

**APPLICATION # A-2021-0138**  
**WARD #8**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **2437859 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 6, Concession 7 ND, Parts 5 and 6, Plan 43R-35777 municipally known as **0 SUN PAC BOULEVARD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) for a temporary period of five (5) years:

1. To permit outside storage (trailer parking) not in conjunction with a business located within a building on the same lot whereas the by-law requires outside storage to be associated with a business located within a building on the same lot.

**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 \_\_\_\_\_ File Number: \_\_\_\_\_  
Application for Consent: \_\_\_\_\_ NO \_\_\_\_\_ File Number: \_\_\_\_\_

The Committee of Adjustment has appointed **TUESDAY, July 13, 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 **30th Day of June, 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)

EMPLOYMENT LANDS

LANDSCAPED  
BUFFER

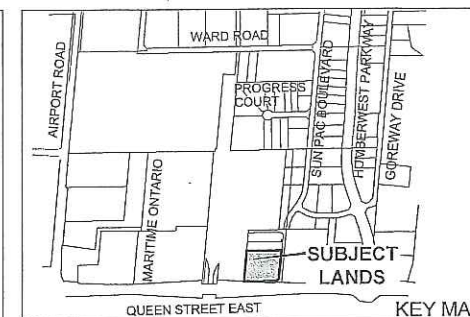
LANDSCAPED  
BUFFER

LANDSCAPED BERM AND BUFFER

EXISTING SWM EASEMENT (INST. NO. PR3014030)

Minor Variance File Number: A-19-139

\*Preliminary Development Concept Plan  
for discussion purposes only\*



KEY MAP

DEVELOPMENT CONCEPT PLAN

2437859 ONTARIO INC.

SUN PAC BOULEVARD

PART 4, PLAN 43R-35777

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

DEVELOPMENT STATISTICS

SITE AREA: 2.16ha (5.34ac)  
TOTAL PARKING PROVIDED: 92 SPACES

NOTES:

TYPICAL TRAILER PARKING SPACE = 23m x 3.66m



SCALE 1:1000  
May 11, 2021

**GSAI**  
Glen Schnarr & Associates Inc.



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, July 8, 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, July 9, 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, July 9, 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.



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:  
GLEN SCHNARR, MCIP, RPP  
GLEN BROLL, MCIP, RPP  
COLIN CHUNG, MCIP, RPP  
JIM LEVAC, MCIP, RPP

June 29, 2021

GASI File: 1256-003

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

**Attention:** Jeanie Myers,  
Secretary Treasurer, Committee of Adjustment

**RE: Minor Variance Application**  
**2437859 Ontario Inc.**  
**0 Sun Pac Boulevard**  
**City of Brampton, Region of Peel**

**A-2021-0138**

Glen Schnarr and Associates Inc. is pleased to prepare an **Addendum Letter** which identifies the revised wording of the minor variance for an application at 0 Sun Pac Boulevard (herein referred to as the 'subject property') on behalf of our client, 2437859 Ontario Inc.

Currently, the owner of the subject property is seeking the following revised variance:

1. To permit outdoor storage (trailer parking) not in conjunction with a business located within a building on the same lot whereas the by-law requires outside storage to be associated with a business located within a building on the same lot.

In our opinion, the proposed variance meets the prescribed criteria to authorize a minor variance under Section 45 of the *Planning Act* and the previously submitted rationale dated June 7<sup>th</sup>, 2021 remains the same.

We trust this completes the application for a Minor Variance and we look forward to being considered for the earliest hearing date.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

Vanessa Develter  
Planner, MCIP, RPP

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca





**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

**GLEN SCHNARR**, MCIP, RPP

**GLEN BROLL**, MCIP, RPP

**COLIN CHUNG**, MCIP, RPP

**JIM LEVAC**, MCIP, RPP

June 7, 2021

GASI File: 1256-003

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

A-2021-0138

**Attention:** Jeanie Myers,  
Secretary Treasurer, Committee of Adjustment

**RE: Minor Variance Application**  
**2437859 Ontario Inc.**  
**0 Sun Pac Boulevard**  
**City of Brampton, Region of Peel**

Glen Schnarr and Associates Inc. is pleased to submit this application for a Minor Variance at 0 Sun Pac Boulevard (herein referred to as the 'subject property') on behalf of our client, 2437859 Ontario Inc. The subject property is located on the west side of Sun Pac Boulevard at the northwest corner of Queen Street and Sun Pac Boulevard. The subject property has a frontage along Sun Pac Boulevard of 135.32 metres (443.96 feet) and a frontage along Queen Street East of 145.12 metres (476.12 feet). Additionally, the subject property has a depth of approximately 155.46 meters and an area of 2.16 hectares (5.34 acres).

The subject property is designated 'Business Corridor' in the City of Brampton Official Plan (Schedule A – General Land Use Designations) and further designated 'Highway and Service Commercial' in the City of Brampton Secondary Plan (SP37 - Airport Road Highway 7 Business Centre Secondary Plan). The subject property is zoned 'Service Commercial – Special Section 1643' which permits retail warehouses, a personal service shop and a motor vehicle repair shop, among others.

The enclosed Minor Variance application seek relief from the Zoning By-law to permit a temporary storage of up to 92 truck trailer parking spaces centrally located on the subject property. The application seeks to permit the use for a total of 5 years. In support of the proposal, landscaping is proposed around the periphery of the subject property with a heavier landscape buffer along the frontage of Queen Street and Sun Pac Boulevard to reduce visibility of truck trailers from view of the street. Access to the subject property will be provided at the northeast corner onto Sun Pac Boulevard.

Currently, the owner of the subject property is seeking the following variance:

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca



1. To permit outdoor storage of truck trailers on a temporary basis; whereas, the Zoning By-law does not permit the use of outdoor storage of truck trailers.

In our opinion, the proposed variances meet the prescribed criteria to authorize a minor variance under Section 45 of the *Planning Act*:

1. *Meets the general intent and purpose of the Official Plan*

The subject property is designated 'Business Corridor' in the City of Brampton Official Plan and permitting a broad range of business, service and employment uses including accommodating certain ancillary uses without impacting the employment lands or viability of employment operations. Furthermore, the subject property is designated 'Highway and Service Commercial' in the Airport Road Highway 7 Business Centre Secondary Plan (SP37) permitting a broad range of highway commercial, service commercial or industrial uses with a commercial component. The proposed temporary truck trailer parking meets the general intent of the Business Corridor designation by providing an auxiliary use for the storage of truck trailers given the proximity to major transportation facilities.

Furthermore, the proposed landscaping components are consistent with the urban design guidelines outlined in the Highway 7 Business Centre Secondary Plan and will contribute to enhancing the existing landscaping specifically along the regional major arterial and collector road of Queen Street East and Sun Pac Boulevard. Thus, the temporary use of the subject property for outdoor storage maintains the general intent of the Official Plan and Secondary Plan.

2. *Meets the general intent and purpose of the Zoning By-Law*

The property is zoned 'Service Commercial – Special Section 1643' as per the City of Brampton Zoning By-Law 270-2004. The 'Service Commercial' zone allows for various uses including a personal service shop and a service shop, among others. While Section 1643.2.9 specifies outdoor storage uses are not permitted, the intent of the Zoning By-Law in prohibiting outdoor storage uses is to ensure outdoor storage does not occupy any required parking spaces or landscaped area or prevent the maintenance of a certain aesthetic quality in the corridor. The proposed temporary truck trailer parking will incorporate appropriate landscape buffers along the periphery of the subject property with specific focus to the Queen Street East and Sun Pac Boulevard frontages to maintain an appropriate landscaped area and enhance the existing landscaping beyond the existing condition. Thus, the general intent of the Zoning By-Law is maintained.

3. *Desirable for the Appropriate Development of the Land*

The subject property is currently undeveloped with adjacent lands occupied by truck trailer parking to the north (Approved Minor Variance File A-19-139) and west of the site. The proposed outdoor storage use will not adversely impact the subject property or surrounding lands and is consistent with similar uses in the surrounding area. The trucks and truck trailers proposed for storage on subject property contribute to the distribution of goods and services and are therefore a vital part of the thriving Brampton employment area. Furthermore, the proposed minor variance will incorporate appropriate screening to enhance the natural aesthetic beyond what currently exists today, creating a desirable green space along a major regional arterial road. Therefore, the proposed temporary variance is a desirable use of the land.



4. *Is minor in nature*

Given the temporary request for use of outdoor storage, the variance is minor in nature and will not generate adverse impacts on the subject property or on adjacent properties. Thus, the proposed use and variance is minor in nature.

In support of the application, we have enclosed the following items:

- One (1) Minor Variance Application form including the Appointment and Authorization and Permission to Enter forms;
- One (1) copy of the Minor Variance Sketch as prepared by Glen Schnarr & Associates Inc. dated May 11, 2021; and
- A cheque in the amount of \$2,560.00 payable to the City of Brampton in payment of the Minor Variance Application fee.

We trust this completes the application for a Minor Variance and we look forward to being considered for the earliest hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

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Vanessa Develter  
Planner, MCIP, RPP





For Office Use Only  
(to be inserted by the Secretary-Treasurer  
after application is deemed complete)

FILE NUMBER: A-2021-0138

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)** 2437859 ONTARIO INC.  
**Address** 7288 Healey Road, Caledon ON L7C0W9

**Phone #** 6474604085 **Fax #** \_\_\_\_\_  
**Email** gurpartapstoor@gmail.com

2. **Name of Agent** Glen Schnarr & Associates Inc. c/o Vanessa Develter  
**Address** 10 Kingsbridge Garden Circle Suite 700 Mississauga ON L5R 3K6

**Phone #** 905-568-8888 ext. 263 / 647-267-3102 **Fax #** 905-568-8894  
**Email** vanessad@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**  
A minor variance is requested to permit outdoor storage of trailers on a temporary basis whereas the zoning by-law does not permit the use.

4. **Why is it not possible to comply with the provisions of the by-law?**  
The current zoning by-law does not permit outdoor storage.

5. **Legal Description of the subject land:**  
**Lot Number** Part Lot 6  
**Plan Number/Concession Number** Concession 7 N.d  
**Municipal Address** 0 Sun Pac Boulevard

6. **Dimension of subject land (in metric units)**  
**Frontage** 135.62m (Sun Pac), 145.12 m (Queen St)  
**Depth** 155.46 m  
**Area** 2.16 Ha (5.34 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.)

Vacant

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

Proposed truck trailer parking

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 N/A

Rear yard setback N/A

Side yard setback N/A

Side yard setback N/A

10. Date of Acquisition of subject land: May 19, 2015
11. Existing uses of subject property: vacant
12. Proposed uses of subject property: Service Commercial
13. Existing uses of abutting properties: Temporary Truck trailer parking
14. Date of construction of all buildings & structures on subject land: N/A
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 ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

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

Yes ☐ No ☒

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

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

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

|              |                |              |
|--------------|----------------|--------------|
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |
| File # _____ | Decision _____ | Relief _____ |

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF Burlington \_\_\_\_\_

THIS June \_\_\_\_\_ DAY OF 07 \_\_\_\_\_, 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, Vanessa Develter \_\_\_\_\_, OF THE City \_\_\_\_\_ OF Burlington \_\_\_\_\_

IN THE Region \_\_\_\_\_ OF Halton \_\_\_\_\_ 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 Mississauga \_\_\_\_\_

IN THE Region \_\_\_\_\_ OF \_\_\_\_\_

Peel THIS 7th DAY OF

June 2021.

Vanessa Develter

Signature of Applicant or Authorized Agent

Laura Kim Amorim, a Commissioner, etc.,  
Province of Ontario, for  
Glen Schnarr & Associates Inc.  
Expires March 3, 2023.

A Commissioner etc.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

SC-1643

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

\_\_\_\_\_  
Zoning Officer

June 9, 2021

Date

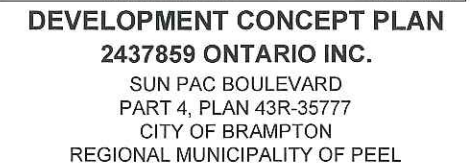
DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

June 8, 2021  
June 9, 2021

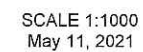
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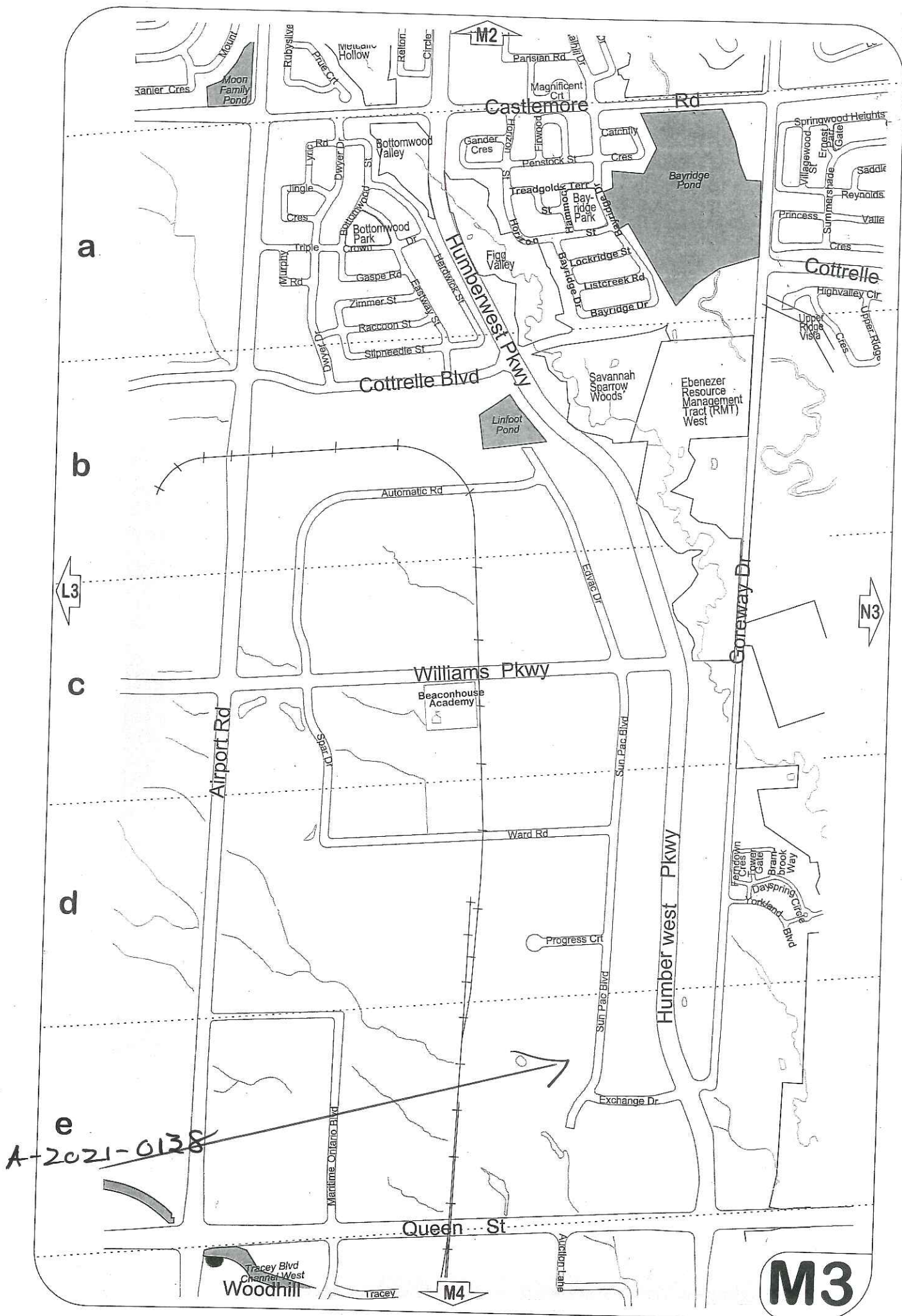




|                         |                 |
|-------------------------|-----------------|
| SITE AREA:              | 2.16ha (5.34ac) |
| TOTAL PARKING PROVIDED: | 92 SPACES       |

**NOTES:**  
TYPICAL TRAILER PARKING SPACE = 23m x 3.66m





a

b

c

d

e

A-2021-0138

M3