



## Committee of Adjustment

## APPLICATION FOR MINOR VARIANCE

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.

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

File Number: \_\_\_\_\_  
File Number: \_\_\_\_\_

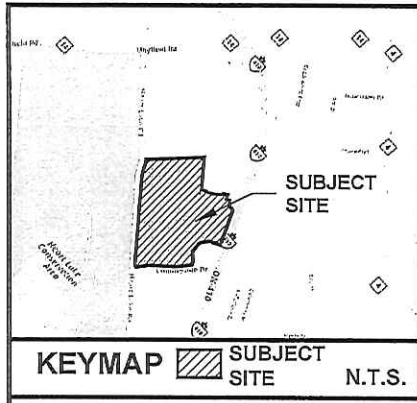
This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED 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.**

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

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:

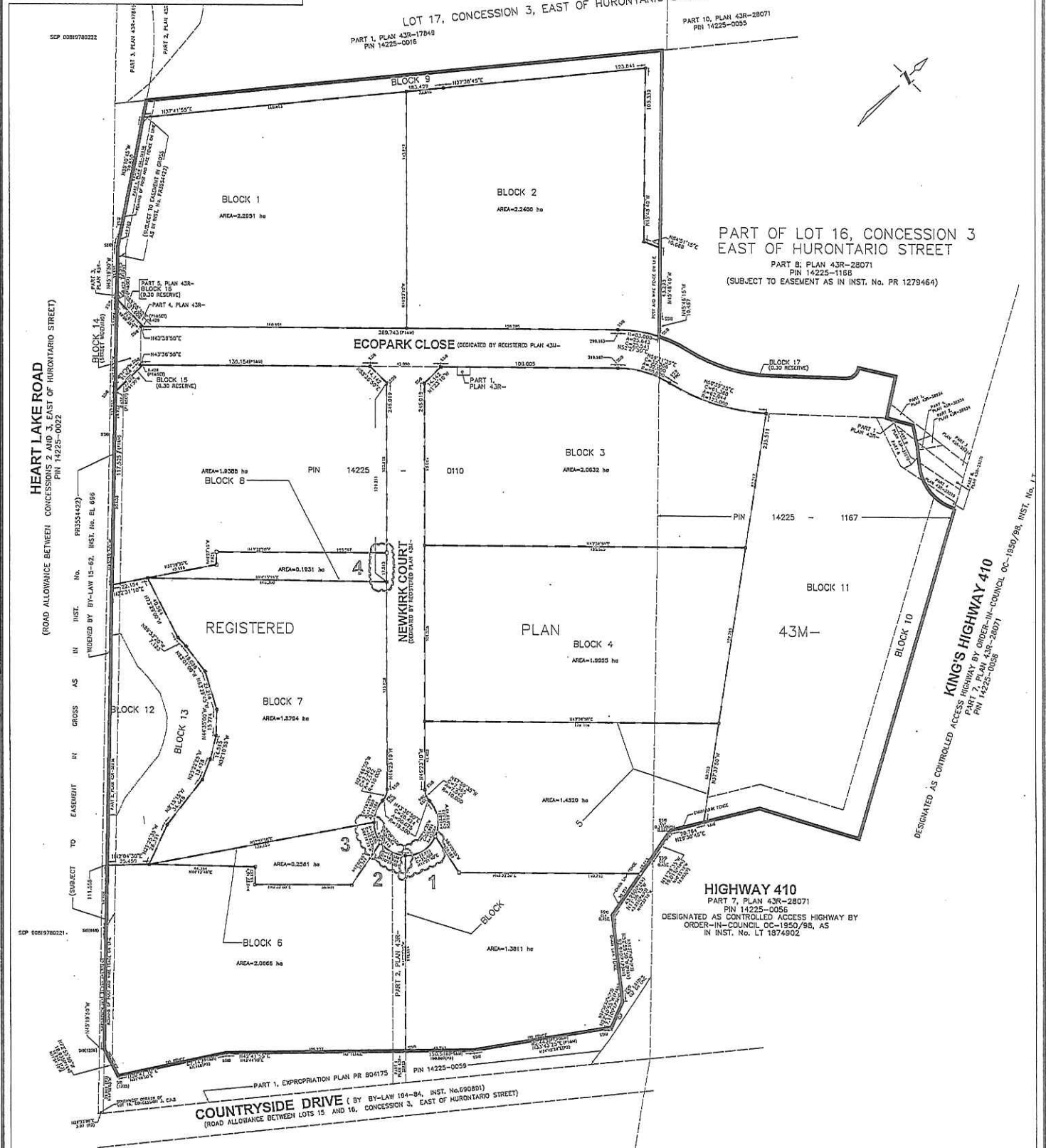
Jeanie Myers, Secretary-Treasurer  
 Committee of Adjustment, City Clerk's Office,  
 Brampton City Hall  
 2 Wellington Street West,  
 Brampton, Ontario L6Y 4R2  
 Phone: (905)874-2117  
 Fax: (905)874-2119  
[jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca)



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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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);

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

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](mailto:mdenardis@gwdplanners.com)

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



# APPENDIX 1

## ATTACHMENT 7

[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: 250 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	±Ha.	±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) 869-4005 FAX: (905) 869-0097 design@klmplanning.com  
*Planning • Design • Development*

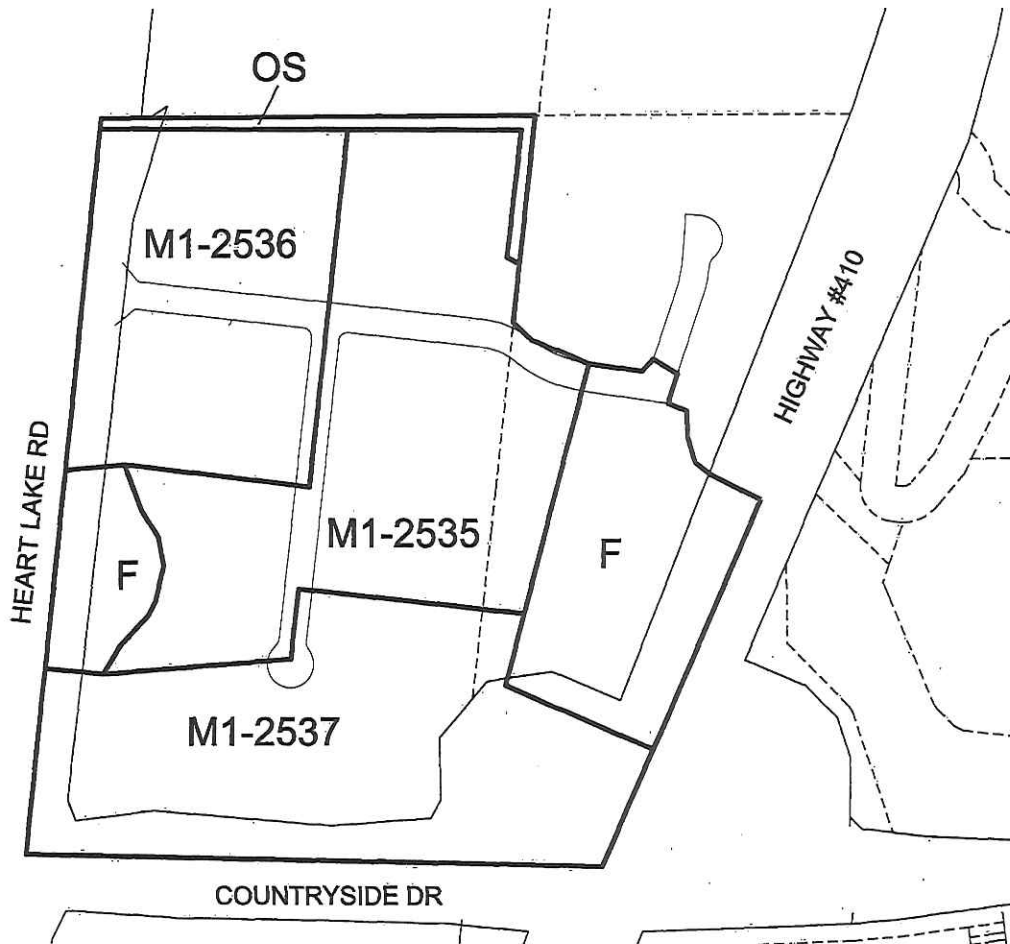


# APPENDIX 2





# 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

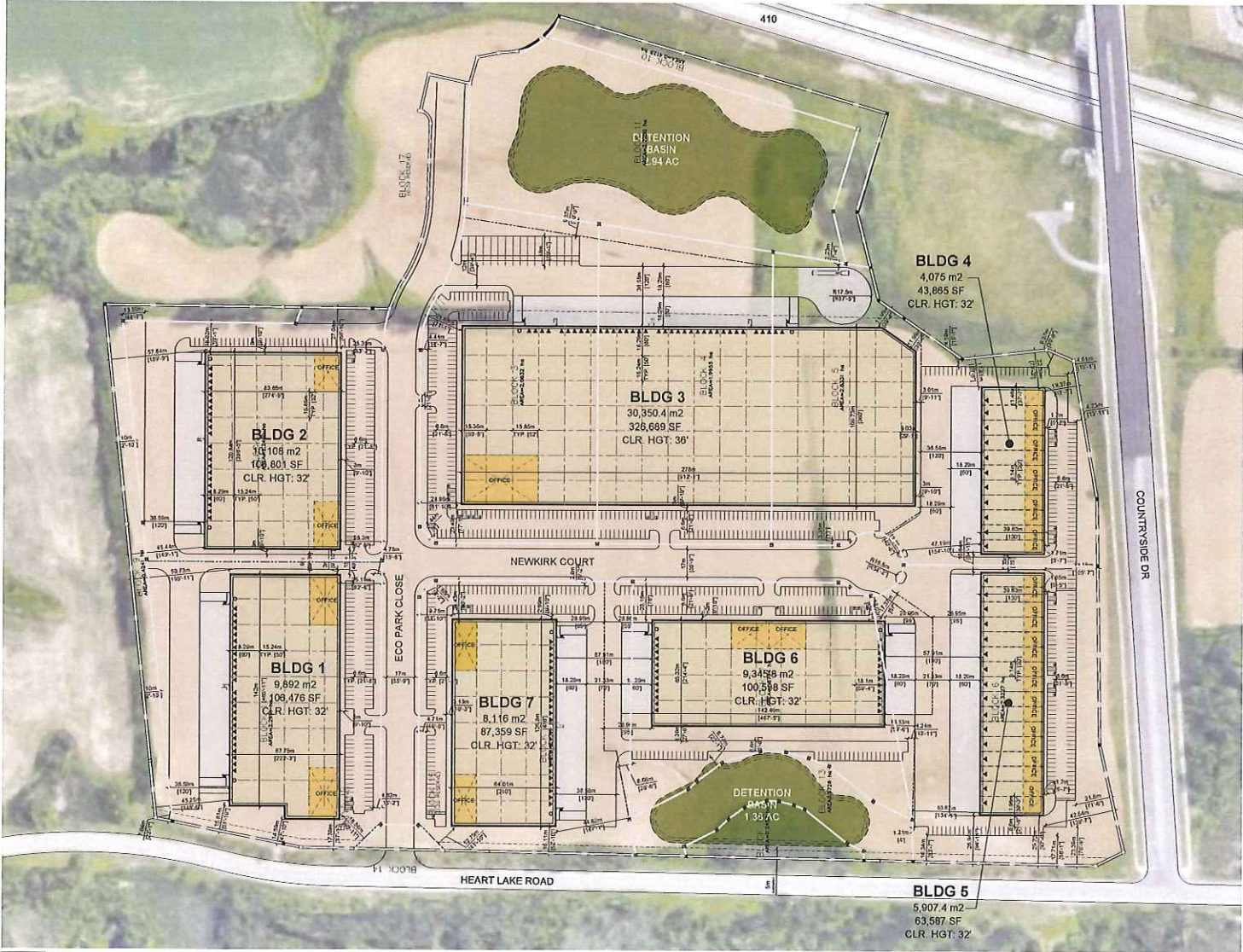
Date: 2016 09 16

Drawn by: CJK

File no. C03E16\_003\_ZBLA



# APPENDIX 4



PROJECT DATA:									
SITE			BUILDING		FAR	PARKING			
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	COVERAGE	PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	GRADE LEVEL DOORS
1	1,912,745	43.91	1	106,476	5.6%	90	@0.85/1000 SF	4 STALLS	27
			2	108,801	5.7%	122	@1.12/1000 SF	5 STALLS	23
			3	326,689	17.1%	290	@0.89/1000 SF	7 STALLS	37
			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	100,538	5.3%	133	@1.32/1000 SF	5 STALLS	24
			7	87,352	4.6%	107	@1.22/1000 SF	5 STALLS	27
TOTAL	1,912,745	43.91		837,368	43.8%	947	@1.13/1000 SF	36	165

PROJECT DATA:		
SITE AREA:		
GROSS:	17.77 HA	43.91 AC
	177,700 m²	1,912,745 SF
BUILDING FOOTPRINT:		
BUILDING 1	9,892 m²	106,476 SF
BUILDING 2	14,108 m²	168,801 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	100,538 SF
BUILDING 7	8,116 m²	87,352 SF
TOTAL FOOTPRINT:	77,795 m²	837,368 SF
COVERAGE:		
GROSS:	44%	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source  
PDF ALTA SURVEY



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 donnalue@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 ☐

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.)

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 77,794m<sup>2</sup>.

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

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

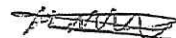
City \_\_\_\_\_ OF Brampton

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.

HOTHIS.

Zoning Officer

MAY 04 2021

Date

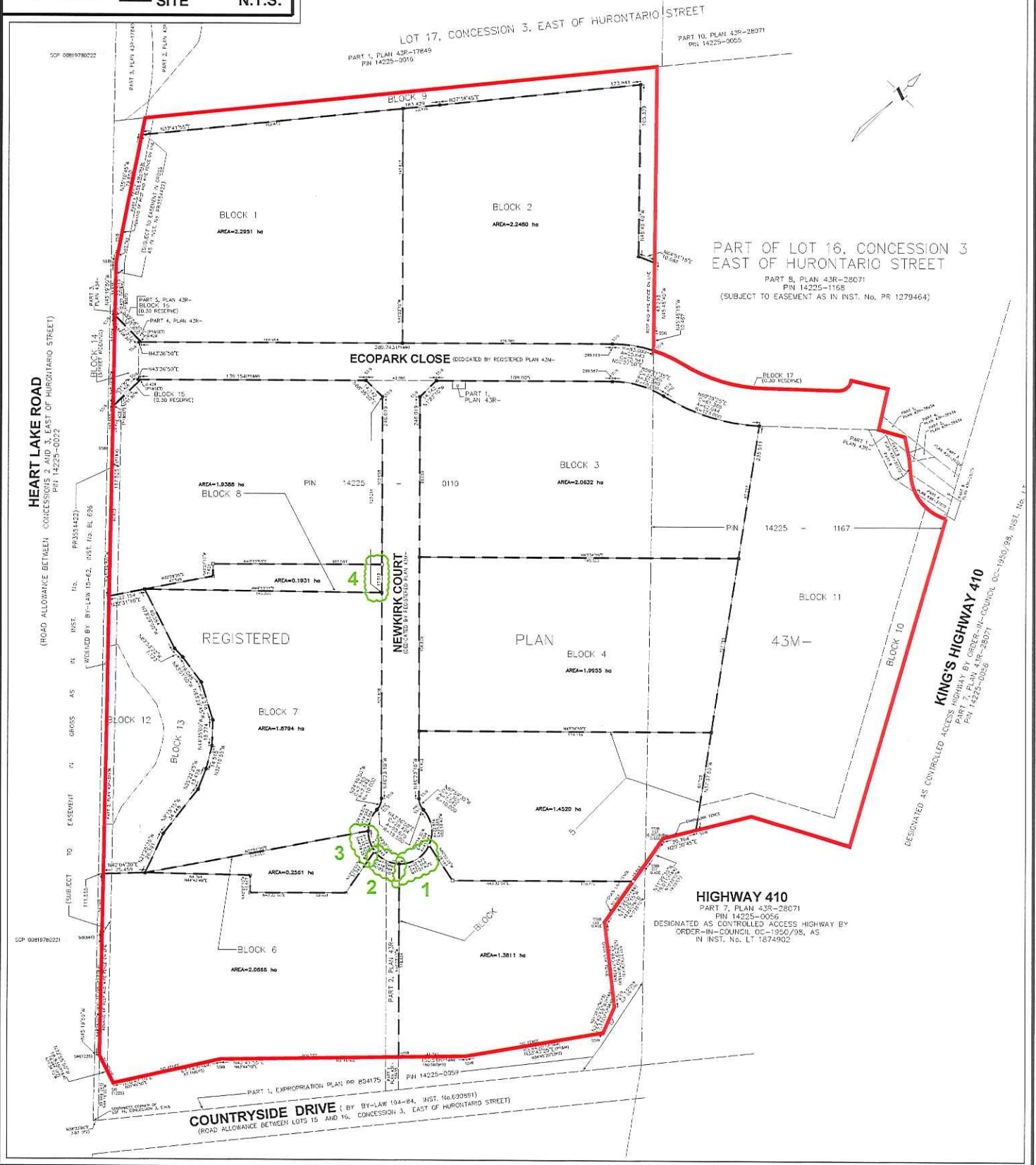
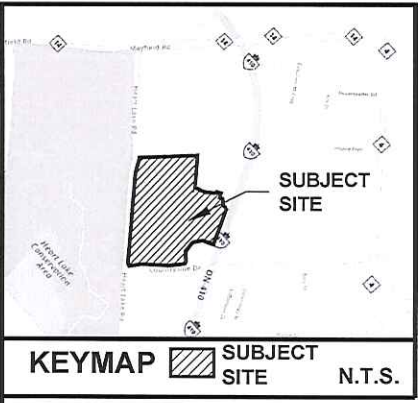
DATE RECEIVED May 4, 2021

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

GWD  
Geospatial Walkways Design  
1 (855) 771-7206  
www.gwdplanners.com

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

The map displays the Mayfield area with the following details:

- Top Left:** A blue line with an arrow pointing towards the center, labeled 'a' and 'H1'.
- Top Right:** A red line with an arrow pointing towards the center, labeled 'b' and 'J1'.
- Mayfield Rd:** The main road running horizontally across the top.
- Heart Lake Rd:** A vertical road on the left side.
- Ace Dr:** A vertical road in the center.
- Dixie Rd:** A vertical road on the right side.
- Countryside Dr:** A horizontal road running across the middle.
- Teapot Lake:** A small lake in the top left.
- Kettle Pond:** A large pond in the top center.
- Tasker Pond:** A large pond in the center.
- Captain Frank Chinnel North:** A large building or park area in the center.
- Ingoldsby Park:** A park area in the bottom left.
- Environmental Wetland:** A large area in the bottom left.
- Other Roads:** Various residential streets including Spokane St, Thornapple St, Beatrice Lane, Inspire Blvd, Hasely Lane, Ledger Point, Trenton St, Wardenwood Dr, Dolbyhill, Rumans Park, Blackstone River Dr, Tumabrook Cres, Openbay Gdns, Tumabrook Cres, Father, St Marguerite d'Youville S.S., Mainard Cres, Hopecrest Pl, Mainard Cres, Saintsbury Cres, and Saintsbury Cres.
- Other Landmarks:** A large area labeled 'Environmental Wetland' in the bottom left.