

APPLICATION # A-2022-0212
WARD #8

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **METRUS (TERRA) 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 Block 3, Plan 43M-811, preliminary address assigned municipally as **18 KENVIEW BOULEVARD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) associated with the proposed severed lot under consent application B-2022-0009:

1. To permit all uses permitted in the M1 zone and associated parking on lands zoned HC2-2686 whereas the by-law does not permit the uses on lands zoned HC2-2686;
2. To permit an exterior side yard setback of 22.80m abutting Steeles Avenue whereas the by-law requires a minimum exterior side yard setback of 32.0m abutting Steeles Avenue;
3. To permit a 1.55m wide landscaped open space strip abutting Steeles Avenue, except at approved driveway locations, whereas the by-law requires a minimum 9.0m wide landscaped open space strip abutting Steeles Avenue, except at approved driveway locations;
4. To permit a 4.35m wide landscaped open space strip abutting Kenview Boulevard except at approved driveway locations, whereas the by-law requires a minimum 4.5m wide landscaped open space strip abutting Kenview Boulevard, except at approved driveway locations;
5. To permit a 0.0m landscaped open space abutting the rear lot line whereas the by-law requires a minimum 3.0m wide continuous landscaped strip abutting the rear lot line;
6. To permit a 4.05m wide landscaped open space strip abutting Catstleview Drive and Daylight Triangle, except at driveway locations, whereas the by-law requires a minimum 6.0m wide landscaped open space strip be provided along the 0.3m reserves except at driveway locations;
7. To permit a 1.55m wide landscaped open space strip abutting Steeles Ave, except at driveway locations, whereas the by-law requires a minimum 6.0m wide landscaped open space strip be provided along the 0.3m reserves except at driveway locations;
8. To permit a 4.05m wide landscaped open space strip abutting Castlview Drive and Daylight Triangle, except at driveway locations, whereas the by law requires a minimum 9.0m wide landscaped open space strip be provided along the 0.3m reserves except at driveway locations;
9. To provide 138 parking spaces on site whereas the by-law requires a minimum of 146 parking spaces.

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-2022-0009

The Committee of Adjustment has appointed **TUESDAY, August 2, 2022 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 an Ontario Land 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 Ontario Land Tribunal by the applicant or another member of the public.

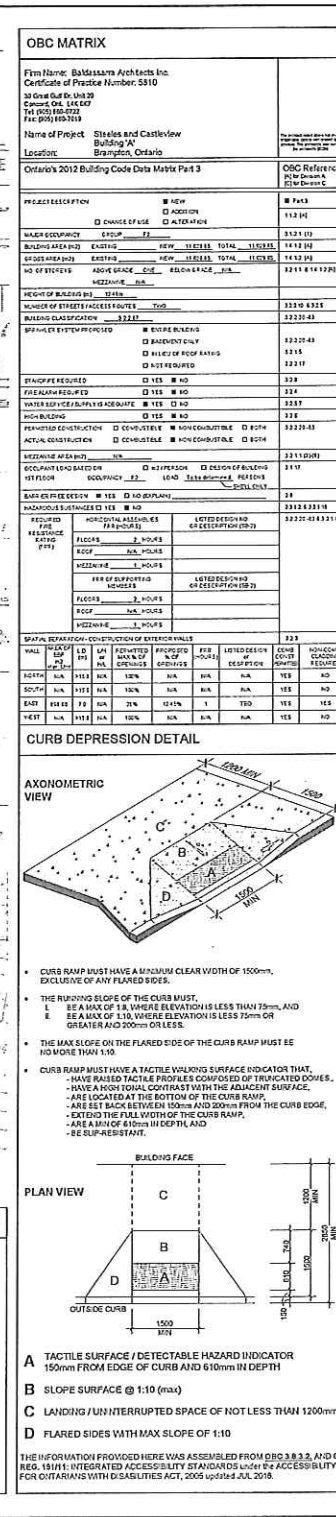
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 15th Day of July, 2022

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
jeanie.myers@brampton.ca



No.	ISSUED	DATE
1	ISSUED FOR PAG APPLICATION	OCT. 7, 2021
2	ISSUED FOR CONSULTANT COORDINATION	MAR. 1, 2022
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAR. 15, 2022
4	ISSUED FOR SFA	MAR. 15, 2022
5	ISSUED FOR MINOR VARIANCE APPLICATION	JUN. 25, 2022
6	RE-ISSUED FOR MINOR VARIANCE APPLICATION	JUL. 14, 2022

No.	REVISION	DATE
6	REVISED AS NOTED	JUL. 14, 2022
5	REVISED AS NOTED	JUL. 25, 2022
4	REVISED AS NOTED	FEB. 25, 2022
3	REVISED AS NOTED	JAN. 10, 2022
2	REVISED AS NOTED	JAN. 05, 2022
1	REVISED PER UPDATED SURVEY	NOV. 12, 2021

BALDASSARRA
 Architects Inc.

39 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T. 905.650.0722 | www.baldassarra.ca

OWNER'S INFORMATION:

Metrus[®]

STEELES &
CASTLEVIEW

BRAMPTON, ON

Site Plan

SPA-2022-0058

DATE: SEPT. 2021	DRAWN BY: CI	C-CHECKED: SCALE:
PROJECT No.		REVISION No.

P-21134

A-1.0

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 and/or as a hybrid meeting (both in-person and electronically).

Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **August 2, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

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 28, 2022**. *Please note that City Hall will be closed on Monday, August 1, 2022 in observance of the Civic Holiday*
- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely 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 28, 2022**.
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, July 28, 2022**.
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 28, 2022**. City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid 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.

The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email cityclerksoffice@brampton.ca to indicate your interest and you will be contacted with more information.

P-21134

July 14, 2022

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Attn: Jeanie Myers (Jeanie.Myers@brampton.ca)
Secretary Treasurer, Committee of Adjustment

Re: SPA-2022-0058 – 18 Kenview Boulevard
Minor Variance Application Letter

To whom it may concern,

Please accept this letter as part of our Minor Variance Application for 18 Kenview Boulevard - SPA-2022-0058. Due to the limited space on the application PDF, we have included below a comprehensive list of the requested variances for your reference:

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

1. To permit all uses permitted in the M1 zone and associated parking on lands zoned HC2-2686, whereas the by-law does not permit the uses.
2. To permit an exterior side yard setback of 22.80m abutting Steeles Avenue, whereas the by-law requires an exterior side yard setback of 32m abutting Steeles Avenue.
3. To permit a 1.55m landscape open space strip abutting Steeles Avenue, except at approved driveway location, whereas the by-law requires a 9.0m landscape open space strip abutting Steeles Avenue, except at approved driveway location.
4. To permit a 4.35m landscape open space strip abutting Kenview Avenue, except at approved driveway location, whereas the by-law requires a 4.5m landscape open space strip abutting Kenview Avenue, except at approved driveway location.

5. To permit a 0.0m landscape open space strip abutting the rear lot line, whereas the by-law requires a 3.0m wide continuous landscaped strip abutting the rear lot line.

6. To permit a 4.05m landscape open space strip abutting Castlevue Drive and Daylight Triangle except at driveway locations, whereas the by-law requires a 6m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.

7. To permit a 1.55m landscape open space strip abutting Steeles Avenue, except at driveway locations, whereas the by-law requires a 6.0m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.

8. To permit a 4.05m landscape open space strip abutting Castlevue Drive and Daylight Triangle except at driveway locations, whereas the by-law requires a 9.0m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.

9. To permit 138 parking spaces to be provided on site, whereas the by-law requires 146 spaces to be provided on site.

Should you have any questions/concerns please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'C. Iannantuono', with a stylized flourish at the end.

Christian Iannantuono *M. Arch, B.Arch.Sc.*

Architectural Designer



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)
FILE NUMBER: A-2022-0212
AMENDED PAGES 1-2

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) Metrus (Terra) Properties Inc.
Address 30 Floral Parkway, Suite 200,
Concord, Ontario L4K 4R1

Phone # (905) 669-9714 Fax # _____
Email david.drake@metrusproperties.com

2. Name of Agent Baldassarra Architects
Address 30 Great Gulf Drive, Unit 20,
Concord, Ontario L4K 0K7

Phone # (905) 660-0722 Fax # _____
Email christiani@baldassarra.ca

3. Nature and extent of relief applied for (variances requested):
1. To permit all uses permitted in the M1 zone and associated parking on lands zoned HC2-2686, whereas the by-law does not permit the uses.
2. To permit an exterior side yard setback of 22.60m abutting Steeles Avenue, whereas the by-law requires an exterior side yard setback of 32m abutting Steeles Avenue.
3. To permit a 1.55m landscape open space strip abutting Steeles Avenue, except at approved driveway location, whereas the by-law requires a 9.0m landscape open space strip abutting Steeles Avenue, except at approved driveway location.
4. To permit a 4.35m landscape open space strip abutting Kenview Avenue, except at approved driveway location, whereas the by-law requires a 4.5m landscape open space strip abutting Kenview Avenue, except at approved driveway location.
5. To permit a 0.0m landscape open space strip abutting the rear lot line, whereas the by-law requires a 3.0m wide continuous landscaped strip abutting the rear lot line.
6. To permit a 4.05m landscape open space strip abutting Castleview Drive and Daylight Triangle except at driveway locations, whereas the by-law requires a 6m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.
7. To permit a 1.55m landscape open space strip abutting Steeles Ave, except at driveway locations, whereas the by-law requires a 6.0m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.
8. To permit a 4.05m landscape open space strip abutting Castleview Drive and Daylight Triangle except at driveway locations, whereas the by-law requires a 9.0m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.
9. To permit 138 parking spaces to be provided on site, whereas the by-law requires 146 spaces to be provided on site.

4. Why is it not possible to comply with the provisions of the by-law?
Due to the unique geometry and conditions of the site and in keeping with the character of the adjacent developments the applicant is seeking variances for the above noted zoning deficiency's to permit the construction of one (1) single storey industrial building. The proposed variances are also accounting for future road widening along Steeles Avenue.

5. Legal Description of the subject land:
Lot Number Part of Block 3
Plan Number/Concession Number Registered Plan 43M-811
Municipal Address 18 Kenview Boulevard

6. Dimension of subject land (in metric units)
Frontage 172.33 m
Depth 179.35 m
Area 2.45 ha

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.)

Vacant lands with one (1) advertisement billboard sign at the corner of the property facing Steeles and Castlevew.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

One (1) single storey industrial building with a gross floor area of 11,029.85 m2.

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
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	16.67 m [Castlevew Dr]
Rear yard setback	7.15 m
Side yard setback	22.80m [Steeles Ave]
Side yard setback	41.70 m [Kenview Blvd]

10. Date of Acquisition of subject land: Unknown
11. Existing uses of subject property: Vacant Lands
12. Proposed uses of subject property: Industrial / Light Manufacturing
13. Existing uses of abutting properties: Industrial / Light Manufacturing
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?

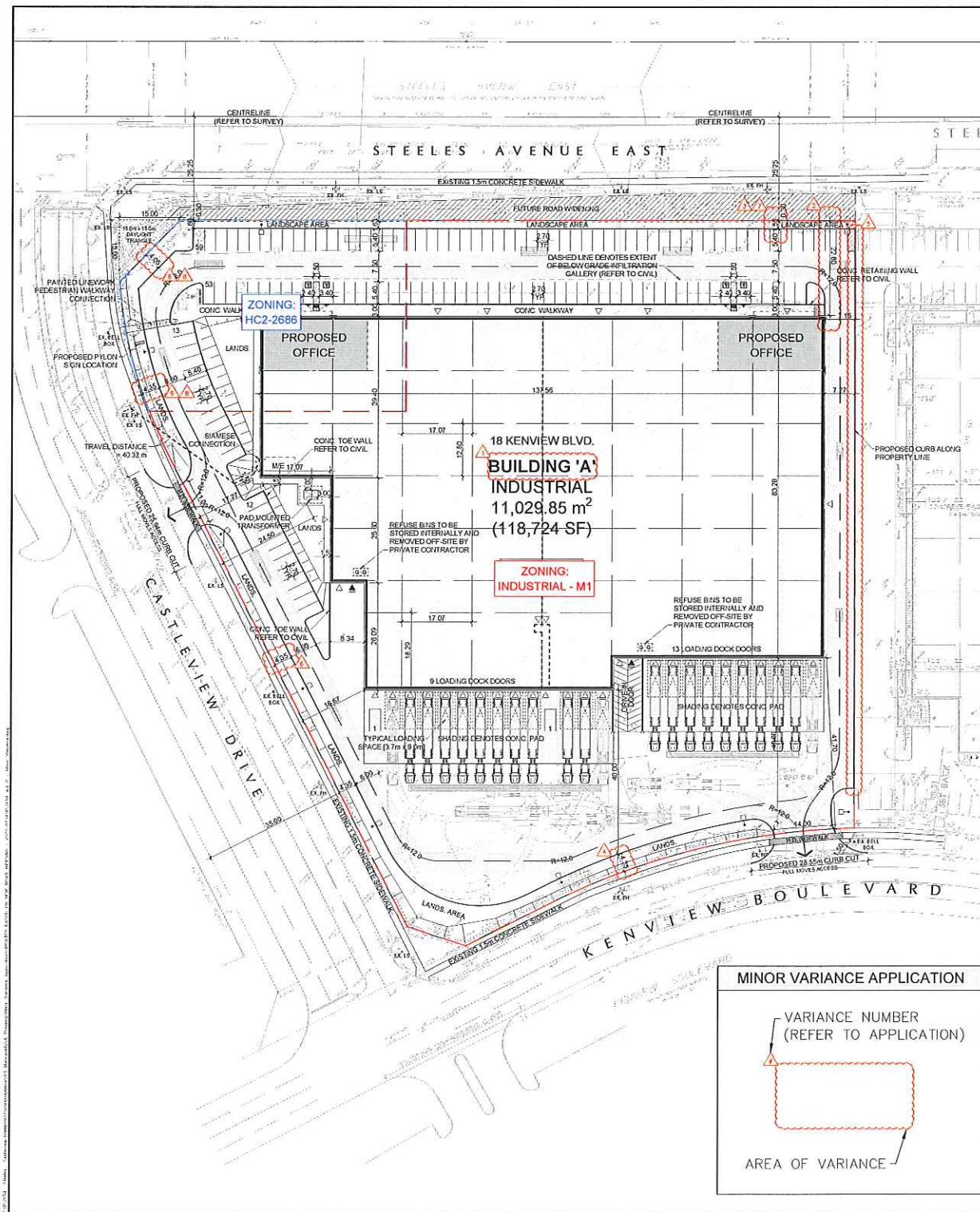
Municipal	<input checked="" type="checkbox"/>	Other (specify) _____
Well	<input type="checkbox"/>	

- (b) What sewage disposal is/will be provided?

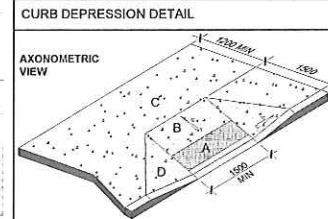
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Septic	<input type="checkbox"/>	

- (c) What storm drainage system is existing/proposed?

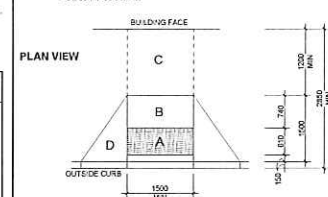
Sewers	<input checked="" type="checkbox"/>	Other (specify) _____
Ditches	<input type="checkbox"/>	
Swales	<input type="checkbox"/>	



OBC MATRIX												
Firm Name Baltassars Architects Inc Certificate of Practice Number 5810 30 Great West Dr Commerce City, IL 60427 Tel: (630) 660-0329 Fax: (630) 660-0318 E-mail: info@baltassars.com												
Name of Project Streets and Castview Building A* Location Barrington, Ontario										*This form is to be completed for all buildings, regardless of whether they are new or existing, and whether they are subject to the Ontario Building Code or the National Building Code of Canada.		
Ontario's 2012 Building Code Data Matrix Part 3										OBC Reference 2012 Ontario Building Code		
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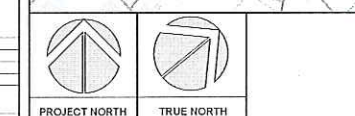


- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES
- THE RUNNING SLOPE OF THE CURB MUST
 - BE A MAX OF 1.8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1.0, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AID 200mm OR LESS
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT,
 - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES, NOT A HIGH TOTAL CONTRAST WITH THE ADJACENT SURFACE
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
 - SET BACK BETWEEN 100mm AND 150mm FROM THE CURB EDGE,
 - EXTEND THE FULL WIDTH OF THE CURB RAMP,
 - ARE A MIN OF 80mm IN DEPTH, AND
 - BE SLIP RESISTANT

















- A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR
150mm FROM EDGE OF CURB AND 610mm IN DEPTH
- B SLOPE SURFACE @ 1:10 (max)
- C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1200mm
- D FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM OBC 3.8.3.2, AND
REG. 191/11: INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY
FOR ONTARIANS WITH DISABILITIES ACT, 2005 (updated JUL 2018)



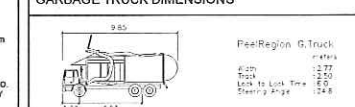
PLAN OF TOPOGRAPHICAL SURVEY OF
PART OF BLOCK 3
REGISTERED PLAN 43M-811
CITY OF BRAMPTON
THE REGIONAL MUNICIPALITY OF PEEL

SITE STATISTICS			
SITE AREA 		24,458.10 m ² or 6.04 Acres	
ZONING		INDUSTRIAL - M1 / HC2-260	
		REQUIRED	PROVIDED
LOT FRONTAGE		90.0 m	s172.33 m
PROFIT YARD (CASTLEVIEW)		30.0 m	16.67 m
REAR YARD		7.0 m	7.15 m
SIDE YARD (STEELES)		32.0 m	22.60 m
SIDE YARD (KENVIEW)		15.0 m	41.70 m
GROSS FLOOR AREA		11,029.65 m ² or	118,724 SF
LOT COVERAGE			45.10 %
LANDSCAPE AREA		2,669.04 m ² or	11.73 %
PAVED AREA		10,569.21 m ² or	43.17 %
		REQUIRED	PROVIDED
PARKING Industrial - Manufacturing	110.00 x 10.00 x 10.00 x 10.00	145 Spaces	130 Spaces
ACCESSIBLE SPACES 110.00 x 10.00 x 10.00 x 10.00		2 Spaces	4 Spaces
LOADING SPACES 110.00 x 10.00 x 10.00 x 10.00		3 Spaces	22 Spaces
BICYCLE SPACES 110.00 x 10.00 x 10.00 x 10.00		N/A	4 Spaces

SYMBOL LEGEND	
	MAN DOOR LOCATIONS
	LOADING DOOR LOCATIONS
	DRIVE-BY OR OVERHEAD DOORS
	HYDRANT VALVE
	CURB DEPRESSION / DROP CURB
	FIRE DEPARTMENT / BEMISE CONNECTION
	LOADING AREA (9.0 m x 3.7 m)
	HYDRO TRANSFORMER
	STOP SIGN
	HYDRO POLE / UTILITY POLE
	ACCESSIBLE PARKING SPACE
	BOLLARD
	ACCESSIBLE SIGNAGE PER MUNICIPAL BY-LAW
	BIKEWAY RACK (2 SPACES)

- ### GENERAL NOTES
1. ROOF TOP UNITS (RTU)'S TO BE SCREENED FROM PUBLIC VIEW
 2. REFUSE GARBAGE TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTOR
 3. SHOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR
 4. GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE PUBLIC STREETS AND SHALL BE LOCATED DISCREETLY, AWAY FROM PEDESTRIAN TRAVEL ROUTES AND SCREENED FROM PUBLIC VIEW

GARBAGE TRUCK DIMENSIONS	
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No	ISSUED	DATE
1	ISSUED FOR PAG APPLICATION	OCT. 1, 2021
2	ISSUED FOR CONSULTANT COORDINATION	MAR. 1, 2022
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAR. 15, 2022
4	ISSUED FOR EPA	MAR. 18, 2022
5	ISSUED FOR MINOR VARIANCE APPLICATION	JUN. 28, 2022
6	RE-ISSUED FOR MINOR VARIANCE APPLICATION	JUL. 14, 2022

6	REVISED AS NOTED	JUL 14, 2022
5	REVISED AS NOTED	JAN 26, 2022
4	REVISED AS NOTED	FEB 28, 2022
3	REVISED AS NOTED	JAN 10, 2022
2	REVISED AS NOTED	JAN 05, 2022
1	REVISED PER UPDATED SURVEY	NOV 12, 2021
No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

STEELES &
CASTLEVIEW

BRAMPTON, ON

Site Plan

SPA-2022-0058			
DATE:	DRAWN BY:	CHECKED	SCALE
SEPT. 2021	CI		1:500
PROJECT No.		DRAWING No.	

P-21134	A-1.0
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P-21134

June 30, 2022

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Attn: Jeanie Myers (Jeanie.Myers@brampton.ca)
Secretary Treasurer, Committee of Adjustment

Re: SPA-2022-0058 – 18 Kenview Boulevard
Minor Variance Application Letter

To whom it may concern,

Please accept this letter as part of our Minor Variance Application for 18 Kenview Boulevard - SPA-2022-0058. Due to the limited space on the application PDF, we have included below a comprehensive list of the requested variances for your reference:

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

1. To permit all uses permitted in the M1 zone and associated parking on lands zoned HC2-2686, whereas the by-law does not permit the uses.
2. To permit an exterior side yard setback of 25.57m abutting Steeles Avenue, whereas the by-law requires an exterior side yard setback of 32m abutting Steeles Avenue.
3. To permit a 4.32m landscape open space strip abutting Steeles Avenue, except at approved driveway location, whereas the by-law requires a 9.0m landscape open space strip abutting Steeles Avenue, except at approved driveway location.
4. To permit a 4.35m landscape open space strip abutting Kenview Avenue, except at approved driveway location, whereas the by-law requires a 4.5m landscape open space strip abutting Kenview Avenue, except at approved driveway location.

5. To permit a 0.0m landscape open space strip abutting the rear lot line, whereas the by-law requires a 3.0m wide continuous landscaped strip abutting the rear lot line.
6. To permit a 4.35m landscape open space strip abutting Castlevue Drive and Daylight Triangle except at driveway locations, whereas the by-law requires a 6m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.
7. To permit a 4.32m landscape open space strip abutting Steeles Avenue, except at driveway locations, whereas the by-law requires a 6.0m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.
8. To permit a 4.35m landscape open space strip abutting Castlevue Drive and Daylight Triangle except at driveway locations, whereas the by-law requires a 9.0m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.
9. To permit 138 parking spaces to be provided on site, whereas the by-law requires 146 spaces to be provided on site.

Should you have any questions/concerns please do not hesitate to contact the undersigned.

Regards,



Christian Iannantuono *M. Arch, B.Arch.Sc.*

Architectural Designer

June 23, 2022

Metrus (Terra) Properties Inc.
30 Floral Parkway, Suite 200
Concord, ON
L4K 4R1

Attention: Metrus (Terra) Properties Inc.

Subject: SPA-2022-0058

This is to advise that your preliminary municipal addresses have been assigned for your application.

18 Kenview Boulevard

These numbers will be confirmed when building permit applications are received. There is a possibility that due to unforeseen circumstances they may need to be changed.

Upon issuance of your building permit, this will be forwarded to emergency services to ensure there is no delay incurred in the location and identification of the property by emergency vehicles (fire, police, ambulance), if required to attend your property.

If you require further clarification of this process, please contact the undersigned,

Thank you,

Nabonita Singh
Clerk, Addressing and Records
Building Division
Planning and Infrastructure Services
Nabonita.singh@brampton.ca

Cc: Baldassarra Architects – Christian Iannantuono

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0212

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) Metrus (Terra) Properties Inc.
Address 30 Floral Parkway, Suite 200,
Concord, Ontario L4K 4R1
Phone # (905) 669-9714 Fax # _____
Email david.drake@metrusproperties.com

2. Name of Agent Baldassarra Architects
Address 30 Great Gulf Drive, Unit 20,
Concord, Ontario L4K 0K7
Phone # (905) 669-0722 Fax # _____
Email christiani@baldassarra.ca

3. Nature and extent of relief applied for (variances requested):
1. To permit all uses permitted in the M1 zone and associated parking on lands zoned HC2-2686, whereas the by-law does not permit the uses.
2. To permit an exterior side yard setback of 25.57m abutting Steeles Avenue, whereas the by-law requires an exterior side yard setback of 32m abutting Steeles Avenue.
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8. To permit a 4.35m landscape open space strip abutting Castleview Drive and Daylight Triangle except at driveway locations, whereas the by-law requires a 9.0m wide landscape open space strip, provided along the 0.3 metre reserves except at driveway locations.
9. To permit 138 parking spaces to be provided on site, whereas the by-law requires 146 spaces to be provided on site.

4. Why is it not possible to comply with the provisions of the by-law?
Due to the unique geometry and conditions of the site and in keeping with the character of the adjacent developments the applicant is seeking variances for the above noted zoning deficiency's to permit the construction of one (1) single storey industrial building. The proposed variances are also accounting for future road widening along Steeles Avenue.

5. Legal Description of the subject land:
Lot Number Part of Block 3
Plan Number/Concession Number Registered Plan 43M-811
Municipal Address 18 Kenview Boulevard

6. Dimension of subject land (in metric units)
Frontage 174.95 m
Depth 179.35 m
Area 2.50 ha

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.)

Vacant lands with one (1) advertisement billboard sign at the corner of the property facing Steeles and Castlevue.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

One (1) single storey industrial building with a gross floor area of 11,029.85 m².

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
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	16.67 m [Castlevue Dr]
Rear yard setback	7.15 m
Side yard setback	25.57 m [Steeles Ave]
Side yard setback	41.70 m [Kenview Blvd]

10. Date of Acquisition of subject land: Unknown
11. Existing uses of subject property: Vacant Lands
12. Proposed uses of subject property: Industrial / Light Manufacturing
13. Existing uses of abutting properties: Industrial / Light Manufacturing
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	<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 # B-2022-0009

Status CONCURRENT
Submitted concurrently with this application.

18. Has a pre-consultation application been filed?

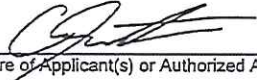
Yes ☒ No ☐

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 Vaughan

THIS 28th DAY OF June, 2022.

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, CHRISTIAN JANNANTUONO, OF THE CITY OF VAUGHAN
IN THE REGION OF YORK SOLEMNLY DECLARE THAT:

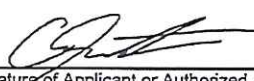
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

CITY OF VAUGHAN

IN THE REGION OF

YORK THIS 29th DAY OF
JUNE, 2022


Signature of Applicant or Authorized Agent

Submit by Email

Ennio Primo Zucco, a Commissioner, etc.,
Province of Ontario, Metrus Properties (A Division of Metrus
Properties II Inc.) and its subsidiaries, associates and affiliates.
Expires July 26, 2024.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M1-2616 & HC2-2686

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


Zoning Officer

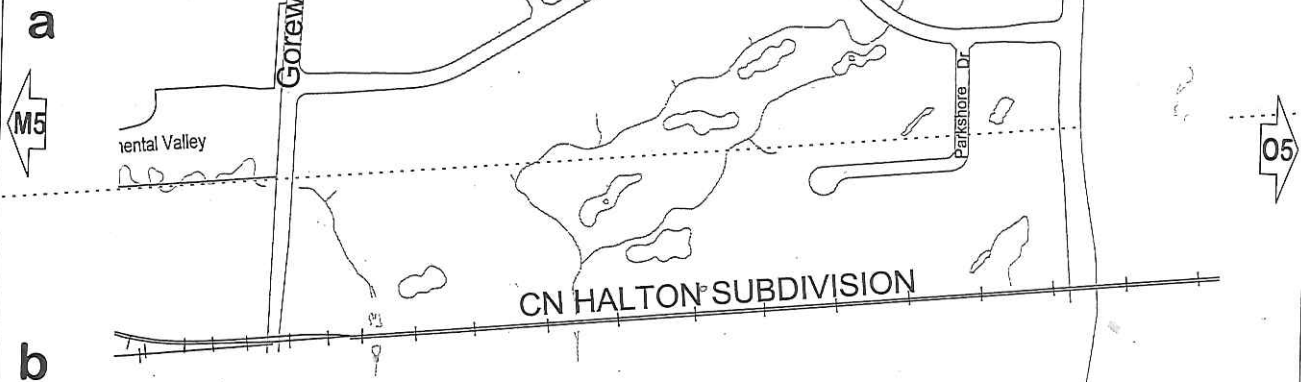
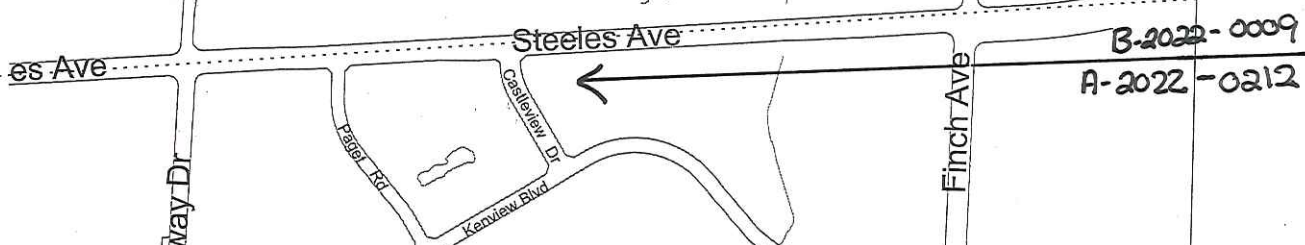
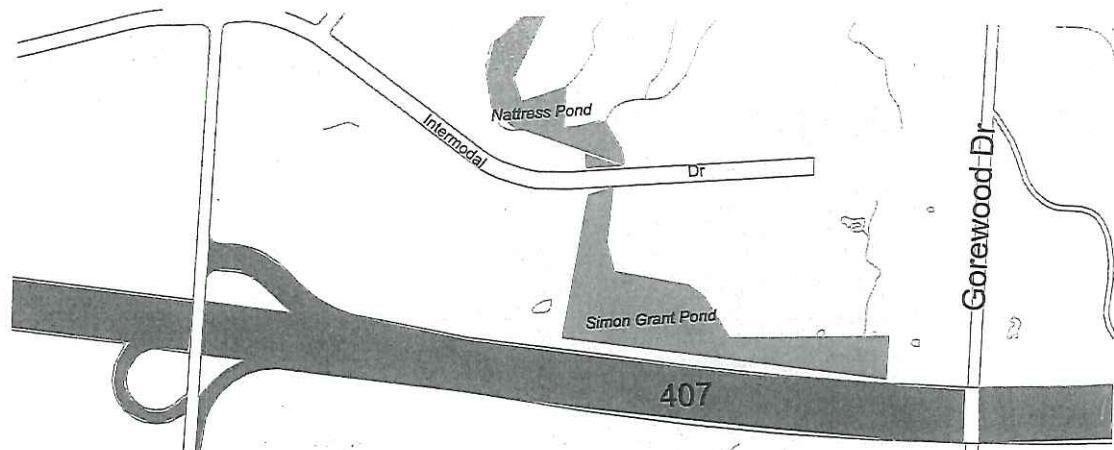
July 12, 2022
Date

DATE RECEIVED

Date Application Deemed
Complete by the Municipality

July 5, 2022

Revised 2022/02/17



N5