ Other (specify) _____
Ditches ☒
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # A12-127 Decision APPROVED

Relief Allow temp. Construction Yard and
Admin. Office with accessory
Outside Storage for Three Years

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

DATED AT THE CITY OF BRAMPTON

THIS 30 DAY OF OCTOBER, 2015.

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, KURT ROBERTS, OF THE CITY OF BRAMPTON

IN THE CITY OF BRAMPTON 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 30th DAY OF
October, 2015.

Eal Evans
A Commissioner etc.

[Signature]
Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

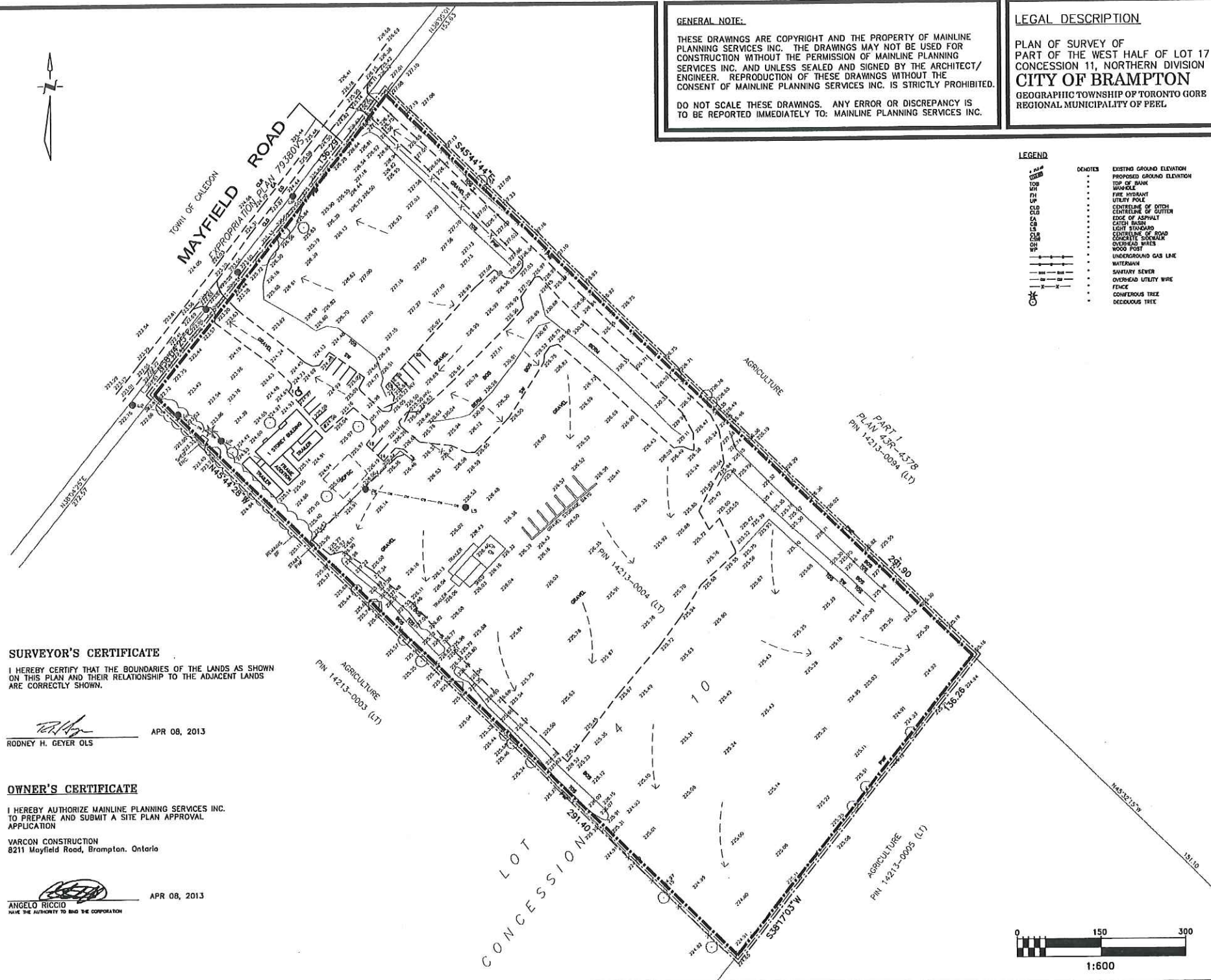
Agriculture

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

November 3, 2015
Date

DATE RECEIVED October 30, 2015



GENERAL NOTE:

THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.

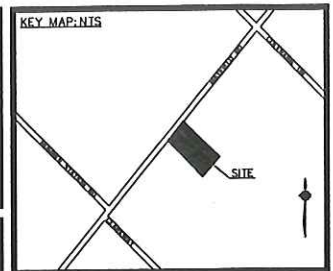
LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF THE WEST HALF OF LOT 17
CONCESSION 11, NORTHERN DIVISION
CITY OF BRAMPTON
GEOGRAPHIC TOWNSHIP OF TORONTO GORE
REGIONAL MUNICIPALITY OF PEEL

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING GROUND ELEVATION
---	PROPOSED GROUND ELEVATION
---	TOP OF BANK
---	MOORING
---	FIRE HYDRANT
---	UTILITY POLE
---	CENTRELINE OF DITCH
---	CENTRELINE OF GUTTER
---	EDGE OF ASPHALT
---	CATCH BASIN
---	LIGHT STANDARD
---	CENTRELINE OF ROAD
---	WOOD POST
---	UNDERGROUND GAS LINE
---	WATERMAIN
---	SEWAGE LINE
---	OVERHEAD UTILITY WIRE
---	FENCE
---	CONIFEROUS TREE
---	DECIDUOUS TREE

KEY MAP: NTS



LAND USE SCHEDULE

TOTAL SITE AREA	= 39,521.08 sq.m. (100.0%)
BUILDING ENVELOPE	= 350.00 sq.m. (0.8%)
GRAVEL AREA	= 14,573.45 sq.m. (36.9%)
LANDSCAPED AREA	= 24,597.62 sq.m. (62.2%)
TOTAL GEA	= 350.00 sq.m.
BUILDING HEIGHT	= 3.5 m (Aprox.)
PARKING PROVIDED	= 20 (TOTAL)
	= 14 (OFFICE) + 1 PER 25sq m)
	= 5 (INDUSTRIAL) + 1 PER 60sq m)
EXISTING ZONING	= AGRICULTURE
PROPOSED ZONING	= PER VARIANCE APPLICATION FILE # A12-127
EXISTING USE OF LAND	= CONSTRUCTION YARD/OFFICES
ADJACENT USE OF LAND	= SEE PLAN
GARBAGE	= STORED INDOORS

NOTE: ALL SURVEY INFORMATION PROVIDED BY RODNEY GEYER, ONTARIO LAND SURVEYOR INC. 7913 MARK STREET, EVERTON, ONTARIO L0M 1J0

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

RODNEY H. GEYER OLS APR 08, 2013

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MAINLINE PLANNING SERVICES INC. TO PREPARE AND SUBMIT A SITE PLAN APPROVAL APPLICATION

VARCON CONSTRUCTION
8211 Mayfield Road, Brampton, Ontario

ANGELO RICCIO APR 08, 2013
HAVE THE AUTHORITY TO BIND THE CORPORATION

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE

8211 MAYFIELD
VARCON CONSTRUCTION

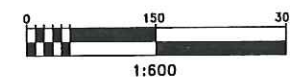
PROJECT

APPLICATION FOR
EXTENSION OF TEMPORARY USE

DEVELOPER/OWNER

1334717 ONTARIO INC.
VARCON CONSTRUCTION

DRAWN	CHECKED	SCALE	DWG. NO.
K.R.	J.P.P.	1 = 600	CC1
DATE	ISSUED	JOB NO.	
10-15	J.P.P.	-	



8211 MAYFIELD ROAD

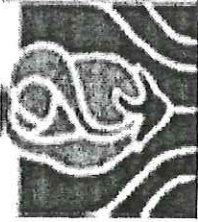
PREVIOUS DECISION(S)



Committee of Adjustment

**SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT**

Flower City



brampton.ca

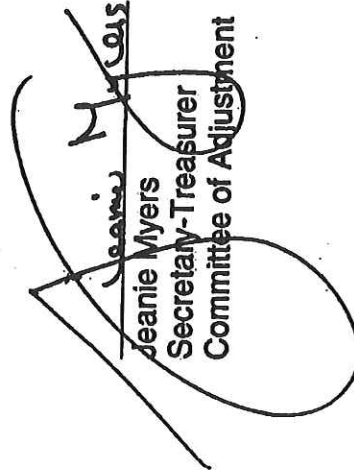
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A12-127

DATED: OCTOBER 30, 2012

Conditions:

1. That the use be approved for a temporary period of three (3) years;
2. That the owner obtain Site Plan Approval, which shall include any road widening required by the Region of Peel, within 180 days of the date of the decision of the Committee, or as extended at the discretion of the Commissioner of Planning, Design and Development;
3. That all matters (items 1 through 4 inclusive) outlined in a letter dated October 25, 2012 from the Region of Peel shall be addressed;
4. That failure to comply with the conditions noted above shall render the variance approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment

October 25, 2012

Jeanie Myers, Acting Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**RE: Peel Region Consolidated Comments
City of Brampton Committee of Adjustment Hearing
October 30, 2012**

Dear Ms. Myers,

Region of Peel staff have reviewed the minor variance applications provided and offer the following comments and conditions. We have no objections regarding minor variance files: A-12-244 to A-12-258, A-12-260, A-12-262, A-12-263, and A-12-264. We have no objections regarding consent files B-12-019 and B-12-020. We have no objections to deferred consent file B-11-021.

With regards to deferred minor variance file A-12-127:
Traffic Engineering (Rani Kol, 905-791-7800 ext. 7858)

Comment:

Existing access to Mayfield Road is to be utilized, additional access will not be granted.

Condition:

The owner will be required to submit the following prior to the use of the existing accesses to Mayfield Road for construction yard purposes:

1. Securities in the amount of \$5,000 for the access and mud tracking;
2. Completed Road Occupancy Permit and a fee of \$265.72;
3. Completed Notice to Commence Work;
4. Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum from the Contractor.

With regards to minor variance file A-12-259:
Municipal Servicing (Bernadette Sniatenchuk, 905-791-7800 ext.7920)

Comment:

Servicing will be provided through project T-10013B phase 2, which is currently under engineering review. Connection will be permitted once the Region grants preliminary acceptance for the infrastructure.

With regards to minor variance file A-12-261:
Traffic Engineering (Rani Kol, 905-791-7800 ext. 7858)

Comment:

The Region is currently undertaking Capital Project #05-4045 pertaining to the widening of Queen Street West from two lanes to five lanes. As part of this capital project, the Region has acquired temporary working easements within the functional area of the two driveway accesses to the property. In addition, staff note that the asphalt parking aisle used for ingress and egress to/from the parking stalls currently falls entirely within the Region's right-of-way. Upon widening of Queen

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10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Street West which is anticipated to take place in late 2013, this aisle will be eliminated; which will substantially limit the ability to turn in and out of these parking stalls located at the front of the building.

Staff recommend that application A-12-261 be approved by the Committee for a one year time period. During this one year, the Region encourages the owner/applicant to work with the Region of Peel and the City of Brampton to find alternative means for parking on site.

Condition:

Region of Peel request that application A-12-261 for 1453 Queen Street West be approved for a period of one year.

With regards to minor variance file A-12-265:

Municipal Servicing (Bernadette Sniatenchuk, 905-791-7800 ext. 7920)

Comment:

Please be advised that a satisfactory Functional Servicing Report is an outstanding Regional condition of the OZ application.

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4612, or by email at: ryan.vandenburgh@peelregion.ca

Yours truly,



Ryan Vandenburg
Development Services

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca