

APPLICATION # A-2022-0360
WARD 3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **2418851 ONTARIO 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 lot 3, Concession 2 EHS municipally known as **159 RUTHERFORD ROAD SOUTH**, Brampton;

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

1. To permit an office use (not accessory to a permitted use) having a proposed gross floor area of 214 square metres whereas the by-law does not permit an office.

Note: Approval granted under application A-2020-0044 limited the office area to a maximum of 78 square metres.

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, December 6, 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.

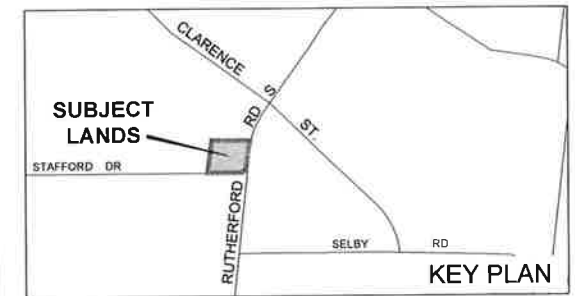
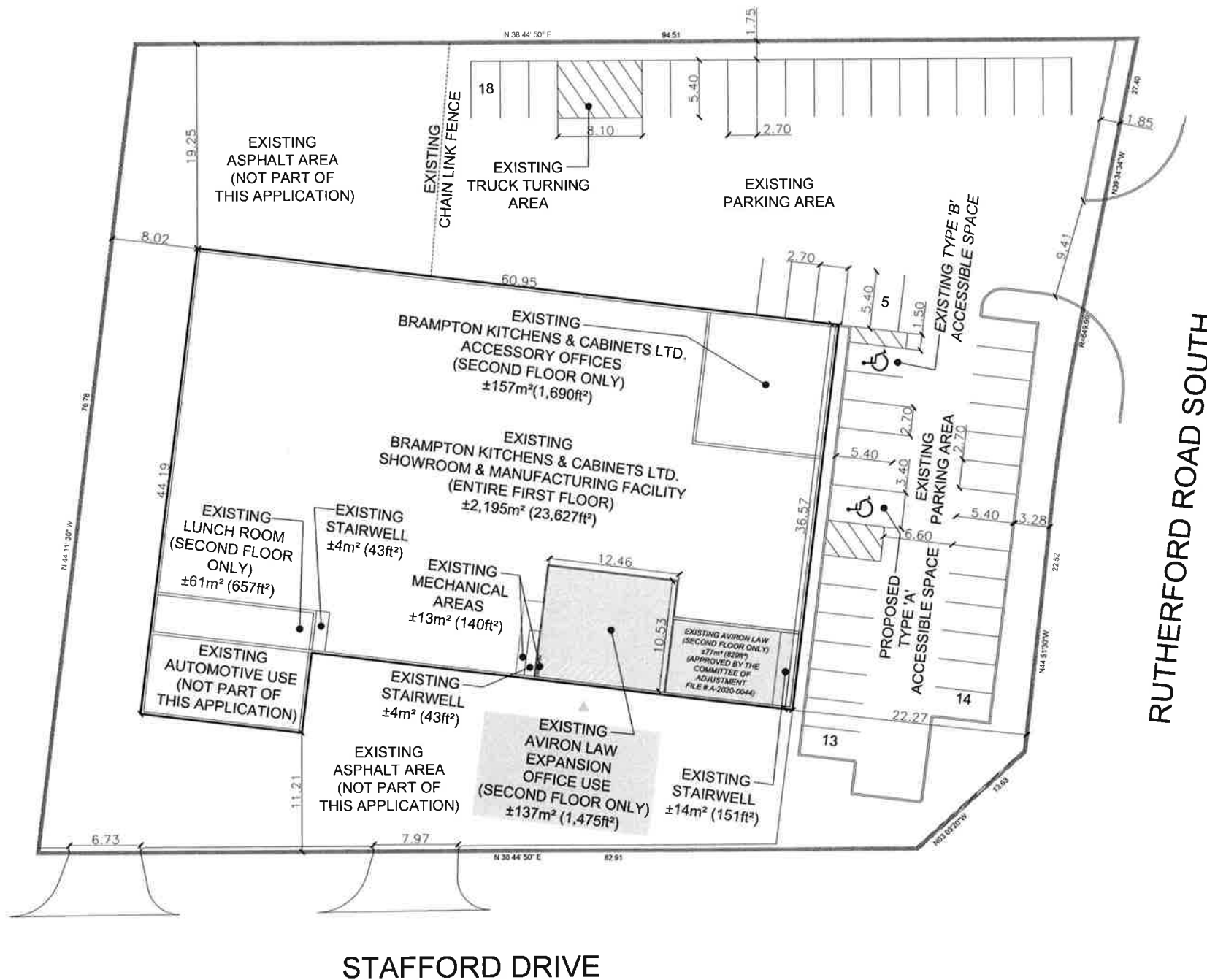
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 24th Day of November, 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
Fax: (905)874-2119
jeanie.myers@brampton.ca



MINOR VARIANCE SKETCH 2148551 ONTARIO LIMITED

159 RUTHERFORD ROAD SOUTH
PART OF LOT 3, CONCESSION 2,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEI

REQUIRED VARIANCE

TO PERMIT FOR AN OFFICE USE (NOT ACCESSORY TO A PERMITTED USE) ON THE SUBJECT SITE, WHEREAS THE INDUSTRIAL 2 (M2) ZONE DOES NOT PERMIT FOR AN OFFICE USE ON SITE THAT IS NOT ACCESSORY TO A PERMITTED USE.

DEVELOPMENT STATISTICS

SITE AREA:	0.70ha (1.73ac)
TOTAL PARKING REQUIRED:	50 SPACES
TOTAL PARKING PROVIDED:	50 SPACES
BARRIER FREE REQUIRED:	2 SPACES
BARRIER FREE PROVIDED:	2 SPACES

AVIRON LAW OFFICE STATISTICS

APPROXIMATE GFA:	214m ² (2,303ft ²)
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PARKING STATISTICS - 1 SPACE PER 25m²

PARKING REQUIRED:	9 SPACES
PARKING PROVIDED:	9 SPACES

BRAMPTON KICHENS & CABINETS OFFICE STATISTICS

APPROXIMATE GFA:	2,413m ² (25,973ft ²)
GFA BREAKDOWN:	
SHOWROOM:	880m ² (9,472ft ²)
OFFICES:	157m ² (1,690ft ²)
MANUFACTURING:	1,315m ² (14,155ft ²)
LUNCH ROOM:	61m ² (657ft ²)

PARKING STATISTICS - 1 SPACE PER 60m²

PARKING REQUIRED:	41 SPACES
PARKING PROVIDED:	41 SPACES

NOTES:

TYPICAL PERPENDICULAR PARKING SPACE: 2.7m x 5.4m
TYPICAL TYPE 'A' BARRIER FREE SPACE: 4.9m x 5.4m
TYPICAL TYPE 'B' BARRIER FREE SPACE: 4.2m x 5.4m
TYPICAL DRIVE AISLE: 6.6m



SCALE 1:500
NOVEMBER 9, 2022

GSAI
Glen Schnarr & Associates Inc.

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 **December 6, 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, December 1, 2022.**

- 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, December 1, 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, December 1, 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, December 1, 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.

October 28, 2022

Our File: 637-001B

Committee of Adjustment
City of Brampton
2 Wellington Street
Brampton, ON
L5B 3C1

A - 2022-0360

Attention: Jeanie Myers
Secretary Treasurer, Committee of Adjustment

**Re: Minor Variance Application 2418851 Ontario Ltd
159 Rutherford Road South Part of Lot 3, Concession 2 EHS
City of Brampton, Ontario**

Glen Schnarr & Associates Inc. (GSAD) is pleased to submit this Application for a Minor Variance on behalf of our client 2418851 Ontario Ltd, owner of the property municipally addressed as 159 Rutherford Road South. The subject property is legally described as Part lot 3, Concession 2 EHS and is located on the northwest corner of Rutherford Road and Stafford Drive.

The subject property has a lot area of approximately 0.70 ha (1.73 ac), with a lot frontage of approximately 50 metres on Rutherford Road South and a lot depth of approximately 94 metres. The property is designated "Industrial" in the City of Brampton Official Plan (Schedule A - General Land Use Designations) and zoned Industrial 2 (M2) under City of Brampton Zoning by-law 270-2004. The subject property is currently occupied by a single two-storey building.

The two-storey building is currently occupied by Aviron Law, Brampton Kitchen and Cabinets Ltd and Ali Baba Motors, respectively. Brampton Kitchen and Cabinets Ltd (identified as "Brampton Kitchen and Cabinets Ltd." on the Minor Variance sketch) is a use permitted as of right under the Industrial 2 (M2) zone, whereas the Ali Baba 's Motors (identified as "Existing Automotive Use" on the Minor Variance sketch) was permitted through Minor Variance Application A10-180. The subject of this Minor Variance Application is the existing "Aviron Law Office Use" as identified on the Minor Variance sketch provided.

We confirm for staff that Aviron Law Office had been previously granted a conditional approval to permit the use under minor variance A-2020-0044, approved in August of 2020. One of the conditions of the approval was that the Law Office Use occupy a maximum Gross

Floor Area of 77 square metres. While the owner did begin the process to satisfy the conditions of approval stipulated under the previous application, the owner has since chosen to pursue an additional expansion to the Law Office Use. As such, the purpose of the application before staff today is to request a permission for a further enlargement or expansion, of the law office use, beyond that which was permitted under the original application (City File No. A-2020-0044). This would effectively render the previous approval for the smaller Law Office Use as null and void and put into place a new approval for a Law Office Use occupying a greater GFA than that which was previously approved. We would be agreeable to those same conditions imposed through the original approval, to carry over as conditions of approval for the application before staff today.

To summarize, in order to permit for the Law Office Use, our client will require relief from the relevant zoning law requirements for the Industrial 2 (M2) zone as outlined under the City of Brampton Zoning by-law 270-2004. The requested variance is as follows:

Relief from the City of Brampton Zoning by-law 270-2004 to permit for an Office use on the subject site, whereas the Industrial 2 (M2) zone does not permit for an Office use on site that is not accessory to a permitted use.

For complete clarity, our client is seeking permission for a Law Office use of approximately 130 square metres (whereas 77 square metres was previously approved under file No. A-2020-0044), as shown on the attached Minor Variance Sketch submitted in support of this application.

As a part of this application, and for staff information, GSAI has conducted a review of the parking requirements for the Brampton Kitchen and Cabinets Ltd, defined in the Zoning By-law as: *Industrial-Manufacturing, Cleaning, Packaging, Processing, Repairing, Assembling or Printing*, as well as the Aviron Law (defined in the Zoning By-law as *Other Office use*).

The required parking ratios are as follows:

Brampton Kitchen and Cabinets Ltd: *a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof*

Aviron Law: *Other office: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof*

Based on the Gross Floor Area definition as outlined under the City of Brampton Zoning By-law 270-2004, the Gross Floor Area for each use is as follows:

USE	GFA	PARKING REQUIRED	PARKING PROVIDED
Brampton Kitchen	2,314 m ²	41	41
Aviron Law	214m ²	9	9
		50	50

Based on the above, the subject site provides sufficient parking in order to accommodate for both uses currently on site per the requirements of City of Brampton Zoning by-law 270 - 2004.

We wish to note for staff that the existing automotive use was not considered as part of this application beyond its delineation on the Minor Variance sketch. As shown on the Minor Variance sketch, the automotive use operating area is restricted by an existing chain link fence where it interfaces with the Brampton Kitchen & Cabinets Ltd./Aviron Law Office Use parking lot. This chain link fence prohibits use by employees /customers of the Brampton Kitchen & Cabinets Ltd./Aviron Law Office Use. On this basis, the existing automotive use was found not necessary or relevant to this application.

We have reviewed relevant Official Plan policies and Zoning By-law provisions in the context of the prescribed criteria to authorize a minor variance under Section 45(1) of the Planning Act and we are of the opinion that the variance, in this case, is minor in nature, is desirable for the development of the property and maintains the general intent of both the relevant Official Plan and Zoning By-law.

Supporting Information

The following are enclosed in support of this application:

- One (1) cheque in the amount of \$2,662.00 made payable to the "City of Brampton" in payment of the Minor Variance Applications fee;
- One (1) completed Application for Minor Variance; and,
- One (1) sketch prepared by Glen Schnarr & Associates Inc. dated October 7, 2022.

We trust this information is sufficient for the submission of the Application for Minor Variance and look forward to appearing before the Committee of Adjustment on the first available meeting agenda. Please do not hesitate to contact us if you have any questions or require any additional information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

A handwritten signature in black ink, appearing to read 'Sarah Clark', is written over a horizontal line.

Sarah Clark, MCIP, RPP, Associate

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0360

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)2418851 Ontario Ltd (c/o: Tejinder Tatter)

Address159 Rutherford Road South, 2nd Floor, Brampton, L6W 3N5

Phone #416-567-9635Fax #

EmailTejindertatter@hotmail.com
2.

Name of AgentGlen Schnarr & Associates Inc (c/o Sarah Clark)

Address700 - 10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6

Phone #905-566-8888 x 237Fax #905-566-8894

Emailsarahc@gsai.ca
3.

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

Relief from City of Brampton Zoning By-Law 270-2004 to permit an Office use (not accessory to a permitted use) on the subject site, whereas the Industrial 2 (M2) zone does not permit for an Office use on site, where the office use is not accessory to a permitted use. The applicant has received permission through a previous minor variance to operate a Law office on the subject property. The purpose of this application is to seek an increase in GFA for the previously approved office.
4.

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

Industrial 2 (M2) zone does not permit for an Office use on site, where the office use is not accessory to a permitted use.
5.

Legal Description of the subject land:

Lot Number Part Lot 3

Plan Number/Concession NumberConcession 2 EHS

Municipal Address159 Rutherford Road South
6.

Dimension of subject land (in metric units)

Frontage-50 m

Depth-94.51 m

Area0.71 ha (1.73 ac)
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.)

2 storey Industrial Building with permission for Motor Vehicle Sales, Leasing, and Rental Establishment 2,637 square metres

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No Change

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 22.27 m

Rear yard setback 8.0 m

Side yard setback 11.21 m

Side yard setback 19.25 m

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: 2007
11. Existing uses of subject property: Industrial and Office (with additional office permission)
12. Proposed uses of subject property: Industrial and Office (with increase additional office permission)
13. Existing uses of abutting properties: Industrial (manufacturing, auto repair/storage)
14. Date of construction of all buildings & structures on subject land: 1972
15. Length of time the existing uses of the subject property have been continued: 50 years
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 ☒

If answer is yes, provide details: File # _____ Status _____

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 # A-2020-0044	Decision Approved	Relief To allow additional office permission
File # A10-180	Decision Approved	Relief To allow Motor Vehicle Sales, Leasing and Rental
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Mississauga

THIS _____ DAY OF October, 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, Sarah Clark, OF THE Town _____ OF Halton Hills

IN THE Region _____ OF Halton _____ 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 Mississauga

IN THE Region _____ OF

Peel THIS 2nd DAY OF

November, 2022.

Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.


A Commissioner etc.



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.


Zoning Officer

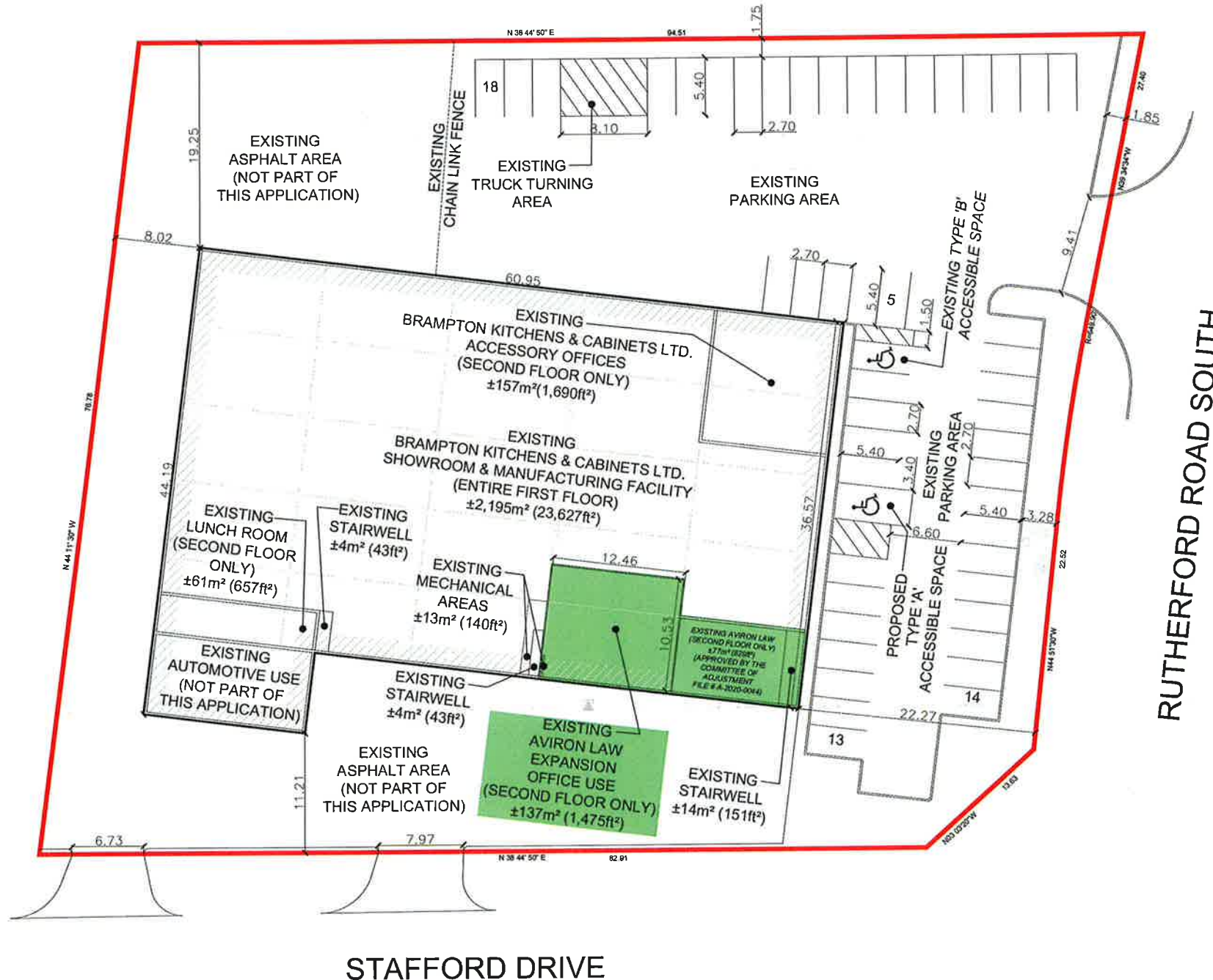
Nov 8, 2022

Date

DATE RECEIVED _____

Date Application Deemed
Complete by the Municipality _____

Revised 2022/02/17



MINOR VARIANCE SKETCH 2148551 ONTARIO LIMITED

159 RUTHERFORD ROAD SOUTH
PART OF LOT 3, CONCESSION 2,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

REQUIRED VARIANCE
TO PERMIT FOR AN OFFICE USE (NOT ACCESSORY TO A PERMITTED USE) ON THE SUBJECT SITE, WHEREAS THE INDUSTRIAL 2 (M2) ZONE DOES NOT PERMIT FOR AN OFFICE USE ON SITE THAT IS NOT ACCESSORY TO A PERMITTED USE.

DEVELOPMENT STATISTICS

SITE AREA:	0.70ha (1.73ac)
TOTAL PARKING REQUIRED:	50 SPACES
TOTAL PARKING PROVIDED:	50 SPACES
BARRIER FREE REQUIRED:	2 SPACES
BARRIER FREE PROVIDED:	2 SPACES

AVIRON LAW OFFICE STATISTICS

APPROXIMATE GFA:	214m² (2,303ft²)
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PARKING STATISTICS - 1 SPACE PER 25m²

PARKING REQUIRED:	9 SPACES
PARKING PROVIDED:	9 SPACES

BRAMPTON KITCHENS & CABINETS OFFICE STATISTICS

APPROXIMATE GFA:	2,413m² (25,973ft²)
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GFA BREAKDOWN:

SHOWROOM:	880m² (9,472ft²)
OFFICES:	157m² (1,690ft²)
MANUFACTURING:	1,315m² (14,155ft²)
LUNCH ROOM:	61m² (657ft²)

PARKING STATISTICS - 1 SPACE PER 60m²

PARKING REQUIRED:	41 SPACES
PARKING PROVIDED:	41 SPACES

NOTES:

TYPICAL PERPENDICULAR PARKING SPACE: 2.7m x 5.4m
TYPICAL TYPE 'A' BARRIER FREE SPACE: 4.9m x 5.4m
TYPICAL TYPE 'B' BARRIER FREE SPACE: 4.2m x 5.4m
TYPICAL DRIVE AISLE: 6.6m



SCALE 1:500
NOVEMBER 9, 2022

GSAI
Glen Schnarr & Associates Inc.

FILE NUMBER A-2020-0044

HEARING DATE AUGUST 18, 2020

APPLICATION MADE BY 2418851 ONTARIO LTD.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; **ZONING BY-LAW 270-2004** AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit an office use (not accessory to a permitted use).

(159 RUTHERFORD ROAD SOUTH, PT. OF LOT 3, CONC. 2, EHS.)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Colp

SECONDED BY: D. Doerfler

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON AUGUST 18, 2020

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

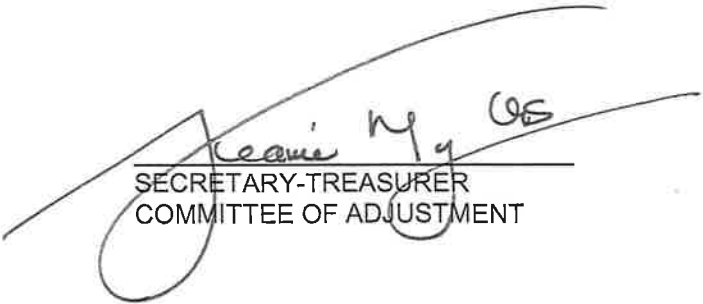
DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 18TH DAY OF AUGUST, 2020

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE SEPTEMBER 7, 2020

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

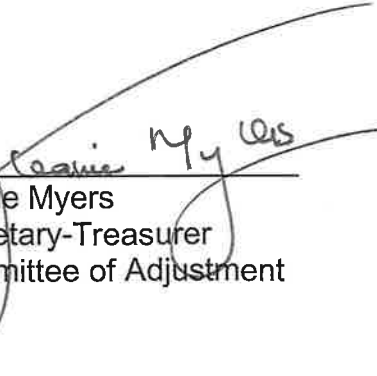
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

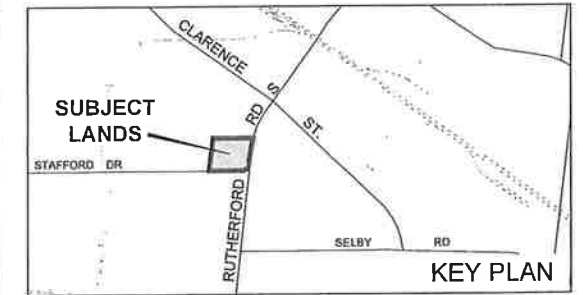
APPLICATION NO: **A-2020-0044**

DATED: **AUGUST 18, 2020**

Conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice and that the area of the permitted office be limited to a maximum of 78 square metres (840 square feet);
2. That, prior to occupancy of the building, the owner shall obtain a permit for a change of use from "industrial" to "business and personal service", to the satisfaction of the Chief Building Official;
3. That, prior to occupancy of the building, the owner shall contact the City's Development Finance Department and pay any required fees or Development Charges that may be applicable to the change of use, to the satisfaction of the Development Finance Department; and
4. 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



MINOR VARIANCE SKETCH 2148551 ONTARIO LIMITED

159 RUTHERFORD ROAD SOUTH
PART OF LOT 3, CONCESSION 2,
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

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ON SITE THAT IS NOT ACCESSORY TO A PERMITTED USE.

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OFFICES:	157m ² (1,690ft ²)
MANUFACTURING:	1,315m ² (14,155ft ²)
LUNCH ROOM:	61m ² (657ft ²)

PARKING STATISTICS - 1 SPACE PER 60m²

PARKING REQUIRED:	41 SPACES
PARKING PROVIDED:	45 SPACES

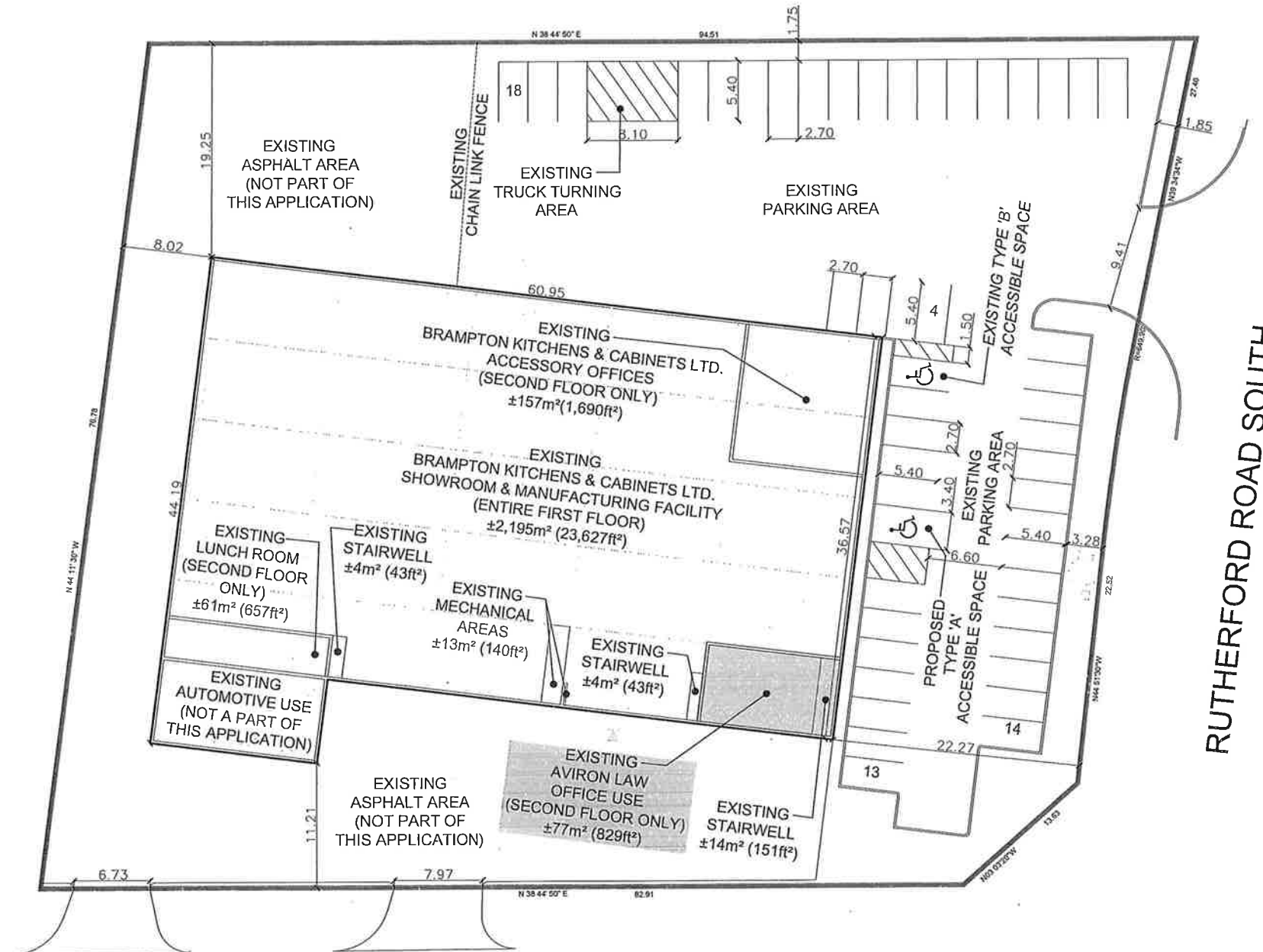
NOTES:

TYPICAL PERPENDICULAR PARKING SPACE: 2.7m x 5.4m
TYPICAL TYPE 'A' BARRIER FREE SPACE: 4.9m x 5.4m
TYPICAL TYPE 'B' BARRIER FREE SPACE: 4.2m x 5.4m
TYPICAL DRIVE AISLE: 6.6m



SCALE 1:500
MARCH 10, 2020

GSAI
Glen Schnarr & Associates Inc.



STAFFORD DRIVE



Notice of Decision

Committee of Adjustment

FILE NUMBER A10-180HEARING DATE SEPTEMBER 21, 2010APPLICATION MADE BY 2148851 ONTARIO LIMITED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE:

1. To allow Motor Vehicle Sales, Leasing and Rental Establishment from an existing 116 sq.m (1249 sq. ft) office;

(159 RUTHERFORD ROAD SOUTH – PT. LOT 3, CONCESSION 2 EHS)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

P .S. CHAHAL

F. TURNER

MOVED BY: _____

SECONDED BY: _____

SIGNATURE OF CHAIR OF MEETING: _____

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER


MEMBER


MEMBER
DATED THIS 21ST DAY OF SEPTEMBER, 2010

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 11TH, 2010

I, JEANIE MYERS, ACTING SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


ACTING SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

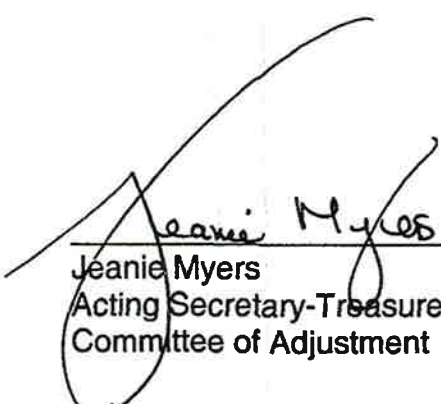
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A10-180

DATED SEPTEMBER 21, 2010

Conditions:

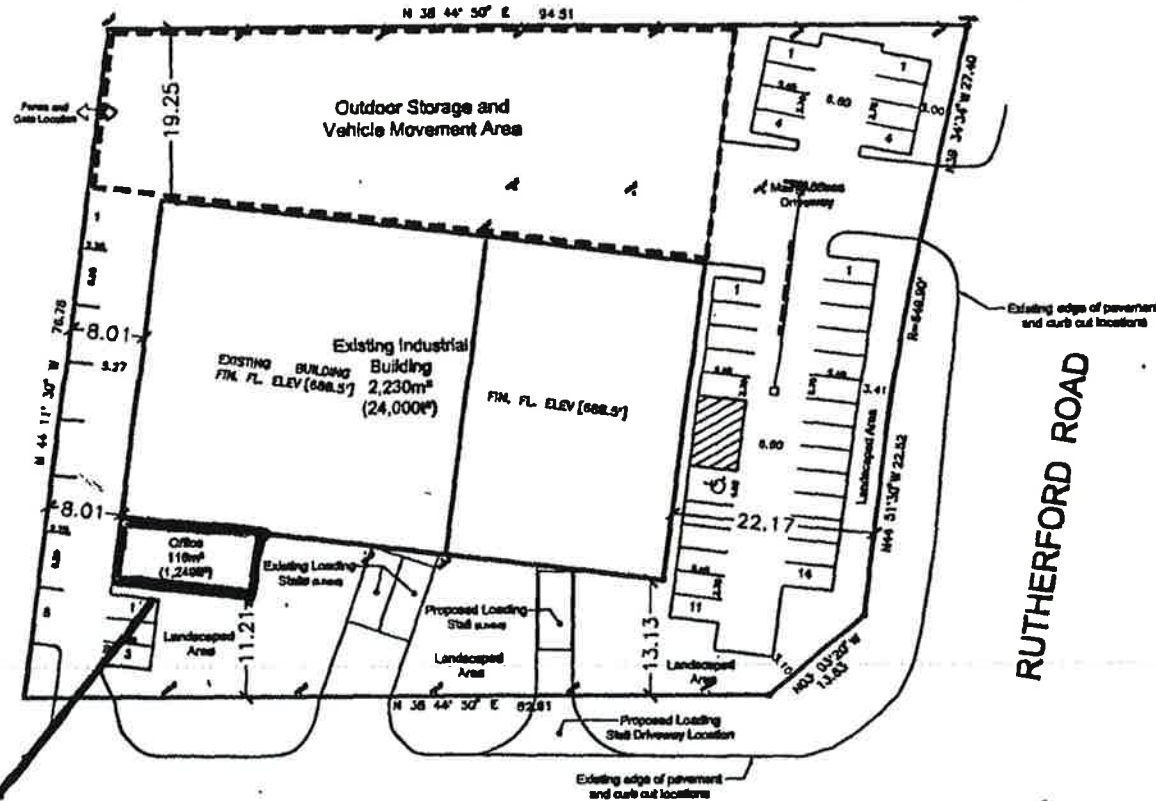
1. That the outdoor storage of vehicles for the motor vehicle sales, leasing and rental establishment be limited to the "Outdoor Storage and Vehicle Movement Area" shown on the Public Notice.



Jeanie Myers
Acting Secretary-Treasurer
Committee of Adjustment

Industrial/Commercial

Industrial/
Commercial



STAFFORD DRIVE

RUTHERFORD ROAD



KEY PLAN

2148851 ONTARIO LTD.
DEVELOPMENT CONCEPT PLAN
NORTH-EAST CORNER RUTHERFORD
RDS & STAFFORD DRIVE
PART OF LOT 3 RP RD93 PART OF PART 1
CONCESSION 2, E.H.S.
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

Development Statistics

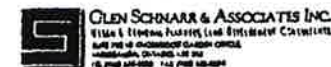
0.24ha (0.59ac) Building Area	34.3%
0.33ha (0.82ac) Paved Area	47.1%
0.13ha (0.32ac) Landscaped Area	18.6%
0.70ha (1.73ac) TOTAL Area	100.0%

2,230m² (24,000ft²) Industrial Portion	99.1%
118m² (1,249ft²) Office Portion	4.9%
2,348m² (25,249ft²) Total	100%

2 Loading Stalls Required
3 Loading Stalls Provided
Loading Stall Size = 3.7m x 9.0m

40 Parking Stalls Required (1 per 80m²)
44 Parking Stalls Provided
Parking Stall Size = 2.7m x 5.4m

*Preliminary Development Concept Plan
for Discussion Purposes Only.*



SCALE 1:400
DECEMBER 12, 2008

RUTHERFORD & STAFFORD DRIVE DEVELOPMENT CONCEPT PLAN

