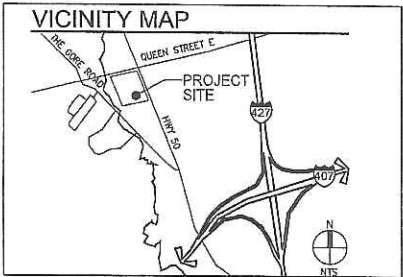
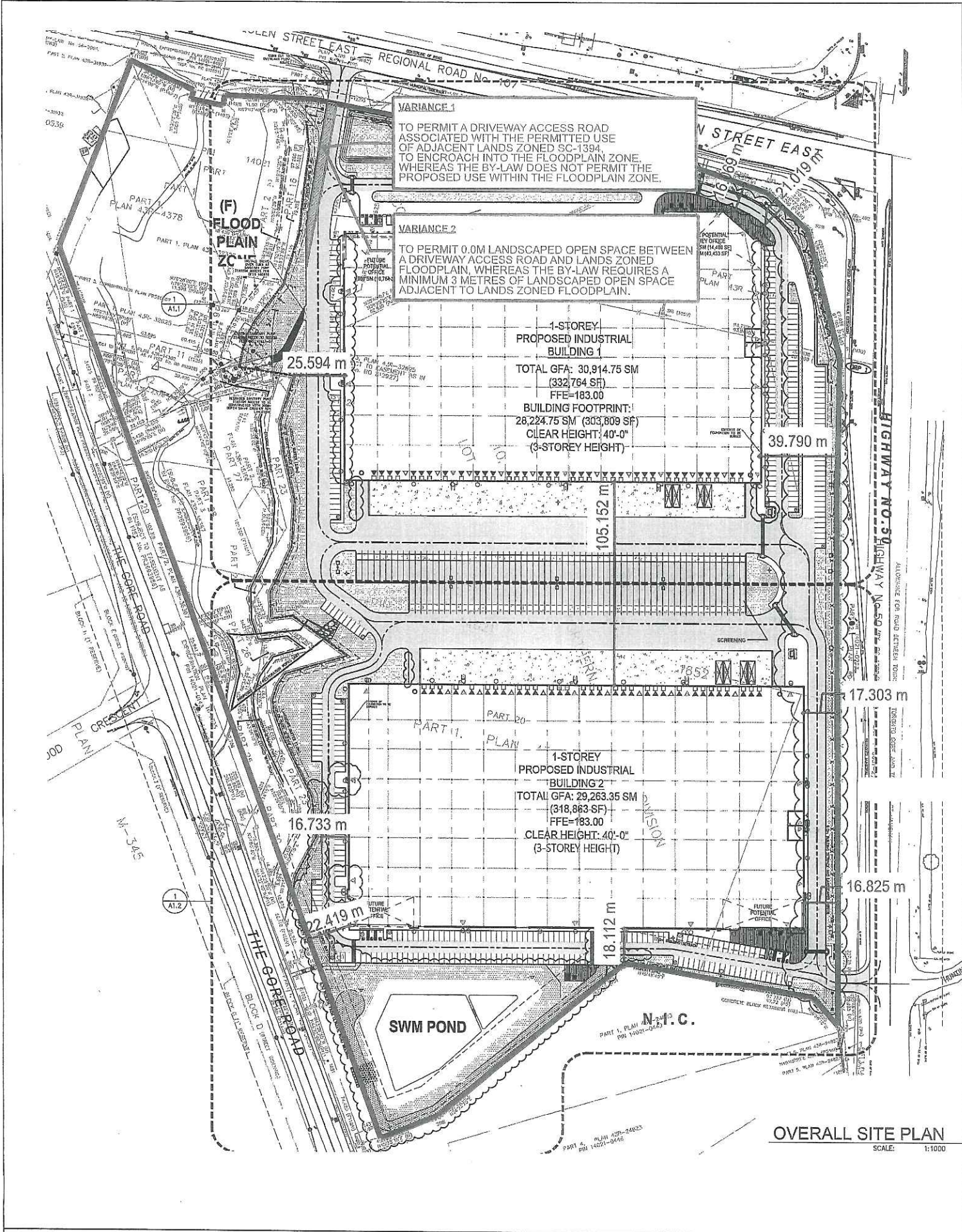


Jeanie Myers, Secretary-Treasurer
 Committee of Adjustment, City Clerk's Office,
 Brampton City Hall, 2 Wellington Street West,
 Brampton, Ontario L6Y 4R2
 Phone: (905)874-2117
 Fax: (905)874-2119
jeanie.myers@brampton.ca



Subject Lands
Area subject to Minor Variance



MINOR VARIANCE SKETCH

4629 QUEEN STREET EAST
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE: SEE SCALE BAR
DATE DRAWN: JULY 05, 2021
Weston File No. 8496

WESTON CONSULTING

Vaughan office
201 Midway Ave. Suite 10
Vaughan, Ontario L4T 2B8
T: 905.738.9337 F: 905.738.9337
Toronto office
280 Bloor Street West
Toronto, Ontario M5S 2B5
T: 416.593.9117 F: 905.738.9337

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

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



**WESTON
CONSULTING**

planning + urban design

A-2021-0156

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

July 6, 2021
File 8496

Attn: Jeanie Myers, Secretary-Treasurer

**Re: Application for Minor Variance
4629 Queen Street East (southwest corner of Queen Street E. and Highway 50)
City of Brampton**

Weston Consulting is the planning consultant for PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; HIGHWAY 50 & 7 EQUITIES INC.; GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 7 PROPERTIES GP, INC. ('Panattoni'), the legally registered owners of the property located at the southwest corner of Queen Street East and Highway 50 in the City of Brampton (the "subject property"). This Application for Minor Variance is being submitted to permit the encroachment of the access driveway and buffer area into the adjacent Floodplain Zone.

The subject property consists of (2) separate PINS that have since merged to have a combined lot area of approximately 16.28 hectares (40.25 acres), and a frontage of approximately 352 metres on Queen Street, 416 metres on Highway 50, and 459 metres on The Gore Road. The site is currently subject to an Application for Site Plan Approval (SP19-045.000) in order to develop the site to include two warehouse distribution facilities with associated office and outside storage of trucking trailers. The proposed development will also facilitate road conveyances along Highway 50, Queen Street, and The Gore Road as part of the site plan process, including conveyance of ecologically significant and floodplain lands located along the eastern side of the site.

The following is the legal description and PIN numbers of both sites:

Northern Parcel (4629 Queen Street East) – PIN 140211654

PT OF LTS 3 & 4, CON 10 ND (TOR GORE) AS IN RO830443 & RO830444, S&E PTS 1 TO 6, EXPROP. PL PR520367, S&E PT PT 2 PL 43R32325 & PTS 1,2 & 3, 43R34879 SUBJECT TO AN EASEMENT AS IN RO812925 SUBJECT TO AN EASEMENT AS IN RO812928 CITY OF BRAMPTON

Southern Parcel (0 The Gore Road) – PIN 140211652

PT LT 3, CON 10 NORTH DIVISION TORONTO GORE, DES PTS 1 TO 4, PL 43R18108 EXCEPT PTS 1, 2 & 3, PL 43R24823 AND PT 1, PL 43R36367; S/T EASEMENT OVER PT 4, PL 43R18108, AS IN RO812927 SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, PL 43R36367 AS IN PR2693956 SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2 & 3, PL 43R36367 AS IN PR2693958 CITY OF BRAMPTON



Figure 1: Aerial Photo

Proposed Development

The proposed development seeks development permissions and Site Plan Approval to develop (2) industrial warehousing buildings on the subject property. Building A (northern building) will have a GFA of 30,914 square metres, while Building B (southern building) will have a GFA of 29,263 square metres. The development will also incorporate a two storey office at the northeast corner of Building A, oriented towards the Queen Street and Highway 50 intersections.

The development includes generous landscaping throughout the site, including larger than typical landscape buffers along the 3 street frontages, while also incorporating a large landscaped feature at the corner of Queen Street and Highway 50 that will include a large Brampton sign as a gateway location into the City. Additionally, a 10 metre natural heritage buffer is provided to the staked top of bank from the floodplain and natural heritage drainage features located on the west side of the site. The delineation of the floodplain limit was completed based on technical review and detailed study with the City and TRCA. As of May 21, 2021, the TRCA issued a Development Permit pursuant to O.Reg 166-06 to allow for the development of the site, signifying that all TRCA related matters have been sufficiently addressed. It is envisioned that the floodplain lands and buffer will

be conveyed to a public authority as part of the Site Plan Approval process. The existing limit of Floodplain Zone is illustrated in **green** on Figure 2, while the revised floodplain limit as approved by TRCA based on technical study is shown in **yellow**.

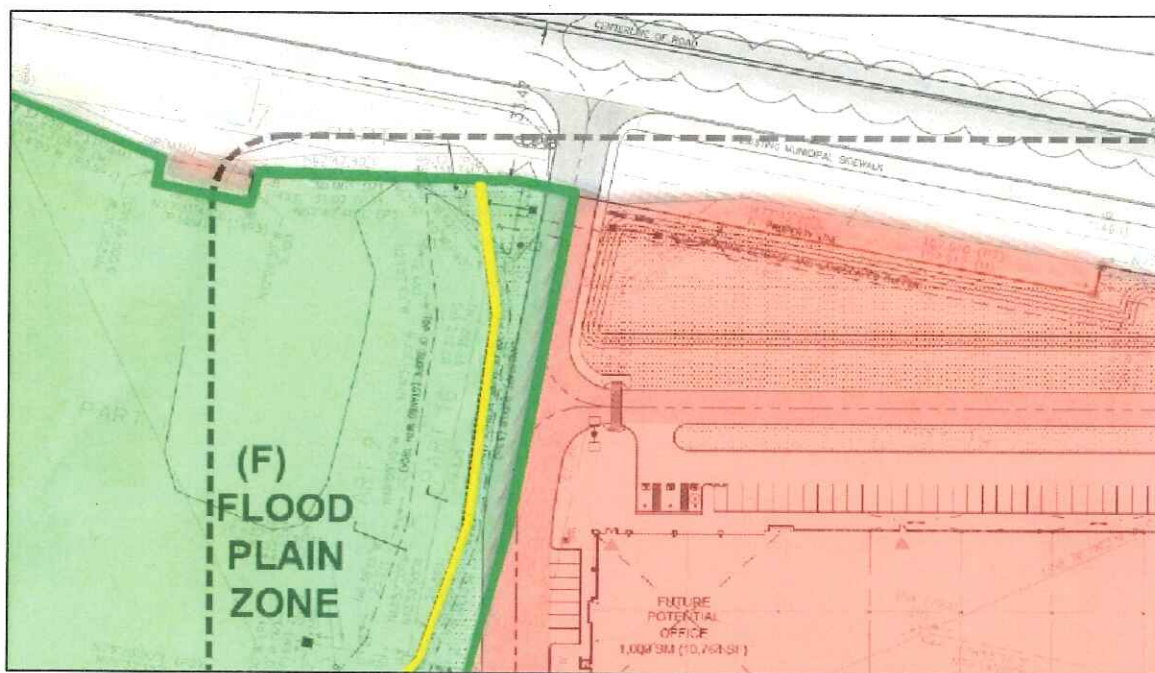


Figure 2: Zoning Overlay

The site is accessed via a future signalized intersection at the southeast corner of the site that aligns with Huntington Road on the Vaughan side of Highway 50. A secondary right-in/right-out only access is proposed along Queen Street. The two ingress/egress points provide access to the 439 vehicle parking spaces around the site, and the proposed loading doors located on the south side of Building A, and the north side of Building B. Refer to the enclosed plans for more details.

Policy Framework

The subject property is designated as *Office, Business Corridor and Open Space* in accordance with Schedule 'A' – *Land Use Designations* of the City of Brampton Official Plan. The subject property is also located within the Bram East Secondary Plan (Secondary Plan Area 41) and is designated both *Office Node* and *Mixed Commercial/Industrial* and is subject to a Special Policy Area 12 (*Office Node & Mixed Commercial/Industrial*). Permitted uses include motels, restaurants, retail warehousing, automotive sales, prestige industrial, office and warehousing operations.

The City of Brampton Comprehensive Zoning By-law 270-2004 zones the subject property as *Service Commercial Special Exception Zone 2094* and *Floodplain* as enacted by By-law 77-2011. The *Service Commercial* zone and site specific zoning approval permits the manufacturing, cleaning, packaging, repairing or assembly of goods, foods or materials within an enclosed building, as well as a warehouse and printing establishment. The *Floodplain* Zone permits flood

and erosion control, conservation area purposes, public parks and golf courses. For the purposes of the by-law, the lands shall be considered one lot for zoning purposes.



Figure 3: Zoning Map

Requested Minor Variances

The corresponding Application for Site Plan Approval has gone through (5) site plan circulations. Zoning staff have now identified two zoning deficiencies based on the current site plan in which relief from the applicable zoning must be obtained in order to develop the site as proposed. As such, in order to implement the development proposal, the following minor variances are requested from *Service Commercial Special Exception Zone 2094* and enacting By-law 77-2011:

Section 44.2.1

To permit a driveway access road associated with the permitted use of adjacent lands zoned SC-1394, to encroach into the Floodplain zone, whereas the by-law does not permit the proposed use within the Floodplain zone.

Section 2094.2 (2)

To permit 0.0 m of landscaped open space between a driveway access road and lands zoned Floodplain, whereas the By-law requires a minimum 3 metres of landscaped opens space adjacent to lands zoned Floodplain.

Planning Analysis and Justification

The *Planning Act* sets out the legal framework that governs the consideration of Minor Variance Applications by the Committee of Adjustment. Section 45 of the *Planning Act* authorizes the Committee of Adjustment to make decisions regarding Minor Variance Applications. A brief summary of how the application meets the four tests of a minor variance as outlined in Section 45(1) of the *Planning Act* is provided below

1. The variances meet the general intent and purpose of the Official Plan:

The Official Plan and Secondary Plan permit the proposed development on the lands designated *Office, Business Corridor*. The general intent and purpose of the Official Plan is still maintained as the original intent and purpose of the Site Plan Approval application remains unchanged. The limits of development and re-delineation of the extents of the floodplain was determined through technical study and in consultation with, and based on the approval of the TRCA. The official plan states through policy 5.1.3 that the official plan maps are to be interpreted with flexibility in order to ensure the intent of the plan is maintained without requiring an Official Plan Amendment.

5.1.3 To provide for flexibility in the interpretation of the text and maps of this Plan, all figures, numbers and quantities shown in the Plan shall be considered to be approximate only and not absolute, and that minor changes may be permitted without amendments to this Plan, provided that they do not affect the intent of this Plan

Further, through Policy 5.25.2, the official plan states that the City is to cooperate with conservation authorities such as the TRCA in defining development limits and floodplains. This has been completed through the associated site plan application and the issuance of the TRCA Development Permit on May 21, 2021.

5.25.2 The City shall consult and cooperate with the Conservation Authorities, the Ministry of Natural Resources and other conservation bodies to, among other concerns:

- i. Define the physical limits of valleylands and watercourse corridors including associated natural hazards of flooding, erosion, meander belt width and slope stability and to plan for their protection, conservation and enhancement;*
- ii. Establish criteria for the identification, delineation and management of natural heritage features, functions and linkages including natural hazards;*
- iii. Participate in the preparation and implementation of watershed, subwatershed and environmental studies; and,*
- iv. Support the development and implementation of projects to protect, conserve, restore and enhance the natural he*

Per the policies above, the extents of the floodplain and open space designation is interpretive and to be further refined through technical study. These studies have been completed and the new extents of the floodplain and associated buffers as proposed through the site plan application are based on technical review that have been confirmed by the TRCA. The proposed driveway and

landscape buffer do not encroach into the actual floodplain or 10 metre floodplain buffer as required by the City of Brampton Official Plan and TRCA policies. As such, the proposed variances meet the general intent and purpose of the official plan since the required environmental and technical reviews have been completed to the satisfaction of the regulatory agencies.

2. The variances maintain the general intent and purpose of the Zoning By-law:

The subject property is zoned *Service Commercial Special Exception Zone 2094* and *Floodplain*. The variances maintain the general intent and purpose of the Zoning By-law as the proposed uses within the SC Zone are permitted. The proposed variances seek to encroach within the Floodplain Zone; however, development does not encroach within the floodplain itself. As such, the proposed variances are a technical amendment only. No changes to the buildings, site layout or development configuration have been proposed. The driveway is not located within the floodplain area, thus risk to public health and safety is avoided. This is confirmed through the approval of the TRCA Development Permit.

The proposed 0.0 metre landscape buffer requirement is also a technical amendment only. The limits of the delineated floodplain are based on a technical review and include a 10 metre natural buffer from the limit of the floodplain as required by the TRCA and City Official Plan policies. Given this is a technical amendment only, the 10 metre buffer remains from the actual floodplain limit. As such, regardless of the reduced landscape buffer per Section 2094.2 (2), a 10 metre buffer to the floodplain remains, providing more than sufficient buffering to the floodplain, and consistent with applicable policies. Under the previous scenario, a 3 metre buffer was being provided in addition to an already 10 metre buffer. Given this is a technical amendment, the development has not been altered, and a buffer to the floodplain already exists, it is our opinion that the proposed variances maintain the general intent and purpose of the Zoning By-law.

3. The variances are desirable for the appropriate development of the subject lands:

The proposed variances will allow for the development of the subject property in keeping with the Official Plan and consistent with the overall character of the Bram East Secondary Plan. The proposed development has gone through multiple submission circulations and is almost fully site plan approved. The proposed development does not seek to alter the floodplain, but rather implement the actual extents of the developable area based on technical review and study. The proposed variances allow for the development to proceed as planned and previously reviewed without necessitating further alteration to the site plan and development configuration. The proposed variances are appropriate and desirable as it allows for the development of the site as contemplated, the proposed driveway does not encroach into the actual floodplain, and a 10 metre buffer from the floodplain is still provided. Therefore, the proposed variances are desirable for the appropriate development of the lands.

4. The proposed variances are minor in nature:

As previously stated, the proposed variances are a technical amendment only, no alterations or changes to the site design and configuration are proposed. The requested variances are

necessary to implement the proposed development as contemplated, and to avoid unnecessary revisions to the application given that the mapping for the *Floodplain Zone* is inconsistent with the actual delineated floodplain that has been determined based on technical study and per approval by the TRCA. The requested variances are minor as the driveway only encroaches by half the width (approx. 3 metres), while a 10 metre buffer from the floodplain limit is already provided per City of Brampton and TRCA policy. Further, this encroachment is only into the existing *Floodplain Zone* and not the actual floodplain. As such, the proposed minor variances are considered to be minor in nature.

Based on our analysis, it is our opinion that the proposed minor variances satisfy the four tests identified in the *Planning Act* and represent good planning. Therefore, we request that the proposed minor variances be approved. In support of these applications, please find enclosed:

- (1) Minor Variance Application Form;
- (1) Minor Variance Sketch;
- (1) Architectural Site Plan;
- (1) Copy of TRCA Permit;
- (1) Standard cheque in the amount of \$2,560 for Brampton application fees;
- (1) Standard cheque in the amount of \$1,100 for TRCA review fees; and,
- (1) USB containing a digital copy of the above-noted documents.

We trust the above information is in order, and request that this application be considered by the Committee of Adjustment at its hearing on August 3, 2021. Should you have any questions, please contact the undersigned at ext. 252 or Joshua Papernick at ext. 224.

Yours truly,

Weston Consulting



Michael A Vani, BURPI, MCIP, RPP
Senior Planner

- c. Kurt Franklin, Weston Consulting
Kelly Henderson, City of Brampton
Anthony Syhlonyk, Toronto Region Conservation Authority
Satwant Hothi, City of Brampton
Panattoni Development Company



Toronto and Region
Conservation
Authority

CFN 65047

May 21, 2021

Alex LaCivita (alacivita@panattoni.com)
Pangreen Limited Partnership; 9404635 Canada Inc.; Highway 50 and 7 Equities Inc.; Greycan 7
Properties Limited Partnership; and Greycan 7 Properties GP, Inc.
185 The West Mall, Suite 860
Toronto, Ontario
M9C 5L5

Dear Alex LaCivita:

**Re: Permit No. C-210569/PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.;
HIGHWAY 50 AND 7 EQUITIES INC.; GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP;
AND GREYCAN 7 PROPERTIES GP, INC.**
Application for permit under Ontario Regulation 166/06 by PANGREEN LIMITED
PARTNERSHIP; 9404635 CANADA INC.; HIGHWAY 50 AND 7 EQUITIES INC.; GREYCAN 7
PROPERTIES LIMITED PARTNERSHIP; AND GREYCAN 7 PROPERTIES GP, INC. for
permission to site grade and temporarily or permanently place, dump or remove any
material, originating on the site or elsewhere on Lot 3, 4, Plan 10, 4629 Queen Street East
and 0 The Gore Road, in the City of Brampton, Humber River Watershed.

On May 21, 2021, your application 0568/21/BRAM, C-210569 for a permit under Ontario Regulation 166/06 was approved. We have enclosed one copy of Permit C-210569, which includes one set of the authorized plans/documents that were approved as part of this Permit. A copy of this cover letter and one set of plans have been submitted to the municipality. Please ensure that the plans approved by the municipality are consistent with the plans approved through this Conservation Authority permit. This Permit has been issued until May 20, 2023.

Please be advised that if revisions to the design of this project are required subsequent to the issuance of this permit, plans/documents reflecting these changes will need to be submitted to this office for further review and approval prior to construction of the redesigned works.

TRCA STAFF LIAISON

- For information regarding revisions, technical or administrative related issues please contact Anthony Syhlonyk, Planner, extension 5272.
- For site inspections, please contact Paul Nowak, Enforcement Officer, extension 5626.

Sincerely,

Colleen Bonner
Senior Planner, Development Planning and Permits
Development and Engineering Services

Encl.

cc: Cindy Hammond, Building Division, City of Brampton (Cindy.Hammond@brampton.ca)
Michael Vani, Weston Consulting Group Inc. (mvani@westonconsulting.com)

PERMIT

PERMIT NO: C-210569

EXECUTIVE MEETING
DATE: June 11, 2021
APPLICATION #: 0568/21/BRAM
CFN: 65047

IN ACCORDANCE WITH ONTARIO REGULATION 166/06, PERMISSION IS GRANTED TO:

OWNER

Pangreen Limited Partnership; 9404635 Canada Inc.; Highway 50 and 7 Equities Inc.; Greycan 7 Properties Limited Partnership; and Greycan 7 Properties GP, Inc.
185 The West Mall, Suite 860
Toronto, Ontario M9C 5L5

PURPOSE IS TO facilitate, within TRCA's Regulated Area of the Humber River Watershed, topsoil stripping and grading works to support a future industrial warehouse development on lands known municipally as 4629 Queen Street East and 0 The Gore Road, in the City of Brampton.

ON PROPERTY OWNED BY Pangreen Limited Partnership; 9404635 Canada Inc.; Highway 50 and 7 Equities Inc.; Greycan 7 Properties Limited Partnership; and Greycan 7 Properties GP, Inc. **AS LOCATED AT** Lot 3, 4, Plan 10 (4629 Queen Street East and 0 The Gore Road), in the City of Brampton, Humber River Watershed.

FOR THE PERIOD OF May 21, 2021 **TO** May 20, 2023

AND MUST COMPLY WITH THE FOLLOWING STAMPED APPROVED DOCUMENTS AND/OR PLANS:

- **Sheet No. C.8, Erosion and Sediment Control Plan, prepared by Ware Malcomb, Revision No. 4 dated December 11, 2020, received by TRCA April 29, 2021;**
- **Figure 1, Cross-Section Locations, Gully Restoration, Grading, and Erosion and Sediment Control Plan, prepared by GHD, dated December 19, 2021, received by TRCA April 29, 2021;**
- **Drawing No. L1, Landscape Plan, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**
- **Drawing No. L2, Landscape Plan, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**
- **Drawing No. L3, Landscape Plan, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**
- **Drawing No. L4, Landscape Plan, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**
- **Drawing No. L5, Landscape Plan, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**
- **Drawing No. L6, Landscape Details, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**
- **Drawing No. L7, Landscape Details, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**
- **Drawing No. L8, Landscape Details, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;**

(STIPULATIONS OF APPROVAL ON REVERSE)

STIPULATIONS

All terms and conditions imposed upon this permit are legally binding.

Failure to comply with this permit can result in further action by Toronto and Region Conservation Authority (TRCA) in accordance with the Conservation Authorities Act.

This permit, or a copy thereof, must be posted on the site and available for inspection.

The owner is responsible for the accuracy of all information and technical details.

This permit does not preclude nor imply any approvals required by any other existing laws and regulations, including landowner consents.

All in-water and near water works must be conducted within the construction timing window as prescribed by Provincial and/or Federal Statutes.

REVISIONS

Any revisions or changes to the approved work(s) that impact TRCA interests require further TRCA approvals prior to being initiated.

RE-ISSUANCE (EXTENSION)

On a one-time basis, applicants may apply for a permit extension provided such requests are made at least 60 days prior to the expiration of an Ontario Regulation 166/06 permit. In the Application for Permit Re-issuance, applicants shall set out the reasons for which an extension is required. Such requests will be assessed in accordance with any new updated technical hazard information and the current policies in place. There is no guarantee of an automatic approval.

FREEDOM OF INFORMATION ACT

The information contained on this form and any accompanying plans and documents is collected under the authority of the Conservation Authorities Act and Regulations made thereunder for the purpose of processing permits and is deemed to be public information. Questions about the collection of information should be directed to the Information and Privacy Officer, Toronto and Region Conservation Authority, Tel: 416-661-6600.

NOTE

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.

PERMIT

- Drawing No. L9, Landscape Details, prepared by MHBC Planning, Revision No. 10 dated September 29, 2020, received by TRCA on April 29, 2021;
- Sheet No. A1.0, Overall Site Plan, prepared by Ware Malcomb, Revision No. 3 dated September 28, 2020, received by TRCA April 29, 2021;
- Sheet No. A1.1, Site Plan - BLDG 1, prepared by Ware Malcomb, Revision No. 3 dated September 28, 2020, received by TRCA April 29, 2021;
- Sheet No. A1.2, Site Plan - BLDG 2, prepared by Ware Malcomb, Revision No. 3 dated September 28, 2020, received by TRCA April 29, 2021;
- Sheet No. C.1A, Grading Plan (1 of 7), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.1B, Grading Plan (2 of 7), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.2A, Grading Plan (3 of 7), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.2B, Grading Plan (4 of 7), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.3A, Grading Plan (5 of 7), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.3B, Grading Plan (6 of 7), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.3C, Grading Plan (7 of 7), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.4A, Servicing Plan (1 of 5), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.4B, Servicing Plan (2 of 5), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.5A, Servicing Plan (3 of 5), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.5B, Servicing Plan (4 of 5), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.6, Servicing Plan (5 of 5), prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021;
- Sheet No. C.7, SWM Pond Sections, prepared by Ware Malcomb, Revision No. 3 dated July 29, 2020, received by TRCA April 29, 2021.

STIPULATIONS

All terms and conditions imposed upon this permit are legally binding.

Failure to comply with this permit can result in further action by Toronto and Region Conservation Authority (TRCA) in accordance with the Conservation Authorities Act.

This permit, or a copy thereof, must be posted on the site and available for inspection.

The owner is responsible for the accuracy of all information and technical details.

This permit does not preclude nor imply any approvals required by any other existing laws and regulations, including landowner consents.

All in-water and near water works must be conducted within the construction timing window as prescribed by Provincial and/or Federal Statutes.

REVISIONS

Any revisions or changes to the approved work(s) that impact TRCA interests require further TRCA approvals prior to being initiated.

RE-ISSUANCE (EXTENSION)

On a one-time basis, applicants may apply for a permit extension provided such requests are made at least 60 days prior to the expiration of an Ontario Regulation 166/06 permit. In the Application for Permit Re-Issuance, applicants shall set out the reasons for which an extension is required. Such requests will be assessed in accordance with any new updated technical hazard information and the current policies in place. There is no guarantee of an automatic approval.

FREEDOM OF INFORMATION ACT

The information contained on this form and any accompanying plans and documents is collected under the authority of the Conservation Authorities Act and Regulations made thereunder for the purpose of processing permits and is deemed to be public information. Questions about the collection of information should be directed to the Information and Privacy Officer, Toronto and Region Conservation Authority, Tel: 416-661-6600.

NOTE

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.

AND MUST COMPLY WITH THE FOLLOWING CONDITIONS:

Standard Permit Conditions

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the "works", to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.
3. The Owner shall grant permission for TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, in its opinion, to enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the terms and conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.
4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, Landowner Authorization is required to the satisfaction of TRCA.
5. This permit is valid for a period of two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the Owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated by TRCA (on or off-site) pursuant to Ontario Regulation 166/06, as amended, without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the natural environment to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.
10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.

(STIPULATIONS OF APPROVAL ON REVERSE)

STIPULATIONS

All terms and conditions imposed upon this permit are legally binding.

Failure to comply with this permit can result in further action by Toronto and Region Conservation Authority (TRCA) in accordance with the Conservation Authorities Act.

This permit, or a copy thereof, must be posted on the site and available for inspection.

The owner is responsible for the accuracy of all information and technical details.

This permit does not preclude nor imply any approvals required by any other existing laws and regulations, including landowner consents.

All in-water and near water works must be conducted within the construction timing window as prescribed by Provincial and/or Federal Statutes.

REVISIONS

Any revisions or changes to the approved work(s) that impact TRCA interests require further TRCA approvals prior to being initiated.

RE-ISSUANCE (EXTENSION)

On a one-time basis, applicants may apply for a permit extension provided such requests are made at least 60 days prior to the expiration of an Ontario Regulation 166/06 permit. In the Application for Permit Re-Issuance, applicants shall set out the reasons for which an extension is required. Such requests will be assessed in accordance with any new updated technical hazard information and the current policies in place. There is no guarantee of an automatic approval.

FREEDOM OF INFORMATION ACT

The information contained on this form and any accompanying plans and documents is collected under the authority of the Conservation Authorities Act and Regulations made thereunder for the purpose of processing permits and is deemed to be public information. Questions about the collection of information should be directed to the Information and Privacy Officer, Toronto and Region Conservation Authority, Tel: 416-661-6600.

NOTE

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.

PERMIT



Toronto and Region
Conservation
Authority

416.661.6688 | planning&permits@trca.ca | trca.ca | 101 Exchange Ave., Vaughan, ON L4K 5R6

12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.

Authorized by:

A handwritten signature in black ink, appearing to read "Bonner", written over a horizontal line.

Enforcement Officer

(STIPULATIONS OF APPROVAL ON REVERSE)

Page 4 of 4

STIPULATIONS

All terms and conditions imposed upon this permit are legally binding.

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NOTE

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.

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)
Address
- PANGREEN LIMITED PARTNERSHIP; 9404635 CANADA INC.; HIGHWAY 50 & 7 EQUITIES INC.; GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP; GREYCAN 7 PROPERTIES GP, INC. c/o Michael Serio

185 The West Mall, Suite 860
Toronto, ON M9C 5L5

Phone # 416-915-1984
Email alacivita@panattoni.com

Fax #

2. Name of Agent
Address
- Weston Consulting c/o Michael Vani
201 Millway Avenue, Suite 19, Vaughan, ON, L4K 5K8

Phone # 905-738-8080 x252
Email mvani@westonconsulting.com

Fax # 905-738-6637

3. Nature and extent of relief applied for (variances requested):

Variance 1 - To permit a driveway access road associated with the permitted use of adjacent lands zoned SC-1394, to encroach into the Floodplain zone, whereas the by-law does not permit the proposed use within the Floodplain zone.

Variance 2 - To permit 0.0 m of landscaped open space between a driveway access road and lands zoned Floodplain, whereas the By-law requires a minimum 3 metres of landscaped opens space adjacent to lands zoned Floodplain.

*** Please refer to enclosed Planning Rationale.

4. Why is it not possible to comply with the provisions of the by-law?

Variance 1 - the by-law does not permit the proposed use/encroachment within the Floodplain zone. The limits of the actual floodplain has been confirmed with the TRCA. The encorachment is only into the zone and not the floodplain itself.

Variance 2 - The By-law requires a minimum 3 metres of landscaped opens space adjacent to lands zoned Floodplain. A 10m buffer is being provided around the delineated floodplain

5. Legal Description of the subject land:

Lot Number 3 and 4

Plan Number/Concession Number 10

Municipal Address 4629 Queen Street East (PIN 140211654) + 0 The Gore Road (140211652) - Properties have merged

** Refer to enclosed Planning Rationale

6. Dimension of subject land (in metric units)

Frontage Queen - 352 metres, Highway 50 - 416 metres, The Gore - 459 metres

Depth approx. 400 metres

Area 16.28 hectares (40.25 acres)

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.)
Not Applicable - lands are vacant

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two industrial warehousing facilities with associated office space and outside storage of trailers. Building A (northern building) has a GFA of 30,914 square metres, while Building B (southern building) has a GFA of 29,263 square metres. Refer to enclosed plans and planning rationale for more details.

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

16 metres (north - Queen Street)

Rear yard setback

18.11 metres (south - Humber Nurseries)

Side yard setback

16.73 metres (west - Gore and Floodplain)

Side yard setback

16.82 metres (east - Highway 50)

10. Date of Acquisition of subject land: October 6, 2017
11. Existing uses of subject property: Vacant - Industrial
12. Proposed uses of subject property: Industrial - no change in use permissions proposed
13. Existing uses of abutting properties: Floodplain Hazard Land (west) - Garden Centre (south)
14. Date of construction of all buildings & structures on subject land: Not applicable
15. Length of time the existing uses of the subject property have been continued: unknown

16. (a) What water supply is existing/proposed?

Municipal ☒
Well ☐

Other (specify) _____

- (b) What sewage disposal is/will be provided?

Municipal ☒
Septic ☐

Other (specify) _____

- (c) What storm drainage system is existing/proposed?

Sewers ☒
Ditches ☐
Swales ☐

Other (specify) _____

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

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☒ No ☐ As part of associated Application for Site Plan Approval

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 # A-2020-089 Decision Approved

File # A-2020-089 Decision Approved

File # A-2020-089 Decision Approved

Relief Permit a height of less than 3 storeys

Relief Permit outside storage of trailers

Relief Reduce Landscape Buffer along Hwy. 50

Signature of Applicant(s) of Authorized Agent

DATED AT THE City _____ OF _____ Vaughan

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, Weston Consulting c/o Michael Vani 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 Vaughan

IN THE Region OF

York THIS 5 DAY OF

July, 2021.

Patrizia Santino,
a Commissioner, etc.,
Province of Ontario,
for Weston Consulting Group Inc.
Expires May 31, 2024
A Commissioner etc.

Signature of Applicant of Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

SC - 2094, F

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

HOTHU S.

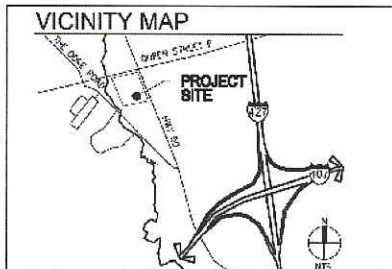
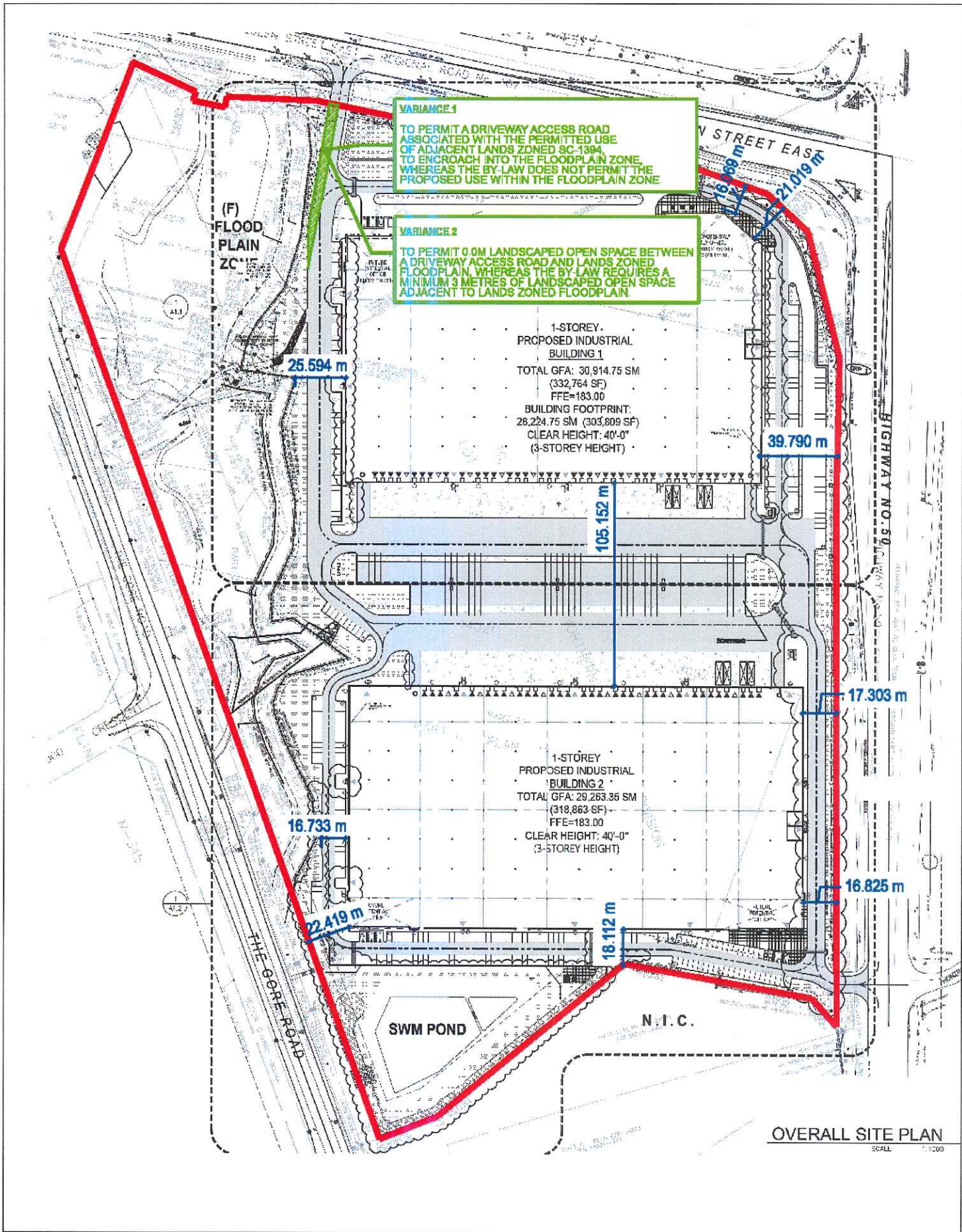
Zoning Officer

JULY 08 2021

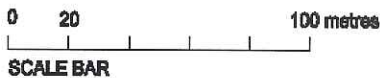
Date

DATE RECEIVED

July 6, 2021.



- Subject Lands
- Area subject to Minor Variance



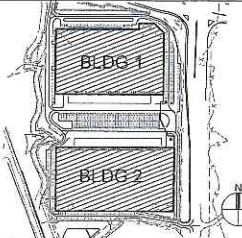
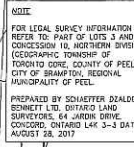
MINOR VARIANCE SKETCH

4628 QUEEN STREET EAST
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE: SEE SCALE BAR
DATE DRAWN: JULY 05, 2021
Western File No. 0498

WESTON CONSULTING

4628 Queen Street East, Suite 10
Brampton, Ontario L6Y 4R8
T: 905.761.2265 F: 905.761.2267
www.westonconsulting.com
Toronto, Ontario M5H 2P2
T: 416.593.7777 F: 416.593.7870



	NEW HEAVY DUTY PAVEMENT (HATCHED)
	NEW LANDSCAPE AREA (HATCHED)
	FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
	MAN DOOR ENTRY
	KNOCK OUT PANEL
	TRUCK LOADING DOCK DOOR
	DRIVE IN DOOR
	PROPOSED FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS)
	SIAMSESE CONNECTION (VERIFY LOCATION W/CIVIL DWGS)
	DENOTES CATCHBASIN (SEE CIVIL DWGS)
	DENOTES MANHOLE (SEE CIVIL DWGS)
	FLUSH CURB AT ACCESSIBLE PARKING SPACES
	DEPRESSED CURB AT ACCESSIBLE WALKWAYS
	LOADING SPACE
	NO. OF PARKING SPACES
	PROPOSED LOCATION FOR TRANSFORMER PAD
	SWMP SAFETY STATION

PANATTONI
 BRAMPTON
 4599 & 4629 QUEEN STREET EAST
 BRAMPTON, ONTARIO
 FILE NO. SP19-045,000

PA / PM:

DRAWN BY:

JOB NO.:

AR/EM

WM

10R17-00B1-00

SHEET

A1.0

#	DATE	ISSUED FOR	REMARKS
1.	2019-01-23	ISSUED FOR SPA	
2.	2020-02-11	RESERVED FOR SPA	
3.	2020-02-11	RESERVED FOR SPA	
4.	2020-12-31	RESERVED FOR SPA	
5.	2021-04-07	RESERVED FOR SPA	
6.	2021-05-05	ISSUED FOR PERMIT	
7.	2021-05-13	RESERVED FOR SPA	
8.	2021-05-13	RESERVED FOR SPA	

PLOT DATE: Tue, 01 Jun 2021 REISSUED FOR SPA

SITE PLAN NOTES

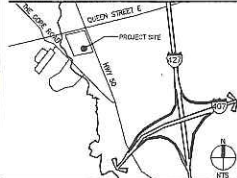
SEE SHEET A0.1 FOR ADDITIONAL SITE PLAN NOTES

1. PROPERTY LINE INCLUDING ULTIMATE ROAD WIDENING
2. STANDARD PARKING STALL, PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS
3. PRINCIPLE ENTRY, PROVIDE POWER OPERATED AUTOMATIC DOOR OPERATOR
4. TYPICAL SHARED ACCESSIBLE PARKING STALLS, TYPE A AND TYPE B WITH ACCESSIBLE PARKING SIGN AND PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS
5. 1500 X 1500 CONCRETE PAD
6. 150 mm HIGH CURB TYPICAL. SEE CIVIL DWGS
7. 1800 mm WIDE CONCRETE SIDEWALK TYPICAL U.I.O.
8. DRIVE-IN RAMP. SEE CIVIL DWGS FOR SLOPE %
9. FIRE DEPARTMENT CONNECTION / SIAMSE
10. SNOW STORAGE AREA
11. CONCRETE APRON. SEE CIVIL DWGS
12. EXISTING POST AND WIRE FENCE TO BE REMOVED
13. LANDSCAPED AREA. SEE LANDSCAPE DWGS
14. EXTERIOR STEEL STAIRS W/TUBE STEEL GUARDRAIL, TYP.
15. TRUCK LOADING DOCK, TYP.
16. LOADING SPACE PER CITY OF BRAMPTON STANDARDS
17. PROPOSED RETAINING WALL. SEE CIVIL DWGS
18. LINE OF CANOPY ABOVE
19. PROPOSED ELECTRICAL ROOM
20. PROPOSED SPRINKLER ROOM
21. HATCHED AREA DENOTES HEAVY DUTY ASPHALT
22. DEPRESSURE CURB SEE DETAIL 2 ON SHEET A1.0
23. LIGHT DUTY ASPHALT. SEE CIVIL DWGS
24. CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO CITY OF BRAMPTON STANDARDS. SEE CIVIL DWGS
25. 4.670m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
26. PROPOSED FENCE. SEE LANDSCAPE DWGS
27. EXISTING MUNICIPAL SIDEWALK
28. DESIGNATED PARKING SPACE FOR LOW-EMITTING FUEL EFFICIENT VEHICLE
29. PROPOSED LOCATION FOR TRANSFORMER PAD
30. PEDESTRIAN WALKWAY WITH PAINTED LINES AS PER CITY OF BRAMPTON MUNICIPAL STANDARDS
31. PROPOSED DEPRESSURE CURB
32. EXISTING RETAINING WALL
33. LOCATION OF EXISTING MUNICIPAL TRANSIT PAD
34. EMPLOYEE AMENITY AREA - REFER TO LANDSCAPE DWGS
35. SAFETY STATION - REFER TO CIVIL DWGS & DETAIL 2/A1.0
36. STAGING AREA NOT TO BE USED FOR TRAILER STORAGE - TRAILER STORAGE ONLY PROPOSED IN SPACES OUTSIDE OF STAGING AREA
37. 2.5m HIGH ACoustic BARRIER. SEE LANDSCAPE DWGS
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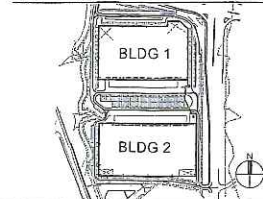
SITE LEGEND

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- NEW LANDSCAPE AREA (HATCHED)
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- DENOTES MANHOLE (SEE CIVIL DWGS)
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- DEPRESSURE CURB AT ACCESSIBLE WALKWAYS
- LOADING SPACE
- NO. OF PARKING SPACES
- PROPOSED LOCATION FOR TRANSFORMER PAD
- SWAMP SAFETY STATION

VICINITY MAP



KEY PLAN



ENLARGED SITE PLAN

SCALE: 1:500

1

TRUE NORTH

(F) FLOOD PLAIN ZONE

NOTE:
UNLESS NOTED OTHERWISE THE BUILDING SHALL BE CONSTRUCTED WITH AN INTERIOR CLEAR HEIGHT OF 12,192mm (40'-0")
THE CLEAR HEIGHT SHALL BE UNDESTRUCTED BY ANY STRUCTURAL ELEMENTS, BUILDING SERVICES, FIXTURES, OR FITTINGS EXCEPT IN STRUCTURAL BAYS IMMEDIATELY ADJACENT TO LOADING DOORS, WHERE FIXTURES, SERVICES AND FITTINGS MAY PROJECT BELOW THE BOTTOM OF STRUCTURAL STEEL.

NOTE:
THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE GRADING PLANS AND WITH SERVICES PLANS FROM WARE MALCOMB (LISTED ON THIS DRAWING UNDER "CIVIL ENGINEERING DWGS").

NOTE:
ALL REFUSE WILL BE STORED AND HANDLED INTERNALLY BY THE OWNER.

W:\106117\106117\0091\001 Architectural\001.dwg (001)_A1.dwg

WARE MALCOMB

Leading Design for Commercial Real Estate

architectural 250 Bayview Ave. Suite 100
phone 905.874.4444
interior 4370 Sheppard Ave. E. Suite 100
graphics P.O. Box 242221
civil engineering 4370 Sheppard Ave. E. Suite 100
Brampton, ON L6Y 4R6



PANATTONI
BRAMPTON
4599 QUEEN STREET EAST
BRAMPTON, ONTARIO
FILE NO. SP19-045-000

SITE PLAN - BLDG 1

DATE	REMARKS
2019-01-21	ISSUED FOR SPA
2019-02-14	REVISION FOR SPA
2019-03-14	REVISION FOR SPA
2019-04-11	REVISION FOR SPA
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2019-04-11	REVISION FOR SPA
2019-04-11	REVISION FOR SPA

PA / PM: RCB
DRAWN BY: WM
JOB NO.: TOR17-0081-00

SHEET
A1.1

BUILDING 1

PLOT DATE: Tue, 01 Jun 2021 REISSUED FOR SPA

SITE PLAN NOTES

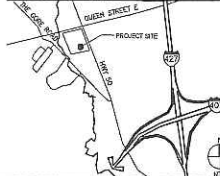
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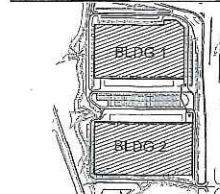
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- SWMP SAFETY STATION

VICINITY MAP



KEY PLAN



ENLARGED SITE PLAN

SCALE: 1:600

1

TRUE NORTH

1-STOREY
PROPOSED INDUSTRIAL
BUILDING 2
TOTAL GFA: 29,557.79 SM
(318,157.4 SF)
FFE=183.00
CLEAR HEIGHT: 40'-0"
(3-STOREY HEIGHT)

SWM POND

N.I.C.

NOTE:
UNLESS NOTED OTHERWISE THE BUILDING SHALL BE CONSTRUCTED WITH AN INTERIOR CLEAR HEIGHT OF 12.102m (40'-0").
THE CLEAR HEIGHT SHALL BE UNRESTRICTED BY ANY STRUCTURAL ELEMENTS, BUILDING SERVICES, UTILITIES, OR FITTINGS EXCEPT IN STRUCTURAL BAYS IMMEDIATELY ADJACENT TO LOADING DOCKS, WHERE UTILITIES, SERVICES AND FITTINGS MAY PROJECT BELOW THE BOTTOM OF STRUCTURAL STEEL.

NOTE:
THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH C.1 SITE GRADING PLAN AND C.2 SITE DRAINAGE PLAN FROM MORE MALCOMB LORR ON THE DRAWING UNDER "CIVIL ENGINEERING" DWGS.

NOTE:
ALL UTILITIES WILL BE STORED AND HANDLED INTERNALLY BY THE OWNER.
FOR LEGAL SURVEY INFORMATION REFER TO: PART OF LOTS 3 AND 4 CONVEYANCE TO NORTHERN DIVERSION (GEOGRAPHIC TOWNSHIP OF TORONTO CORP. COUNTY OF PEEBLES) CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEBLES.
PREPARED BY: SCHAEFER DZALDO BENNETT LTD. ONTARIO LAND SURVEYORS, 64 JARDIN DRIVE, CONCORD, ONTARIO L4C 3-3 DATED AUGUST 28, 2017

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture: 880 West Beaver Creek Road, Unit 107, Vaughan, Ontario L4K 0V9
planning: p 905.266.1221
interiors: p 905.266.1221
signage: p 905.266.1221
civil engineering: p 905.266.1221



PANATTONI
BRAMPTON
4629 QUEEN STREET EAST
BRAMPTON, ONTARIO
FILE NO. SP19-045-000

SITE PLAN - BLDG 2

DATE	REVISION	REMARKS
2017-08-01	1	ISSUED FOR SPA
2017-08-01	2	REVISION FOR SPA
2017-08-01	3	REVISION FOR SPA
2017-08-01	4	REVISION FOR SPA
2017-08-01	5	REVISION FOR SPA
2017-08-01	6	REVISION FOR SPA
2017-08-01	7	REVISION FOR SPA

PA / PM: RCB
DRAWN BY: WM
JOB NO.: TOR17-0081-03

SHEET
A1.2
BUILDING 2

PLOT DATE: Tue, 01 Jun 2021 REISSUED FOR SPA



FILE NUMBER A-2021-0089

HEARING DATE MAY 11, 2021

APPLICATION MADE BY PANGREEN LIMITED PARTNERSHIP, 9404635 CANADA INC., HIGHWAY 50 & 7 EQUITIES INC., GREYCAN 7 PROPERTIES LIMITED PARTNERSHIP AND GREYCAN 7 PROPERTIES GP INC.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit a building height of 2 storeys within 80 metres of Regional Road 107 and Highway 50;
2. To permit outside storage of trailers within 47 metres of Highway 50;
3. To permit a minimum 3.5m of landscaped open space along the lot line abutting Highway 50, except at approved access locations.

(4629 QUEEN STREET EAST, 0 THE GORE ROAD – PART OF LOTS 3 AND 4, CONCESSION 10 ND)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Doerfler

SECONDED BY: R. Power

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON MAY 11, 2021

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

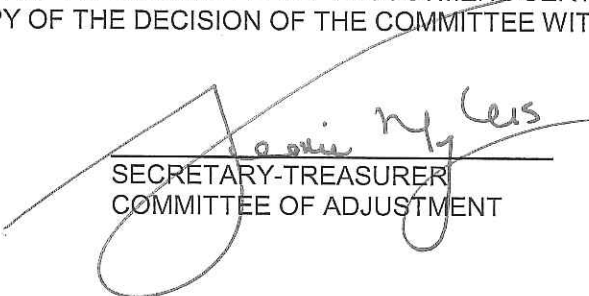
ROD POWER, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 11TH DAY OF MAY, 2021

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE MAY 31, 2021

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

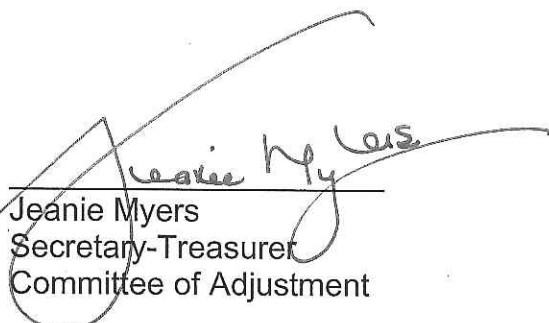
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

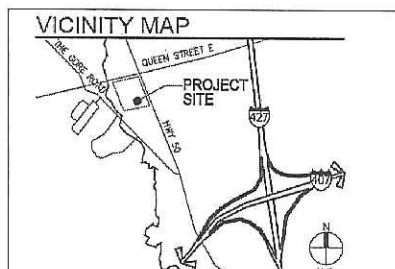
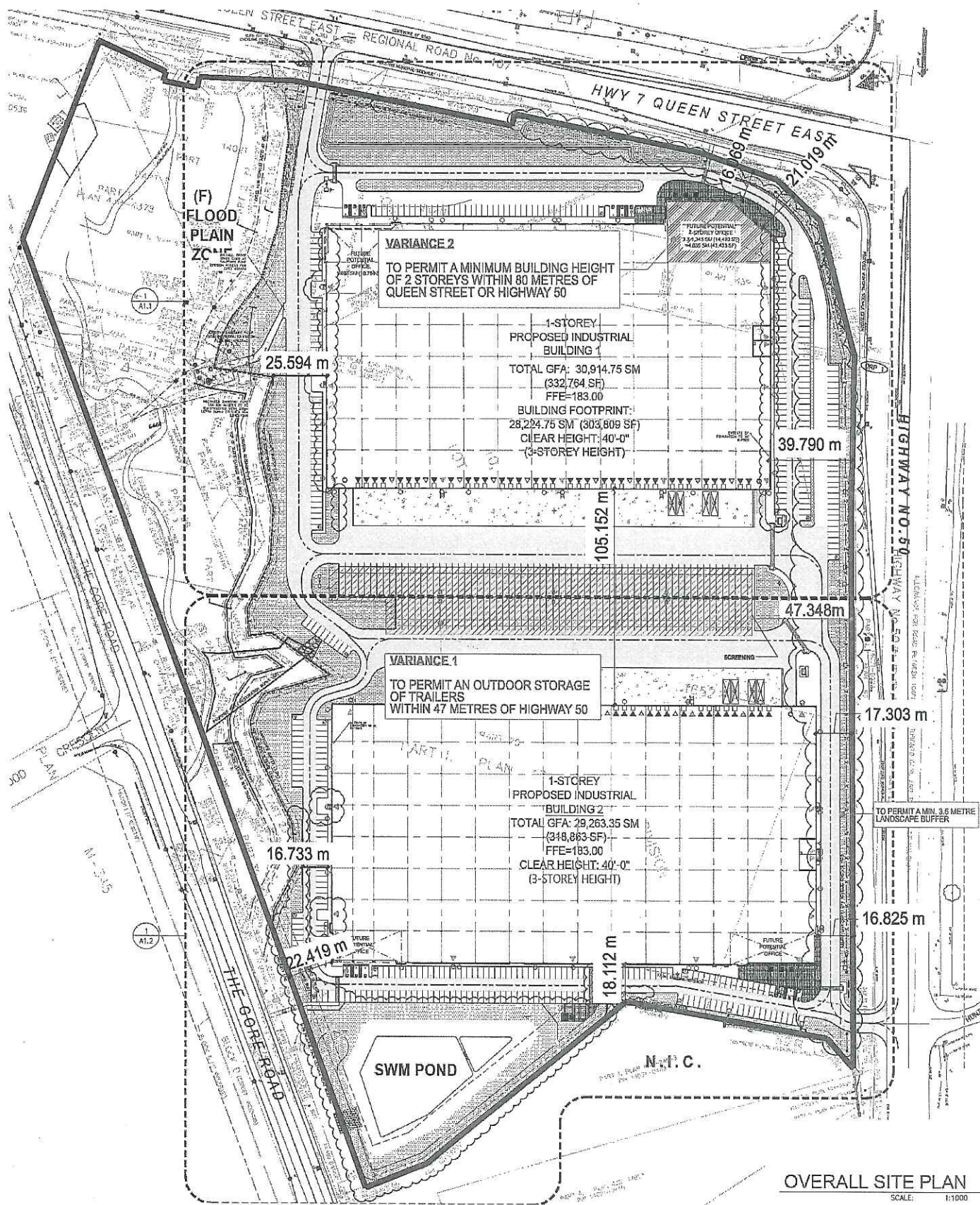
APPLICATION NO: **A-2021-0089**

DATED: **MAY 11, 2021**

Conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner finalize site plan approval under City File SP19-045.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. That the applicant submits \$520 remaining balance of the review fees to TRCA as outlined in their letter dated May 5, 2021;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



— Subject Lands
 ▨ Area subject to Minor Variance



0 20 100 metres
 SCALE BAR

MINOR VARIANCE SKETCH

4629 QUEEN STREET EAST
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

SCALE: SEE SCALE BAR
 DATE DRAWN: APRIL 12, 2021
 Weston File No. 8496

WESTON
 CONSULTING



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 Wexham, Ontario L4R 0H8
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