



**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **2479546 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 Block 175, Plan M-1449 municipally known as **65-75 BRAYDON BOULEVARD**, Brampton;

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

1. To permit a gross leasable floor area of 1461 square metres whereas the by-law permits a maximum gross leasable floor area of 1400 square metres;
2. To permit no loading spaces whereas the by-law requires a minimum of one loading space;
3. To permit the use of a deep collection waste disposal container (Molok) for restaurant waste whereas the by-law requires that restaurant waste be stored within a climate controlled garbage area inside a building.

**OTHER PLANNING APPLICATIONS:**

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

Plan of Subdivision: NO  
Application for Consent: NO

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

The Committee of Adjustment has appointed **TUESDAY, August 3, 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**

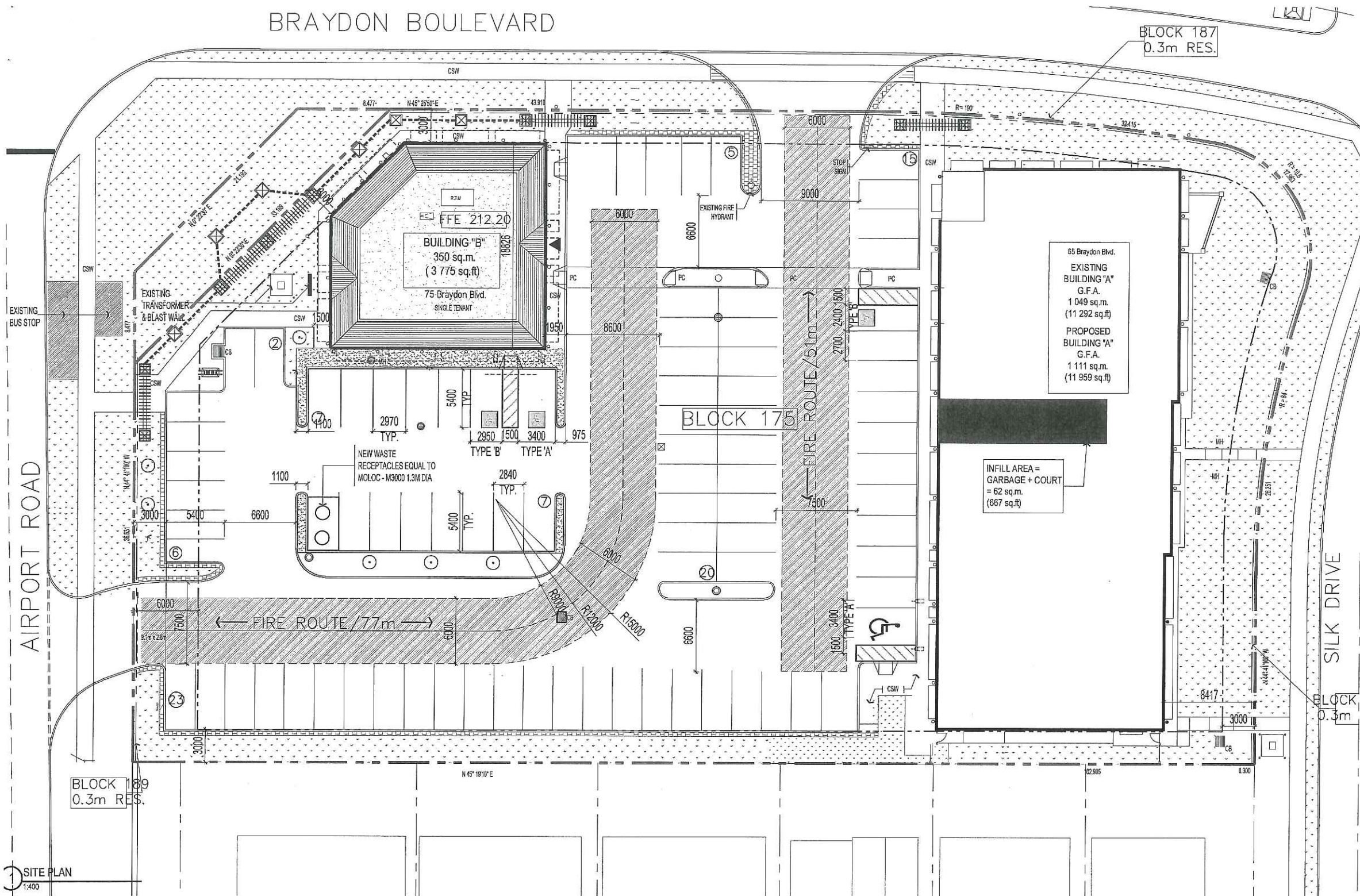
DATED at Brampton Ontario, this **22nd Day of July, 2021.**

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)



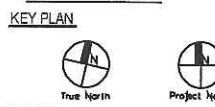
# BRAYDON BOULEVARD



Revision	
Issued to City for PreReview	05 March 20
Issued to City for Review	28 April 20
Issued for Committee of Adjustment	07 July 20

LEGEND	
Property Line	Fire Hydrant
Bldg. Setback Line	Handicap Parking
Fire Truck Route	Standard Curt Cut
H.Duty Asphalt	Catch Basins
PC	Pedestrian Cross
Paved Walkway	Wall Mounted Bldg. Light Fixture
Interlocking Pavers	Parking Light Standard
Landscape Area	Bldg. Entrance/Exit
Accessible Curb Ramp	Man Hole

SP-18-026.000



Baldwin & Franklin Architects Inc.  
167 Richmond Street East  
Toronto, Ontario, Canada M5A 1N9  
Telephone (416) 364-4521  
Facsimile (416) 364-9522

Project  
65-75 Braydon Blvd.  
Building 'A'  
Brampton, ON

Sheet Title  
Site Plan

Date	05 March 2021
Scale	1/400
Project	21--
Drawn	AM
Checked	J
Dwg. File	
Sheet No.	

A 02



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 29, 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 Thursday, July 29, 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 **Thursday, July 29, 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.

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**Baldwin & Franklin Architects Inc.**

167 Richmond Street East  
Toronto, Canada M5A 1N9

Telephone (416) 364-4521

Facsimile (416) 364-9522

E-Mail [bfarch@bfarch.com](mailto:bfarch@bfarch.com)

**Memorandum**

*A-2021-0151*

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Date July 2, 2021

From Joe Iozzo - Baldwin & Franklin Architect Inc.

To Committee of Adjustment – City of Brampton att: Jeanie Myers

Re 65 – 75 Braydon Blvd. Committee of Adjustment  
Explanatory Letter

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As requested in the Application Instruction and Information Sheet for a Minor Variance this Explanatory Letter outlines the variance request for 65 -75 Braydon Blvd.

The current owner of Braydon Plaza ( 65 -75 Braydon Blvd.) Mr. Sweedan Sandhar wishes to incorporate a more sustainable waste management system for the plaza, incorporating Molok waste storage. This type of waste management system has been used throughout Brampton recently. Therefore by relocating the waste management system on another area of the site, the owner wishes to convert the existing garbage storage room and outdoor garbage area into gross leasable space.

The current zoning allows for 1400 sqm of gross leasable area. The variance requested is for 1461 sqm of gross leasable area.

Thank you

JJ



Howler City



brampton.ca

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

FILE NUMBER: A-2021-0151

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) Sweedan Sandhar (2479546 Ontario Inc)  
Address 65 Braydon Blvd, L6P 2S4, Brampton, ON  
Unit 7 L6P 2S4  
Phone # 416-897-3342 Fax # \_\_\_\_\_  
Email sweedan@hotmail.com

2. Name of Agent Joe Iozzo  
Address 167 Richmond St E, M5A 1N9, Toronto  
Phone # 416-364-4521 Fax # \_\_\_\_\_  
Email bfarchyds@gmail.com

3. Nature and extent of relief applied for (variances requested):  
Allow Gross Leasable Floor Area to be 1461 sqm. 61 sqm more than the permitted Max Gross Leasable Floor Area of 1400 sqm

4. Why is it not possible to comply with the provisions of the by-law?  
Existing garbage unit covers an area of 62sqm which is proposed to be converted to new Leasable Floor Area.

5. Legal Description of the subject land:  
Lot Number 13 Block 175, 187, 189, 185  
Plan Number/Concession Number 43 M Part 13 CON. 7 N.D.  
Municipal Address 65-75 Braydon Blvd, Brampton, ON L6P 2S4

6. Dimension of subject land (in metric units)  
Frontage 18.1 m  
Depth 51.5 m  
Area 0.105 ha

7. Access to the subject land is by:  
Provincial Highway ☐  
Municipal Road Maintained All Year ☒  
Private Right-of-Way ☐  
Seasonal Road ☐  
Other Public Road ☐  
Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

**EXISTING BUILDINGS/STRUCTURES** on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Building A

Area = 1049m<sup>2</sup>, Storeys= 1, Width= 19.7m , Length= 18.8m , Height= 6.9m

Building B

Area = 350 m<sup>2</sup>, Storeys= 1, Width= 22.1m , Length= 51.6m , Height= 6.9m

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

Building A

Area = 1111m<sup>2</sup>, Storeys= 1, Width= 19.7m , Length= 18.8m , Height= 6.9m

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 3.0 m

Rear yard setback 3.0 m

Side yard setback 8.4m

Side yard setback 3.0 m

**PROPOSED**

Front yard setback 3.0 m

Rear yard setback 3.0 m

Side yard setback 8.4 m

Side yard setback 3.0 m

10. Date of Acquisition of subject land: 2020
11. Existing uses of subject property: Commercial
12. Proposed uses of subject property: Commercial
13. Existing uses of abutting properties: Commercial
14. Date of construction of all buildings & structures on subject land: 2005
15. Length of time the existing uses of the subject property have been continued: 2005
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 # SP18-026	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 5 DAY OF July, 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, JOE LOZZO OF THE CITY OF Toronto  
IN THE PROV. 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 5th DAY OF July, 2021

Jeanie Myers  
A Commissioner etc.

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

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: C1-1717

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

Todd Thompson  
Zoning Officer

July 7, 2021  
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

July 5, 2021  
July 7, 2021

FORM 20180101 L017



Revision
△ Issued for Committee of Adjustment 02 July 2021
△
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65 - 75 BRAYDON BLVD.

BRAMPTON ON

DRAWING SUBMISSION FOR PROPOSED CHANGES TO

65 BRAYDON BLVD - BRAYDON PLAZA

ISSUED TO CITY OF BRAMPTON

COMMITTEE OF ADJUSTMENT

02 July 2021

DRAWING LIST

A 00	COVER
A 01	SITE STATISTICS
A 02	PROPOSED ARCHITECTURAL SITE PLAN
A 03	PROPOSED ARCHITECTURAL PLAN BLDG "A"
A 04	PROPOSED ARCHITECTURAL ELEVATIONS

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Project  
65-75 Braydon Blvd.  
Building 'A'  
Brampton, ON

Sheet Title  
Cover

Date	05 March 2021
Scale	1:400
Project	21--
Drawn	AM
Checked	J
Design	
File	
Sheet No.	A 00



ZONING INFORMATION

C 1- 1717  
2006 #A06234

SCOPE OF WORK

1. PROPOSAL TO  
CONVERT EXISTING  
GARBAGE ROOM AND  
GARBAGE OUTDOOR  
SEWAGE TO LEASABLE  
GROSS FLOOR AREA.
2. PROPOSAL TO  
INTRODUCE TWO (2)  
"MOLOK" GARBAGE  
CONTAINERS.

EXISTING PARKING CALCULATIONS

BUILDING	USE:	AREA :	PARKING REQUIRED:
'A'	SHOPPING CENTER COMMERCIAL	170 m²	8 SPACES
	UNOCCUPIED/GARBAGE	40 m²	0 SPACES
	MEDICAL	266 m²	23 SPACES
	PERSONAL SERVICES	209 m²	11 SPACES
	SUPERMARKET	92 m²	6 SPACES
	TAKEOUT	272 m²	17 SPACES
'B'	SHOPPING CENTER COMMERCIAL	350 m²	15 SPACES
'A' & 'B'	TOTAL AREA	1399 m²	80 SPACES

EXISTING SITE STATISTICS

Lot area:	5 976 m2 (64 327 sq.ft.)
Total GFA:	1 399 m2 (15 059 sq.ft.)
Lot coverage:	23.4 %
Floor Space Index:	
Setbacks:	Refer to drawing
Established grade:	
Garbage containment:	Climate controlled within building
Aisle width:	See drawing
Typical parking space:	2.7m x 5.4m = 14.58 m2
Accessible parking space:	Type 'A' =2.4m x 5.4m + 1.5m aisle Type 'B' =3.4m x 5.4m + 1.5m aisle
Existing use:	Retail
Proposed use:	Retail
Parking Existing:	77 Spaces (Including 2 Handicapped)
Parking Required:	80 Spaces

\*\* C of A variance 05-27-06

COMMITTEE OF ADJUSTMENT

Maximum GFA = 1400 m²

Proposed GFA = 1461 m²

Additional Area = 61 sq.m.

PROPOSED PARKING CALCULATIONS

BUILDING	USE:	AREA :	PARKING REQUIRED:
'A'	SHOPPING CENTER COMMERCIAL	170 m²	8 SPACES
	NEW RETAIL	62 m²	2 SPACES
	MEDICAL	266 m²	23 SPACES
	PERSONAL SERVICES	209 m²	11 SPACES
	SUPERMARKET	92 m²	6 SPACES
	TAKEOUT	272 m²	17 SPACES
'B'	SHOPPING CENTER COMMERCIAL	350 m²	15 SPACES
'A' & 'B'	TOTAL AREA	1461 m²	82 SPACES

PROPOSED SITE STATISTICS

Lot area:	5 976 m2 (64 327 sq.ft.)
Total GFA:	1 461 m2 (15 726 sq.ft.)
Lot coverage:	24.4 %
Floor Space Index:	
Setbacks:	Refer to drawing
Established grade:	
Garbage containment:	Climate controlled within building
Aisle width:	See drawing
Typical parking space:	2.7m x 5.4m = 14.58 m2
Accessible parking space:	Type 'A' =2.4m x 5.4m + 1.5m aisle Type 'B' =3.4m x 5.4m + 1.5m aisle
Existing use:	Retail
Proposed use:	Retail
Parking Existing:	83 Spaces
Parking Required:	82 Spaces
Parking Proposed:	85 Spaces (4 Accessible Parking Spots 2 Type 'A', 2 Type 'B')

Revision

Issued to City for PreReview 05 March 2021

Issued to City for Review 29 April 2021

Issued for Committee of Adjustment 02 July 2021

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Project

65-75 Braydon Blvd.  
Building 'A'  
Brampton, ON

Sheet Title

Site Plan

Date 05 March 2021

Scale -

Project 21--

Drawn AM

Checked J

Design File

Sheet No.

A 01

△

# BRAYDON BOULEVARD

BLOCK 187  
0.3m RES.

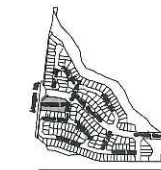
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## LEGEND

	Fire Hydrant
	Handicap Parking
	Standard Curb Cut
	Catch Basins
	Wall Mounted Bldg. Light Fixture
	Parking Light
	Standard Bldg. Entrance/Exit
	Man Hole

SP-18-026.000

## KEY PLAN



## KEY PLAN



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Project  
65-75 Braydon Blvd.  
Building 'A'  
Brampton, ON

Sheet Title

Site Plan

Date	05 March 2021
Scale	1:400
Project	21--
Drawn	AM
Checked	JL
Dwg. File	
Sheet No.	

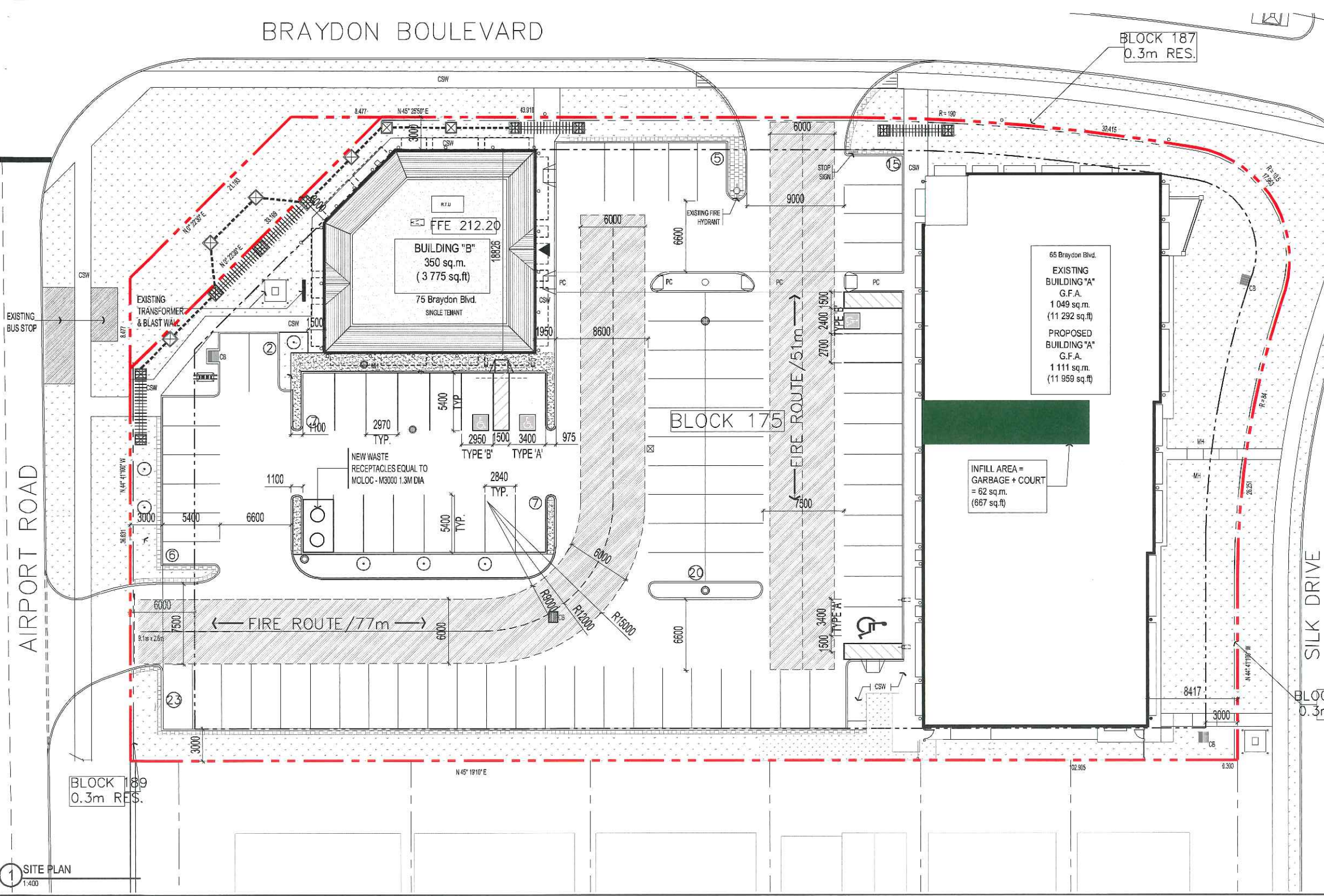
A 02

AIRPORT ROAD

SILK DRIVE

BLOCK 189  
0.3m RES.

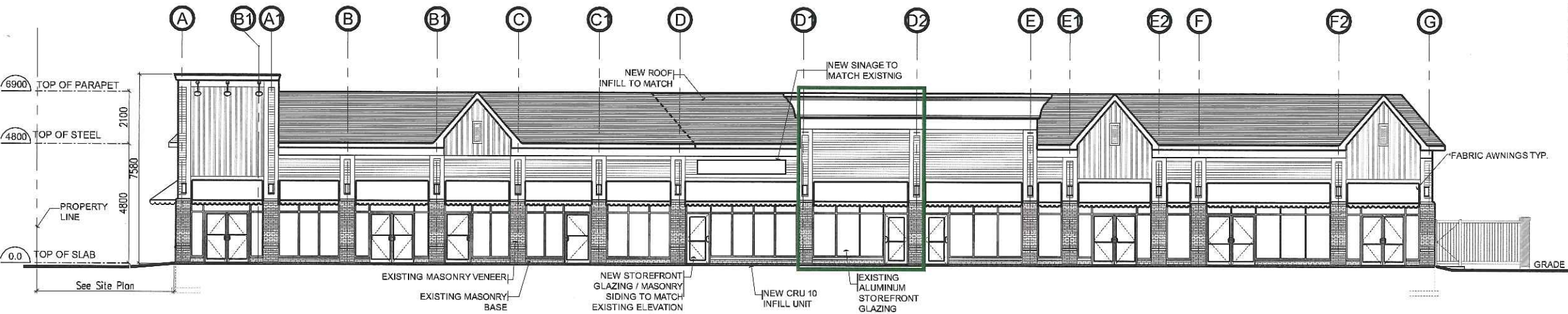
1 SITE PLAN  
1:400



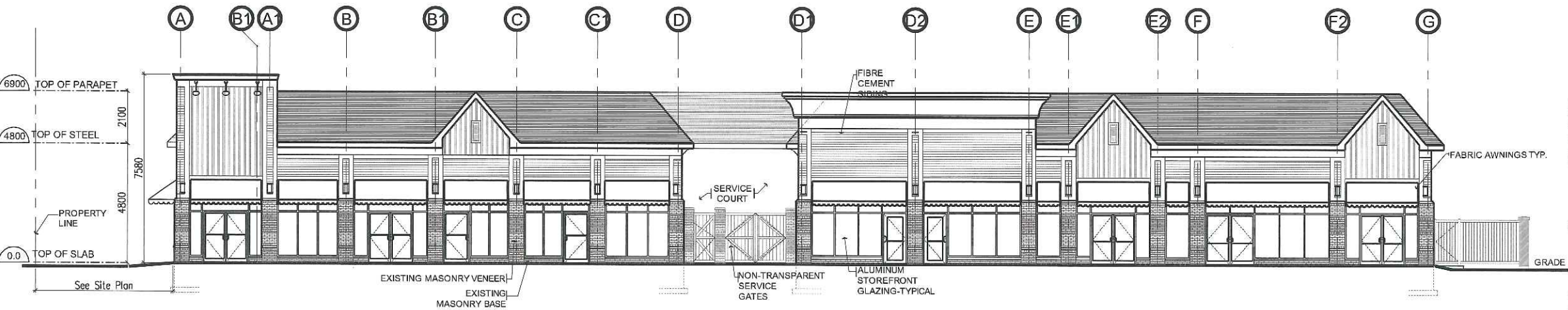




Revision	
Issued to City for PreReview	05 March 2021
Issued to City for Review	28 April 2021
Issued for Committee of Adjustment	02 July 2021



1 PROPOSED WEST ELEVATION  
1:200



1 EXISTING WEST ELEVATION  
1:200

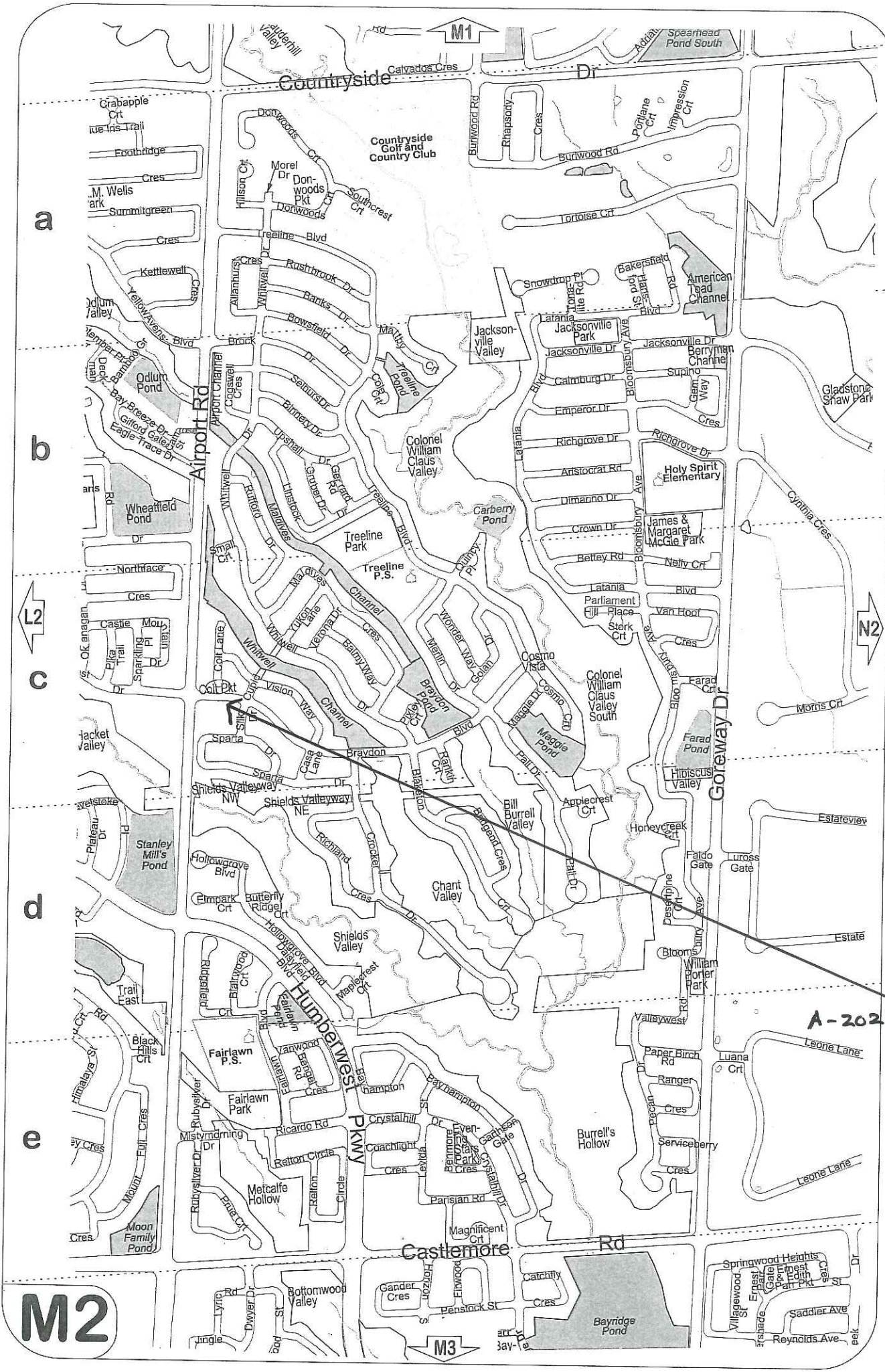
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Project  
65-75 Braydon Blvd.  
Building 'A'  
Brampton, ON

Sheet Title  
Elevations

Date	05 March 2021
Scale	1:200
Project	21--
Drawn	AM
Checked	J
Uwp	
File	
Sheet No.	





A-2021-0151

M2