

**APPLICATION # A-2021-0174**  
**WARD 7**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **WICKLOW HOLDINGS LIMITED** 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 Part of Blocks D, H and M, Plan 848, municipally known as **8050 TORBRAM ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with the proposed retained lot under Consent Application B-2021-0017:

1. To permit a minimum lot width of 11 metres whereas the by-law requires a minimum lot width of 30 metres;
2. To permit an interior side yard setback of 2.0m (6.56 ft.) whereas the by-law requires a minimum interior side yard setback of 4.0m (13.12 ft.);
3. To permit 0.0m of landscaped open space along the lot line abutting Torbram Road whereas the by-law requires a minimum 3.0m (9.84 ft.) wide landscaped open space strip along any lot line abutting a street;
4. To provide 83 parking spaces on site whereas the by-law requires a minimum of 88 parking;
5. To permit an ancillary commercial use (office) not as part of an industrial mall whereas the by-law only permits ancillary commercial uses in an industrial mall;
6. To permit a parking aisle width of 6.2m (20.34 ft.) whereas the by law requires a minimum parking aisle width of 6.6m (21.65 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  
Application for Consent: YES

File Number: \_\_\_\_\_  
File Number: B-2021-0017

The Committee of Adjustment has appointed **TUESDAY, September 14, 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 26th day of August, 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)







**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, September 9, 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 Friday, September 10, 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 **Friday, September 10, 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.

FILE NUMBER: A-2021-0174

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)

Wicklow Holdings Limited

Address

7-216 Rivermede Road

Vaughan, ON

L4K 3M6

Phone #

416-569-8901

Fax #

Email

claire@houndstooth.ca

2.

Name of Agent

Weston Consulting c/o Jenna Thibault

Address

201 Millway Avenue, Suite 19

Vaughan, ON

L4K 5K8

Phone #

905-738-8080 x309

Fax #

905-738-6637

Email

jthibault@westonconsulting.com

3.

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

Minimum Lot Width - 30m required, 11m proposed

Minimum Interior Side Yard Width - 4m required, 2m proposed

Minimum Landscaped Open Space - 3m required, 0m proposed

Minimum Number of Parking Spaces - 88 required, 83 proposed

Commercial Uses in Industrial Zones (Section 30.7) - office use

Minimum Aisle Width - 6.6m required, 6.2m proposed

4.

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

The requested variances are a result of a Consent application which has been submitted to create the subject property. Most of the variances are a result of the subject property's existing condition as no changes are being proposed to the property, the existing building and the existing uses. The reduced frontage is a direct by-product of the severance. Further detail and justification is provided in the enclosed Planning Justification Letter.

5.

Legal Description of the subject land:

Lot Number

PT BLK D, PT BLK H, PT BLK M PL 848 and PTS 1, 2 & 3 PLAN 43R820 (Refer to enclosed parcel abstract)

Plan Number/Concession Number

N/A

Municipal Address

8050 Torbram Road

6.

Dimension of subject land (in metric units)

Frontage

11.34 metres on East Drive

Depth

irregular parcel

Area

13,637.9 m2

7.

Access to the subject land is by:

Provincial Highway

☐

Seasonal Road

☐

Municipal Road Maintained All Year

☒

Other Public Road

☐

Private Right-of-Way

☐

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.)

Multi-unit building containing warehousing uses and one office unit - Gross floor area is 6,410.2 square metres, building height is 1 storey

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Existing building to be retained. No change proposed.

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	56 metres
Rear yard setback	8.49 metres
Side yard setback	6.70 metres and 2 metres (interior side yards)
Side yard setback	15.97 metres

PROPOSED

Front yard setback	No change proposed
Rear yard setback	No change proposed
Side yard setback	No change proposed
Side yard setback	No change proposed

10. Date of Acquisition of subject land: September 19, 1973
11. Existing uses of subject property: Warehousing and office
12. Proposed uses of subject property: No change proposed
13. Existing uses of abutting properties: Industrial (to the north, south, west), open space (to the east)
14. Date of construction of all buildings & structures on subject land: Unknown
15. Length of time the existing uses of the subject property have been continued: Unknown

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 ☐

Consent application being submitted concurrently with this application to create subject property.

If answer is yes, provide details:

File # B-2021-0017

Status CONCURRENT

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 # A08-190

Decision Approved

Relief HOWARD HALLWAY, AND A NORTH-SOUTH ALLEY, AND FINCH ST. ALLEY

File # \_\_\_\_\_

Decision \_\_\_\_\_

Relief \_\_\_\_\_

File # \_\_\_\_\_

Decision \_\_\_\_\_

Relief \_\_\_\_\_

Jenna Thibault  
Signature of Applicant(s) or Authorized Agent

DATED AT THE Town

OF

Newmarket

THIS 8

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, Jenna Thibault

OF THE Town

OF

Newmarket

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

8

DAY OF

June

2021

A. Mannello

A Commissioner etc.

Ashley Sara-Lynne Mannello,  
a Commissioner, etc.,  
Province of Ontario,  
for Weston Consulting.  
Expires October 19, 2023.

Jenna Thibault  
Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: \_\_\_\_\_

M2

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

Ashley Mannello  
Zoning Officer

Aug 5, 2021

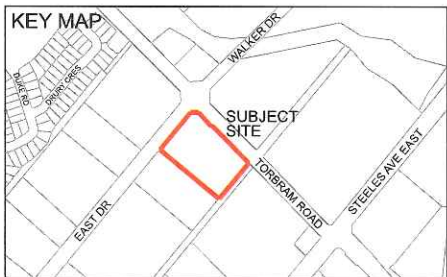
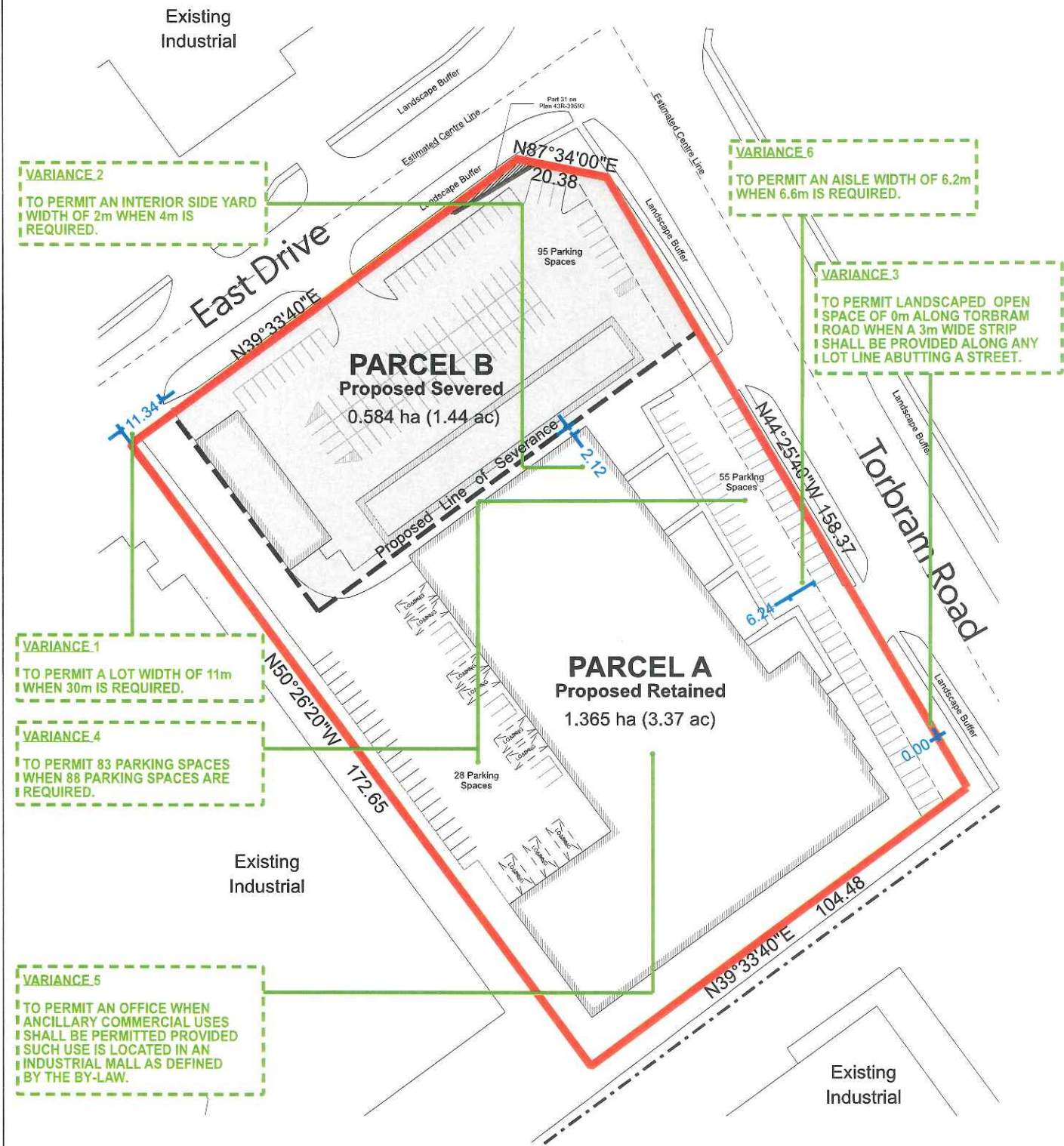
Date

DATE RECEIVED

Date Application Deemed  
Complete by the Municipality

August 4, 2021

Revised 20200107

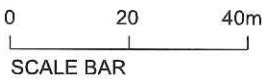


- Subject Lands
- Variances Requested
- Parcel B (Separate Minor Variance Sketch)

## MINOR VARIANCE SKETCH

8050 TORBRAM ROAD  
PARCEL A  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL

SCALE: SEE SCALE BAR  
DATE DRAWN: JULY 16, 2021  
Weston File No. 10161

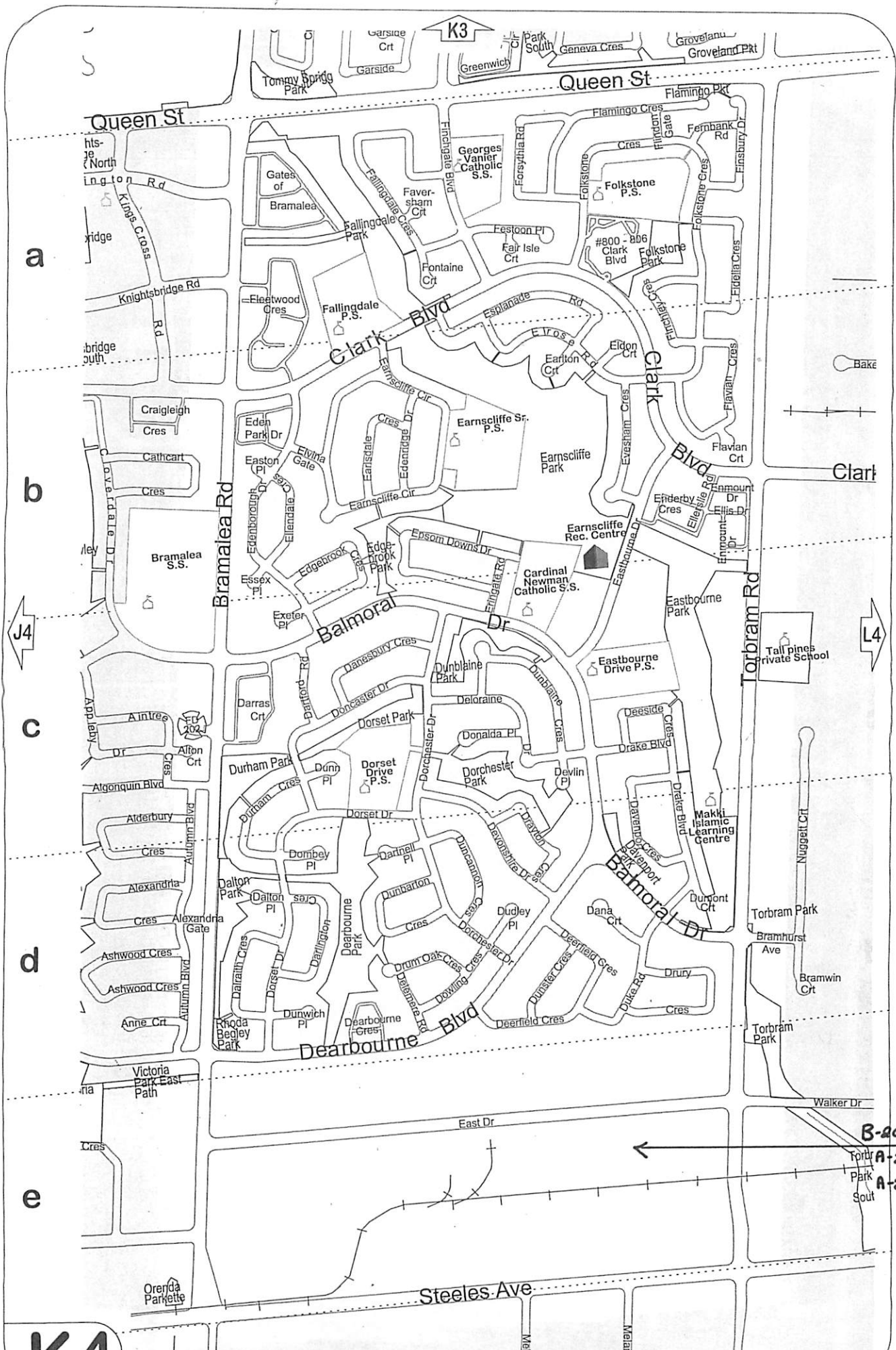


**WESTON**  
CONSULTING



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