

# **Public Notice**

### **Committee of Adjustment**

APPLICATION # A-2021-0049 WARD #3

#### DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **2299004 ONTARIO INC.** under Section 45 of the <u>Planning Act</u>, (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 3, Concession 2 EHS municipally known as **100 KENNEDY ROAD SOUTH**, Brampton;

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

- 1. To permit a Retail Food Warehouse for a temporary period of three (3) years whereas the by-law does not permit the use;
- 2. To permit 123 parking spaces whereas the by-law requires a minimum of 368 parking spaces.

### 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:	
	nt has appointed I	UESDAY, July 13, 2021 at 9:00 A.M. by electronic m	eetin

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)874-2117 Fax: (905)874-2119 jeanie.myers@brampton.ca

## LOT 3 100 KENNEDY RD S

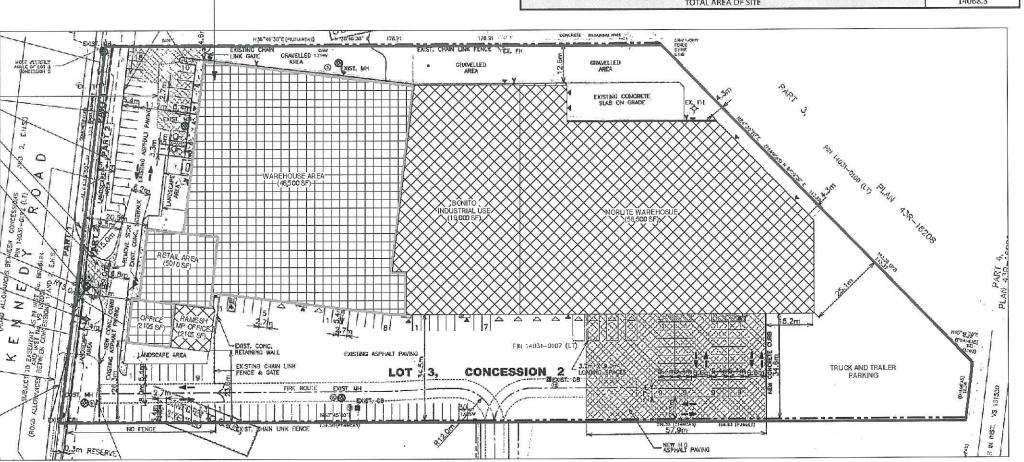
MINOR VARIANCE

AREA TO BE USED FOR RETAIL PURPOSE

1. TO TEMPORARILY PERMIT RETAIL FOOD WAREHOUSE FOR 3 YEARS WHEREAS THE BY-LAW DOS NOT PERMIT THE RETAIL USE

2. TO REDUCE THE PARKING REQUIREMENT TO 123 PARKING SPACES WHEREAS THE BY-LAW REQUIRES 368 PARKING SPACES FOR THIS USE

	100 KENNEDY	RD S		
PARTICULARS	USE OF BUILDING	AREA OF UNIT HOLDERS SQ FT	TOTAL AREA SQN	
	WAREHOUSE USE TENANTS			
NORLITE	NON FOOD ITEM WAREHOUSE	58500		
BRAMPTON CASH AND CARRY	FOOD ITEMS WAREHOUSE	46500	9754.82	
	RETAIL			
BRAMPTON CASH AND CARRY	FOOD ITEMS RETAIL SALES	5010	465,43	
	OFFICE USE TENANTS			
BRAMPTON CASH AND CARRY	FOOD ITEMS OFFICE AREA	2105		
SAM HILL	LOGISTIC'S OFFICE	4210		
RAMESH	MP OFFICE	2105	782.24	
	INDUSRIAL USE TENATS	500 / CHARLES - 11/5 - 12/10/11/20/11/11		
BONITO	GARMENT UNIT	19000	1765.16	
	MANAGEMENT OFFICE	production of the control of the con		
BUILDINGH MANAGEMENT SPACE	OFFICE	11000		
EMPTY BASEMENT SPACE	EMPTY OFFICE SPACE	3000	1300.65	
	TOTAL AREA OF SITE		14068.3	



SITE PLAN

٦		
01	ISSUED FOR MINOR VARIANCE	FEB 02/2
	VARIANCE	

100 KENNEDY RD S, BRAMPTON, ON

DRAVNEY: NK	CHECKED BJ: JB
PROJECT NUMBER:	21C-22946

# NOBLE PRIME SOLUTIONS LTD

2131 WILLIAMS PARKWAY, BRAMPTON ON UNIT 19 (437) 888 1800

DATE:	FEB 26/21	DWGNe:
SCALE:	1:900	A-1



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 <u>cityclerksoffice@brampton.ca</u> or <u>jeanie.myers@brampton.ca</u> 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a> or <a href="mailto:jeanie.myers@brampton.ca">jeanie.myers@brampton.ca</a>. 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.

#### AMENDMENT LETTER

June 30, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE

A-2021-0049

CON 2 EHS PT LOT 3 100 KENNEDY RD S

Please amend application to reflect the following:

- 1. To temporarily permit retail food warehouse for 3 years whereas the By-law does not permit the retail use.
- 2. To reduce the parking requirement to 123 parking spaces whereas the By-law requires 368 parking spaces for this use.

Applicant/Authorized Agent

# LOT 3 100 KENNEDY RD S

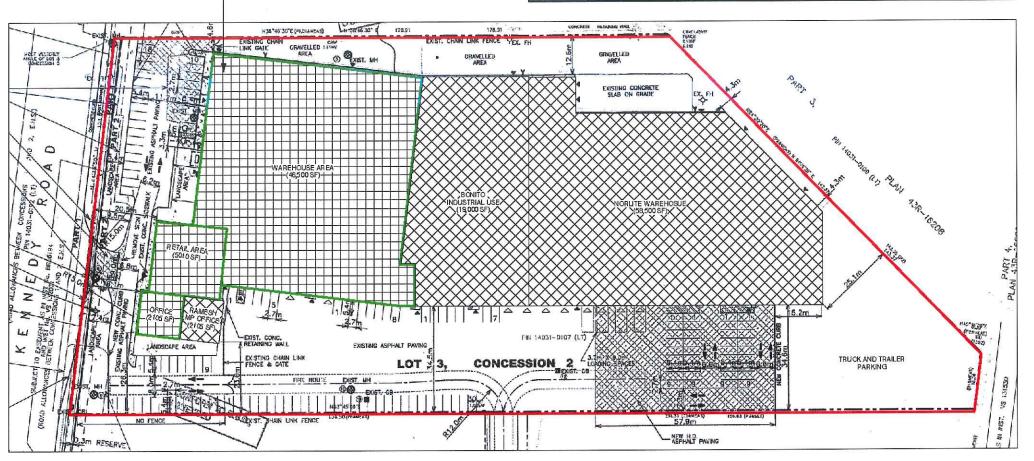
#### MINOR VARIANCE

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2. TO REDUCE THE PARKING REQUIREMENT TO 123 PARKING SPACES WHEREAS THE BY-LAW REQUIRES 368 PARKING SPACES FOR THIS USE

à	REA	TO	BE	LISED FOR	RETAIL	PURPOSE

	100 KENNEDY I	RD \$	
PARTICULARS	USE OF BUILDING	AREA OF UNIT HOLDERS SQ FT	TOTAL AREA SQM
	WAREHOUSE USE TENANTS		
NORLITE	NON FOOD ITEM WAREHOUSE	58500	
BRAMPTON CASH AND CARRY	FOOD ITEMS WAREHOUSE	46500	9754.82
	RETAIL		
BRAMPTON CASH AND CARRY	FOOD ITEMS RETAIL SALES	5010	465.43
	OFFICE USE TENANTS		
BRAMPTON CASH AND CARRY	PTON CASH AND CARRY FOOD ITEMS OFFICE AREA 2105		
SAM HILL	LOGISTIC'S OFFICE 4210		
RAMESH	MP OFFICE 2105		782.24
	INDUSRIAL USE TENATS		
BONITO	GARMENT UNIT	19000	1765.16
	MANAGEMENT OFFICE		
BUILDINGH MANAGEMENT SPACE	OFFICE	11000	
EMPTY BASEMENT SPACE	EMPTY OFFICE SPACE	3000	1300.65
	TOTAL AREA OF SITE		14068.3



01 ISSUED FOR MINOR FEB 02/21
ADDESS:

SITE PLAN

100 KENNEDY RD S, BRAMPTON, ON

DRAWNBY: NK CHECKED BY: JB
EBOJECT NUMBER: 21C-22946

# NOBLE PRIME SOLUTIONS LTD

2131 WILLIAMS PARKWAY, BRAMPTON ON UNIT 19 (437) 888 1800

DATE:	FEB 26/21	DWG No:
SCALE:	1 · 900	A-1

# Flower City



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

FILE NUMBER: A-2021- 0049

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) It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be NOTE: 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. Name of Owner(s) Address 100 KENNEDY RD S, BRAMPTON, L6W3E7 Phone # Fax # Email Name of Agent NOBLE PRIME SOLUTIONS LTD Address UNIT #19, 2131 WILLIAMS PKWY, BRAMPTON, L6S 5Z4 437-888-1800 Phone # Fax # INFO@NOBLELTD.CA 3, Nature and extent of relief applied for (variances requested): TO TEMPORARILY ALLOW RETAIL USE FOR 3 YEARS WHERE RETAIL USE IS NOT PERMITTED AS PER CURRENT ZONING Why is it not possible to comply with the provisions of the by-law? Legal Description of the subject land: Lot Number PT LOT 3 Plan Number/Concession Number CON 2 EHS Municipal Address 100 KENNEDY RD S, BRAMPTON, L6W3E7

7. Access to the subject land is by: Provincial Highway Municipal Road Maintained All Year Private Right-of-Way

14068.3 sqm

Frontage 121.6 m

Depth 287.8 m

Area

Dimension of subject land (in metric units)

1	$\Box$
2000	$\overline{}$
	$\Delta$
1	-

Seasonal Road Other Public Road Water

8.	Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)				
	EXISTING BUILDING	GS/STRUCTURES on th	ne subject land: List all structures (dwelling, shed, gazebo, etc.)		
	SINGLE STOREY BUILDI	NG WITH AN AREA OF 14391	SQM		
			*		
	4				
	Company and a second residence and a second	NGS/STRUCTURES on	the subject land:		
	NO CHANGE				
	i				
	1				
9.	Location of all	buildings and str	uctures on or proposed for the subject lands:		
			and front lot lines in metric units)		
	EXISTING				
	Front yard setback	18.1 m			
	Rear yard setback	4.3 m			
	Side yard setback Side yard setback	4.6 m 23,0 m			
	Side yard Setback	23,011			
	PROPOSED				
	Front yard setback	NO CHANGE			
	Rear yard setback	NO CHANGE			
	Side yard setback	NO CHANGE			
	Side yard setback	NO CHANGE			
10.	Date of Acquisition	of subject land:	OCTOBER 1, 2020		
			37		
11.	Existing uses of sul	ainst proporty	INDUSTRIAL		
	Existing uses of sur	oject property.	INDUSTRIAL		
12.	Proposed uses of s	ubject property:	INDUSTRIAL AND COMMERCIAL		
13.	Existing uses of abo	utting properties:	INDUSTRIAL AND COMMERCIAL		
	1. <del>20</del> K 0 H2.00000		The state of the s		
			47.4.4		
14.	Date of construction	n of all buildings & stru	ctures on subject land: 2000		
15.	Length of time the e	xisting uses of the sub	ject property have been continued: 20 YEARS		
			-		
6. (a)	What water cumby	s existing/proposed?			
, (a)	Municipal X	s existing/proposed?	Other (specify)		
	Well	j	water (specify)		
	10				
(b)		sal is/will be provided?			
	Municipal X	4	Other (specify)		
	Septic	<b>_</b>			
(c)	What storm drainag	e system is existing/pr	oposed?		
1000	Sewers 🔯		014 = 300 00 0000		
	Ditches	_	Other (specify)		
	Swales	1			

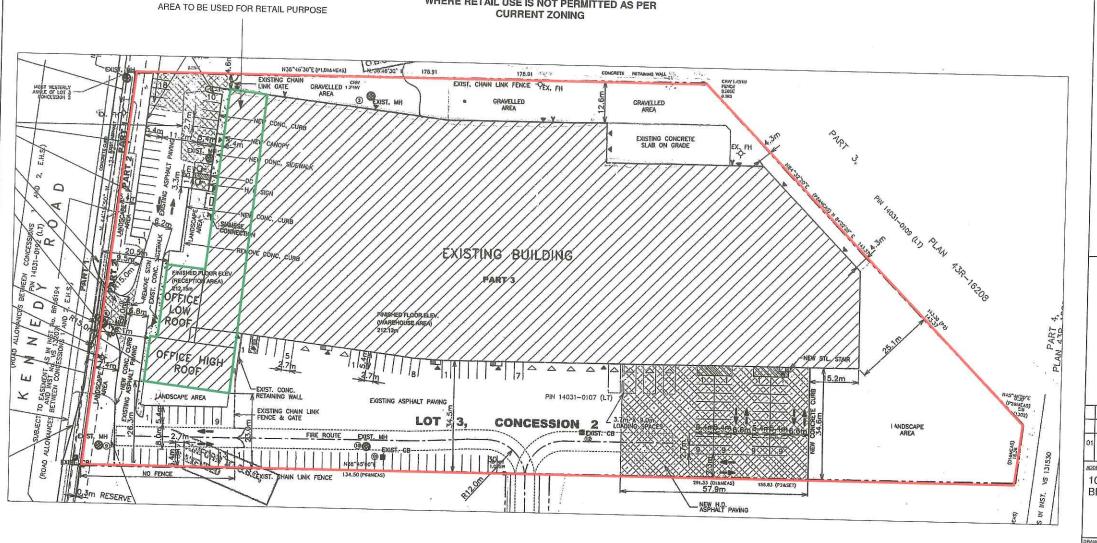
17.	Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?
	Yes No X
	If answer is yes, provide details: File # Status
18.	Has a pre-consultation application been filed?
	Yes No 🖂
19,	Has the subject property ever been the subject of an application for minor variance?
	Yes No W Unknown
	If answer is yes, provide details:
	File #         Decision         Relief           File #         Decision         Relief           File #         Decision         Relief
	File # Decision Relief
	Row break gandlin
	Signature of Applicant(s) or Authorized Agent
	EDATTHE CITY OF BRAMPTON
THI	S_02 DAY OF MARCH , 20_21:
THE SUE THE API CORPOR	APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF BJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF PLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE RATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.
	RAVKIRAT SANDHU OF THE CITY OF BRAMPTON
IN TH	RAVKIRAT SANDHU OF THE CITY OF BRAMPTON  EREGIONOF PEEL SOLEMNLY DECLARE THAT:
ALL OF BELIEVIN	THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY NG IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER
OATH.	ED BEFORE ME AT THE
Cit	
	Region OF
IN THE	Region OF THIS 2nd DAY OF Roughly Famelly
Jeel	_ THIS DAY OF
No	Signature of Applicant or Authorized Agent
A	Submit by Email
	If A Commissioner etc.
	FOR OFFICE USE ONLY
	Present Official Plan Designation:
	Present Zoning By-law Classification:
	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
	Zoning Officer Date
	DATE RECEIVED Manch 02, 2021
	Date Application Deemed Revised 2020/01/07

April Dela Cerna, Col. a Commissioner, etc., Province of Ontario, for the Corporation of the City of Brampton.

Expires May 8, 2021.

### LOT 3 100 KENNEDY RD S

MINOR VARIANCE TO TEMPORARILY ALLOW RETAIL USE FOR 3 YEARS WHERE RETAIL USE IS NOT PERMITTED AS PER



PLAN SITE

ISSUED FOR MINOR VARIANCE FEB 02/21

100 KENNEDY RD S. BRAMPTON, ON

DRAWN BY: NK PROJECT NUMBER:

CHECKED BY: JB 21C-22946

### NOBLE PRIME **SOLUTIONS LTD**

2131 WILLIAMS PARKWAY, **BRAMPTON ON** UNIT 19 (437) 888 1800

DATE: FEB 26/21

