

**APPLICATION # A-2021-0145**  
**WARD #9**

**APPLICATION FOR MINOR VARIANCE**

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

AND WHEREAS the property involved in this application is described as Part of Lot 11, Concession 3 W.H.S. municipally known as **10 GREAT LAKES DRIVE**, Brampton;

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

1. To permit a front yard setback of 7.8m (25.60 ft.) to an accessory structure (frost shader) associated with a garden centre whereas the by-law requires a minimum front yard setback of 9.0m (29.53 ft.).

**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](mailto:jeanie.myers@brampton.ca)





1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631, 2632-2633, 2634-2635, 2636-2637, 2638-2639, 2640-2641, 2642-2643, 2644-2645, 2646-2647, 2648-2649, 2650-2651, 2652-2653, 2654-2655, 2656-2657, 2658-2659, 2660-2661, 2662-2663, 2664-2665, 2666-2667, 2668-2669, 2670-2671, 2672-2673, 2674-2675, 2676-2677, 2678-2679, 2680-2681, 2682-2683, 2684-2685, 2686-2687, 2688-2689, 2690-2691, 2692-2693, 2694-2695, 2696-2697, 2698-2699, 2700-2701, 2702-2703, 2704-2705, 2706-2707, 2708-2709, 2710-2711, 2712-2713, 2714-2715, 2716-2717, 2718-2719, 2720-2721, 2722-2723, 27

<u>PARKING PROVIDED</u> (EXTENT OF SPA SITE AREA)		
	aircraft	passenger
total aircraft at hotel, 2010 percentage reduction	4,270/40	294/40
total aircraft at hotel, 2010 percentage increase	1,062/30	1,181/30
percentage reduction	1,131,100/1	1,131,100/3
percentage increase	1,062/30	1,181/30

1. Үүрэг, хэлбэр, үйлчилгээний нэгж, байр, хувиар 2. Үүрэг, хэлбэр, үйлчилгээний нэгж, байр, хувиар	2.12.01	4.12.01
3. Үүрэг, хэлбэр, үйлчилгээний нэгж, байр, хувиар	2.12.02	4.12.02

OVERALL SITE PARKING PROVIDED	
EXISTING	PROPOSED
42 SPOTS	42 SPOTS
100% CHRG	100% CHRG

**LEGAL DESCRIPTION**  
PART OF LOT 11, CONCESSION 3,  
AND PART OF BLOCK 250  
REGISTERED PLAN 434-1296

☐ NON-CONCRETE SPONGE-LIKE

PROJECT 10 GREAT LAKES DRIVE

BRampton Ontario  
CPL 2018-0032

SPA SITE PLAN

FOR OFFICE USE  
DATE

PROJECT DATE  
20070221

M
CHECKED BY

SCALE \_\_\_\_\_  
 (to be continued)

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

A100



**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.



**IBI GROUP**  
200 East Wing-360 James Street North  
Hamilton ON L8L 1H5 Canada  
tel 905 546 1010  
[ibigroup.com](http://ibigroup.com)

A-2021-0145

July 5, 2021

Chair and Members of Committee of Adjustment  
c/o Jeanie Myers, Secretary-Treasurer Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON, L6Y 4R2

Dear Chair and Members of Committee of Adjustment:

**APPLICATION FOR MINOR VARIANCE  
10 GREAT LAKES DRIVE, BRAMPTON**

On behalf of the owner, Canadian Tire Corporation Ltd., we are pleased to submit the enclosed application for Minor Variance, as part of the pending Limited Site Plan Application for the relocation of the frost shader for the Garden Centre, as part of the expansion plans for the existing Canadian Tire located at 10 Great Lakes Drive, Brampton. The proposed relocation will see the frost shader increase in size from approximately 277 m<sup>2</sup> to 292 m<sup>2</sup>. The relocation will allow the Garden Centre and Canadian Tire to better serve the community going forward.

As such, a Minor Variance is required to address the location of the proposed frost shader, in proximity to the Front yard. The variance is as outlined below. For the purposes of this application "existing" site conditions refer to those approved through the previous site plan application, SPA-2019-0032.

SECTION	REQUIRED	PROPOSED
851.2 (c) Minimum Front Yard Depth	9m	7.8m

Planning Act Section 45 (1) Compliance

Section 45(1) of the Planning Act permits the Committee of Adjustment to grant Minor Variances from the Zoning By-law provided they meet what is known as the four (4) tests. The four tests are:

1. Is the variance minor in nature?
2. Is the variance desirable and appropriate?
3. Does the variance maintain the general intent and purpose of the Official Plan?
4. Does the variance maintain the general intent and purpose of the Zoning By-law?

The following will provide an analysis of the proposed variance against the four tests.

The current zoning by-law requirement is 9m to the front lot line, whereas 7.8m is being proposed.

**1. Is the variance minor in nature?**

There will be no adverse impact as a result of the proposed variance. The frost shader is a small structure which is a component of the larger Canadian Tire store and will be contained within the Garden Centre compound as approved by SPA-2019-0032. The Garden Centre and proposed frost shader are located along the south-eastern boundary of the Subject Lands abutting a



Chair and Members of Committee of Adjustment – July 5, 2021

landscaped planting strip, adjacent to the municipal right-of-way for Bovaird Drive East. The proposed variance would locate the frost shader structure 7.9 metres from the south-eastern property boundary. This separation will be further augmented by a fence, planters, and trees which will visually and physically separate the structure from the public sidewalk thus acting as a visual buffer. The location of the frost shader will allow for the site to function efficiently and will not negatively impact the public realm along Bovaird Drive East. As such, it is our opinion that there are no adverse impacts associated with the requested variance, and that the variance is minor in nature.

**2. Is the variance desirable and appropriate?**

The proposed reduction to the minimum front yard depth is desirable and appropriate, as it will support the continued operation of the Canadian Tire Garden Centre. Previously, the frost shader was located on the south-eastern portion of the subject lands, adjacent to the existing Canadian Tire store. As a result of the approved addition to the store, the Garden Centre and frost shader are required to be relocated. There is adequate landscaping and screening provided, and the proposed structure will be located within the Garden Centre compound. There will be no negative impacts to the streetscape and public realm as a result of the proposed location of the structure. As such, in our opinion, the proposed reduction to the minimum front yard is desirable and appropriate.

**3. Does the variance maintain the general intent and purpose of the Official Plan?**

The Subject Lands are designated as Regional Retail in the City of Brampton Official Plan. This designation permits a variety of uses, including commercial uses. This includes Regional Retail centres being anchored by major full line department stores. The proposed variance to the front yard depth will support the expansion of the existing Canadian Tire department store while continuing the functionality of its Garden Centre. The lands are currently being used for commercial purposes, and there is no proposed change in use on the subject lands. Therefore, it is our opinion that the proposed variance meets the general intent and purpose of the Official Plan.

**4. Does the variance maintain the general intent and purpose of the Zoning By-law?**

The purpose of the minimum front yard depth is to ensure that there is adequate separation between the development and the adjacent right-of-way. The proposed relocation of the frost shader still maintains adequate separation from the public realm. Furthermore, much of this separation is comprised of an existing landscaped planting strip, which will be maintained. With the southeastern abutting lands being a public sidewalk and major arterial there are no concerns related to sensitive uses when interfacing with the commercial use. Further, the proposed structure is located within the garden centre compound limits, as approved by SPA-2019-0032, and will not negatively impact the function of the subject of the surrounding lands and will maintain adequate separation to the public realm. Therefore, it is our opinion that the proposed reduction to the minimum front yard depth maintains the purpose and intent of the Zoning By-law.

**Submission Materials**

In support of the proposed minor variance application, please find enclosed the following:

- One (1) original copy of the completed application form;
- One (1) of the proposed Site Plan; and,
- One (1) of the proposed Building Elevations.

One (1) cheque in the amount of \$2,560.00, made payable to the City of Brampton, which represents the application, will be sent uns.

Chair and Members of Committee of Adjustment – July 5, 2021

We trust that the enclosed is in order. However, should you have any questions or require further information, please do not hesitate to contact the undersigned.

Regards,

**IBI Group**



Tracy Tucker, BAA, CPT  
Project Coordinator

Cc: Ms. Veronik Manolova, Canadian Tire Real Estate Limited

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0145

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) Canadian Tire Properties Inc.  
Address 2180 Yonge Street, 15th Floor, Toronto, ON  
Phone # (647) 616-3646  
Email veronik.manolova@cantire.com

H4P 2V8

2. Name of Agent IBI Group c/o Tracy Tucker  
Address Suite 200, East Wing-360 James Street North, Hamilton, ON L8L 1H5  
Phone # +1 905 546 1010 ext 63120  
Email Tracy.Tucker@bigroup.com

3. Nature and extent of relief applied for (variances requested):  
Requesting relief from a minimum front yard depth to allow for the relocation of the frost shader for the Garden Centre with a setback of 7.8 m. Whereas the current zoning permits a front yard depth of 9 m.

4. Why is it not possible to comply with the provisions of the by-law?  
The frost shader was required to be relocated as a result of an expansion of the Canadian Tire retail building and relocation of its Garden Centre (SPA-2019-0032). If the frost shader were to comply with the currently required front yard depth of 9 m, it would be result in the frost shader being located in an inefficient location withing the Garden Centre which would impact function and usable space within the garden centre compound.

5. Legal Description of the subject land:  
Lot Number 11  
Plan Number/Concession Number 43M-1298/ Concession 3  
Municipal Address 10 Great Lakes Drive

6. Dimension of subject land (in metric units)  
Frontage ±143.26  
Depth ±197.56  
Area ±3.14 ha

\* Note: the provided areas and dimensions are based on the Canadian Tire Parcel only, while the Zoning is based on the entire development parcel

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.)

Canadian Tire Building as per SPA-2019-0032 (Ground Floor Area: 8267, Gross Floor Area: 9884, 1 storey, Width: ±68.43, Length: ±141.3, Height: ±8.3)  
Frost Shader: Ground Floor Area: 277

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

Frost shader: Ground Floor Area: 292, Width: ±7.32, Length: ±2.92

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)

<b>EXISTING</b>		
Front yard setback	±9.6m as per SPA-2019-0032	Existing provided based on the entire development area
Rear yard setback	>9.0m	and not just the Canadian Tire Development
Side yard setback	>13.1m to Hwy 401, as existing	
Side yard setback	±24.1m as approved by SPA 2019-0032	

<b>PROPOSED</b>		
Front yard setback	±7.8m	
Rear yard setback	As Existing	
Side yard setback	N/A	
Side yard setback	±24.1m as approved by SPA-2019-0032	

10. Date of Acquisition of subject land: 1999
11. Existing uses of subject property: Commercial retail
12. Proposed uses of subject property: Commercial retail
13. Existing uses of abutting properties: Commercial retail and restaurants
14. Date of construction of all buildings & structures on subject land: 2000/2001
15. Length of time the existing uses of the subject property have been continued: ±20 years

16. (a) What water supply is existing/proposed?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well      | <input type="checkbox"/>            |                       |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                       |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic    | <input type="checkbox"/>            |                       |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                       |
|---------|-------------------------------------|-----------------------|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/>            |                       |
| Swales  | <input type="checkbox"/>            |                       |



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 # B99-029 Status Closed

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

J. Tucker  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Hamilton  
THIS 25<sup>th</sup> 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, Tracy Tucker, 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 Hamilton OF Hamilton  
IN THE Province OF Ontario  
THIS 25<sup>th</sup> DAY OF June, 2021

[Signature]  
A Commissioner etc.

Jared Vail Marcus, a Commissioner, etc.  
Province of Ontario,  
for IBI Group.  
Expires December 5, 2023.

J. Tucker  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: C3- 851

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

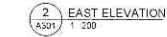
L Barbuto July 5, 2021  
Zoning Officer Date

DATE RECEIVED \_\_\_\_\_

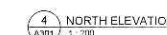
Date Application Deemed Complete by the Municipality \_\_\_\_\_







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18	2021-05-17	ISSUED FOR REVIEW	JHL
17	2020-11-16	ISSUED FOR REVIEW	JHL
16	2020-10-23	ISSUED FOR REVIEW	JHL
15	2020-10-09	ISSUED FOR REVIEW	JHL
14	2020-09-04	ISSUED FOR SPA	JHL
13	2020-01-17	ISSUED FOR REVIEW	RCM
9	2020-01-27	ISSUED FOR REVIEW	RCM
8	2020-01-02	ISSUED FOR REVIEW	RCM
#	DATE	DESCRIPTION	BY



10 GREAT LAKES DRIVE

BRAMPTON, ONTARIO  
CRA 2018-0027

### ELEVATIONS

PROJECT NO	08-6000540
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9B (90SP)2
PROJECT DATE

2020-01-22

DATE	01/12
CHECKED BY	ECM

RCM
EGATE

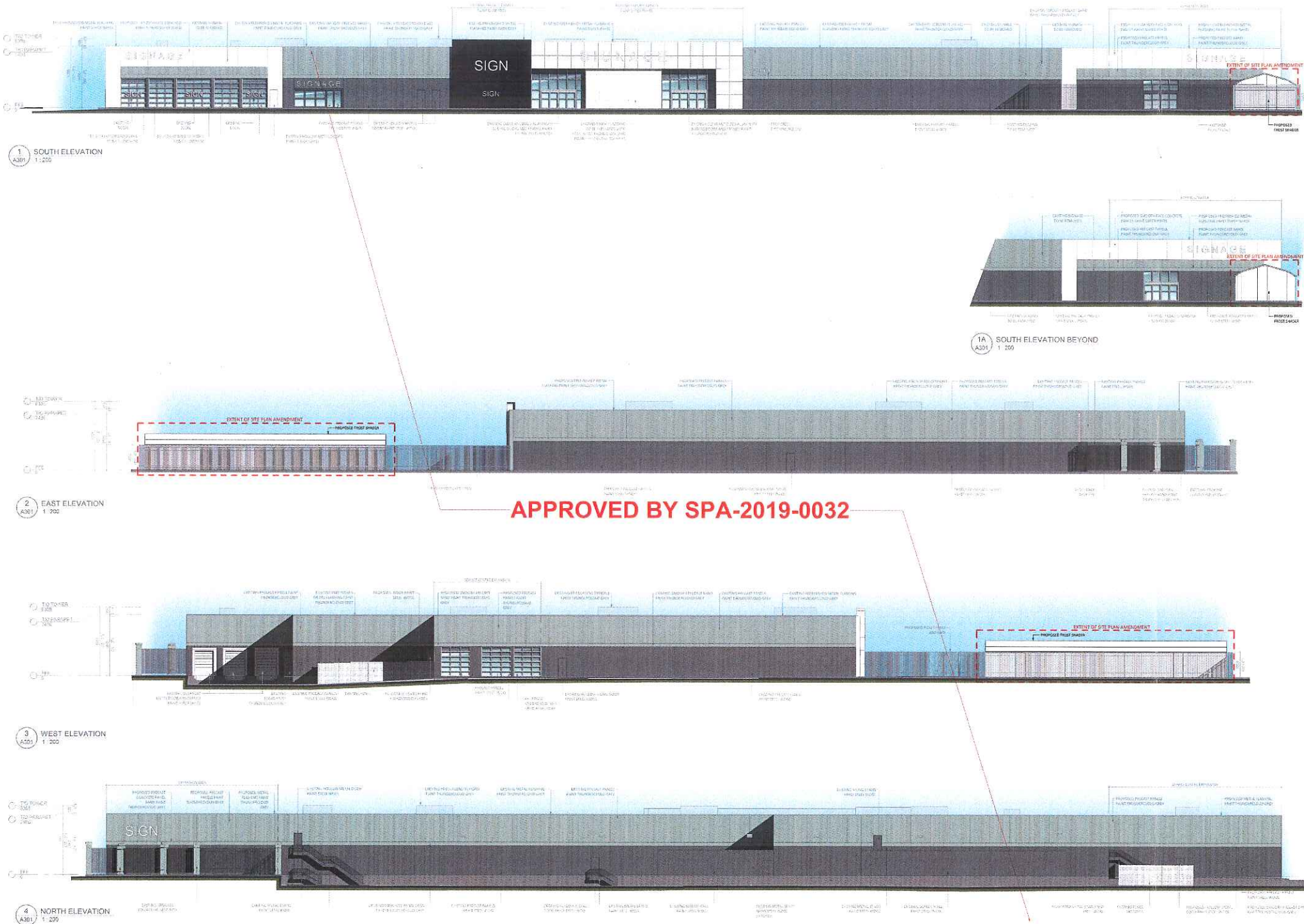
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DRAWING NO. A301

TURNER  
FLEISCHER

Turner Fleischer Architects Inc.  
67 Leslie Road  
Toronto, ON M2H 2T6  
1 to 416 222  
turnerfleischer.com

This drawing is a professional design prepared by the undersigned, a duly Licensed Architect, in accordance with the provisions of the Architects Act, R.S.O. 1990, Chapter A.01, and the Regulations made thereunder. It is a representation of the design of the building and its contents, and is not to be used for any other purpose without the written consent of the undersigned. The undersigned is not responsible for any errors or omissions in this drawing, and is not to be held liable for any consequences arising from the use of this drawing. The undersigned is not to be held liable for any consequences arising from the use of this drawing.

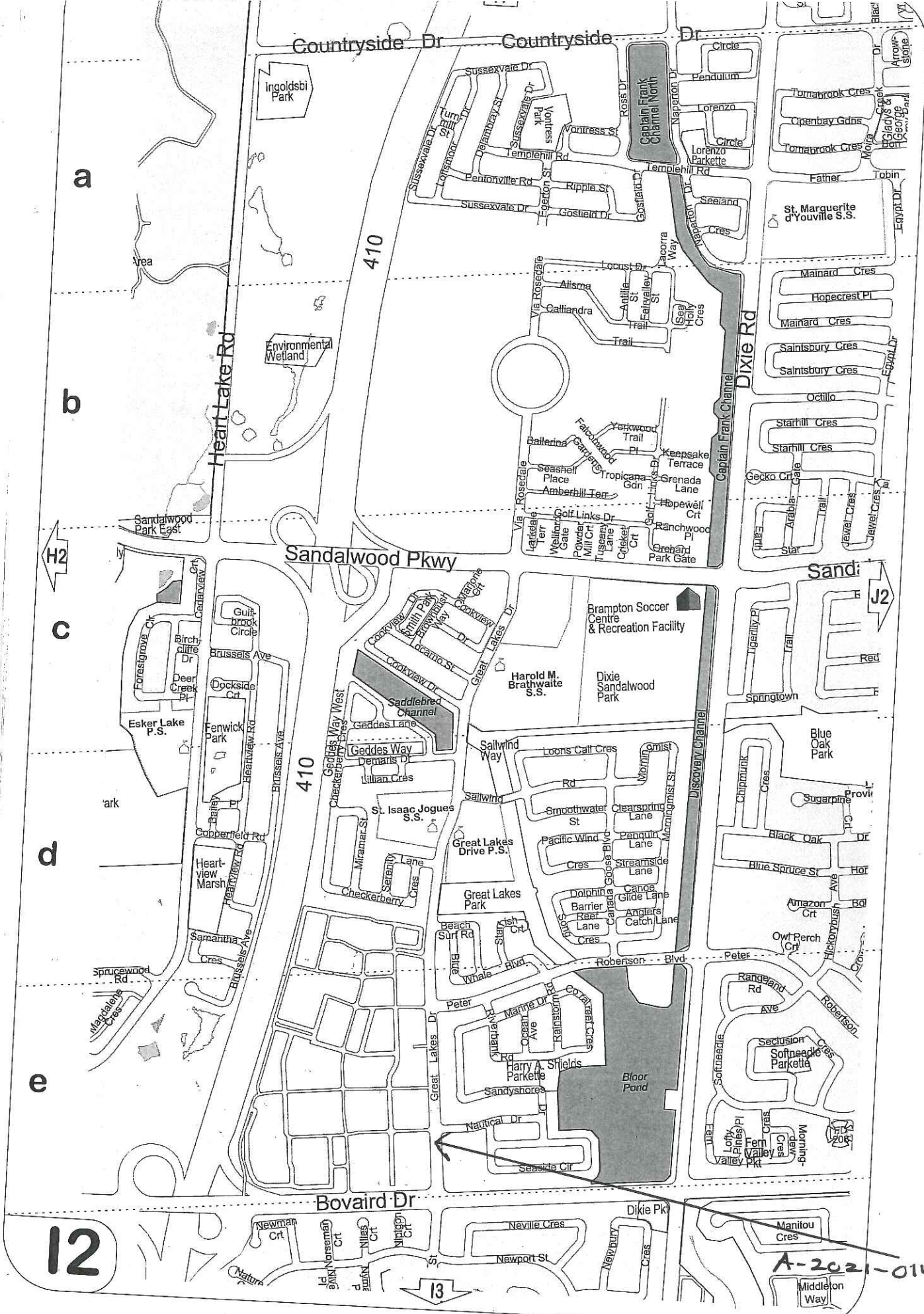


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PROJECT	10 GREAT LAKES DRIVE
BRAMPTON, ONTARIO	SPA 2019-0032
DRAWING	GOLOBREW/STAGNATIONS
PROJECT NO.	88-000002
PROJECT DATE	2020-01-22
DRAWN BY	JHL
CHECKED BY	RCM
SCALE	1:200
DRAWING NO.	A302





A-2021-0145