

APPLICATION # A-2022-0388
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 municipally known as **18 KENVIEW BOULEVARD**, Brampton;

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

1. To permit a lot area of 2.14 hectares whereas the by-law requires a minimum lot area of 3.8 hectares.

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, January 3, 2023 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.

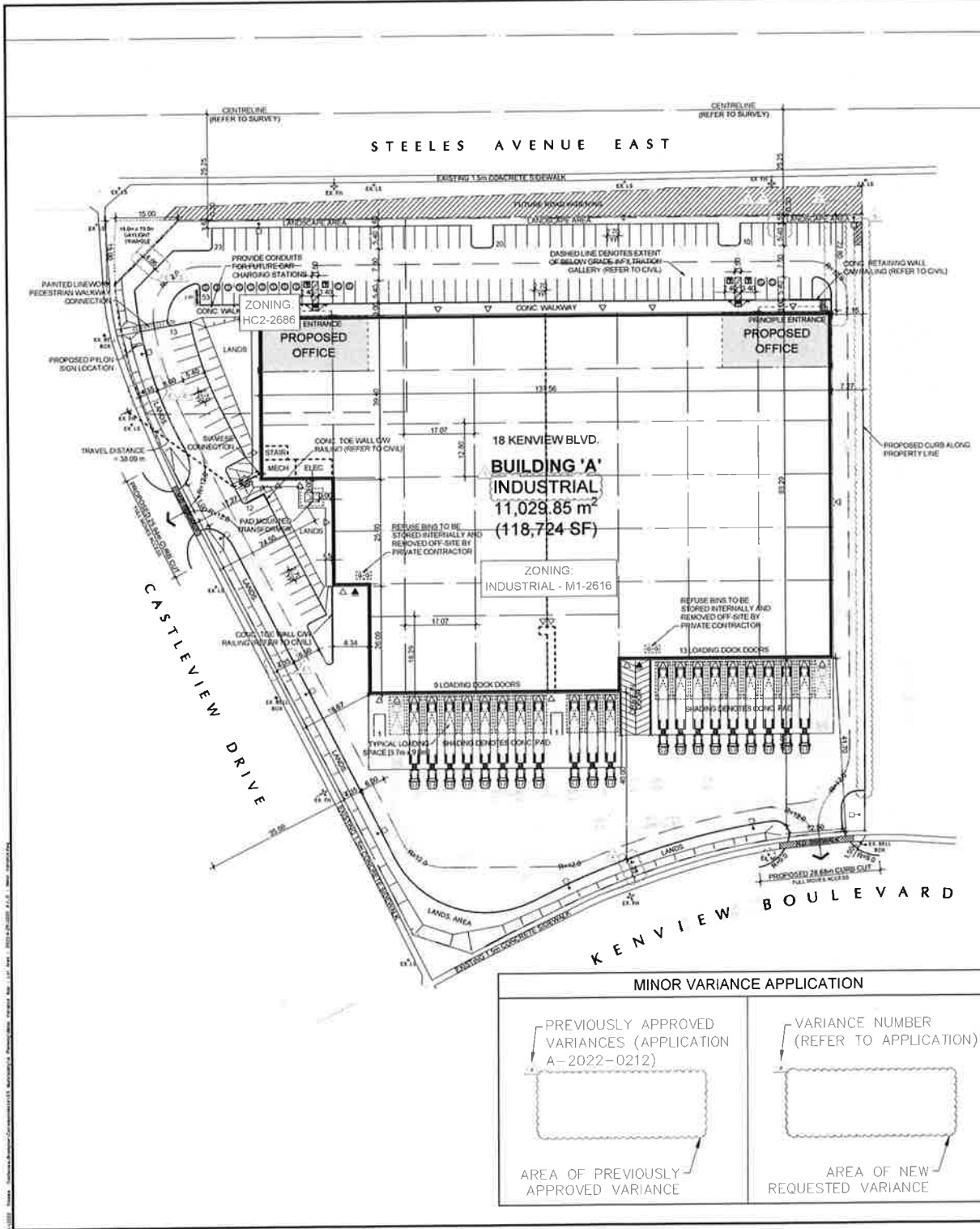
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

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

DATED at Brampton Ontario, this 15th Day of December, 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



OBC MATRIX

Firm Name: Baldassarra Architects Inc.
Certificate of Practice Number: 5810
30 Great Gulf Dr. Unit 20
Concord ON L4K 0K7
Tel: 905.660.0722
Fax: (905) 660-0709

Name of Project: Steeles and Castleview Building A
Location: Brampton, Ontario

Ontario's 2012 Building Code Data Matrix Part 3

OBC References

CURB DEPRESSION DETAIL

AXONOMETRIC VIEW

PLAN VIEW

MINOR VARIANCE APPLICATION

GENERAL NOTES

GARBAGE TRUCK DIMENSIONS

KEY PLAN

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SYMBOL LEGEND

GENERAL NOTES

GARBAGE TRUCK DIMENSIONS

No	ISSUED	DATE
1	ISSUED FOR PAC APPLICATION	OCT. 1, 2021
2	ISSUED FOR CONSULTANT COORDINATION	MAR. 1, 2022
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAR. 15, 2022
4	ISSUED FOR SPA	MAR. 18, 2022
5	ISSUED FOR MINOR VARIANCE APPLICATION	JAN. 20, 2022
6	RE-ISSUED FOR MINOR VARIANCE APPLICATION	JUL. 14, 2022
7	RE-ISSUED FOR MINOR VARIANCE APPLICATION	AUG. 12, 2022
8	RE-ISSUED FOR MINOR VARIANCE APPLICATION	NOV. 25, 2022

5	REVISED AS NOTED	NOV. 25, 2022
7	REVISED AS NOTED	AUG. 12, 2022
6	REVISED AS NOTED	JUL. 14, 2022
5	REVISED AS NOTED	JAN. 20, 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
1 905.660.0722 | www.baldassarra.ca



Metrus

STEELES & CASTLEVIEW

BRAMPTON, ON

Site Plan

SPA-2022-0058

DATE	SEPT. 2021	DRAWN BY	CI	CHECKED	SCALE
PROJECT NO.		DRAWING NO.			1:500

22-22

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 **January 3, 2023** 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 22, 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 22, 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 22, 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 22, 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.

Note: City Hall will be closed to the public from 12:00 Noon on December 23, 2022 to January 2, 2023 inclusive. City Hall will re-open on Tuesday, January 3, 2023.

22-22

November 25, 2022

A-2022-0388

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

Dear Jeanie,

Please accept this letter as a new Minor Variance Application for 18 Kenview Boulevard - SPA-2022-0058. The variances #1 through #9 below were previously heard by the Committee of Adjustment and approved through file number A-2022-0212 on September 13th, 2022. The decision for these variances became final and binding on October 4th, 2022. We are seeking an additional variance to permit the reduced lot area as described below in requested variance #10 (**highlighted in red**). Please also refer to the attached updated site plan.

Nature and extent of new variances requested:

10. To permit a lot area of 21,429.49 m² (2.14 Hectares) in the M1-2616 zone, whereas the by-law requires a minimum lot area of 3.80 Hectares. (NEW VARIANCE BEING REQUESTED WITH THIS APPLICATION).

Nature and extent of variances previously approved through application A-2022-0212:

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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).
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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).
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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).

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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).

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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).

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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).

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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).

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. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).

9. To permit 132 parking spaces to be provided on site, whereas the by-law requires 146 spaces to be provided on site. (PREVIOUSLY APPROVED THROUGH MINOR VARIANCE APPLICATION A-2022-0212).

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

Regards,



Christian Iannantuono MRAIC, M. Arch, B.ArchSc

Intern Architect

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0388

The Personal Information collected on this form is collected pursuant to section 46 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 Inc. c/o Isabella Suppa
Address 30 Great Gulf Drive, Unit 20,
Concord, Ontario L4K 0K7
Phone # (905) 660-0722 **Fax #** _____
Email isabellas@baldassarra.ca

3. **Nature and extent of relief applied for (variances requested):**
10. To permit a lot area of 21,429.49 m² (2.14 Hectares) in the M1-2616 zone, whereas the
by-law requires a minimum lot area of 3.80 Hectares.

4. **Why is it not possible to comply with the provisions of the by-law?**
The existing lot area (2.14 Hectares) in the M1-2616 zone is smaller than the minimum lot
area permitted by the M1-2616 Zoning By-Law, which is 3.80 Hectares.

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	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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	22.80 [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 ☒ 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 # B-2022-0009 Status Approved

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 # <u>A-2022-0212</u>	Decision <u>Approved</u>	Relief <u>Variances #1 through #9 on attached cover letter</u>
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____


Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Vaughan

THIS 25 DAY OF November, 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, Isabella Suppa, 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
Toronto THIS 28th DAY OF
November, 2022


Signature of Applicant(s) or Authorized Agent

[Submit by Email](#)

Ennio Primo Zuccon, 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

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

L Barbuto
Zoning Officer

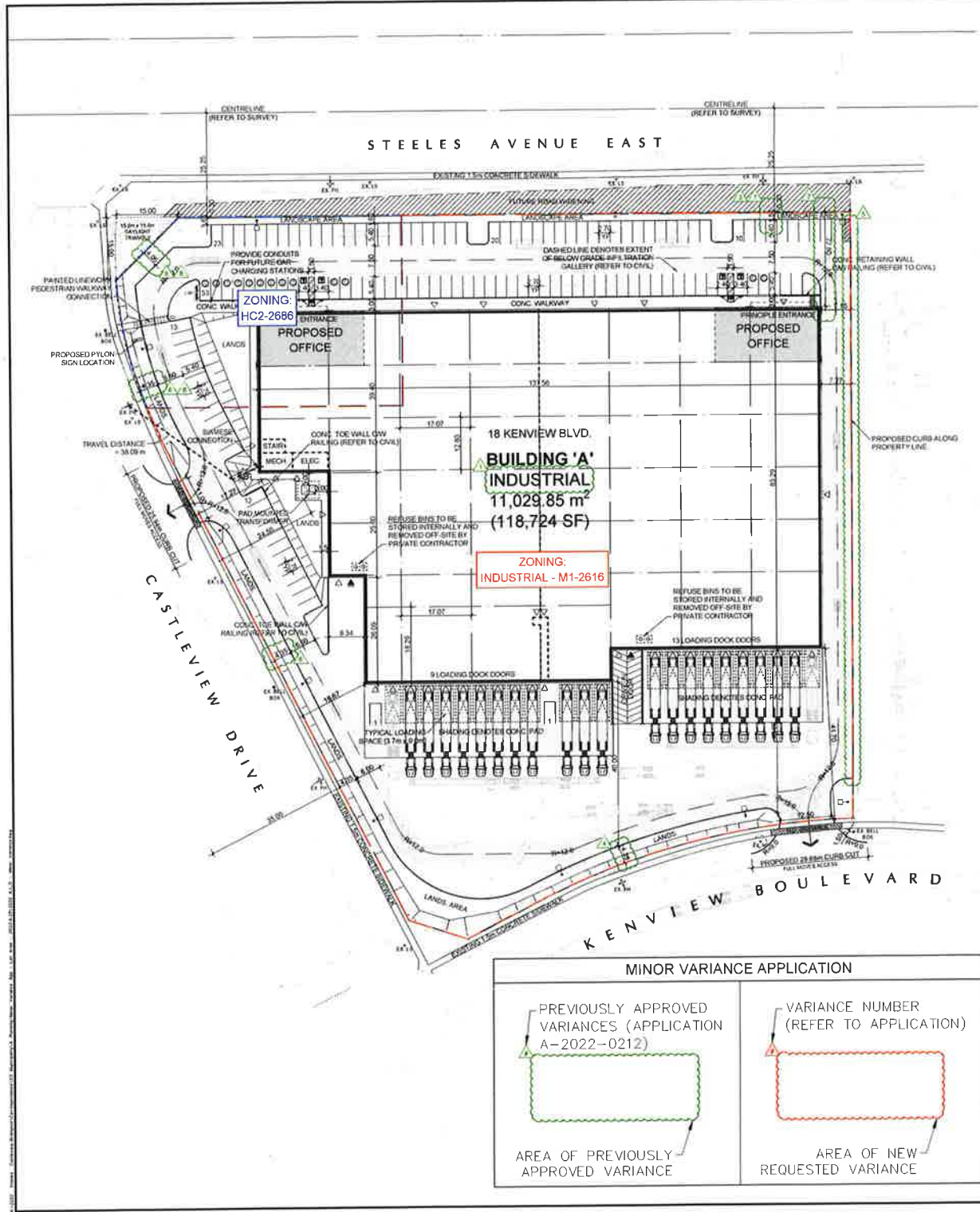
November 29, 2022
Date

DATE RECEIVED

Nov. 29, 2022

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



OBC MATRIX	
Firm Name: Baldassarra Architects Inc. Certificate of Practice Number: 5810 30 Great Gulf Drive, Unit 20 Concord Ont. L4K 0K7 Tel: (905) 860-0722 Fax: (905) 860-0114 Name of Project: Steeles and Castleview Building 'A' Location: Brampton, Ontario Ontario's 2012 Building Code Data Matrix Part 3	
OBC References	
CURB DEPRESSION DETAIL	
AXONOMETRIC VIEW	
PLAN VIEW	
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 OBC REG. 18.01.1. INTEGRATED ACCESSIBILITY STANDARDS UNDER THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016	

KEY PLAN	
PROJECT NORTH TRUE NORTH	
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 24,455.95 m ² or 6.04 Acres	
AREA IN M1-2616 ZONE 21,429.49 m ² or 5.30 Acres	
AREA IN HC2-2686 ZONE 3,026.46 m ² or 0.74 Acres	
ZONING INDUSTRIAL - M1-2616 / HC2-2686	
LOT FRONTAGE 30.0 m ±172.33 m	
FRONT YARD (CASTLEVIEW) 9.0 m 16.67 m	
REAR YARD 7.0 m 7.15 m	
SIDE YARD (STEELES) 32.0 m 27.89 m	
SIDE YARD (KENVIEW) 15.0 m 41.70 m	
GROSS FLOOR AREA 11,029.85 m ² or 118,724 SF	
LOT COVERAGE 45.10 %	
LANDSCAPE AREA 2,300.82 m ² or 57.10 %	
PAVED AREA 10,446.31 m ² or 42.80 %	
PARKING 146 Spaces 132 Spaces	
ACCESSIBLE SPACES (108 mm x 3 Spaces) 2 Spaces 4 Spaces	
LOADING SPACES (3.7m x 9.0m) 3 Spaces 22 Spaces	
BICYCLE SPACES (2.0m x 0.9m) N/A 8 Spaces	
SYMBOL LEGEND	
GENERAL NOTES	
GARAGE TRUCK DIMENSIONS	

No	ISSUED	DATE
1	ISSUED FOR PAC APPLICATION	OCT. 1, 2021
2	ISSUED FOR CONSULTANT COORDINATION	MAR. 1, 2022
3	RE-ISSUED FOR CONSULTANT COORDINATION	MAR. 15, 2022
4	ISSUED FOR SPA	MAR. 16, 2022
5	ISSUED FOR MINOR VARIANCE APPLICATION	JUN. 29, 2022
6	RE-ISSUED FOR MINOR VARIANCE APPLICATION	JUL. 14, 2022
7	RE-ISSUED FOR MINOR VARIANCE APPLICATION	AUG. 12, 2022
8	RE-ISSUED FOR MINOR VARIANCE APPLICATION	NOV. 25, 2022

No	REVISED AS NOTED	DATE
2	REVISED AS NOTED	NOV. 25, 2022
1	REVISED AS NOTED	AUG. 12, 2022
6	REVISED AS NOTED	JUL. 14, 2022
5	REVISED AS NOTED	JAN. 28, 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 905 860 0722 | www.baldassarra.ca

BALDASSARRA
ARCHITECTS
1984

Metrus
ENGINEERS INFORMATION

STEELES & CASTLEVIEW
BRAMPTON, ON

Site Plan
SPA-2022-0058
DATE: SEPT. 2021
DRAWING: A-1.0
SCALE: 1:500

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 all uses permitted in the M1 zone and associated parking on lands zoned HC2-2686;
2. To permit an exterior side yard setback of 22.80m abutting Steeles Avenue;
3. To permit a 1.55m 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;
5. To permit a 0.0m landscaped open space abutting the rear lot line;
6. To permit a 4.05m wide landscaped open space strip abutting Castlview Drive and Daylight Triangle, except at driveway locations;
7. To permit a 1.55m wide landscaped open space strip abutting Steeles Ave, 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;
9. To provide 132 parking spaces on site.

(18 KENVIEW BOULEVARD, PART OF BLOCK 3, PLAN 43M-811)

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 AUGUST 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: A. C. Marques

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON SEPTEMBER 13, 2022

RON CHATHA, MEMBER

DAVID COLP, MEMBER

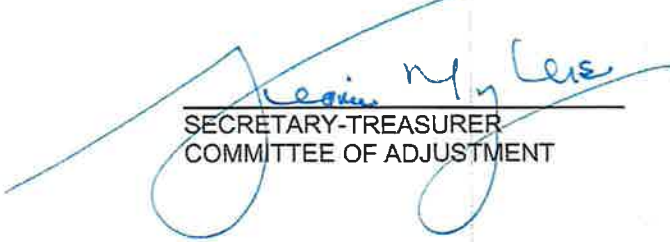
DESIREE DOERFLER, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 13TH DAY OF SEPTEMBER, 2022

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL WILL BE OCTOBER 3, 2022

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

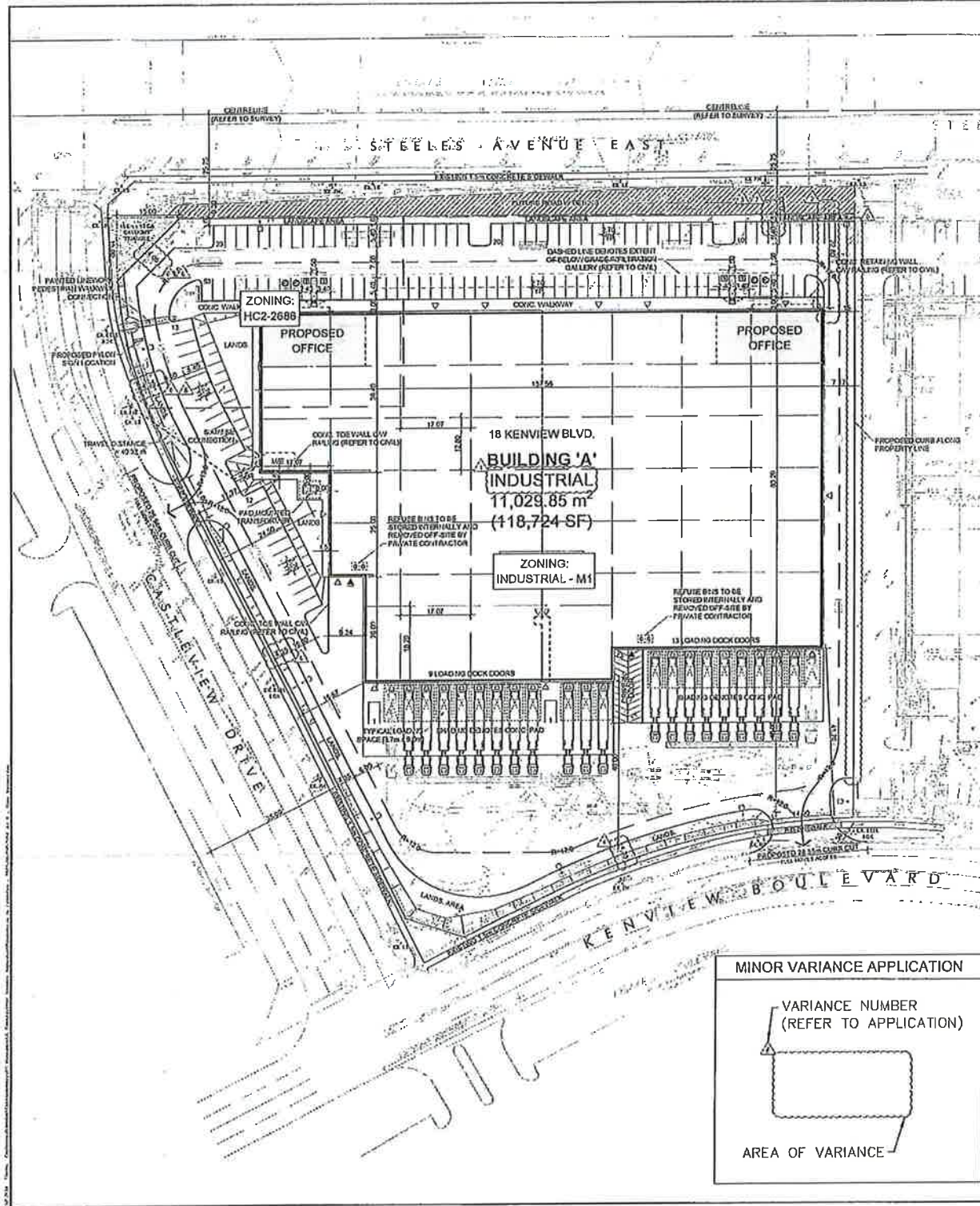
APPLICATION NO: **A-2022-0212**

DATED: **September 13, 2022**

Conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That failure to comply with and maintain the conditions of Committee shall render the approval null and void.

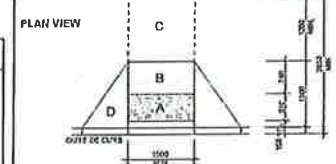

Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



OBC MATRIX	
From Plans, Bylaws and Zoning Ordinance of the City of Brampton	
City of Brampton, Ontario	
Name of Project: 18 Kenview Blvd. Building A	
Location: 18 Kenview Blvd. Brampton, Ontario	
Ontario 2012 Building Code Data Table Part 3	
PROPOSED USES	REQUIREMENTS
OFFICE	REQUIREMENTS
RETAIL	REQUIREMENTS
RESTAURANT	REQUIREMENTS
BAR	REQUIREMENTS
CLUB	REQUIREMENTS
THEATRE	REQUIREMENTS
CONVENTION	REQUIREMENTS
WAREHOUSE	REQUIREMENTS
INDUSTRIAL	REQUIREMENTS
AGRICULTURE	REQUIREMENTS
RECREATION	REQUIREMENTS
EDUCATION	REQUIREMENTS
RELIGIOUS	REQUIREMENTS
HEALTH CARE	REQUIREMENTS
HOUSING	REQUIREMENTS
OTHER	REQUIREMENTS



- CURB RAMP MUST HAVE A MAXIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY PLANTED PILES
- THE RAMPING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:15 VERTICAL IN HORIZONTAL LESS THAN 15mm AND
 - BE A MAX OF 1:15 VERTICAL IN HORIZONTAL LESS THAN 15mm OR GREATER AND 200mm OR LESS
- THE MAX SLOPE ON THE PLANNED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:15
- CURB RAMP MUST HAVE A FACILE VERTICAL SURFACE NO EASER THAT:
 - HAVE MINED TACTILE PAVEMENT SURFACES OF THICKNESS 10mm
 - HAVE A LIGHT TACTILE CONTRAST WITH THE ADJACENT SURFACE
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE
 - EXTEND THE FULL WIDTH OF THE CURB RAMP
 - ARE A MIN OF 50mm 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 LANDINGS / UNINTERRUPTED SPACE OF NOT LESS THAN 1200mm
- D PLANNED SLOPE WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSUMED FROM OBC 2012, M.O.P. REG. 14111. INTEGRATED ACCESSIBILITY STANDARDS AND THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005, 1st and 2nd JUL 2018.

KEY PLAN

1:1.8

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

SITE STATISTICS

ITEM	REQUIRED	PROVIDED
LOT AREA	24,428.10 m ² or 604,281 sq ft	24,428.10 m ² or 604,281 sq ft
ZONING	INDUSTRIAL - M1 (HC2-266)	INDUSTRIAL - M1 (HC2-266)
LOT FRONTAGE	50.0 m	172.33 m
FRONT YARD (CASTLEVIEW)	8.0 m	18.67 m
REAR YARD	7.0 m	7.15 m
SIDE YARD (STEELES)	3.0 m	22.50 m
SIDE YARD (KENVIEW)	15.0 m	41.70 m
GROSS FLOOR AREA	11,029.85 m ² or 118,724 SF	11,029.85 m ² or 118,724 SF
LOT COVERAGE	45.10 %	45.10 %
LANDSCAPE AREA	2,851.86 m ² or 12.0 %	2,851.86 m ² or 12.0 %
PAVED AREA	10,415.50 m ² or 42.83 %	10,415.50 m ² or 42.83 %
PARKING	149 Spaces	132 Spaces
ACCESSIBLE SPACES (PER 1000 sq ft)	2 Spaces	4 Spaces
LOADING SPACES (PER 1000 sq ft)	3 Spaces	22 Spaces
BICYCLE SPACES (PER 1000 sq ft)	N/A	4 Spaces

SYMBOL LEGEND

1	MAIN DOOR LOCATIONS
2	LOADING DOCK LOCATIONS
3	DRIVE-IN OR OVERHEAD DOORS
4	HYDRANT VALVE
5	CURB DEPRESSION / RAMP CURB
6	FIRE DEPARTMENT / SERVICES CONNECTION
7	LOADING AREA (0.9m x 2.7m)
8	HYDRO TRANSFER VALVE
9	STOP SIGN
10	HYDRO FILL / UTILITY POLE
11	ACCESSIBLE PARKING SPACE
12	BOLLARD
13	ACCESSIBLE DRIVEWAY FOR VEHICULAR TRAFFIC
14	BICYCLE RACK (2 SPACES)
15	CARPOOL PARKING (2 OF TOTAL)

GENERAL NOTES

1. ROOF TOP UNITS (RTU) TO BE SCREENED FROM PUBLIC VIEW
2. REFUSE GARBAGE TO BE STORED INTERNALLY AND REMOVED OFF-SITE BY PRIVATE CONTRACTOR
3. GARBAGE 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

NO.	ISSUED	DATE
1	ISSUED FOR P&C APPLICATION	06/11/2021
2	ISSUED FOR CONSULTANT COORDINATION	06/11/2021
3	RE-REVISED FOR CONSULTANT COORDINATION	06/11/2021
4	ISSUED FOR SPA	06/11/2021
5	ISSUED FOR MINOR VARIANCE APPLICATION	06/11/2021
6	RE-REVISED FOR MINOR VARIANCE APPLICATION	06/11/2021
7	RE-REVISED FOR MINOR VARIANCE APPLICATION	06/11/2021

1	REVISED AS NOTED	AUG. 12, 2022
6	REVISED AS NOTED	JUL. 14, 2022
3	REVISED AS NOTED	JUL. 28, 2022
4	REVISED AS NOTED	FEB. 20, 2022
5	REVISED AS NOTED	JAN. 10, 2022
2	REVISED AS NOTED	JAN. 09, 2022
1	REVISED PER UPDATED SURVEY	NOV. 12, 2021

BALDASSARRA
Architects Inc.

30 Cecil Court Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.665.0722 | www.baldassarria.ca

OVERSIGHT REPORT

STEELES & CASTLEVIEW

BRAMPTON, ON

Site Plan

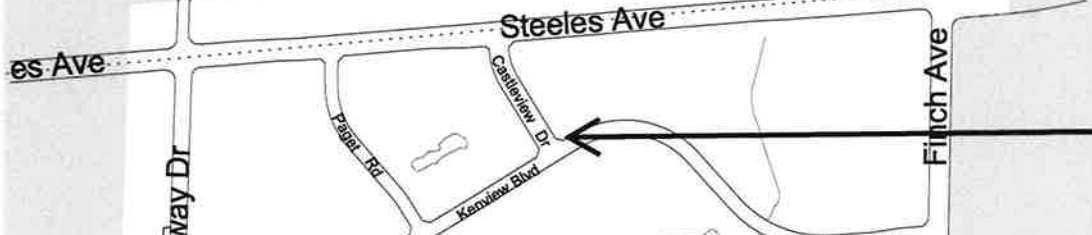
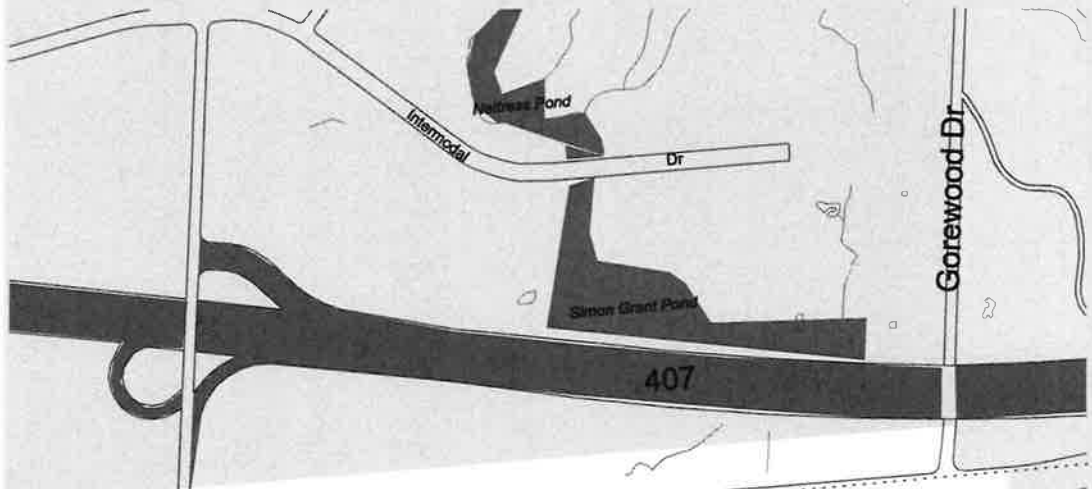
SPA-2022-0058

DATE:	SEPT. 2021	CI	CI	SCALE:	1:500
PREPARED BY:	CI	CI	CI	EXAMINED BY:	CI

P-21134

A-1.0

N4



A-2022-0388

a

M5

O5



b

N5