



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **225600 INVESTMENTS LTD.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 16, Concession I3 EHS, located at the **NORTHEAST CORNER OF HEART LAKE ROAD AND COUNTRYSIDE DRIVE**, Brampton;

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

1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
2. To permit a lot width of 18.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
3. To permit a lot width of 13.0 metres whereas the M1 - Section 2537 Zone requires a minimum lot width of 30.0 metres;
4. To permit a lot width of 17.0 metres whereas the M1 - Section 2536 Zone requires a minimum lot width of 30.0 metres.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: NO
Application for Consent: NO

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 1, 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.

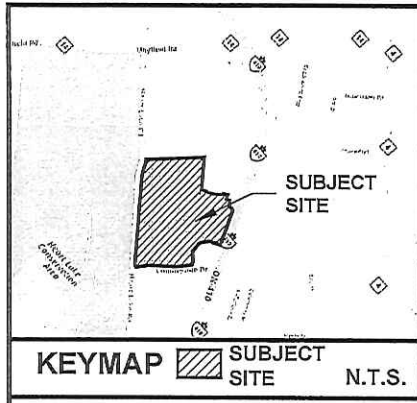
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 20th day of May, 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:

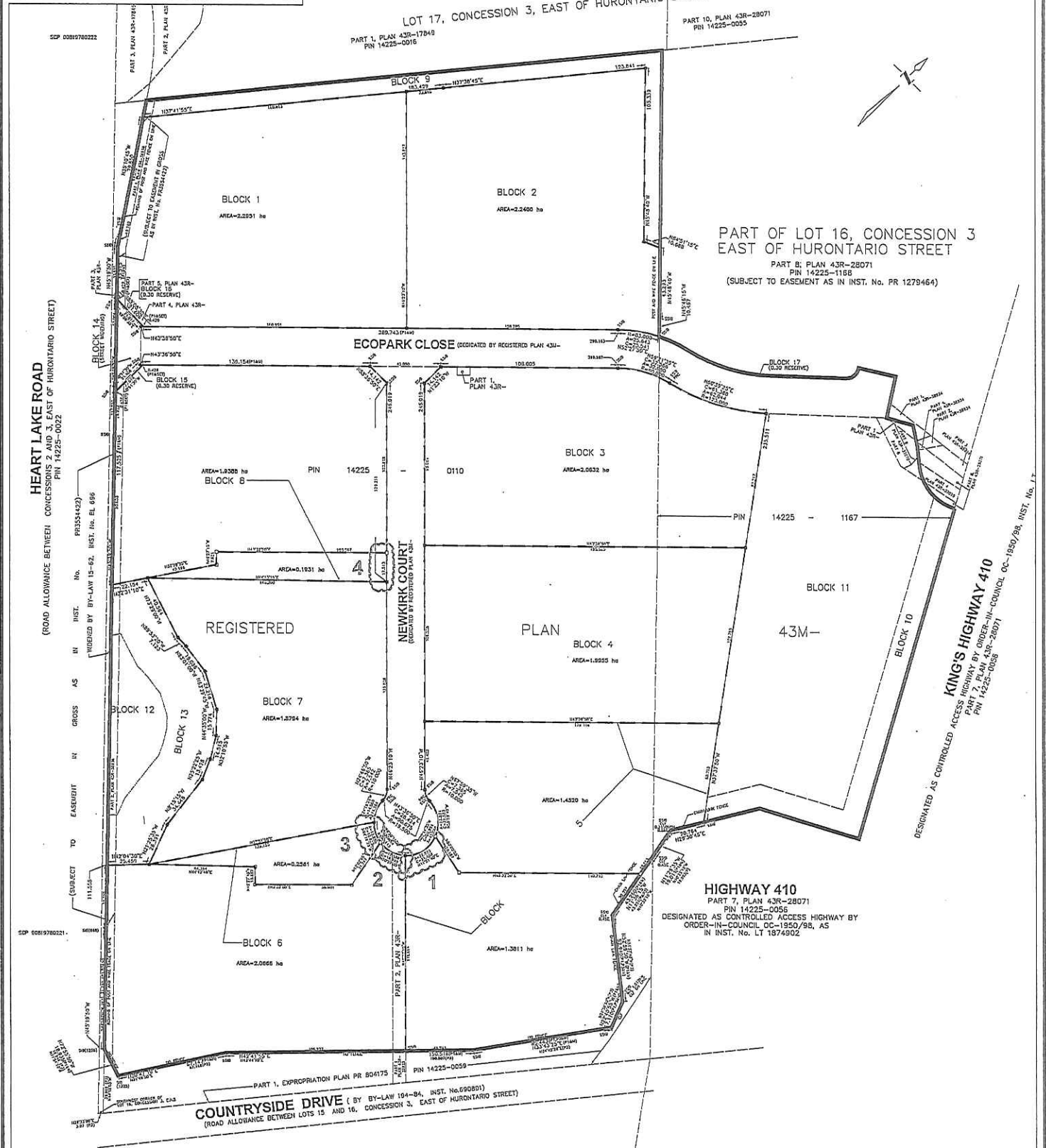
Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



STATISTICS OVERVIEW

TOTAL LOT AREA: 17.77 ha (43.91 ac)

Note: Base Drawing Information taken from Draft Reference Plan prepared by Schaeffer Dzaldov Bennett Ltd. dated March 17, 2021



MINOR VARIANCES

1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires 30.0 metres;
2. To permit a lot width of 18.0 metres whereas M1 - Section 2537 Zone requires 30.0 metres;
3. To permit a lot width of 13.0 metres whereas M1 - Section 2537 Zone requires 30.0 metres; and
4. To permit a lot width of 17.0 metres whereas M1 - Section 2536 Zone requires 30.0 metres;

LEGEND

PROPERTY BOUNDARY

MINOR VARIANCES

PROPOSED MINOR VARIANCE PLAN

NORTHEAST CORNER of
HEART LAKE ROAD and COUNTRYSIDE DRIVE
PART of LOT 16, CONCESSION 3, E.H.S.
CITY of BRAMPTON, ONTARIO
WARD 4

P.N.: 20.2767.00	Date: April 30, 2021
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.: PN 2767_Variance_Plan

21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

Toll Free
1 (855) 771-7206
www.gwdplanners.com

3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

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 27, 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 28, 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 28, 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.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

May 4, 2021

GWD File:
20.2767.00 COA

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

A-2021-0109

Attention: Ms. Jeanie Myers
Secretary-Treasurer, Committee of Adjustment

Subject: Application to the Committee of Adjustment – Minor Variance
Northeast Corner Heart Lake Road and Countryside Drive
Part of Lot 16, Concession 3, E.H.S.
Part 1 of 43R-33100, Parts 1-3, 5-9 of 43R-37070
City of Brampton, Ontario
City Related Files: C03E16.003, 21T09012B
Ward 4

Dear Jeanie:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Berkshire Axis Development (Berkshire), the Beneficial Owner through an Agreement of Purchase and Sale of the lands located at the northeast corner of Heart Lake Road and Countryside Drive in the City of Brampton (hereinafter referred to as the "subject site").

The subject site is comprised of two (2) parcels which have a combined total area of approximately 23.50 hectares (58.06 acres) and a road frontage of 590 metres (1,935 feet) along the east side Heart Lake Road.

The subject site's topography is characterized by a generally flat landscape with a cattail marsh adjacent to Heart Lake Road. The marsh is designated as a Provincially Significant Wetland (PSW) and is associated with the greater Heart Lake Wetland Complex.

1.0 Surrounding Land Uses

The surrounding area is characterized by the following general land uses:

North: Vacant agricultural land, lands subject to applications proposing employment uses (City Files: C03E16.004, 21T-10006B);

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



South: Countryside Drive, beyond which are vacant lands subject to applications proposing residential uses (City Files: C03E15.010, 21T-10009B, 21CDM-14005B);

East: Highway 410; and

West: Heart Lake Road, beyond which is the Heart Lake Conservation Area.

2.0 Plan of Subdivision

The subject site has been Draft Approved to permit an industrial Plan of Subdivision proposing eight (8) employment blocks, two (2) internal roads (Ecopark Close connecting from Heart Lake Road and Newkirk Court connecting from the south side of Ecopark Close ending in a cul-de-sac), three (3) buffer blocks, one (1) wetland, and one (1) stormwater management pond (**Appendix 1**). It is anticipated that the Plan of Subdivision will be registered by spring 2021 (**Appendix 2**).

3.0 Preliminary Policy and Zoning Review

The subject site is designated 'Built-Up Area – Conceptual' in 2019 Growth Plan for the Greater Golden Horseshoe.

The subject site is designated 'Urban System' in the 1996 Region of Peel Official Plan.

The subject site is designated 'Industrial' and 'Open Space' in the 2006 City of Brampton Official Plan. The Industrial designation provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. Corporate head offices and high performance industrial uses such as research and development facilities are also permitted. Non-industrial uses are strictly controlled as they are intended to provide a supporting role to the local employment base.

The subject site is designated 'Prestige Industrial', 'Wetland', and 'Stormwater Management Feature' within the Countryside Villages Secondary Plan (Area 48a). The Prestige Industrial designation permits a broad range of industrial uses including but not limited to research and development facilities, manufacturing and processing, assembling, packaging, repairing, fabricating, warehousing and distribution.

Lands within the Prestige Industrial designation shall also permit office uses, hotels, conference/convention centres, business support services, restaurants and ancillary commercial and retail intended to serve the employment area.

Comprehensive Zoning By-law 270-2004; as amended; zones the subject site 'Industrial One – Sections 2535, 2536, 2537 (M1-2535, M1-2536, M1-2537)', 'Floodplain (F)', and 'Open Space (OS)' (**Appendix 3**). Sections 2535, 2536, and 2537 apply to the employment blocks whereas the Floodplain and Open Space Zones apply to the buffer blocks, wetland, and stormwater management pond. The industrial zoning Sections are generally consistent with one another save and except select non-industrial uses and structural setbacks.



4.0 Overview of the Development Proposal

Berkshire is desirous of developing the employment blocks for a total of seven (7) industrial buildings accommodating individual units of various sizes. Two (2) of the buildings will form a Standard Industrial Plan of Condominium intended to facilitate the sale of units within the buildings to individual owners. The following is a brief summary of the preliminary Master Plan (**Appendix 4**).

- Building 1 – 9,892m² (106,476 ft²)
- Building 2 – 10,108m² (108,801 ft²)
- Building 3 – 30,350m² (326,684 ft²)
- Building 4 – 4,075m² (43,862 ft²)
- Building 5 – 5,907m² (63,582 ft²)
- Building 6 – 9,346m² (100,599 ft²)
- Building 7 – 8,116m² (87,359 ft²)
- Total Gross Floor Area – 77,794 m² (837,367 ft²)

On February 2, 2021 Berkshire filed a Pre-Consultation Application with the City of Brampton Planning & Development Services Department (City File: PRE-2021-0019). The mandatory preliminary meeting took place on February 16, 2021. Both City and TRCA Staff expressed general support (in principle) for the development proposal.

Typically a City of Brampton Site Plan Approval Application for new construction takes on average 6 to 8 months to process following the completion of the mandatory Pre-Consultation Application process. On the assumption that all circulation comments issued by the authorities having jurisdiction (i.e. City of Brampton, Peel Region, TRCA, MTO) can be satisfactorily addressed it is estimated that final Site Plan Approval for the first phase of Buildings could be issued by the end of Q1-2022 (March 2022).

For those buildings which will be a condominium tenure the Draft Plan of Standard Condominium Application is to be filed at a future date once construction is sufficiently completed.

5.0 Minor Variance Application

The Berkshire proposal requires the reconfiguration of the select lot lines following the registration of the Plan of Subdivision. To facilitate the lot line adjustments an Application for Part Lot Control Exemption will need to be submitted. The adjustments result in select Blocks now being “split” zoned and as such relief from the Zoning By-law is required.

GWD is pleased to submit the attached Application to the Committee of Adjustment to permit the following Variances:

1. To permit a lot width of 23.0 metres;
2. To permit a lot width of 18.0 metres;



3. To permit a lot width of 13.0 metres; and
4. To permit a lot width of 17.0 metres.

In support of the Application we submit the following:

- One (1) copy of the Completed Application Form inclusive of Appointment and Authorization Form and Permission to Enter Form;
- One (1) copy of the following covering letter;
- One (1) copy of a Plan (8½"x14") highlighting the requested Variances dated April 30, 2021; and
- One (1) cheque in the amount of \$2,560.00 made payable to the "Treasurer, City of Brampton".

It is acknowledged that additional Zoning By-law deficiencies may be identified during the processing of the future Site Plan Applications which may necessitate another Minor Variance Application(s).

6.0 The Four Tests

Pursuant to Section 45(1) of the Planning Act, a Minor Variance Application must satisfy all 'Four Tests' as follows:

1. Does the Variance conform to the intent of the Official Plan?
2. Does the Variance conform to the intent of the Zoning By-law?
3. Is the proposal desirable for the appropriate development or use of the lands?
4. Is the proposal minor in nature?

Test 1 – Does the Minor Variance Conform to the Intent of the Official Plan?

The combined Variances are performance related as opposed to land use and as such do not impact or conflict with the goals and objectives of the Brampton Official Plan or Secondary Plan. The Master Plan illustrates how the subject site can accommodate the build out of the industrial plan of subdivision.

The requested Variances are considered to conform to the general intent of the City Official Plan and area Secondary Plan.

Test 2 – Does the Minor Variance Conform to the Intent of the Zoning By-Law?

The intent of the Zoning By-law in regulating minimum lot width is to ensure that a lot is of a sufficient width to accommodate the various land uses permitted within a given zone category.

Industrial One (M1) Section 31.1.2(a) requires a minimum lot width of 30.0 metres. As previously noted the registered Blocks do not align with the proposed building footprints and associated areas. In some cases Buildings are sited on or across lot lines. To correct this issue a future Part Lot Control Exemption Application will be submitted to



adjust the lot lines ensuring that the buildings are situated entirely within their respective property limits.

The reduced lot width Variances are required to recognize the “split zone” condition created by the lot line adjustments. They apply specifically to the portion of the lands which front onto the western and southern limits of the new municipal road known as “Newkirk Circle”. They are technical in nature and will not create any adverse impacts to the neighbouring lands or adjacent road right-of-way.

The Variances are considered to conform to the general intent of Zoning By-law No. 270-2004.

Test 3 – Is the Minor Variance Desirable and Appropriate for the Area?

The industrial use proposal is permitted in the Official Plan, Secondary Plan and Zoning By-law. The Variances will assist in implementing the municipality’s vision for the subject site and the surrounding area. They will facilitate the development of a well-designed contemporary employment complex which will contribute to the urbanization of this area of the City.

The requested Variances are not excessive or out of character with area context. The Variances do not jeopardize the character or functionality of the surrounding area nor will they negatively affect the streetscape. Related items including site servicing, grading, landscaping, building materials and aesthetics are to be finalized as part of the Site Plan Approvals process.

The Variances are considered desirable and appropriate for the area.

Test 4 – Is the Minor Variance Minor in Nature?

No significant on-site or off-site impacts are anticipated from the requested Variances. Subject to completing the Site Plan Approval and Part Lot Control Exemption Applications, the requested Variances are minor in nature.

7.0 Conclusion

The Minor Variance Application has been filed for the purposes of facilitating the development of the subject site for industrial purposes. The requested Variances have been reviewed in the context of the relevant provisions of the *Planning Act*. We are of the opinion that the Variances satisfy the four (4) tests and can be supported from a land use and policy perspective and represent good planning. We respectfully request that they be approved by the Committee of Adjustment.

Should you require additional information or have any questions, please do not hesitate to contact the undersigned.



Yours truly,

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.

Planning Associate

mdenardis@gwdplanners.com

C.c. 225600 Investments Limited (Emery Investments Limited)
Berkshire Axis Development
M. Gagnon, Gagnon Walker Domes Ltd.



APPENDIX 1

ATTACHMENT 2

[illegible]

SCALE 1:20 000

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DAW DZALDON
SCHWEITZER DZALDON BOWETT LTD.
CHARTERED ACCOUNTANTS
25, ABINGDON STREET, LONDON, E.C. 4
TELEGRAMS: "DAW DZALDON" LONDON
TELEPHONE: 253 1111

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.


RICHARD GOLDBERG
VCE-PRESIDENT

	BLOCKS	LOTS	UNITS	±Hs.	±Ac.
BLOCKS 1-8 - EMPLOYMENT	8			17,780	43,935
BLOCK 9 - 10m. BUFFER	1			0.423	1.045
BLOCK 10 - 14m. BUFFER	1			0.412	1.018
BLOCK 11 - STORM WATER MANAGEMENT	1			2.228	5.501
BLOCK 12 - WETLAND	1			0.245	0.605
BLOCK 13 - 30m. WETLAND BUFFER	1			0.572	1.414

TOTAL	13	23,503	58,077
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PROJECT No. P-1747
SCALE 1:1000 **DEC. 8, 2015**
 (1747-DES10) X-REF: (1747MAS2 & 1747MTOPO2)

KLM DWG. No. - 15:6
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 18, CONCORD ONTARIO L4K 3P3
TEL: (905) 889-4005 FAX: (905) 889-0097 design@klmplanning.com
Planning • Design • Development



APPENDIX 2

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN 43M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE
FOR THE LAND TITLES DIVISION OF PEEL NO. 43 AT _____
O'CLOCK ON THE ____ DAY OF _____ 2019 AND ENTERED IN
THE PARCEL REGISTER FOR PROPERTY IDENTIFIER NO.'s
14225-010 AND 14225-157 AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT NO. _____

NOTE: THIS PLAN COMPRISES ALL OF PINS 14225-010 AND 14225-167.
SUBJECT TO EASEMENT IN GROSS OVER PARTS 1 AND 2, PLAN 43R-39936 AS IN
INST. No. PR355442 (AFFECTS PART OF BLOCKS 1, 6, 8, 9, 12 AND 13).

PLAN OF SUBDIVISION OF
PART OF LOT 16
CONCESSION 3
EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHENGUACOUSY, COUNTY OF PEELE)
NOW IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEELE
SCALE 1:1000

25 75 0 25 75 100 METERS
SCHAEFFER OZALDOY BENNETT LTD.

NOTES	DENOTES	
1	1	SHOT STANDARDS WON BAR PLANTED
2	2	SHOT STANDARDS WON BAR PLANTED
3	3	FOUND MONUMENT
4	4	SHOT STANDARDS WON BAR
5	5	SHOT STANDARDS WON BAR
6	6	SHOT STANDARDS WON BAR
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96	96	SHOT STANDARDS WON BAR
97	97	SHOT STANDARDS WON BAR
98	98	SHOT STANDARDS WON BAR
99	99	SHOT STANDARDS WON BAR
100	100	SHOT STANDARDS WON BAR

TOTAL AREA OF SUBDIVISION = 23.5046 ha.
NOTE: 030 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.
ALL FOUND MONUMENTS ARE NUMBERED 922 UNLESS NOTED OTHERWISE.

SPECIFIED CONTROL POINTS (SCFP: UTM ZONE IF, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF OREG. ERS/O		
POINT ID.	NORTHING	EASTING
SCP 005-9740221	484433.732	537143.504
SCP 005-9760222	4844303.233	536622.769

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNER OR BOUNDARY SURVEY ON THIS PLAN.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:

1. BLOCKS 1 TO 3, BOTH INCLUSIVE, STREETS, NAMELY ECKHART CIRCLE AND NEARBY CORNER, THE STREET WIDENING, NAMELY BLOCK 1 AND 2 RESERVATION, NAMELY ECKHART CIRCLE, 4 AND 7, HAVE BEEN LAG OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS AND STREET WIDENING ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF BRANTON AS PUBLIC HIGHWAY.

DATED THE 17TH DAY OF OCTOBER 2019.
225600 INVESTMENTS LIMITED

Richard Goldrick - President
I HAVE THE AUTHORITY TO SIGN THE CO

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF FEBRUARY, 2019

DATE: OCTOBER 17, 2019


DAN DOOLAN
ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT
ONTARIO LAND SURVEYORS
 66 JARON DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 490-1111
 CALC. BY: DRAWN BY: CHECKED BY: SCALE: 1:5000 JOB NO.:

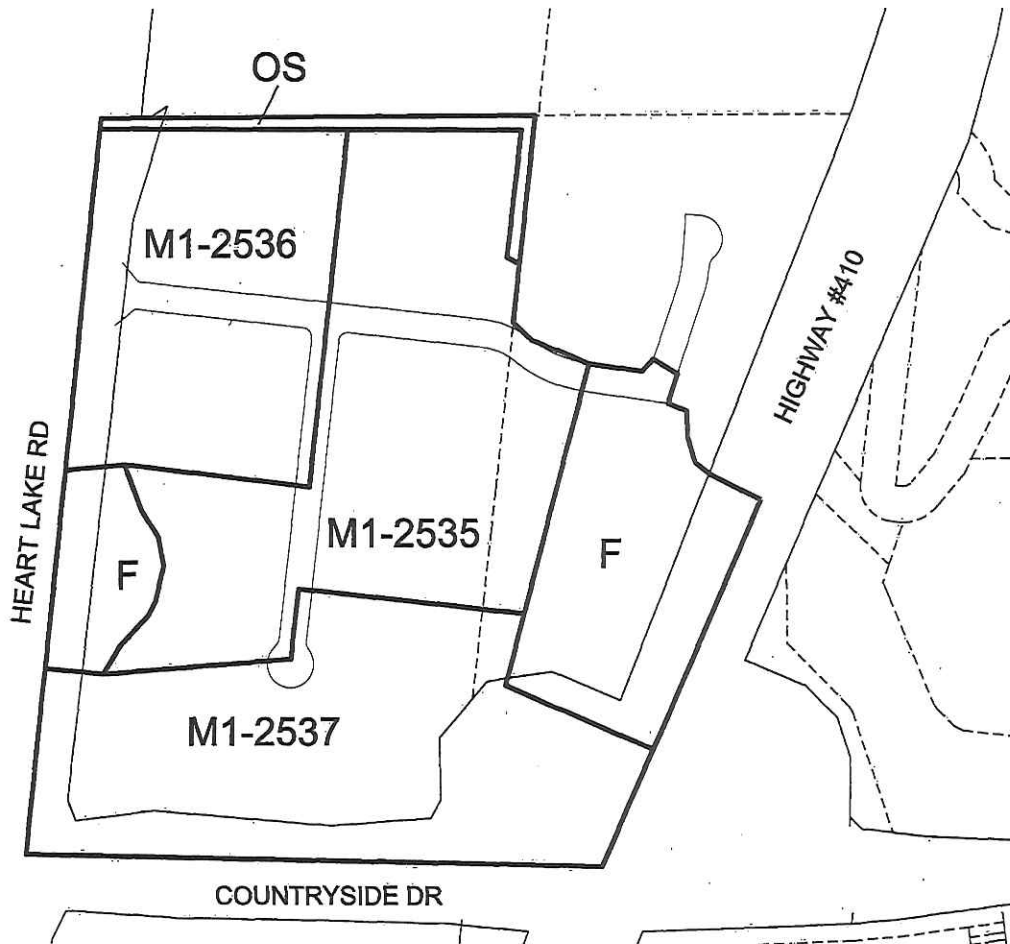
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C2	16.410	145.000	NM17.7550E	10.00
C3	16.410	145.000	NM17.7550E	20.00
C4	16.410	145.000	NM17.7550E	30.00
C5	16.410	145.000	NM17.7550E	40.00
C6	16.410	145.000	NM17.7550E	50.00
C7	16.410	145.000	NM17.7550E	60.00
C8	16.410	145.000	NM17.7550E	70.00
C9	16.410	145.000	NM17.7550E	80.00
C10	16.410	145.000	NM17.7550E	90.00
C11	16.410	145.000	NM17.7550E	100.00
C12	16.410	145.000	NM17.7550E	110.00
C13	16.410	145.000	NM17.7550E	120.00
C14	16.410	145.000	NM17.7550E	130.00
C15	16.410	145.000	NM17.7550E	140.00
C16	16.410	145.000	NM17.7550E	150.00
C17	16.410	145.000	NM17.7550E	160.00
C18	16.410	145.000	NM17.7550E	170.00
C19	16.410	145.000	NM17.7550E	180.00
C20	16.410	145.000	NM17.7550E	190.00
C21	16.410	145.000	NM17.7550E	200.00
C22	16.410	145.000	NM17.7550E	210.00
C23	16.410	145.000	NM17.7550E	220.00
C24	16.410	145.000	NM17.7550E	230.00
C25	16.410	145.000	NM17.7550E	240.00
C26	16.410	145.000	NM17.7550E	250.00
C27	16.410	145.000	NM17.7550E	260.00
C28	16.410	145.000	NM17.7550E	270.00
C29	16.410	145.000	NM17.7550E	280.00
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C85	16.410	145.000	NM17.7550E	840.00
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C97	16.410	145.000	NM17.7550E	960.00
C98	16.410	145.000	NM17.7550E	970.00
C99	16.410	145.000	NM17.7550E	980.00
C100	16.410	145.000	NM17.7550E	990.00
C101	16.410	145.000	NM17.7550E	1000.00

MUNICIPAL AFFIDAVIT
 DT-05028
 APPROVED UNDER SECTION 51 OF THE
 PLANNING ACT, R.R.O. 1990 THIS ____ D
 OF _____ 1993.

COMMISSIONER, PLANNING DESIGN AND
DEVELOPMENT CORPORATION OF THE
CITY OF BRAMPTON



APPENDIX 3



LEGEND

— ZONE BOUNDARY

PART LOT 16, CONCESSION 3 E.H.S.

By-Law 242-2016

Schedule A



CITY OF BRAMPTON
Planning and Infrastructure Services

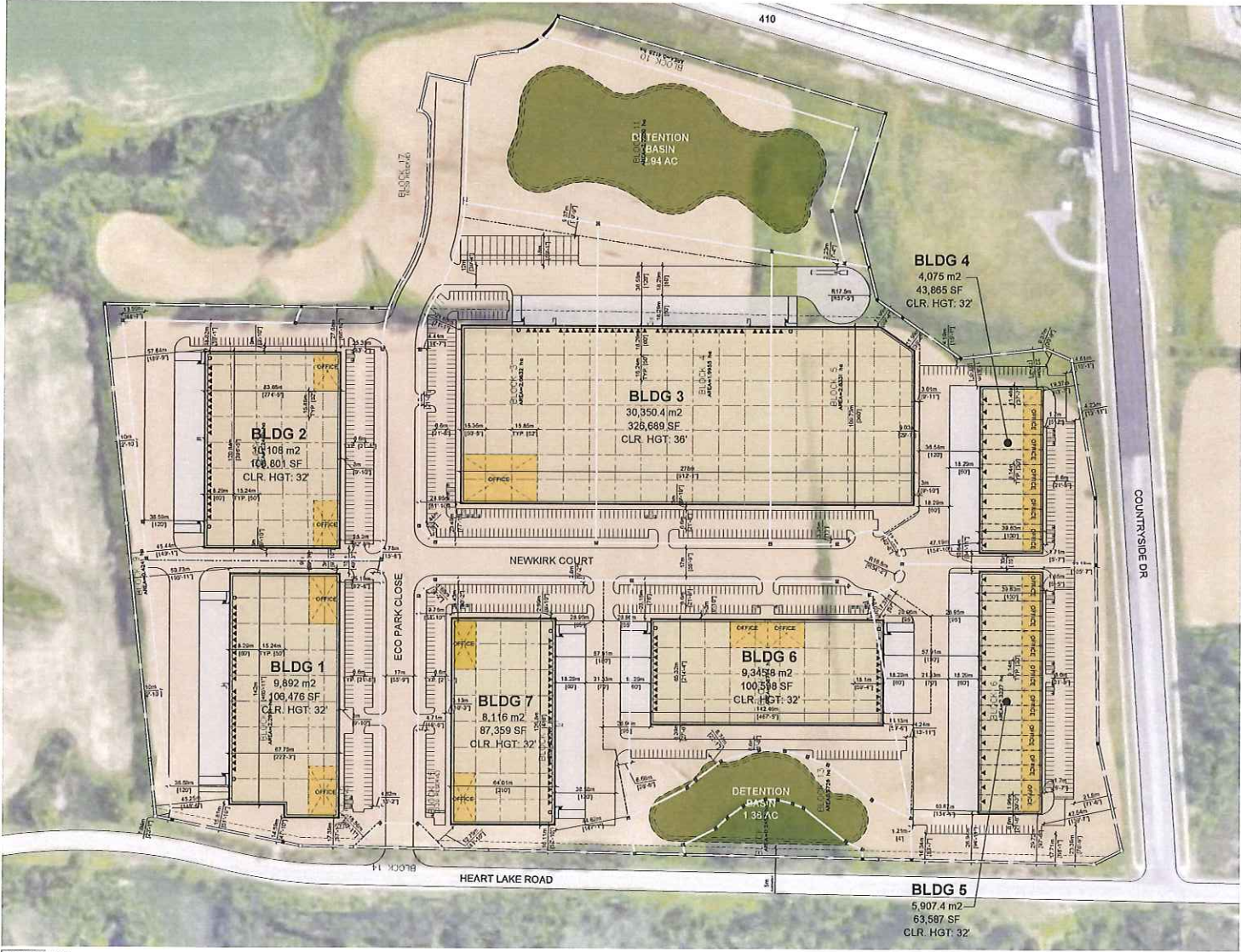
Date: 2016 09 16

Drawn by: CJK

File no. C03E16_003_ZBLA



APPENDIX 4



PROJECT DATA:		
SITE AREA:		
GROSS:	17.77 HA	43.91 AC
	177,700 m²	1,912,741 SF
BUILDING FOOTPRINT:		
BUILDING 1	9,892 m²	106,476 SF
BUILDING 2	10,108 m²	108,801 SF
BUILDING 3	30,350 m²	326,689 SF
BUILDING 4	4,075 m²	43,865 SF
BUILDING 5	5,907 m²	63,587 SF
BUILDING 6	9,346 m²	100,598 SF
BUILDING 7	8,116 m²	87,352 SF
TOTAL FOOTPRINT:	77,795 m²	837,368 SF
COVERAGE:		
GROSS:	44%	

PROJECT DATA:		SITE		BUILDING		FAR	PARKING		PARKING		DECK HIGH		GRADE LEVEL	
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	COVERAGE	PARKING PROVIDED	PARKING PROVIDED	RATIO	REQ. ACC. STALLS	DOORS	DOORS	DOORS	DOORS	DOORS
1	1,912,745	43.91	1	106,476	5.6%	90	@0.85/1000 SF	4 STALLS	27	2				
			2	108,801	5.7%	122	@1.12/1000 SF	5 STALLS	23	2				
			3	326,689	17.1%	290	@0.89/1000 SF	7 STALLS	37	2				
			4	43,865	2.3%	90	@2.05/1000 SF	4 STALLS	11	-				
			5	63,587	3.3%	115	@1.81/1000 SF	5 STALLS	16	-				
			6	100,598	5.3%	133	@1.32/1000 SF	5 STALLS	24	2				
			7	87,352	4.6%	107	@1.22/1000 SF	5 STALLS	27	2				
TOTAL	1,912,745	43.91		837,368	43.8%	947	@1.13/1000 SF		36	165				10

FILE NUMBER: A- 2021-0109

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)

225600 Investments Limited

Address

620 Wilson Avenue, Suite 401

Toronto, Ontario

M3K 1Z3

Phone #

(416) 630-6927 x238

Fax #

(416) 630-6997

Email

donna.lue@emeryinvestments.com

2.

Name of Agent

Gagnon Walker Domes Ltd.

Address

21 Queen Street East, Suite 500

Brampton, Ontario

L6W 3P1

Phone #

(905) 796-5790 x257

Fax #

(905) 796-5792

Email

mdenardis@gwdplanners.com

3.

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

Variance #1 – To permit a lot width of 23.0 metres

Variance #2 – To permit a lot width of 18.0 metres

Variance #3 – To permit a lot width of 13.0 metres

Variance #4 – To permit a lot width of 17.0 metres

4.

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

Industrial One (M1) Section 31.1.2 (a) requires a minimum lot width of 30.0 metres

5.

Legal Description of the subject land:

Lot Number

16

Plan Number/Concession Number

3 E.H.S.

Municipal Address

N/A (Northeast Corner Heart Lake Road and Countryside Drive)

6.

Dimension of subject land (in metric units)

Frontage

590 metres (Heart Lake Road)

Depth

450 metres

Area

23.50 Ha (Subdivision), 17.77 Ha (Employment Blocks 1-8)

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.)

Vacant.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Development of employment blocks for a total of seven (7) industrial buildings having a combined total Gross Floor Area of approximately 77,794m².

(Building 1 – 9,892m², Building 2 – 10,108m², Building 3 – 30,350m², Building 4 – 4,075m², Building 5 – 5,907m², Building 6 – 9,346m², Building 7 – 8,116m²).

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	14.50+ metres (Varies per Building)
Rear yard setback	3.0+ metres (Varies per Building)
Side yard setback	2.0+ metres (Varies per Building)
Side yard setback	2.0+ metres (Varies per Building)

10. Date of Acquisition of subject land: 1970
11. Existing uses of subject property: Vacant, lands currently planned and being developed for an industrial subdivision.
12. Proposed uses of subject property: Prestige Industrial
13. Existing uses of abutting properties: Agricultural (North), Future Residential (South), Provincial Highway #410 (East), Heart Lake Conservation Area (West)
14. Date of construction of all buildings & structures on subject land: Building construction tentatively scheduled for Spring 2022
15. Length of time the existing uses of the subject property have been continued: N/A
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 # 21T09012B, B16-008 Status Approved

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 #	Decision	Relief
File #	Decision	Relief
File #	Decision	Relief



Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton

THIS 04 DAY OF May, 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, Marc De Nardis, 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

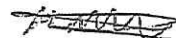
City _____ OF Brampton

IN THE Region _____ OF

Peel THIS 04 DAY OF

May 2021.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024.



Signature of Applicant or Authorized Agent

Submit by Email


A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M1 - 2535/2536/2537

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

MAY 04 2021

Date

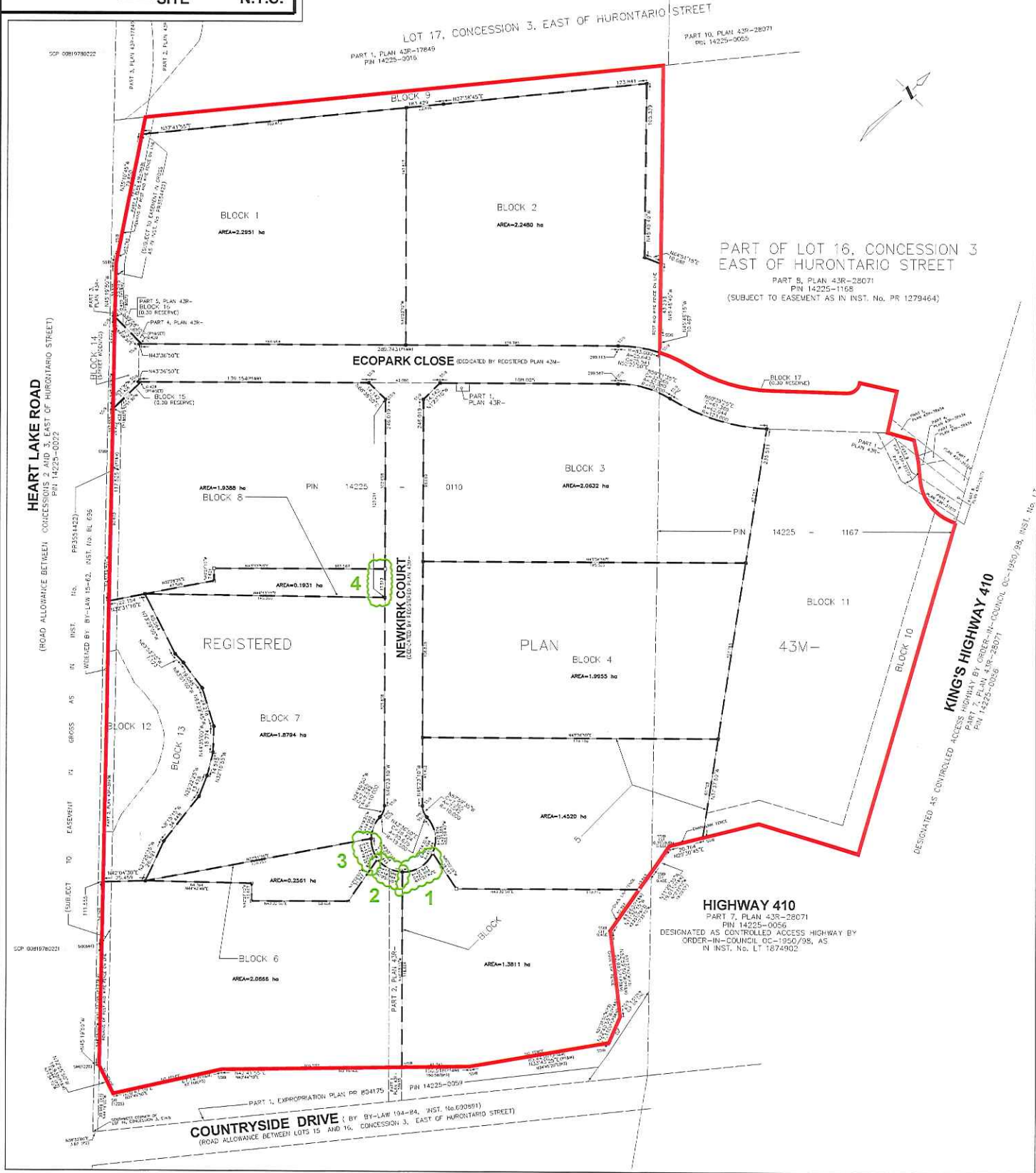
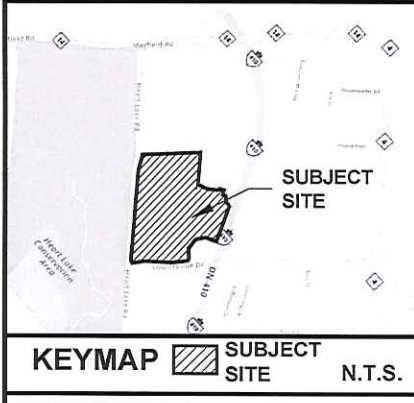
DATE RECEIVED May 4, 2021

Date Application Deemed Complete by the Municipality MAY 4, 2021

STATISTICS OVERVIEW

TOTAL LOT AREA: 17.77 ha (43.91 ac)

Note: Base Drawing Information taken from Draft Reference Plan prepared by Schaeffer Dzaldov Bennett Ltd. dated March 17, 2021



MINOR VARIANCES

- 1. To permit a lot width of 23.0 metres whereas the M1 - Section 2537 Zone requires 30.0 metres;
- 2. To permit a lot width of 18.0 metres whereas M1 - Section 2537 Zone requires 30.0 metres;
- 3. To permit a lot width of 13.0 metres whereas M1 - Section 2537 Zone requires 30.0 metres; and
- 4. To permit a lot width of 17.0 metres whereas M1 - Section 2536 Zone requires 30.0 metres;

LEGEND

PROPERTY BOUNDARY

MINOR VARIANCES

PROPOSED MINOR VARIANCE PLAN

NORTHEAST CORNER of
HEART LAKE ROAD and COUNTRYSIDE DRIVE
PART of LOT 16, CONCESSION 3, E.H.S.
CITY of BRAMPTON, ONTARIO
WARD 4

P.N.: 20.2767.00	Date: April 30, 2021
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2767_Variance_Plan

21 Queen Street East
Suite 500
Brampton, ON
L6W 3P1
P (905) 796 - 5790

Toll Free
1 (855) 771-7206
www.gwdplanners.com

3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

0109

a

b

Mayfield

Teapot Lake

Kettle Pond

Tasker Pond

Captain Frank Chalmers North

Mayfield Rd

Heart Lake Rd

410

Countryside Dr

Dixie Rd

Tasker Rd

Tasker Pond

Ingoldsbi Park

Environmental Wetland

11