

APPLICATION # A-2021-0159
WARD #6

APPLICATION FOR MINOR VARIANCE

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

AND WHEREAS the property involved in this application is described as Part of Block 1, Plan 43M-1936, Parts 1, 2, 6 to 26, 37, Plan 43R-35663 municipally known as **7995 WINSTON CHURCHILL BOULEVARD**, Brampton;

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

1. To permit outside storage of oversized motor vehicles associated with business operating from a building located at 7850 Heritage Road whereas the by-law only permits outside storage as an accessory use associated with a business operating from a building on the same lot;
2. To permit outside storage to occupy 11.1% of the lot area whereas the by-law limits the outside storage of goods and materials to the lesser of 5% of the lot or 10% of the building area.

OTHER PLANNING APPLICATIONS:

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

Plan of Subdivision: _____	NO	File Number: _____
Application for Consent: _____	NO	File Number: _____

The Committee of Adjustment has appointed **TUESDAY, 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

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.



ORLANDO CORPORATION

6205 Airport Road, Mississauga, Ontario, L4V 1E3 Telephone: (905) 677-5480 Fax: (905) 677-2824 orlandocorp.com

June 30, 2021

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
Phone (905) 874-2117
Fax (905) 874-21 19

A-2021-0159

Dear Ms. Myers,

**RE: Application for Minor Variance
7995 Winston Churchill Blvd
PL 43M1936 PT BLK 1
Orlando Corporation**

In April 2021, we submitted for site plan approval to develop lands for additional outdoor storage for trailer parking at the existing Industrial Building, municipally known as 7995 Winston Churchill Boulevard. The subject property is approximately 16.32 hectares and is bound by Winston Churchill Boulevard to the west and Steeles Ave W to the north. 7995 Winston Churchill Blvd is currently zoned as M4-2797 "Industrial".

We are seeking relief from the bylaw to permit outside storage (including oversized motor vehicles) associated with a business operating from a building at 7850 Heritage Road whereas the bylaw only permits outside storage as an accessory use associated with a business operating on the same lot.

Amazon Inc. currently occupies 7995 Winston Churchill Blvd, and will also be occupying 7850 Heritage Road to the east. As part of the occupancy for 7850 Heritage Road, Amazon requires additional outdoor storage for trailer parking that is proposed to be located on the site at 7995 Winston Churchill Blvd. The outdoor storage area will be screened from Steeles Ave W by a solid wood screen wall. The location of the outdoor storage is intended to remain until such time that Amazon chooses to move forward with the addition of the existing building at 7995 Winston Churchill Blvd. At such time, re-evaluation of the outdoor storage will be required in order to satisfy site plan for the addition proposal.

In addition to the above, we have submitted a Site Plan Amendment (SPA-2021-0114) that proposes a link from the west side of 7850 Heritage road to the east side of 7995 Winston Churchill Blvd. This link will aid Amazon's operations between the two sites for coordination of outdoor storage. Regardless of the link, Amazon will still require the outdoor storage at 7995 Winston Churchill Blvd until they choose to move forward with the building expansion.

We believe this request to be minor in nature and meets the four tests prescribed under Section 45 of the Planning Act.



Please find attached a completed Application for Minor Variance and one digital copy of the Site Plan.

If you require any additional information or clarification please contact me at 905.677.5480 or at rehkopfw@orlandocorp.com

Yours truly,

ORLANDO CORPORATION

Wyatt Rehkopf
Development Coordinator

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0159

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)** Orlando Corporation
Address 6205 Airport Road, Mississauga, Ontario, L4V 1E3

Phone # 905-677-5480 **Fax #** _____
Email rehkopf@orlandocorp.com

2. **Name of Agent** Wyatt Rehkopf
Address 6205 Airport Road, Mississauga, Ontario, L4V 1E3

Phone # 905-677-5480 x 316 **Fax #** _____
Email rehkopf@orlandocorp.com

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

The tenant, Amazon Inc., operates out of the buildings at 7995 Winston Churchill, and 7850 Heritage Road. The tenant would like to utilize outside storage space for Trailer Parking at 7995 Winston Churchill for their operations at 7850 Heritage Road.

As such, we are seeking relief from the bylaw to permit outside storage (including oversized motor vehicles) associated with a business operating from a building at 7850 Heritage Road whereas the by-law only permits outside storage as an accessory use associated with a business operating from a building on the same lot.

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

It is not possible to permit a building at a different site to utilize storage offsite.

5. **Legal Description of the subject land:**

Lot Number PT BLK 1 RP 43R35663 PARTS 1, 2, 6-26, 37-40

Plan Number/Concession Number PL 43M1935

Municipal Address 7995 Winston Churchill Blvd

6. **Dimension of subject land (in metric units)**

Frontage 808m

Depth 575m

Area 16.32 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.)

1 Storey 48,377.96 square metres GFA industrial building, with guard house.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed additional guard house for Outside trailer parking area that is separate from existing outside trailer parking area.

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	30.83m
Rear yard setback		85.34m
Side yard setback		182.01m
Side yard setback		23.71

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: 1996
11. Existing uses of subject property: Industrial
12. Proposed uses of subject property: Outside Storage Associated with 7850 Heritage Road
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: 2017
15. Length of time the existing uses of the subject property have been continued: 2003
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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

Yes ☐ No ☒

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

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

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

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF HAMILTON
THIS 24 DAY OF JUNE, 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, WYATT RENKOPF OF THE CITY OF HAMILTON
IN THE PROVINCE 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 MISSISSAUGA
IN THE PROVINCE OF ONTARIO THIS 24th DAY OF JUNE, 2021

Wyatt Renkopf
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner etc.
LUIGINO M. PELLA
NOTARY PUBLIC

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

M4 - 2797

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.

HOTHUS.

Zoning Officer

JULY 08 2021

Date

DATE RECEIVED July 6, 2021

Date Application Deemed Complete by the Municipality July 8, 2021

A-2021-0159

a

b

Whaley's
Corners

Steeles Ave

Winston Churchill Blvd

407

Meadowdale Blvd

Heritage Rd

Edgewood

A4

B5

A5

