

**Filing Date:** July 6, 2021  
**Hearing Date:** August 3, 2021

**File:** B-2021-0011

**Owner/  
Applicant:** 2713442 Ontario Inc.

**Address:** 0 Ace Drive (Block 3, 43M-1907)

**Ward:** 9

**Contact:** François Hémon-Morneau, Planner I

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### **Proposal:**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 15,658 acres (6.337 hectares). The severed lot has a frontage of approximately 107.99 metres (354.30 feet), a depth of approximately 320.29 metres (1050.82 feet) and an area of approximately 8.329 acres (3.371 hectares). It is proposed that the severed and retained lots be developed for future automotive uses.

### **Recommendations:**

That application B-2021-0011 is supportable, subject to the following conditions being imposed:

1. The Secretary-Treasurer shall have been satisfied that the following conditions have been fulfilled within one year of the mailing date noted below and the Secretary-Treasurer's Certificate under the Planning Act shall be given:
  - a) A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate; and,
  - b) Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

### **Background:**

- **Official Plan:** The subject property is designated 'Industrial' in the Official Plan;
- **Secondary Plan:** The subject property is designated 'Prestige Industrial' in the Countryside Villages Secondary Plan (Area 48a); and

- **Zoning By-law:** The subject property is zoned 'Industrial One (M1-2256)' according to By-Law 270-2004, as amended.

**Current Situation:**

The application is required to sever the existing 15.6 acre (6.31 ha) parcel of land described as Block 3 in Plan 43M-1907. The lands are currently designated 'Industrial' in the Official Plan, 'Prestige Industrial in the Countryside Villages Secondary Plan (Area 48a), and zoned 'Industrial One (M1-2256)'. In 2020, a related Minor Variance application (A-2019-0058 – A19-200) was approved for the entirety of Block 3 to permit auto dealership uses.

As part of the conditions of approval, it was required "that within 180 days of Committee's decision, or within an extended period of time as approved by the Director of Development Services, the applicant shall submit a Condominium application and that within 180 days, or within an extended period of time as approved by the Director of Development Services, of the registration of a condominium for Block 3 and Council adoption of a Part Lot Control Exemption By-law for the lands, a Site Plan Application shall be submitted". The applicant now intends to proceed in a manner that would not require a Plan of Condominium for their purposes, and will rather proceed with a consent to sever application to divide the property such that separate Site Plan applications could proceed in the future. At the time of the Minor Variance application (A-2019-0058 – A19-200), staff were seeking to ensure that a Site Plan was approved within a particular time frame subsequent to the approval of the Minor Variance. The Condominium application was specifically referenced because it allowed for some further flexibility in the timing of approval for a Site Plan application. All conditions of Minor Variance application (A-2019-0058 – A19-200) continue to apply and the associated conditions is attached as Appendix A to this report.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (as summarized on Schedule "A" attached to this report), and advise that the proposed consent application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Planner I



**SCHEDULE "A"**

**CRITERIA TO BE CONSIDERED UNDER SECTION 53(12) & 51(24) OF THE  
PLANNING ACT**

<b>CRITERIA TO BE CONSIDERED</b>	<b>ANALYSIS</b>
a) <i>The effect of development of the proposed subdivision on matters of provincial interest;</i>	The proposed severance has no effect on matters of provincial interest.
b) <i>Whether the proposal is premature or in the public interest;</i>	The proposed severance is neither premature nor contrary to any matters of public interest.
c) <i>Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed severance does not present any concern with regard to the Official Plan or adjacent plans of subdivision.
d) <i>The suitability of the land for the purposes for which it is to be subdivided;</i>	The severance is suitable for the purposes for which it is to be subdivided.
e) <i>The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The proposed severance does not present any concern with regard to the adequacy of the roadwork network.
f) <i>The dimensions and shapes of the proposed lots;</i>	The shape and dimension of the proposed and retained lots are appropriate for the intended use.
g) <i>The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	No concerns are noted with regard to restrictions on the lands included in the lease area.
h) <i>The conservation of natural resources and flood control;</i>	The proposed severance presents no concerns with regard to flood control and the conservation of natural resources.
i) <i>The adequacy of utilities and municipal services;</i>	There are no concerns with regard to the adequacy of utilities and municipal services.
j) <i>The adequacy of school sites;</i>	The proposed consent presents no concerns with regard to the adequacy of school sites.

k)	<i>The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	There are no concerns related to conveyances for public purposes.
l)	<i>The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy</i>	The proposed severance has no impact on matters of energy conservation.
m)	<i>The interrelationship between the design of the proposal and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.</i>	The proposed consent has no impact on matters of Site Plan Control under the Planning Act.



**Appendix A  
Conditions (A-2019-0058 - A19-200)**

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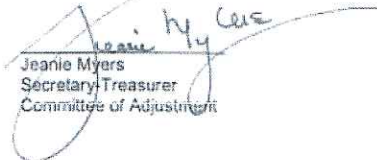
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A19-200

DATED: SEPTEMBER 8, 2020

## Conditions:

1. That within 180 days of Committee's decision, or within an extended period of time as approved by the Director of Development Services, the applicant shall submit a Condominium application and that within 180 days, or within an extended period of time as approved by the Director of Development Services, of the registration of a condominium for Block 3 and Council adoption of a Part Lot Control Exemption By-law for the lands, a Site Plan Application shall be submitted;
2. Site Plans submitted for the lands subject to this application shall adhere to the design principles of the Community Design Guidelines for Block Plan Area 48-1, which shall include limiting the display of vehicles (outdoor storage) in the front yard, to the satisfaction of the Director of Development Services;
3. That in conjunction with the establishment of any vehicle dealership(s) on the lands that are shown as the northern parcel on the sketch attached to the public notice (i.e. the lands north of the proposed private drive that includes buildings A, B and C), a minimum of 1,200 square meters of office space is required to be developed in this area, which may be in a separate building from the vehicle dealership(s);
4. That any building including a vehicle dealership use on the lands that are shown as the three southerly parcels on the sketch attached to the public notice (i.e. the lands south of the proposed private drive) must include a minimum of 465 square meters of office space per building and must be a minimum of 8 metres in height;
5. That any building that does not include a vehicle dealership use on the lands that are shown as the three southerly parcels on the sketch attached to the public notice (i.e. the lands south of the proposed private drive) must include a minimum of 331 square meters of office space per building and must be a minimum of 8 metres in height;
6. That the proposed retail gross floor area shall be a maximum of 4,000 square meters for the entire Block, being Block 3 of Plan 43M-1907 as shown on the sketch attached to the public notice, and that no more than 1,000 square meters of retail floor area shall be permitted per building;
7. That storage of vehicles shall not occupy any portion of the existing lot or any future legally created lots/part lots within Block 3 until such time as the principal building has been constructed on that individual future lot/part lot, with the exception that limited storage may be permitted during the site plan application process for a lot only if approved by and subject to conditions and restrictions identified by the Director of Development Services;
8. The applicant submits a TRCA permit application (Application for Development Interference with Wetlands & Alterations to Shorelines and Watercourse - Ontario Regulation 166/06) and the associated fee of \$9,950 (Projects on Commercial/Industrial Properties - Standard) and obtains a TRCA permit;
9. 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