



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **YELNIF HOLDINGS LTD.** 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 A, Plan 676, municipally known as **8 FINLEY ROAD** Brampton;

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

1. To permit 31 parking spaces whereas the by-law requires a minimum of 34 parking spaces.

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: _____ **NO**

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, April 20, 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.

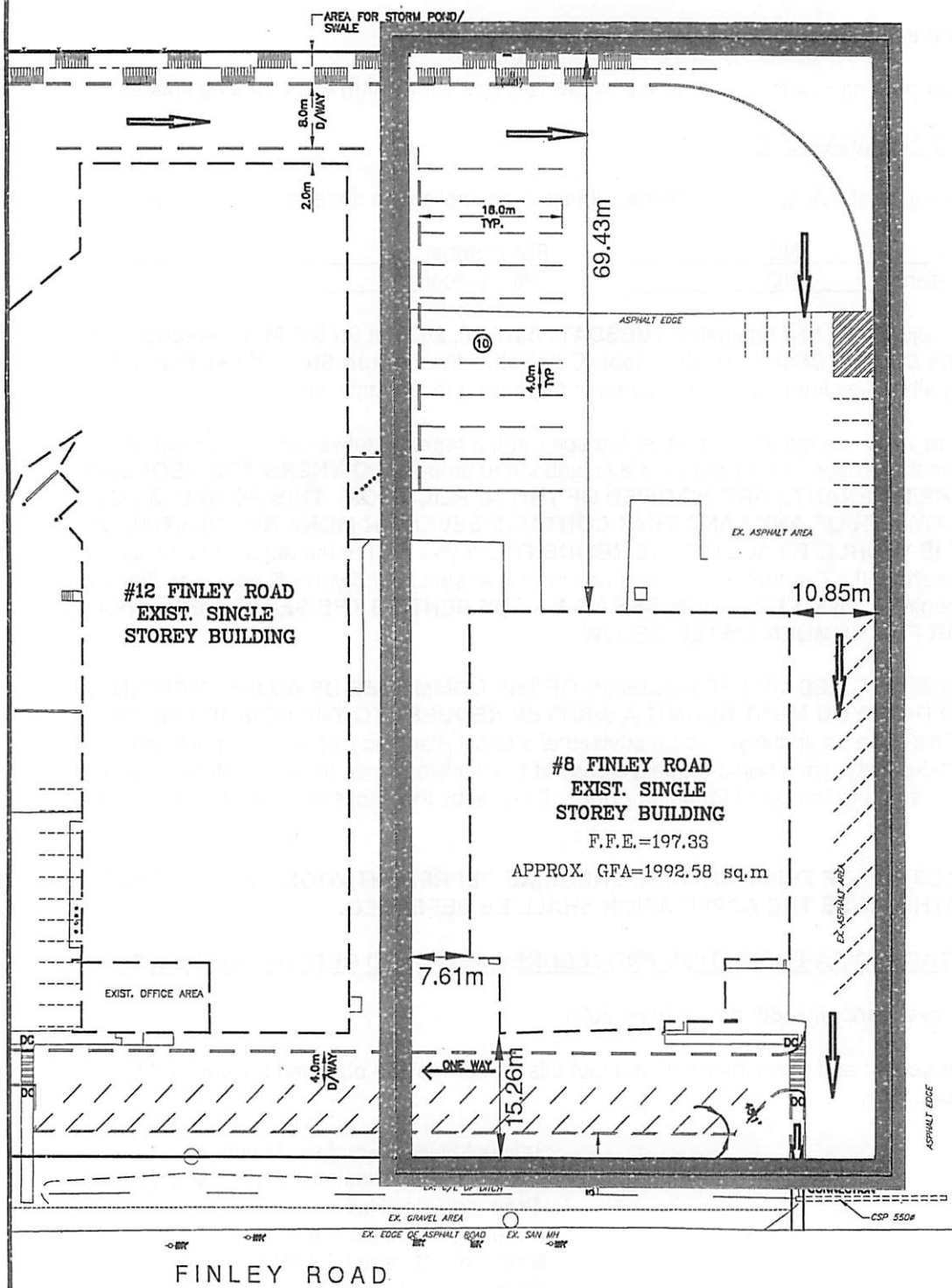
PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 8th day of April, 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

A VARIANCE IS REQUIRED
TO PERMIT A TOTAL OF 31
PARKING SPACES WHERE THE
MINIMUM REQUIREMENT IS
34 AS PER THE BY-LAW



ALMAG ALUMINUM INC.
MINOR VARIANCE PLAN
8 FINLEY ROAD
LOT 1 CONCESSION 3 E.H.S.
CITY OF BRAMPTON



1:400

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

Date: MAR., 22nd, 2021 Drawn By: S.G.
File No. W19093 Plan No. MV-1

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, April 15, 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, Friday, April 16, 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, April 16, 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.

GTA WEST OFFICE (CORPORATE)
9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
T: (905) 794-0600 F: (905) 794-0611

PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING
TRANSPORTATION PLANNING
TRAFFIC & PARKING STUDIES
ROADS & BRIDGES
DEVELOPMENT ENGINEERING SERVICES
WATER RESOURCES
ENVIRONMENTAL NOISE STUDIES
LAND USE & ENVIRONMENTAL PLANNING
STRUCTURAL ENGINEERING

March 23, 2021

The City of Brampton
Legal Services Division
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

A-2021-0074 To A-2021-0077

ATTN: Jeanie Myers
Secretary - Treasurer

Re: **Committee of Adjustment
Minor Variance Application
8, 11, 12, 22 Finley Road
Candevcon File No. W19093**

Dear Jeanie,

We enclose herewith the following documents pursuant to the subject Application:

1. Four (4) separate Minor Variance Application forms for the addresses 8, 11, 12 & 22 Finley Road, with Authorization and Permission to Enter signed by the Owner to facilitate the variance;
2. Four (4) separate Minor Variance Plans (MV-1, MV-2, MV-3, MV-4);
3. Four (4) cheques each in the amount of \$2,560 payable to the City of Brampton;
4. One (1) Parking Justification Brief (by email).

The purpose of these applications is to request relief from the zoning by-law on the subject properties which are collectively operated by Almag Aluminum Inc. Variances are required to permit a reduction of parking spaces for each property whereas the by-law requires an amount that is higher than what currently exists. A Site Plan application (SPA-2020-0108) is concurrently being reviewed which illustrates the new/additional parking spaces as well as a separate driveway access for 11 Finley Road.

We trust that you will find the foregoing to be satisfactory and request that you initiate the circulation of these applications.

Yours truly,
CANDEVCON LIMITED

Steven Giankoulas
Junior Planner

Cc: Erik Mirtsou
Joe Jackman
Wilfred Picardo



Parking Justification Brief Attached

Page 2

March 23rd 2021

Attn: Mr. Nicholas Deibler
Planner 1

**Re: Parking Justification Brief
Proposed Driveway and Parking Reconfiguration to the Existing Industrial Developments
8, 11, 12 and 22 Finley Road
City of Brampton
SPA-2020-0108
Our File No. W19093**

22 Finley Road comprises a building with a gross floor area (G.F.A.) of 10,587.91 m² for industrial use and 117 parking spaces (including four (4) accessible). The proposed Driveway and Parking Reconfiguration comprises the removal of one (1) accessible parking space to accommodate 24 additional parking spaces (including two (2) accessible).

The Site Plan that illustrates the proposed Driveway and Parking Reconfiguration for the four (4) properties is attached. (**Figure SP-1**)

PARKING REQUIREMENTS

For 8 and 12 Finley Road, the developments have a G.F.A. that is less than or equal to 5,000 m² and the associated office, retail and educational G.F.A. is less than or equal to 15% of the total G.F.A. Therefore, based on the current City of Brampton zoning by-law, "1 parking space per 60 square metres gross floor area or portion thereof" is required. Using the parking rate, 34 parking spaces is required for 8 Finley Road and 70 parking spaces is required for 12 Finley Road. For 8 Finley Road, with a proposed parking supply of 33 parking spaces, the development will have a deficit of one (1) parking space. For 12 Finley Road, with a proposed parking supply of 23 parking spaces, the development will have a deficit of 47 parking spaces.

For 11 Finley Road, the development has a G.F.A. that is greater than 5,000 m² and that is less than or equal to 10,000 m². In addition, the associated office, retail and educational G.F.A. is less than or equal to 15% of the total G.F.A. Therefore, based on the current City of Brampton zoning by-law, "83 parking spaces plus 1 parking space per 90 square metres gross floor area or portion thereof that is over 5,000 square metres" is required. Using the parking rate, 118 parking spaces is required. With a proposed parking supply of 57 parking spaces, the development will have a deficit of 61 parking spaces.

For 22 Finley Road, the development has a G.F.A. that is greater than 10,000 m² and the associated office, retail and educational G.F.A. is less than or equal to 15% of the total G.F.A. Therefore, based on the current City of Brampton zoning by-law, "139 parking spaces plus 1 parking space per 170 square metres gross floor area or portion thereof that is over 10,000 square metres" is required. Using the parking rate, 143 parking spaces is required. With a proposed parking supply of 140 parking spaces, the development will have a deficit of three (3) parking spaces.

Page 3

March 23rd 2021

Attn: Mr. Nicholas Deibler

Planner 1

Re: Parking Justification Brief

Proposed Driveway and Parking Reconfiguration to the Existing Industrial Developments

8, 11, 12 and 22 Finley Road

City of Brampton

SPA-2020-0108

Our File No. W19093

The parking requirements are summarized and the proposed parking supply is provided in **Table 1** for 8, 11, 12 and 22 Finley Road

TABLE 1
THE PROPOSED PARKING SUPPLY AND THE PARKING REQUIREMENTS

Address	G.F.A. (m ²)	Parking Rate	Parking Spaces Proposed	Parking Spaces Required Based on Zoning By-Law
8 Finley Road	1,992.58	1 per 60m ²	33	34
11 Finley Road	8,088.06	$((\text{G.F.A.} - 5,000)/90) + 83$	57	118
12 Finley Road	4,175.79	1 per 60m ²	23	70
22 Finley Road	10,587.91	$((\text{G.F.A.} - 10,000)/170) + 139$	140	143
Total	24,844.34	-	253	365

PARKING SURVEY REVIEW

CANDEVCON LIMITED conducted a parking occupancy survey for a typical weekday on Thursday March 18th 2021 from 5:30 P.M. to 6:30 P.M. The time period of the parking occupancy survey captured the peak parking demand for the Subject Developments during its existing conditions. Parking occupancy counts were collected every half an hour. **Table 2** summarizes the results of the parking survey.

Due to the Covid-19 pandemic, the existing Industrial Developments are operating at 83% capacity.

TABLE 2
PARKING OCCUPANCY SURVEY FOR 8, 11, 12 AND 22 FINLEY ROAD

TIME OF PARKING OCCUPANCY COUNT	# OF OCCUPIED PARKING SPACES
5:30 P.M.	89
6:00 P.M.	102
6:30 P.M.	47

Page 4

March 23rd 2021

Attn: Mr. Nicholas Deibler
Planner 1

**Re: Parking Justification Brief
Proposed Driveway and Parking Reconfiguration to the Existing Industrial Developments
8, 11, 12 and 22 Finley Road
City of Brampton
SPA-2020-0108
Our File No. W19093**

Based on the parking occupancy survey, the parking demand peaked at 102 parking spaces. Since the peak parking demand observed was during the Covid-19 conditions, these parking numbers were factored up to reflect the typical conditions. The projected peak parking demand for the Subject Developments is 123 parking spaces. Based on the projected parking demand, the proposed parking supply will be under utilized by the existing staff. We find that the proposed parking supply of 253 parking spaces is adequate to accommodate the future peak parking demand and based on the existing parking survey and projections, the Subject Developments will have a surplus of 130 parking spaces.

We trust that this Letter justifies the proposed parking supply for the developments at 8, 11, 12 and 22 Finley Road. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

CANDEVCON LIMITED

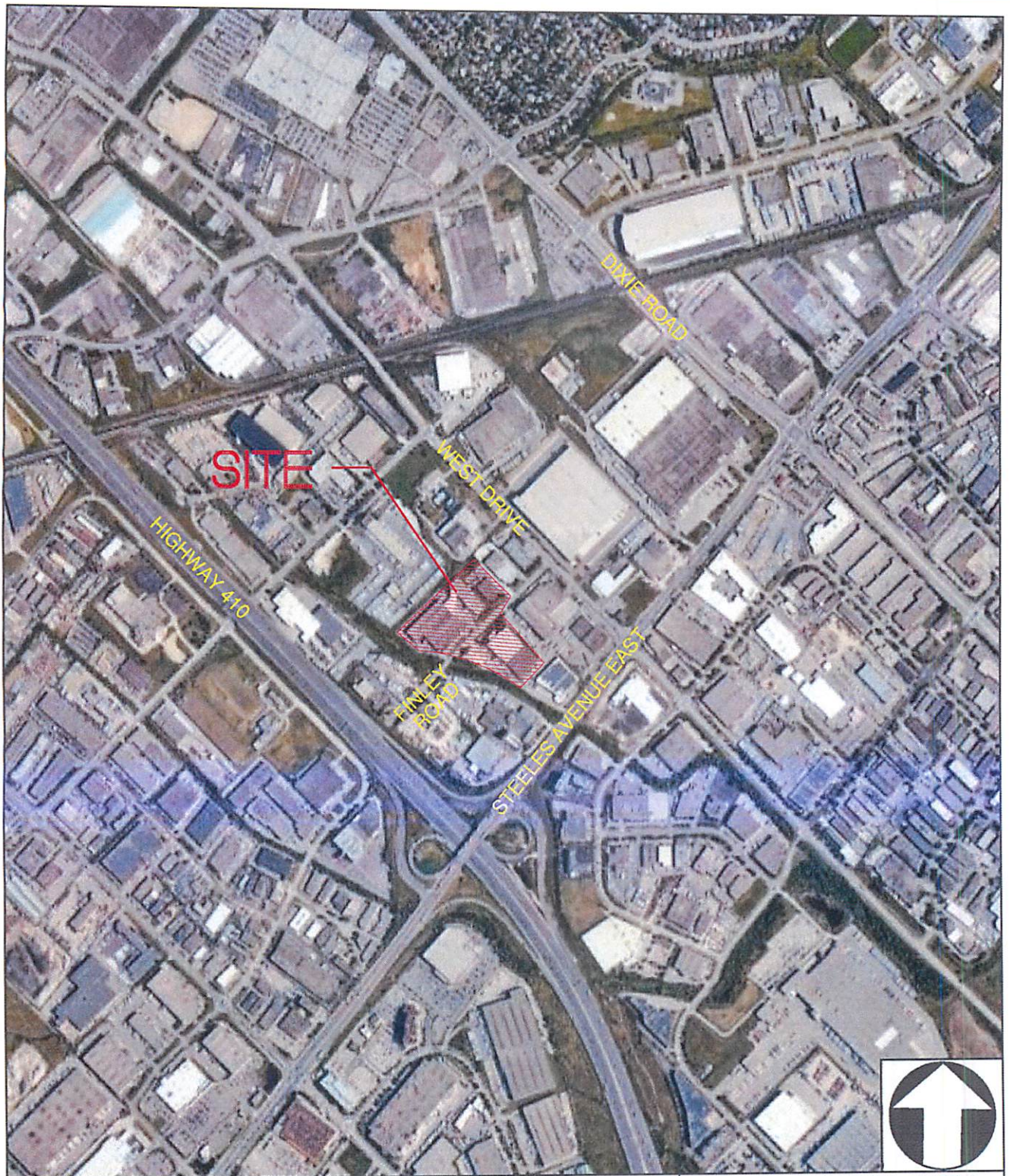


Brian Wong, P. Eng.
Intermediate Transportation Engineer

Attachments: Figure 1 – Location Plan,
Figure SP-1 Site Plan,



David Lee, P. Eng.
Project Manager



PARKING JUSTIFICATION BRIEF

ALMAG ALUMINUM INC. PROPOSED DRIVEWAY AND PARKING RECONFIGURATION

8, 11, 12 AND 22 FINLEY ROAD
CITY OF BRAMPTON

LOCATION PLAN

CDE CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS
8350 COREWY DRIVE
TEL. (905) 794-0800
BRAMPTON, ONTARIO L6P 0L7
FAX (905) 794-0811

DRAWN BY: K.F.

CHECKED BY: B.W.

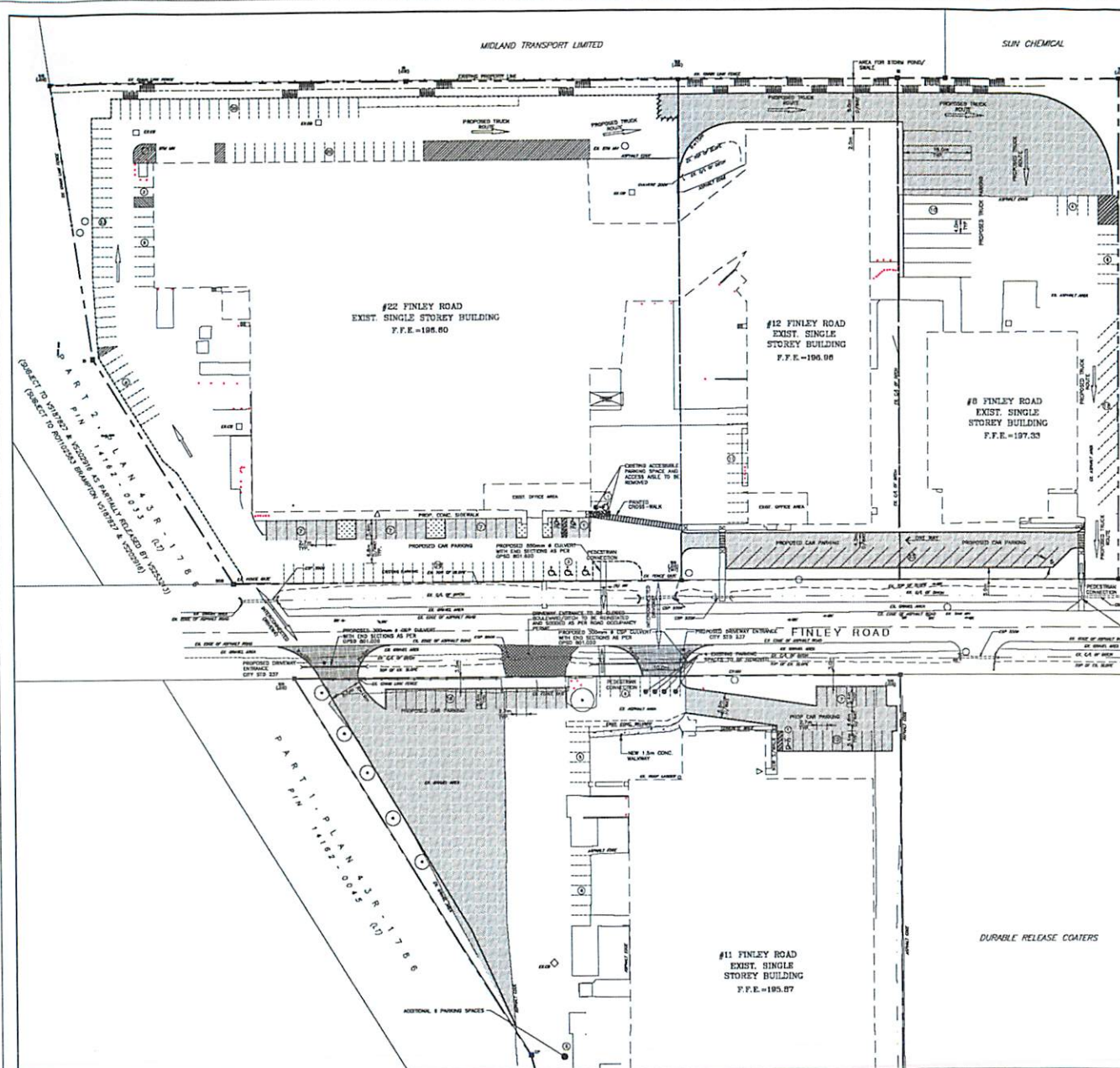
SCALE: N.T.S.

DATE:
MAR 18th, 2021

PROJECT No.
W19093

FIGURE No.

1



SITE INFORMATION:

#22 FINLEY ROAD
 SITE AREA = 2.11HA
 EXISTING GROSS FLOOR AREA OF BUILDING = 10287.25 SQ.M.
 EXISTING GROSS FLOOR AREA (OFFICE) OF BUILDING = 220.85 SQ.M.
 TOTAL GROSS FLOOR AREA OF BUILDING = 10508.10 SQ.M.

#12 FINLEY ROAD
 SITE AREA = 0.81HA
 EXISTING GROSS FLOOR AREA OF BUILDING = 4034.91 SQ.M.
 EXISTING GROSS FLOOR AREA (OFFICE) OF BUILDING = 140.88 SQ.M.
 TOTAL GROSS FLOOR AREA OF BUILDING = 4175.79 SQ.M.

#8 FINLEY ROAD
 SITE AREA = 0.81HA
 EXISTING GROSS FLOOR AREA OF BUILDING = 1932.58 SQ.M.

#11 FINLEY ROAD
 SITE AREA = 2.21HA
 EXISTING GROSS FLOOR AREA OF BUILDING = 3088.08 SQ.M.

PARKING REQUIREMENTS
 UP TO 5.000 SQ.M. = 1 PARKING SPACE PER 60 SQUARE METRES OF GROSS FLOOR AREA OR PORTION THEREOF

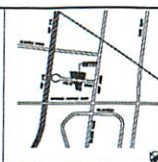
HANDICAPPED = 3 SPACES

ONTARIO BUILDING CODE CLASSIFICATION:

OCCUPANCY CLASSIFICATION GROUP F DIVISION 2 INDUSTRIAL CONFORMING TO O.B.C. 3.3.2.87

PARKING INFORMATION:

ADDRESS	G.F.A. (SQ.M.)	BY-LAW	PROPOSED SPACES	REQUIRED SPACES
# FINLEY	10287.25	1 PER 60M ²	33	34
#11 FINLEY	3088.08	(G.F.A. - 1000) / 60 + 13	57	118
#12 FINLEY	4175.79	1 PER 60M ²	23	70
#8 FINLEY	1932.58	(G.F.A. - 1000) / 60 + 13	140	143
TOTAL			253	365



LEGEND:

- EXISTING CURB
- PROPOSED CURB
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING TRAIL

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMITTING		



ALMAG ALUMINIUM INC.

PROPOSED ACCESS AND DRIVEWAY IMPROVEMENT

8,11,12,22 FINLEY ROAD
 CITY OF BRAMPTON

SITE PLAN

CITY FILE NO. SPA-1102-005
 DRAWN BY: D.A. DATE: 11/89
 SCALE: 1:400
 DATE: JUNE 24, 1990

SP-1



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

FILE NUMBER: A-2021-0074

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)** Yelnif Holdings Ltd.
Address 22 Finley Road
Brampton, Ontario L6T1A9

Phone # 905-457-9000 **Fax #** _____
Email wilfred.picardo@almag.com

2. **Name of Agent** Candevcon Limited
Address 9358 Goreway Drive
Brampton, Ontario L6P0M7

Phone # 905-794-0600 **Fax #** 905-794-0611
Email erik@candevcon.com

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

To permit a total number of 31 parking spaces whereas the by-law requires a minimum of 34

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

The current number of parking spaces does not comply with the minimum amount required by the zoning by-law

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

Lot Number 1
Plan Number/Concession Number 3 E.H.S.
Municipal Address 8 Finley Road

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

Frontage approx. 59.0m
Depth approx. 137.2m
Area approx. 0.81ha

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.)

Approximate GFA= 1992.58sq.m
1 storey

PROPOSED BUILDINGS/STRUCTURES on the subject land:

None

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 approx. 15.26m

Rear yard setback approx. 69.43m

Side yard setback approx. 7.6m

Side yard setback approx. 10.85m

PROPOSED

Front yard setback N/A

Rear yard setback N/A

Side yard setback N/A

Side yard setback N/A

10. Date of Acquisition of subject land: 1974

11. Existing uses of subject property: Industrial (manufacturing)

12. Proposed uses of subject property: Industrial (manufacturing)

13. Existing uses of abutting properties: Industrial (manufacturing)

14. Date of construction of all buildings & structures on subject land: 1974

15. Length of time the existing uses of the subject property have been continued: 40+ years

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 # SPA-2020-0108

Status In Review

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
THIS 23 DAY OF March, 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, Steven Grankoulas, OF THE City OF Richmond Hill
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 Brampton
IN THE Region OF
 Peel THIS 23rd DAY OF
March, 2021.

April Dela Cerna
A Commissioner etc.

[Signature]
Signature of Applicant or Authorized Agent
April Dela Cerna,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M2 - 168

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

HOTHI S.

Zoning Officer

MARCH 26 2021

Date

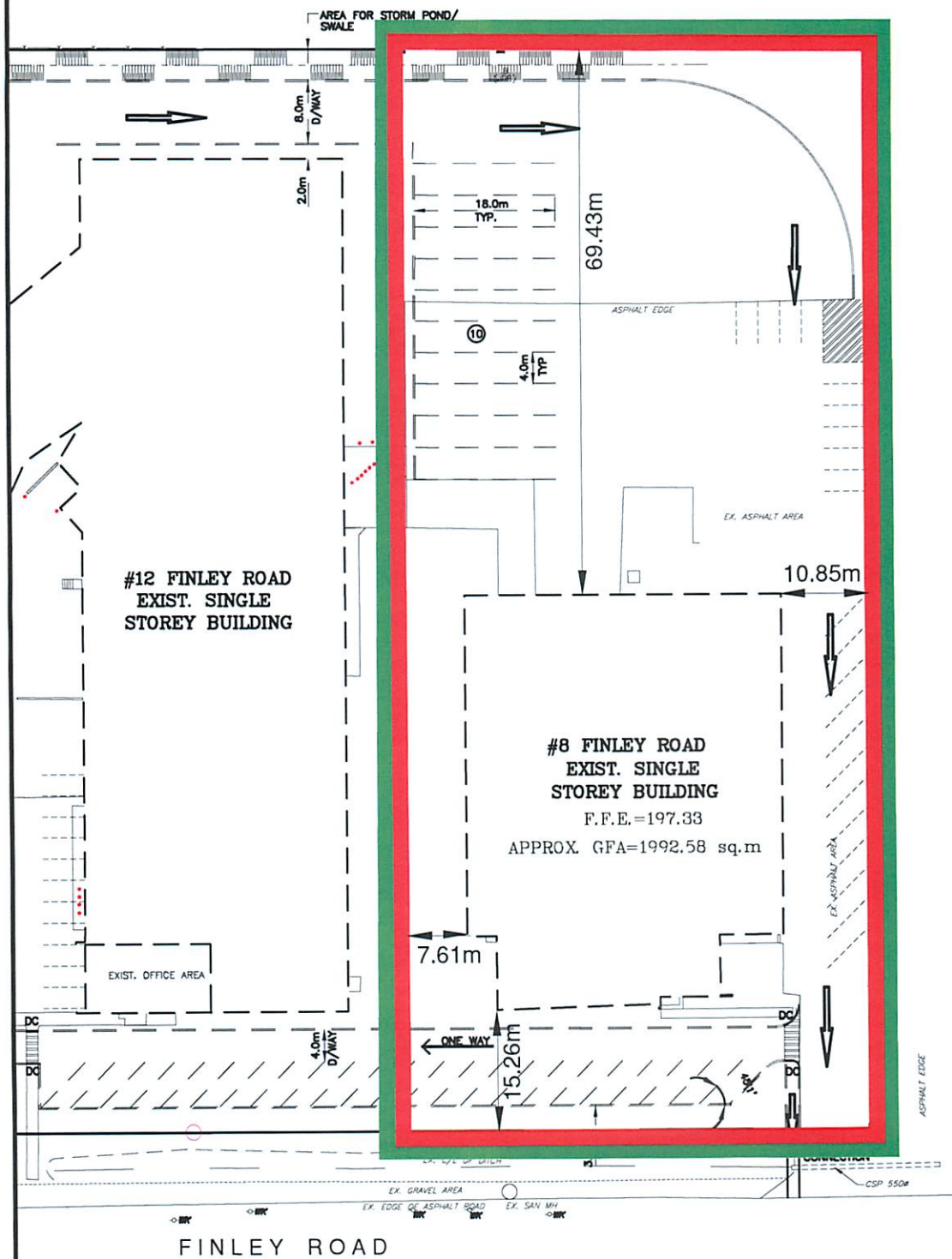
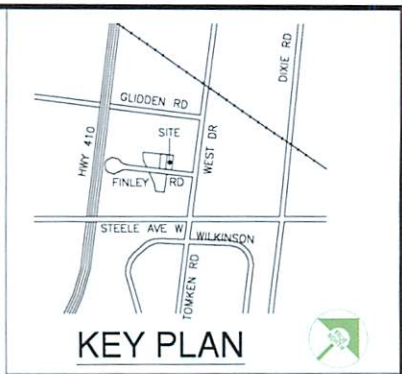
DATE RECEIVED

March 23, 2021

Date Application Deemed
Complete by the Municipality

MARCH 26, 2021

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Date: MAR., 22nd, 2021 Drawn By: S.G.
File No. W19093 Plan No. MV-1

