



Committee of Adjustment

DEFERRED APPLICATION FOR MINOR VARIANCE

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

- OTHER PLANNING APPLICATIONS:

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

File Number: _____
File Number: B-2020-0010

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.

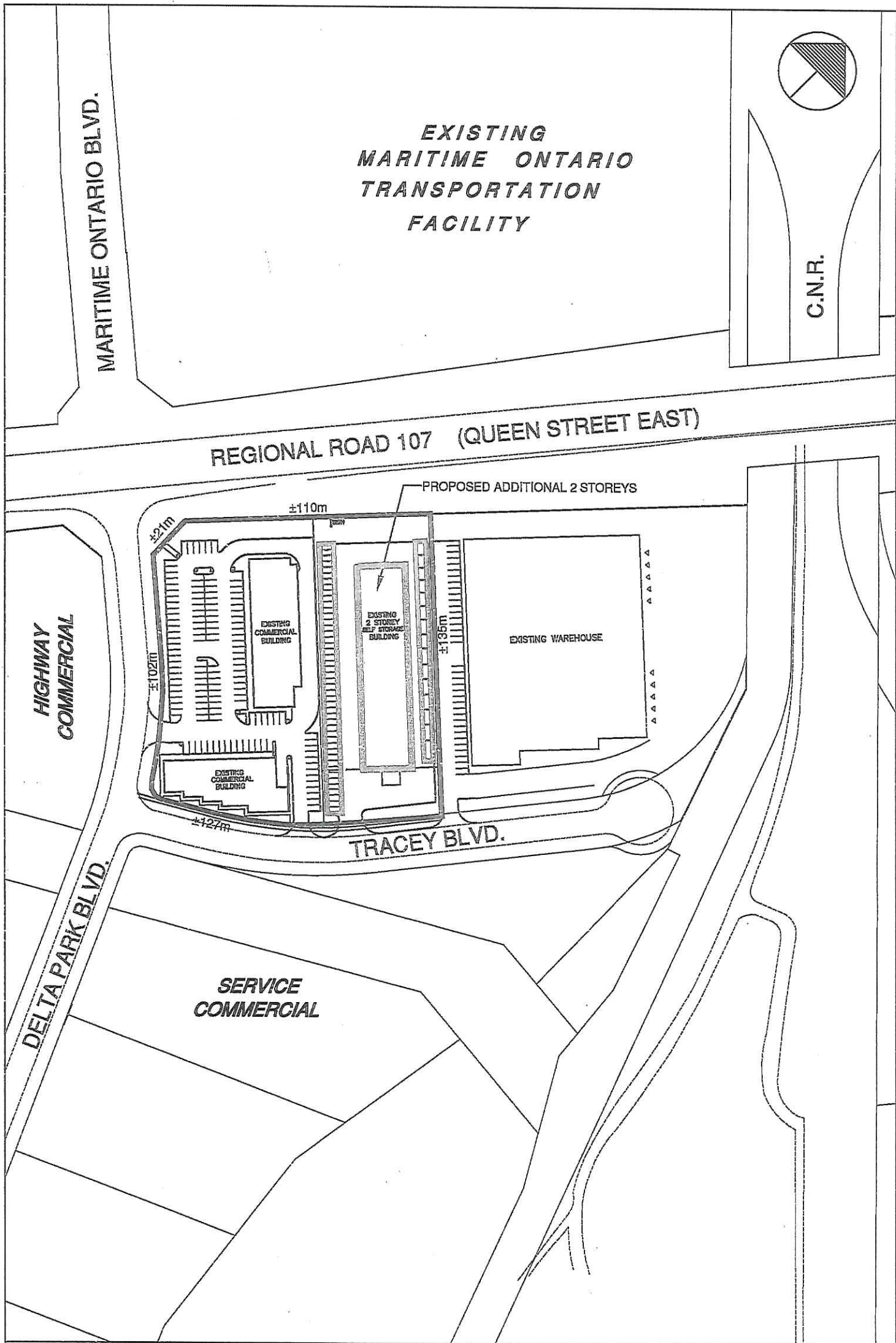
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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



<div>BURSCO LIMITED MINOR VARIANCE PLAN PART OF LOT 5, CONCESSION 7 N.D. CITY OF BRAMPTON PLAN 43M-879</div>	<div>STROGAN INC. Planning & Urban Design</div>	
	<div>TEL (416) 355-6150 FAX (416) 291-1373</div>	
	<div>DATE June 23, 2020</div>	<div>JOB No 220001</div>
	<div>DRAWN V.R.</div>	<div>SKETCH No.</div>
	<div>SCALE 1:2000</div>	<div>MV-1</div>

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.

April 23, 2021

Bursco Limited
6 Tracey Boulevard
Brampton, ON L6T 5R9

A-2020-0051

Attention: Vladimir Rudenko

Re: **Engineering Service – Parking Justification Study**
6 Tracey Boulevard, City of Brampton
Our Project No. NT-21-062

1.0 INTRODUCTION

NexTrans Consulting Engineers (A Division of NextEng Consulting Group Inc.) was retained by Bursco Limited (the 'Client') to undertake a parking justification study in support of the Minor Variance Application (File # A-2020-0051) at the above noted property. The subject site is located southeast of the Queen Street East and Delta Park Boulevard intersection, municipally known as 6 Tracey Boulevard, in the City of Brampton (the 'City'). The location of the subject site is illustrated in Figure 1-1.

Figure 1-1: Subject Site Location



The subject site is currently occupied by an existing two (2)-storey self-storage facility with a total gross floor area (GFA) of 4,031.17m² (43,391.15 ft²). A total of 51 vehicular parking spaces are provided for all uses on-site and one (1) full-movement vehicular entrance fronting Tracey Boulevard is provided to the subject site. Based on the site plan, the proposed development consists of the addition of two (2) storeys with 3,450m² (37,135.49 ft²) of storage warehouse space to the existing storage facility,

resulting in a total GFA of 7,481m² (80,524.81 ft²), while maintaining the existing parking supply. The purpose of this parking study is to justify the proposed provision of 51 spaces to accommodate all uses on site.

The proposed site plan is depicted in **Figure 1-2** and provided in full detail in **Appendix A**, whereas **Table 1.1** summarizes the site plan statistics.

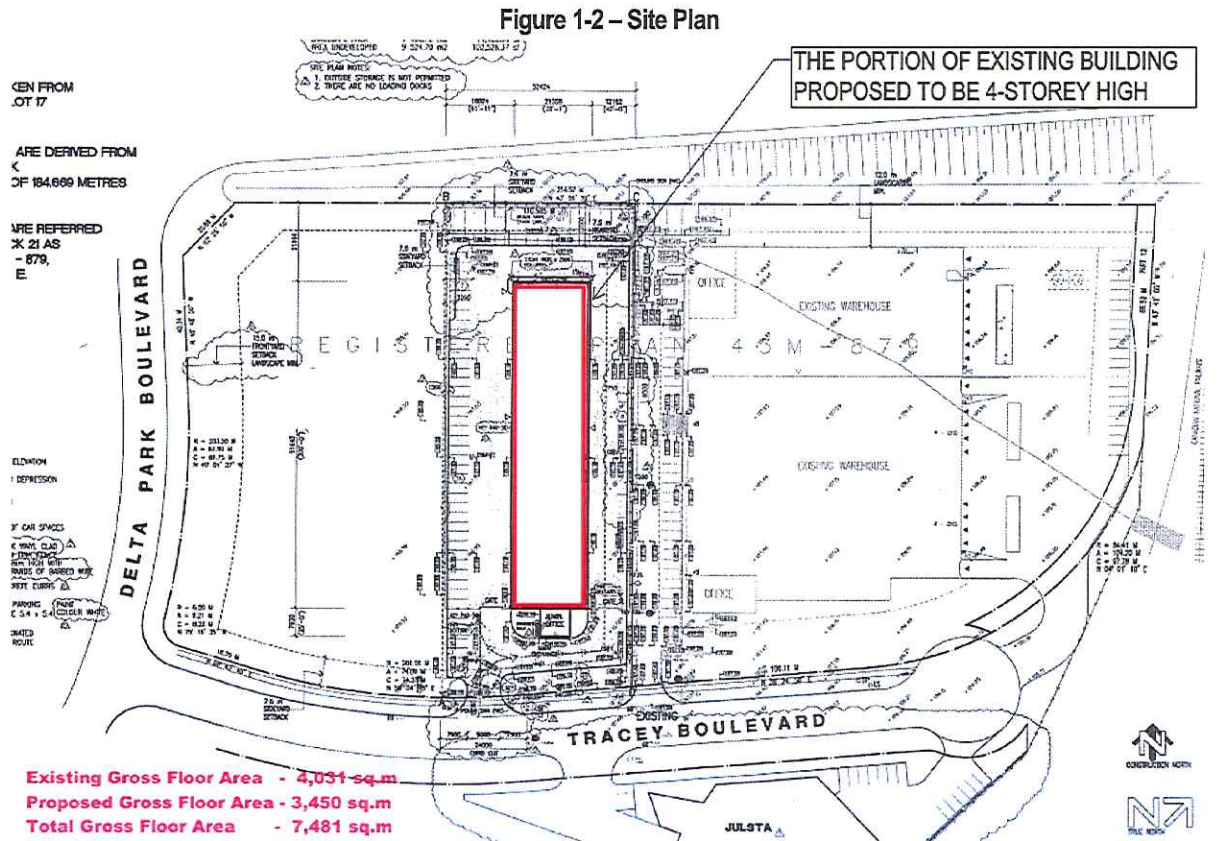


Table 1.1 – Site Statistics

	Land Use	Gross Floor Area (GFA) (m ²)
Existing	warehouse	3740.70
	office	290.47
Proposed	warehouse	3,450
Total		7,481.17

2.0 PARKING BY-LAW REQUIREMENTS

2.1 City of Brampton Zoning By-Law 270-2004

The subject site is currently under the City of Brampton Zoning By-Law 270-2004, and the subject lands are zoned as Service Commercial – Section 1604 (SC-Section 1604). The associated office gross floor area accounts for about 4% of the total gross floor area of the proposed development. As such, the parking rate of 78 spaces plus 1 space per 145m² GFA over 7,000m² is used to calculate the parking requirement as per table 30.5 of the Zoning By-law.

The technical parking requirement for the subject site is detailed in **Table 2.1**.

Table 2.1 – Vehicle Parking Requirements (Zoning By-law 2013-283)

Land Use	GFA (m²)	Parking Rate	Required Parking	Parking Provided	Surplus / Deficit
Warehouse	7,481.17	78 spaces plus 1 space per 145m² GFA over 7,000m²	82	51	-31

In accordance with the City parking provisions outlined in the City of Brampton Zoning By-law 270-2004, the site requires 82 vehicular parking spaces. The site provides a parking supply of 51 spaces. In comparing with the By-law requirements, the site has a deficit of 31 vehicular parking spaces.

3.0 PARKING UTILIZATION SURVEY & PARKING ASSESSMENT

To quantify peak demand characteristics for the subject site, NexTrans Consulting Engineers conducted parking utilization surveys to quantify the existing parking demand.

In addition to the subject site, a proxy site, 8901 Airport Road, was also surveyed. Located at the intersection of Airport Road and Nevets Road, approximately 500m from the subject site, 8901 Airport road is a five (5)-storey self-storage facility with 18,581m² (200,000 ft²) GFA, and has a parking supply of 34 spaces at a rate of 0.18 spaces per 100m². Given its proximity to the subject site and its land use, the parking demands of 8901 Airport Road can be considered comparable to that of the subject site, and therefore applicable to the parking analysis.

The survey methodologies (i.e., date and duration) were selected to reflect the anticipated peak operational parking demand for the proposed land use. The parking utilization surveys for the subject site and proxy site were conducted on Saturday, April 10, 2021 from 8:00 AM to 8:00 PM, and Sunday, April 11, 2021 from 8:00 AM 8:00 PM. The parking demand was recorded at 30-minute intervals.

The parking utilization survey results are summarized in Table 3.1 and Table 3.2 and illustrated in Figure 3-1.

Table 3.1 – Parking Utilization Survey Results (Saturday, April 10, 2021)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m² GFA)
Supply	51 spaces			34 spaces		
GFA (m²)	4,031.17			18,581		
8:00 AM	18	33	0.45	0	34	0.00
8:30 AM	19	32	0.47	0	34	0.00
9:00 AM	21	30	0.52	1	33	0.01
9:30 AM	25	26	0.62	1	33	0.01
10:00 AM	23	28	0.57	1	33	0.01
10:30 AM	24	27	0.60	1	33	0.01
11:00 AM	21	30	0.52	1	33	0.01
11:30 AM	20	31	0.50	3	31	0.02
12:00 PM	22	29	0.55	3	31	0.02
12:30 PM	23	28	0.57	3	31	0.02
1:00 PM	20	31	0.50	3	31	0.02
1:30 PM	22	29	0.55	3	31	0.02
2:00 PM	20	31	0.50	4	30	0.02

Table 3.1 – Parking Utilization Survey Results (Saturday, April 10) (continued)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)
2:30 PM	20	31	0.50	4	30	0.02
3:00 PM	20	31	0.50	4	30	0.02
3:30 PM	20	31	0.50	5	29	0.03
4:00 AM	21	30	0.52	4	30	0.02
4:30 PM	21	30	0.52	2	32	0.01
5:00 PM	20	31	0.50	3	31	0.02
5:30 PM	19	32	0.47	4	30	0.02
6:00 PM	21	30	0.52	4	30	0.02
6:30 PM	19	32	0.47	1	33	0.01
7:00 PM	19	32	0.47	1	33	0.01
7:30 PM	18	33	0.45	1	33	0.01
8:00 PM	18	33	0.45	1	33	0.01
Max	25	26	0.33	5	29	0.03

Table 3.2 – Parking Utilization Survey Results (Sunday, April 11, 2021)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)
Supply	51 spaces			34 spaces		
GFA (m ²)	4,031.17			18,581		
8:00 AM	19	32	0.47	0	34	0.00
8:30 AM	19	32	0.47	1	33	0.01
9:00 AM	19	32	0.47	1	33	0.01
9:30 AM	19	32	0.47	1	33	0.01
10:00 AM	19	32	0.47	1	33	0.01
10:30 AM	22	29	0.55	1	33	0.01
11:00 AM	20	31	0.50	1	33	0.01
11:30 AM	20	31	0.50	2	32	0.01
12:00 PM	20	31	0.50	2	32	0.01
12:30 PM	20	31	0.50	4	30	0.02
1:00 PM	21	30	0.52	3	31	0.02
1:30 PM	22	29	0.55	2	32	0.01
2:00 PM	22	29	0.55	3	31	0.02
2:30 PM	21	30	0.52	3	31	0.02
3:00 PM	21	30	0.52	2	32	0.01
3:30 PM	21	30	0.52	2	32	0.01
4:00 AM	20	31	0.50	1	33	0.01
4:30 PM	20	31	0.50	1	33	0.01
5:00 PM	19	32	0.47	1	33	0.01

Table 3.2 – Parking Utilization Survey Results (Sunday, April 11) (continued)

Time Period (starting)	6 Tracey Boulevard			8901 Airport Road		
	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)	Demand	+ Surplus / - Deficiency	Utilization Rate (spaces / 100m ² GFA)
5:30 PM	19	32	0.47	1	33	0.01
6:00 PM	20	31	0.50	1	33	0.01
6:30 PM	20	31	0.50	1	33	0.01
7:00 PM	20	31	0.50	0	34	0.00
7:30 PM	19	32	0.47	0	34	0.00
8:00 PM	19	32	0.47	0	34	0.00
Max	22	29	0.29	4	30	0.02

The results of the parking utilization survey at the subject site indicate peak parking demands of 25 spaces and 22 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the existing self-storage facility (4,031.17m²), the peak utilization rates were determined to be 0.62 spaces per 100m² and 0.55 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively.

The proxy site survey results show peak parking demands 5 spaces and 4 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the proxy site (18,581m²), the peak utilization rates were determined to be 0.03 spaces per 100m² and 0.02 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively. 8901 Airport Road has a larger GFA than the subject site and supplies parking at a lower rate. As such, the observed proxy utilization rate is supportive of the parking reduction of the proposed development:

3.1. Future Parking Demand

The future parking demand was forecasted based on the existing peak utilization rate of 6 Tracey Boulevard determined from the survey. The peak utilization rate was applied to the proposed GFA to determine the future parking demand.

$$\begin{aligned} \text{future parking demand} &= \text{proposed GFA} \times \text{existing peak utilization rate} \\ &= 7,481.17\text{m}^2 \times 0.62 \text{ spaces per } 100\text{m}^2 \\ &= 46.38 \\ \text{future parking demand} &= 47 \text{ spaces} \end{aligned}$$

Based on the observed peak utilization rate, the expected peak future demand is 47 spaces. In comparing with the proposed supply of 51 spaces, there is a surplus of 4 parking spaces. As such, it is Nextrans' opinion that the provision of 51 parking spaces for the proposed development is adequate to accommodate the demands of all uses on site.

4.0 TRANSPORTATION MODE ASSESSMENT

4.1. Transit Mode Assessment

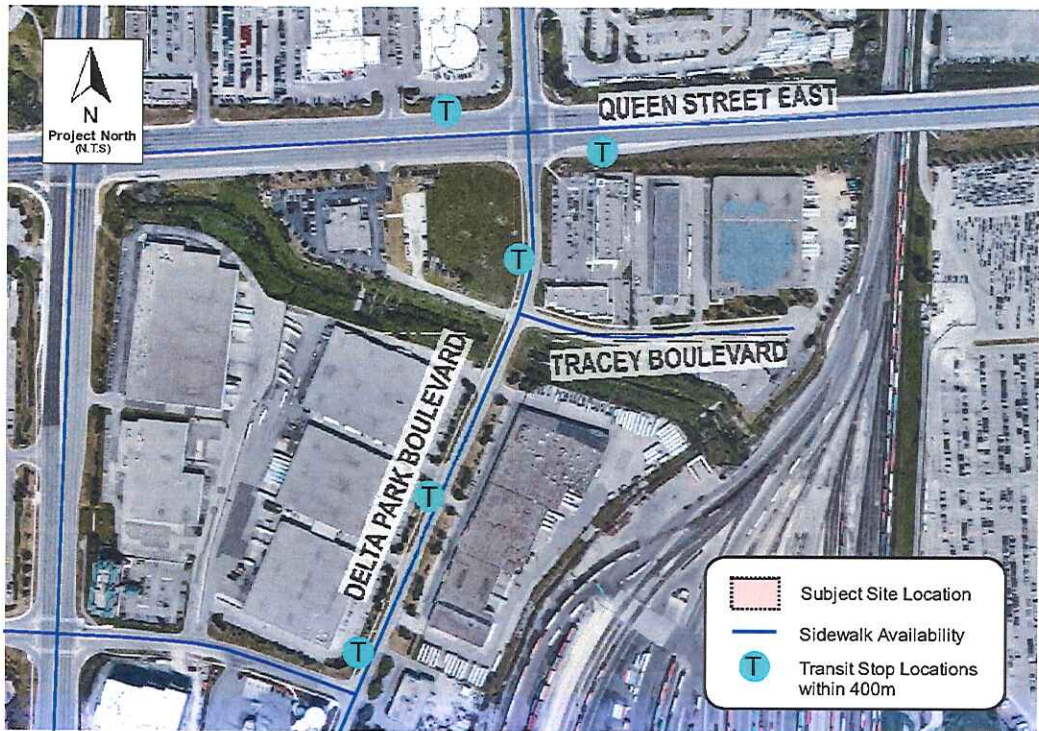
Based on the study prepared by the Ministry of transportation of Ontario (MTO) entitled: 'Transit Supportive Guidelines', dated January 2012, transit users are generally willing to walk 400 meters to a local stop or 800 meters to a transit station. The subject site is situated in a transit supportive area with 5 bus stops located approximately a 3-minute walk to the subject site, which is within comfortable walking distance. The route services in the immediate area are described below and detailed route information is provided in **Appendix B**:

- **1 / 1A Queen:** The 1 / 1A Queen bus route travels generally in the east-west direction between Mount Pleasant GO Stations and Queen Street / Highway 50. This route operates from Monday to Sunday at a service frequency of approximately 5 minutes.

4.2. Active Transportation Mode Assessment

The area surrounding the subject site is serviced with dedicated walkways. Sidewalks are provided on one side of Delta Park Boulevard and Tracey Boulevard. The adjacent commercial and industrial areas provide sidewalk connectivity to the subject site. The sidewalk and transit provisions are illustrated in Figure 4-1.

Figure 4-1 – Sidewalk and Transit Provisions in Subject Area



The area surrounding the subject site offers ample transit and active transportation provisions, which can encourage travelers to utilize the alternative modes of transportation. Encouraging and promoting alternative modes of transportation results in a reduction in single occupant vehicles, and thus the traffic and parking demands of the proposed development.

5.0 CONCLUSION

The subject site is currently occupied by an existing two (2)-storey self-storage facility with a total gross floor area (GFA) of 4,031.17m² (43,391.15 ft²). A total of 51 vehicular parking spaces are provided for all uses on-site and one (1) full-movement vehicular entrance fronting Tracey Boulevard is provided to the subject site. Based on the site plan, the proposed development consists of the addition of two (2) stories with 3,450m² (37,135.49 ft²) of storage warehouse space to the existing storage facility, resulting in a total GFA of 7,481m² (80,524.81 ft²), while maintaining the existing parking supply. The purpose of this parking justification study is to justify the provision of 51 vehicular parking for all uses on site with the proposed addition.

In accordance with the City of Brampton Zoning By-law 270-2004, the proposed development requires 82 parking spaces. In comparing with the By-law requirement, the proposed development has a shortfall of 31 parking spaces.

To quantify peak demand characteristics for the subject site, NexTrans Consulting Engineers conducted parking utilization surveys at the subject site. In addition to the subject site, a self-storage facility located at 8901 Airport road was a surveyed as a proxy site to observe the parking demand of a development with characteristics applicable to the subject site.

The results of the parking utilization survey at the subject site indicate peak parking demands of 25 spaces and 22 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the existing self-storage facility (4,031.17m²), the peak utilization rates were determined to be 0.62 spaces per 100m² and 0.55 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively.

The proxy site survey results show peak parking demands 5 spaces and 4 spaces on Saturday, April 10, and Sunday, April 11, respectively. Based on the GFA of the proxy site (18,581m²), the peak utilization rates were determined to be 0.03 spaces per 100m² and 0.02 spaces per 100m² on Saturday, April 10, and Sunday, April 11, respectively. 8901 Airport Road has a larger GFA than the subject site and supplies parking at a lower rate. As such, the observed proxy utilization rate is supportive of the parking reduction of the proposed development.

By forecasting the future parking demand using the observed peak utilization rate, the expected peak future demand is expected to be 46 spaces. In comparing with the proposed supply of 51 spaces, there is a surplus of 5 parking spaces. **As such, it is Nexttrans' opinion that the provision of 51 parking spaces for the proposed development is adequate to accommodate the demands of all uses on site.**

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

NEXTRANS CONSULTING ENGINEERS

A Division of NextEng Consulting Group Inc.

Prepared by:



Janus Mora, B.Eng
Transportation Analyst

Approved By:



Richard Pernicky, MITE
Principal

Appendix A – Proposed Site Plan

INFORMATION FOR THIS SITE PLAN TAKEN FROM
PLAN OF SURVEY OF
LOT 17
REGISTERED PLAN 43M - 879
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

AS PREPARED BY
BENTLEY YOUNG LIMITED

SCALE 1 : 500
0 5 10 15 20 M

METRIC
DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND ON THE
CONVERTED TO FEET BY DIVIDING BY 0.3048

TOPOGRAPHICAL INFORMATION TAKEN FROM
PLAN SHOWING TOPOGRAPHY OF LOT 17

AS PREPARED BY
J. STELL, O.L.S.
DATED SEP. 12, 1997

ELEVATIONS AREA GEODETIC AND ARE DERIVED FROM
CITY OF MISSISSAUGA BENCHMARK
NO. M3-146 HAVING AN ELEVATION OF 184.669 METRES

NOTES:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED
TO THE NORTHERLY LIMIT OF BLOCK 21 AS
SHOWN ON REGISTERED PLAN 43M - 879,
HAVING A BEARING OF N 43° 56' 30" E.

WORKSITE A, B, C, D.
ZONING : SERVICE COMMERCIAL SC SECTION 004
BY-LAW 56-83 AS AMENDED

REFER TO S - 1 FOR STORM WATER MANAGEMENT
SITE SERVICES AND GRADE DRAWINGS
DATED
AS PREPARED BY VIA PISCONE AND ASSOCIATES.

REFER TO L - 1 FOR LANDSCAPE MASTER PLAN
DATED
AS PREPARED BY REYNOLDS AND ASSOCIATES.

LEGEND

	NEW ELEVATION
	CURB DEPRESSION
	DEPR
	N ₂ OF CAR SPACES
	BLACK VINYL CLAD
	2500mm HIGH WITH
	5 STRANDS OF BARBED WIRE
	CONCRETE CURBS
	11/2" PARKING
	SPACE 5.4 x 5.4 COLOUR WHITE
	DESIGNATED FIRE ROUTE

Existing Gross Floor Area - 4,031 sq.m.
Proposed Gross Floor Area - 3,450 sq.m.
Total Gross Floor Area - 7,481 sq.m.

LOT AREA	10 000.00 m ²	4.12 ACRES
AREA DEVELOPED	7 187.30 m ²	1.77 ACRES
AREA UNDEVELOPED	2 812.70 m ²	2.35 ACRES

OFFICE : RENTAL OFFICE	227.85 m ²	2 452.56 sf
ADMIN OFFICE	62.62 m ²	674.05 sf
TOTAL	290.47 m ²	3 126.61 sf

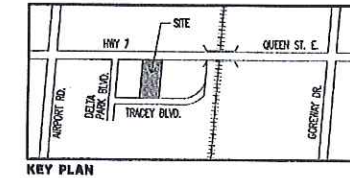
STORAGE : LOWER FLOOR	1 725.11 m ²	18 568.93 sf
UPPER FLOOR	2 015.59 m ²	21 888.34 sf
TOTAL	3 740.70 m ²	40 457.27 sf
BUILDING TOTAL	4 031.17 m ²	43 583.88 sf

SITE AREAS	3 739.00 m ²	41,078.52 sf
PAVED AREA	1 406.72 m ²	15,255.94 sf
LANDSCAPE AREA	9 526.70 m ²	102,576.37 sf

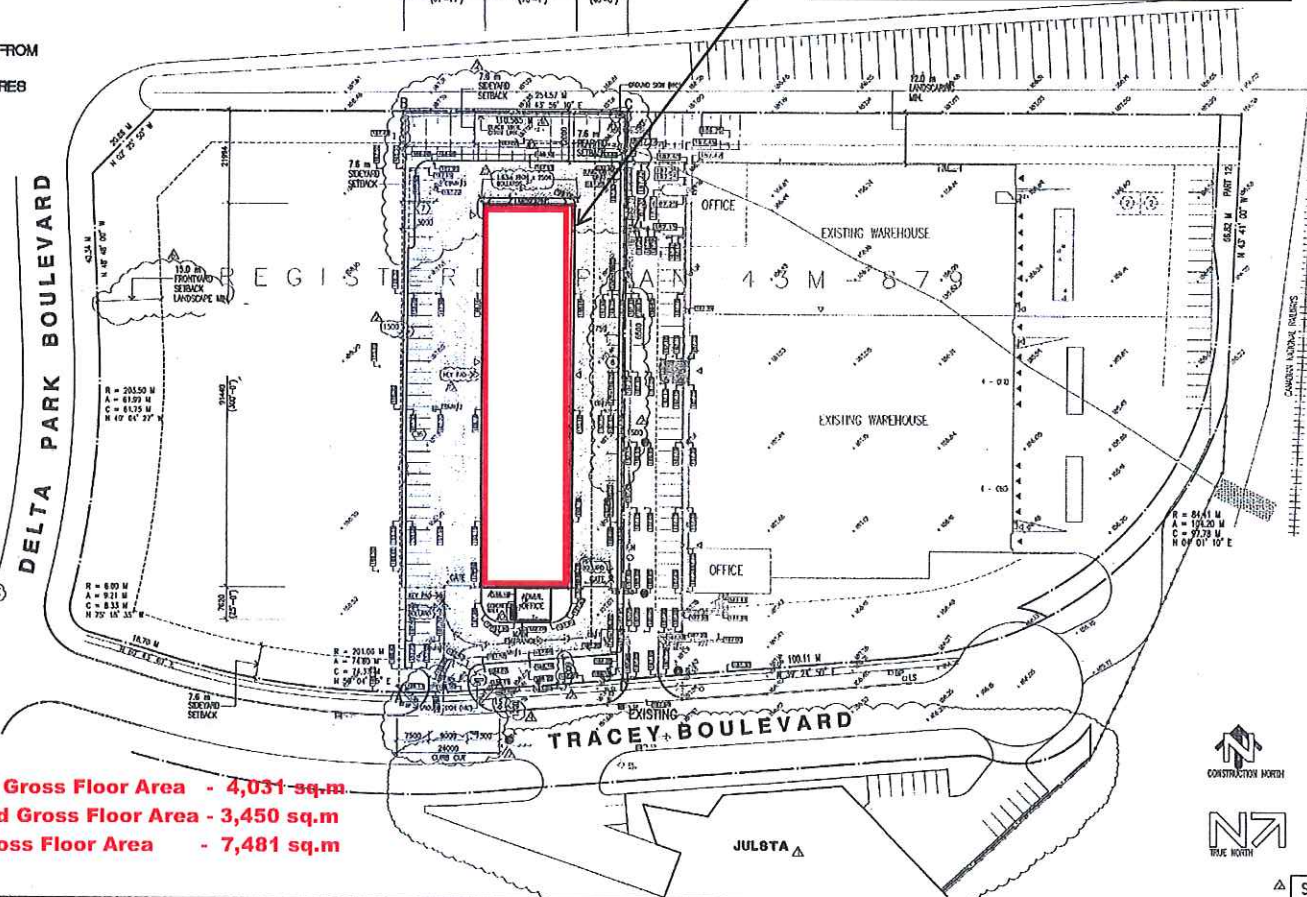
SITE PLAN NOTES:
1. OUTSIDE STORAGE IS NOT PERMITTED
2. THERE ARE NO LOADING DOORS

CLASSIFICATION
SELF STORAGE BUILDING (PER CBC SECTION 3.10)
GROUP F, DIVISION 2
FULLY SPRINKLERED 2 STOREY BUILDING

PARKING REQUIREMENTS	
OFFICE :	290.47 m ² / 31 = 9.37 SPACES
WAREHOUSE :	3 740.70 m ² / 91 = 41.10 SPACES
TOTAL :	50.47 SPACES
REQUIRED :	51.00 SPACES
PROVIDED :	51.00 SPACES



THE PORTION OF EXISTING BUILDING
PROPOSED TO BE 4-STOREY HIGH



Harzuz Holdings Ltd. SELF STORAGE TRACEY BOULEVARD BRAMPTON, ONTARIO	
Intermith Western Construction Company 1000 Highway 10 East Unit 100, Brampton, Ontario L6Y 4K6 Tel: (905) 874-1111 Fax: (905) 874-1112	
SITE PLAN FILE: JUL 04, 2000 DRAWN BY: J200 CHECKED BY: J200 SCALE: 1:500 DATE: JUL 04, 2000	
SP00-72 A1.2 1913	ALLEN & SHERIFF ARCHITECTS INC. 1000 Highway 10 East Unit 100, Brampton, Ontario L6Y 4K6 Tel: (905) 874-1111 Fax: (905) 874-1112

Appendix B – Transit Route Information

[illegible]

EASTBOUND: Saturday														WESTBOUND: Saturday													
Mount Pleasant GO Station	Mississauga Rd & Williams Hwy	Mississauga Rd & Queen St	Queen St & Chippawase Rd	Queen St & McLaughlin Rd	Downtown Terminal	Queen St & Kennedy Rd	185 Clark Blvd	Bramalea Terminal	Queen St & Tokheim Rd	Alport Rd & Queen St	Alport Rd & County Rd	Elmhurst Rd & The Gore Rd	Queen St & Hwy 50	Queen St & Hwy 50	Alport Rd & Queen St	Queen St & Tokheim Rd	Bramalea Terminal	185 Clark Blvd	Queen St & Kennedy Rd	Queen St & McLaughlin Rd	Chippawase Rd	Mississauga Rd & Williams Hwy	Mount Pleasant GO Station				
A	B	C	D	E	H	J	K	L	M	N	O	P	Q		Q	N	M	L	K	J	H	E	D	C	B	A	
6:00	6:07	6:11	6:17	6:20	6:25	6:32	6:36	6:37	6:40	6:43	6:45	6:48	6:50		5:59	6:01	6:04	6:10	6:15	6:20	6:25	6:30	6:35	6:40	6:45	6:50	
6:02	6:09	6:13	6:19	6:22	6:27	6:34	6:38	6:39	6:42	6:45	6:47	6:50	6:52		5:57	6:00	6:03	6:09	6:14	6:19	6:24	6:29	6:34	6:39	6:44	6:49	
6:04	6:11	6:15	6:21	6:24	6:29	6:36	6:40	6:41	6:44	6:47	6:49	6:52	6:54		5:55	6:01	6:04	6:10	6:15	6:20	6:25	6:30	6:35	6:40	6:45	6:50	
6:06	6:13	6:17	6:23	6:26	6:31	6:38	6:42	6:43	6:46	6:49	6:51	6:54	6:56		5:53	6:03	6:06	6:12	6:17	6:22	6:27	6:32	6:37	6:42	6:47	6:52	
6:08	6:15	6:19	6:25	6:28	6:33	6:40	6:44	6:45	6:48	6:51	6:53	6:56	6:58		5:51	6:05	6:08	6:14	6:19	6:24	6:29	6:34	6:39	6:44	6:49	6:54	
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STROGAN INC.

307 – 93 Lavinia Ave. | Toronto, ON | M6S 3H9 | vladimir.strogan@gmail.com | 1-416-358-6150

February 1, 2021

Committee of Adjustment

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

Attn: Ms. Jeanie Myers
Secretary-Treasurer

Re: **AMENDMENT TO MINOR VARIANCE APPLICATION A-2020-0051**

Bursco Limited
Part of Lot 5, Concession 7 N.D.
(6 Tracey Boulevard, Brampton,
Key Storage Building)
Assessment Roll No. 10-12-0-003-00100-0000

Dear Madam:

We request an amendment to the subject Minor Variance Application (File # A-2020-0051) related to the 6 Tracey Boulevard site. The requested amendment is to reflect the following second variance:

- To permit a reduction in parking requirement from eighty-two (82) parking spaces to fifty-one (51) parking spaces.

The application sketch has been also revised to address this amendment. Accordingly, we include twelve (12) prints of the revised application sketch. Please add this revised material to the original application file and put it on the agenda for the March 9, 2021 hearing.

In addition, we would like to confirm the following Gross Floor Areas (GFAs) that have been verified for parking calculation purposes:

- 1) The total GFA of the proposed and existing warehousing is 7,190.7 sq.m (3,740.7 sq.m of existing warehousing plus 3,450.0 sq.m of the proposed additional two floors).
- 2) The GFA of the associated office is 290.47 sq.m and it will remain the same.
- 3) Accordingly, the ultimate total GFA of the building will be 7,481.17 sq.m.

With respect to the on-site parking, it is proposed to provide 51 parking spaces, including 3 accessible spaces for the ultimate size of the self-storage facility. The required parking has been calculated based on zoning Section 30.5 Parking Spaces, Warehouse. The following calculations with the resulting required Parking of 82 parking spaces were reviewed and confirmed by the City Zoning in their e-mail of January 27, 2021.

- The associated office GFA is 3.9%, i.e., less than 15% of the total GFA of the building;
- The total GFA of the building is 7,481.17 sq.m (7,000 to 20,000 sq.m) - **78 parking spaces**;

- Based on the requirement of 1 parking space per 145 sq.m GFA that is over 7,000 sq.m, **additional 4 parking spaces** are required $(7,481.17 \text{ sq.m} - 7,000 \text{ sq.m})/145 \text{ sq.m} = 3.3$ parking spaces.
- The required total parking space is 78 p.s. + 4 p.s. = **82 parking spaces**.

The justification of the proposed 51 parking spaces for this site lies in the nature of self-storage facilities. Individuals who use self-storage attend the site at various times and not on a regular basis to access their storage units. There is a lack of concentrated activity on the site and therefore a large number of vehicles are not expected to be present at any given time on site.

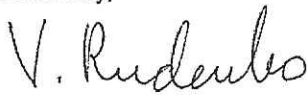
This parking size is proving to be sufficient as it is also consistent with parking provided for other existing self-storage sites in Brampton. For example, Dymon Storage at 8901 Airport Road (just south of Queen Street) is a massive 5-storey building with the total GFA of 18,581 sq.m (200,000 sq.ft), but they only have 34 parking spaces.

Another example is Safe Storage Depot located at 10370 Hurontario St. The one-storey self-storage facility occupies the site with an area of 1.5 Ha (3.7 Ac). The applicable Special Section 2011 (SS2011), Zoning By-law 270-2004 requires that the self-storage facility shall be subject to the minimum of 5 parking spaces.

Accordingly, we maintain that 51 parking spaces for the self-storage facility are adequate given the nature of self-storage facilities.

I trust that the enclosed information is sufficient, however, if you have any questions please do not hesitate to advise.

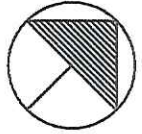
Yours truly,



Vladimir Rudenko, RPP
Agent

cc: Jay Burstein, Bursco Limited

**EXISTING
MARITIME ONTARIO
TRANSPORTATION
FACILITY**



C.N.R.

MARITIME ONTARIO BLVD.

REGIONAL ROAD 107 (QUEEN STREET EAST)

PROPOSED ADDITIONAL 2 STOREYS

±110m

±21m

±102m

±127m

±135m

EXISTING
COMMERCIAL
BUILDING

EXISTING
2 STOREY
SELF STORAGE
BUILDING

EXISTING WAREHOUSE

EXISTING
COMMERCIAL
BUILDING

TRACEY BLVD.

HIGHWAY
COMMERCIAL

DELTA PARK BLVD.

SERVICE
COMMERCIAL

BURSCO LIMITED
MINOR VARIANCE PLAN
PART OF LOT 5, CONCESSION 7 N.D.
CITY OF BRAMPTON
PLAN 43M-879

STROGAN INC.
Planning & Urban Design

TEL (416) 358-6150

FAX (416) 291-1373

DATE June 23, 2020

JOB No 220001

DRAWN V.R.

SKETCH No.

SCALE 1:2000

MV-1



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)** Bursco Limited
Address 8 Tracey Boulevard, Brampton, Ontario, L6T 5R9
Phone # 905-791-7734 **Fax #** 905-792-3150
Email jay@sjmlogistics.com

2. **Name of Agent** Vladimir Rudenko
Address 307 - 93 Lavinia Ave., Toronto, ON, M6S 3H9
Phone # 416-358-6150 **Fax #** 416-291-1373
Email _____

3. **Nature and extent of relief applied for (variances requested):**
To construct additional 2 floors on top of the existing 2-storey self storage building whereas the maximum permitted building height is 2 storeys.

4. **Why is it not possible to comply with the provisions of the by-law?**
The demand for self storage services in this area exceeds the capacity of the existing building.

5. **Legal Description of the subject land:**
Lot Number Part of Lot 5
Plan Number/Concession Number Plan 43M-879, Concession 7 N.D.
Municipal Address 6 Tracey Boulevard

6. **Dimension of subject land (in metric units)**
Frontage 124 m
Depth 132 m
Area 1.669 Ha (4.124 Ac)

7. **Access to the subject land is by:**
 Provincial Highway ☐ Seasonal Road ☐
 Municipal Road Maintained All Year ☒ Other Public Road ☐
 Private Right-of-Way ☐ 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.)
Existing 2-storey Self Storage Building; Footprint Floor Area 2,015.58 sq.m including existing office and storage portions of the building. The total gross floor area of the existing building is 4,031.16 sq.m and includes:
a two-storey storage portion of the building - 3,906.28 sq.m;
a two-storey office - 124.89 sq.m

PROPOSED BUILDINGS/STRUCTURES on the subject land:
Two (2) additional stories on top of the existing storage portion of the building are being proposed. The total proposed gross floor area of the addition is ±3,900.00 sq.m

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)

Assuming the severance is in place

EXISTING

Front yard setback	from Tracey Blvd. right-of-way - 15.0 m;
Rear yard setback	from Queen Street East right-of-way - 20.0 m;
Side yard setback	from the West property line - 18.0 m;
Side yard setback	from the East property line - 18.0 m

PROPOSED

Front yard setback	from Tracey Blvd. right-of-way - 15.0 m;
Rear yard setback	from Queen Street East right-of-way - 20.0 m;
Side yard setback	from the West property line - 18.0 m;
Side yard setback	from the East property line - 18.0 m;

10. Date of Acquisition of subject land: November 10th, 2000
11. Existing uses of subject property: SERVICE COMMERCIAL
12. Proposed uses of subject property: SERVICE COMMERCIAL
13. Existing uses of abutting properties: INDUSTRIAL
14. Date of construction of all buildings & structures on subject land: SELF STORAGE BUILDING - 2001
DELTA 7 CENTRE - 2008
15. Length of time the existing uses of the subject property have been continued: 20 YEARS
16. (a) What water supply is existing/proposed?
Municipal ☒
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 ☐
Swales ☐ Other (specify) _____

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

V. Rudenko

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 16th DAY OF July, 20 20

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, Vladimir Rudenko, OF THE City OF Toronto

IN THE Province OF Ontario 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 16th DAY OF

July, 20 20

Jeanie Myers
A Commissioner etc.

V. Rudenko

Signature of Applicant or Authorized Agent

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

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

SC-1604

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

Hothi S
Zoning Officer

JULY 28 2020
Date

DATE RECEIVED 2020-07-16

STROGAN INC.

307 – 93 Lavinia Ave. | Toronto, ON | M6S 3H9 | vladimir.strogan@gmail.com | 1-416-358-6150

July 15, 2020

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

A-2020-0051

Attn: Ms. Jeanie Myers
Secretary-Treasurer

Re: MINOR VARIANCE APPLICATION
Bursco Limited
Part of Lot 5, Concession 7 N.D.
(6 Tracey Boulevard, Brampton,
Key Storage Building)
Assessment Roll No. 10-12-0-003-00100-0000

Dear Madam:

Further to a pre-consultation and our digital submission of the subject Minor Variance Application on June 30th, 2020, we enclose herewith the following documents pursuant to the application:

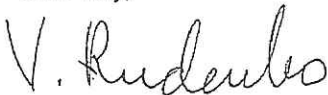
- 1) One (1) fully completed original copy of the application form with an Authorization Letter and Permission to Enter signed by the property owner;
- 2) Twelve (12) prints of the Application Plan; and,
- 3) Application fee cheque in the amount of \$2,510.00 payable to the City of Brampton.

The purpose of the application is to permit the proposed construction of additional two floors on top of the existing self-storage building (Kee Storage Building) whereas the maximum permitted building height is 2 storeys. The proposed building expansion would address the existing demand for self-storage services in this area that exceeds the capacity of the existing building.

This Minor Variance Application is being submitted concurrently with an Application for Consent to create a separate lot on which the self-storage building is located. Accordingly, we respectfully request that this application be heard at the September 8th, 2020 Committee of Adjustment meeting.

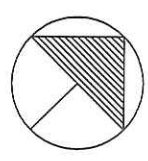
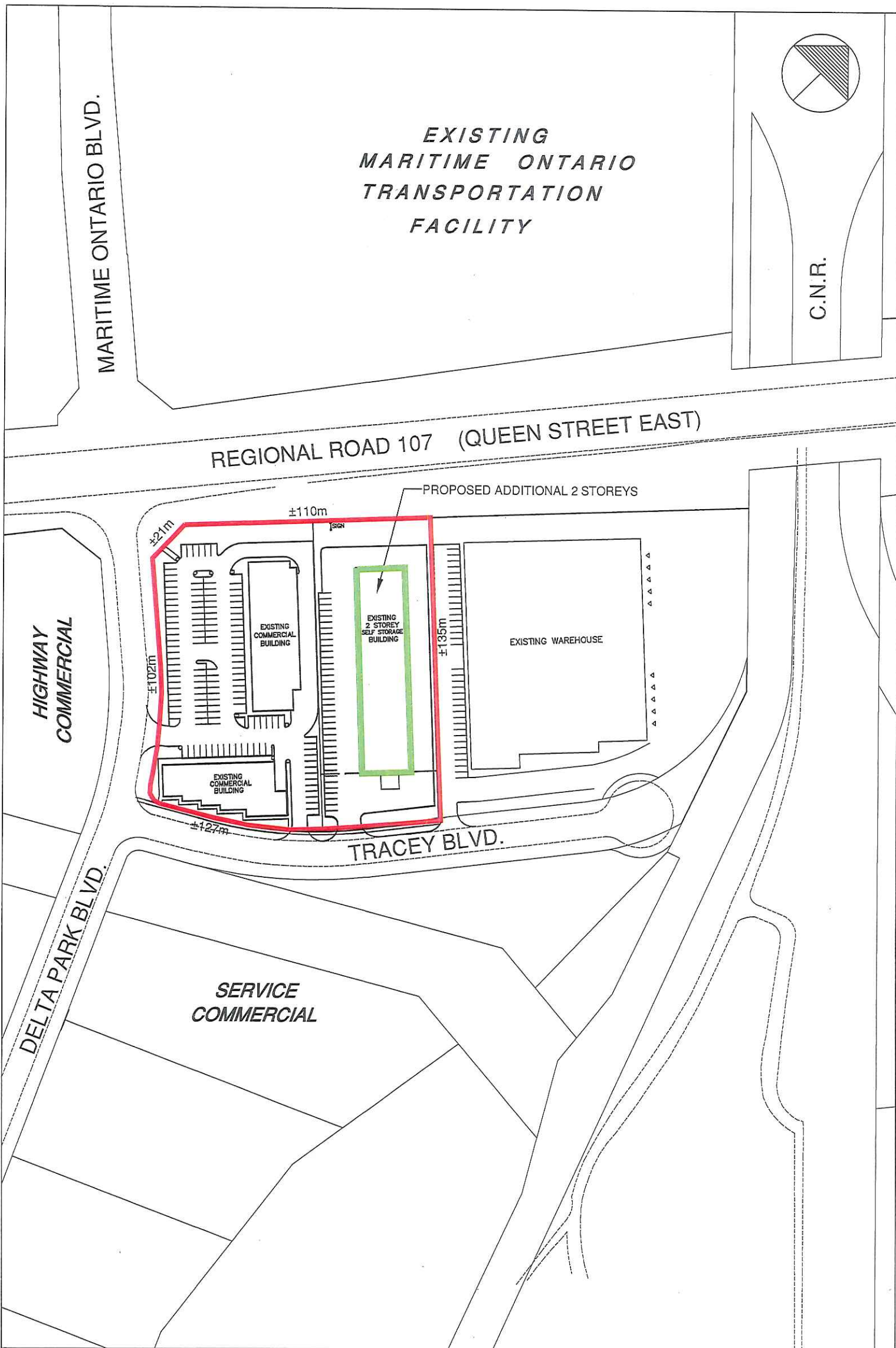
I trust that the enclosed information is self-explanatory, however, if you have any questions please do not hesitate to advise.

Yours truly,



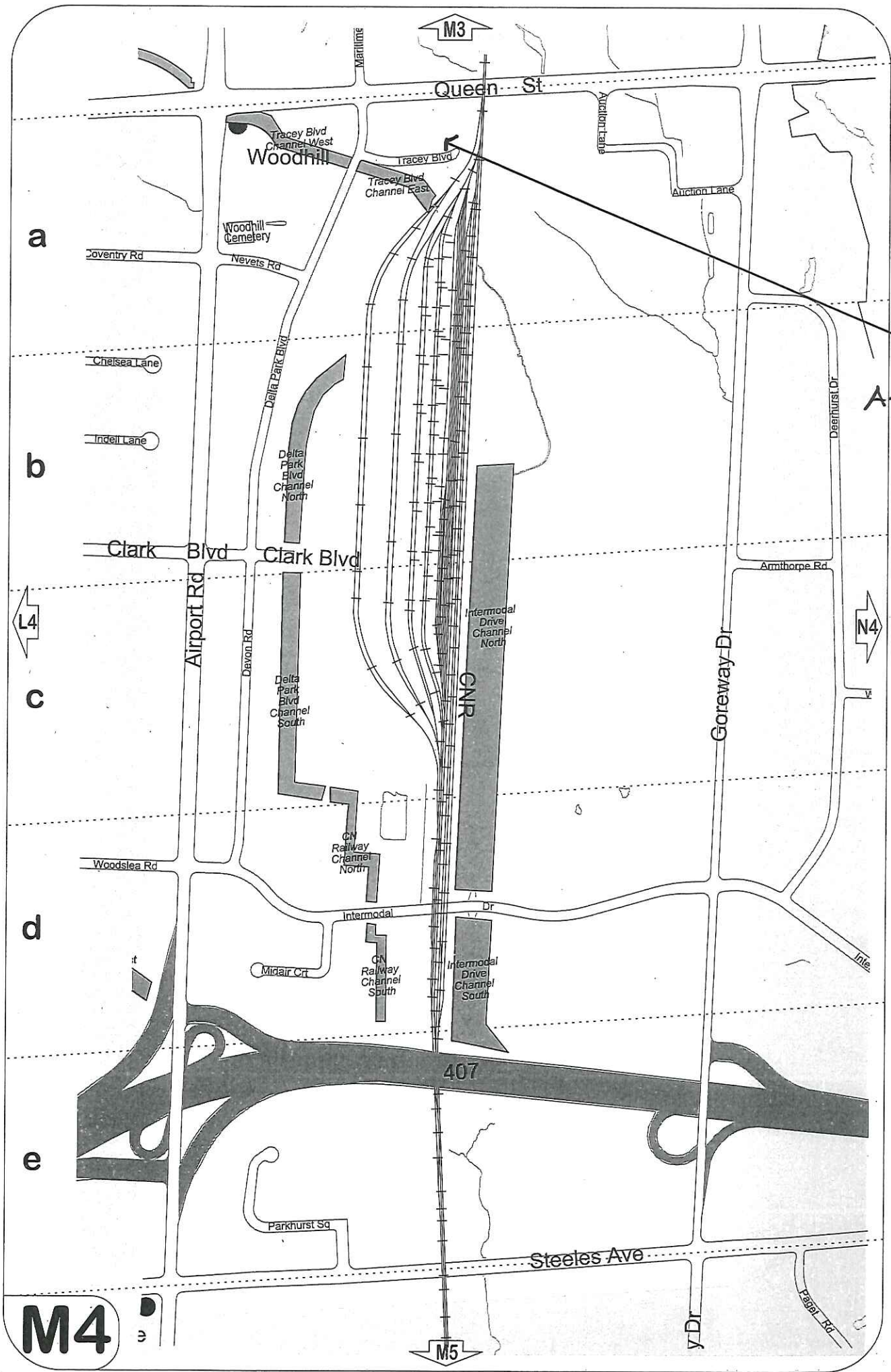
Vladimir Rudenko, RPP
Agent

cc: Jay Burstein, Bursco Limited



BURSCO LIMITED
MINOR VARIANCE PLAN
PART OF LOT 5, CONCESSION 7 N.D.
CITY OF BRAMPTON
PLAN 43M-879

STROGAN INC. Planning & Urban Design <small>TEL (416) 358-6150 FAX (416) 291-1373</small>	
DATE June 23, 2020	JOB No 220001
DRAWN V.R.	SKETCH No.
SCALE 1:2000	MV-1



A-2621-0051