

**DEVELOPMENT STATISTICS**

**TOTAL SITE AREA:** 25.56ha (63.16ac)

**Required Variances:**

1. To permit an industrial warehouse, whereas the Zoning By-Law 270-2004 does not permit this use in Industrial One A - M1A Sections 1274 and 1276 whereas the parent M1A zone permits this use;
2. To permit outside storage whereas Zoning By-Law 270-2004 does not permit this use in the Industrial One A - M1A Sections 1274 and 1276 zone whereas the parent M1A zone permits this use;
3. To permit a maximum gross floor area of 132,200m<sup>2</sup> (1,422,989ft<sup>2</sup>) whereas Zoning By-Law 270-2004 in M1A Sections 1274 and 1276 have a combined maximum gross floor area of 96,100m<sup>2</sup> (1,034,411.9ft<sup>2</sup>)

**MINOR VARIANCE SKETCH PLAN  
ROGERS COMMUNICATION INC.**

8200 Dixie Road  
PART BLOCK A  
PLAN 640 CHINGUACOUSY  
PARTS 1, 2, 3, & 4 43R38385  
CITY OF BRAMPTON  
REGION OF PEEL

SCALE 1:3000  
JUNE 24, 2022



**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 **April 18, 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, April 13, 2023.**

- 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, April 13, 2023.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, April 13, 2023.**
- 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, April 13, 2023.** 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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

March 7, 2023

GSAI File: 1400-002D

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

Attention: Jeanie Myers  
Secretary Treasurer, Committee of Adjustment

**Re: Minor Variance Application – Reactivation of Deferred Application**  
**City File No.: A-2022-0211**  
**Rogers Communications**  
**8200 Dixie Road**  
**City of Brampton, Regional Municipality of Peel**

Glen Schnarr & Associates Inc. (GSAI) are the authorized agents for Rogers Communications, the registered owners of the site municipally addressed as 8200 Dixie Road (the “subject site”). On behalf of Rogers Communications, GSAI is pleased to submit this request to the Committee of Adjustment to reactivate a previously filed application for Minor Variance associated with the subject site (refer to City File No.: A-2022-0211).

The application for Minor Variance included a total of three (3) variances related to: permission for an Industrial Warehouse use, permission for an Outside Storage Area and permission for an increase in maximum permitted Gross Floor Area.

Following staff review of the application, GSAI on behalf of the owner, requested deferral of the application (dated July 14, 2022) to allow for continued discussions with staff. Since the time that the deferral was requested and granted (with no specified date for return to the Committee of Adjustment), GSAI has engaged with staff on the variance request(s) and confirmed the necessity, appropriateness and accuracy of the requested variances.

**We submit this correspondence as our formal request to bring forward the Minor Variance Application (A-2022-0211) associated with 8200 Dixie Road for the consideration of the Committee of Adjustment. We confirm that there is no change to the previously submitted Application for Minor Variance (submitted July 5, 2022).**

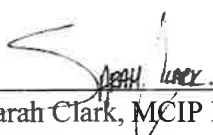
For ease of reference for staff, we have appended a copy of the original Application for Minor Variance to this correspondence including the submission Cover Letter, Application Form (2022) and the associated Minor Variance Sketch.

We trust this is sufficient to bring forward the Application for Minor Variance (A-2022-0211) for 8200 Dixie Road and look forward to appearing on the April 18, 2023, Committee of Adjustment agenda (barring agenda availability).

Should there be any questions regarding this request, please do not hesitate to contact the undersigned at sarahc@gsai.ca, or Colin Chung at colinc@gsai.ca.

**Yours very truly,**

**GLEN SCHNARR & ASSOCIATES INC.**

  
\_\_\_\_\_  
Sarah Clark, MCIP RPP  
Associate

cc. John Malloy, Rogers Communications



July 5<sup>th</sup>, 2022

GSAI File: 1400-002

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

A-2022-0211

**Attention:** Jeanie Myers  
Secretary - Treasurer

**RE: Minor Variance Application  
Planning Justification Brief  
Rogers Communications  
8200 Dixie Road  
City of Brampton, Regional Municipality of Peel**

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Glen Schnarr & Associates Inc. has been retained as a planning consultant by Rogers Communications Inc. who are the registered owner of the above noted property (herein described as the 'subject property'). The subject property is located on the north side of Orenda Road, east of West Drive, and west of Dixie Road.

Rogers Communications Inc. had their employees accommodated on the subject property and it has been disclosed to the City that the property owner intends to relocate its employees elsewhere to consolidate their office function. One location that Rogers is exploring is Downtown Brampton and Rogers needs to ensure that appropriate use can be ascertained for the subject property as part of their relocation.

The property owner is proposing to develop the subject property with an industrial warehouse building associated with outdoor storage in the rear.

**Subject Property and Surrounding Area**

The subject property is municipally addressed at 8200 Dixie Road, located on the north side of Orenda Road, east of West Drive and west of Dixie Road in the City of Brampton. The subject property is legally described as PL 640 PT PLK A RP 43R38385 PARTS 1 TO 4. The subject property has a frontage of approximately 590.92 metres (1,938.7 feet) along Dixie Road, a depth of 461.56 metres (1,514.3 feet) and an area of approximately 25.56 hectares (63.2 acres).

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
www.gsai.ca

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As such, the variances meet the general intent and purpose of both the Official Plan and the Secondary Plan.

*2. Maintains the Intent of the Zoning By-Law*

The proposed variances maintain the general intent of the Zoning By-law. The 'Industrial One A – M1A section 1274 and 1276' does not permit the development of industrial warehouses and accessory outdoor storage however the parent 'Industrial One A – M1A' zone permits both uses.

We understand that the site-specific Zoning By-laws were enacted to reflect the office uses for the former user (Nortel Corporation) when that user did not contemplate any industrial warehouse use. When the site-specific Zoning By-laws were being created for Nortel Corporation, the user did not need to have the industrial warehouse permission included since there was no industrial warehouse contemplated with the Nortel office uses.

The requested variance for an industrial warehouse and outdoor storage maintains the general intent of the Zoning By-Law through the parent zone since the underlying M1A zone permits these uses. It is important to note that the outdoor storage of trucks and trailers will be located in the rear of the property, on the west side, screened away from residential development along Dixie Road.

The maximum gross floor area that apply to the subject property is based on the existing single-storey building that was once occupied by Nortel and now occupied by the current owner. As per the attached industrial warehouse concept, there is a potential for gross floor area greater than the maximum gross floor area permitted on the subject property. The increase in the gross floor area does not alter the intent of the Zoning By-law.

As such, the variances meet the intent of the City Zoning By-law.

*3. & 4. Minor in Nature & Desirable for the Development of the Lands*

The requested variances are desirable for the surrounding area and minor in nature as surrounding uses to the west of the property are primarily industrial and commercial uses such as distribution centres, with accompanied outdoor truck storage. Additionally, the requested variances are aligned with the City of Brampton Official Plan's land use designations for the specified lands, as such, approval of these variances will permit the continuation of the desirable uses on the subject property, which are compatible and integrated with the surrounding development, with no anticipated adverse impacts.

The future industrial warehouse building can be cited to provide attractive architectural details and streetscape along Dixie Road with truck and trailer parking that is screened and shielded from view from Dixie Road.



The subject property is designated 'Industrial' and 'Employment' in the City of Brampton Official Plan and 'General Employment 2' in Highway 410 and Steeles Secondary Plan Area (SPA 5) which permit the development of industrial warehouses and outdoor storage. Additionally, the subject property is split zoned 'Industrial One A – MIA' Section 1274 and 1276 in the City of Brampton Zoning Bylaw (270-2004). However, the site-specific zoning does not permit the use of industrial warehouses and outdoor storage whereas the parent 'Industrial One A- MIA' zone does. The subject property is currently occupied by a Rogers Communications office building.

#### **Proposed Development and Variances**

The applicant is proposing to permit an industrial warehouse with associated outdoor storage on the subject property, by proposing a change to the use of the property, as well as an increase in maximum gross floor area. The proposed variances are as follows:

1. To permit an industrial warehouse, whereas the Zoning By-law 270-2004 does not permit this use in *Industrial One A – MIA Sections 1274 and 1276* zone whereas the parent MIA zone permits this use.
2. To permit outside storage whereas Zoning By-Law 270-2004 does not permit this use in the *Industrial One A – MIA Sections 1274 and 1276* zone whereas the parent MIA zone permits this use.
3. To permit a maximum gross floor area of 132, 200 m<sup>2</sup> (1,422,989 square feet) whereas Zoning By-Law 270-2004 in *MIA Sections 1274 and 1276* have a combined maximum gross floor area of 96,100m<sup>2</sup> (1,034,411.8 square feet).

#### **Planning Rationale for Proposed Variances**

Section 45(1) of the Planning Act, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. The following section provides an analysis demonstrating how the variances satisfies these tests.

##### *1. Conformity with the General Intent of the Official Plan*

The proposed variances maintain the general intent of the Official Plan. As noted above, the subject property is designated 'Industrial' and 'Employment' in the City of Brampton Official Plan and 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (SPA5). The aforementioned designations permit the development of industrial warehouse use and associated outdoor storage. The size of the industrial warehouse is not prescribed in the Official Plan or the Secondary Plan.





**Conclusion**

Based on the findings presented in this brief, it is our opinion that the proposed variances meet the four tests established in the Planning Act. As such, we respectfully request that the Committee of Adjustment approve this application.

**Application Materials:**

In support of the application, please find enclosed the following materials:

- One (1) copy of the complete Minor Variance Application Form with the signed Authorization and Permission to Enter Forms;
- One (1) copy of Minor Variance Sketch, prepared by Glen Schnarr and Associates Inc., dated June 24<sup>th</sup>, 2022;
- One (1) cheque in the amount of \$2, 662 for Minor Variance Application Fees.

We trust that these materials are sufficient for Staff's review and look forward to being considered for the August 2, 2022, hearing date. Please contact the undersigned at colinc@gsai.ca if you require additional information or wish to clarify any thing contained in this application.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

Colin Chung, MCIP, RPP  
Managing Partner

Flower City



brampton.ca

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

FILE NUMBER: A-2022-0211

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)** Rogers Communications Inc.  
**Address** 1 Mt Pleasant Rd, Toronto, ON M4Y 2Y5

**Phone #** 416-935-5370 **Fax #** 416-935-7799  
**Email** karina.dearborn@rci.rogers.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (c/o Colin Chung)  
**Address** 10 Kingbridge Garden Circle, Mississauga, ON, L6R 3K6

**Phone #** 416-459-2424 **Fax #** \_\_\_\_\_  
**Email** colinc@gsai.ca

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

- (1) To permit an industrial warehouse use  
(2) To permit outdoor storage  
(3) To increase the maximum gross floor area to 132,200m<sup>2</sup> (1,422,989ft<sup>2</sup>) whereas Zoning By-Law 270-2004 has a maximum gross floor area of 96,100m<sup>2</sup>.

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

The current by-law does not permit these use in the Industrial One A - M1A Special Section 1274 and 1276

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

**Lot Number** PT. BLK A  
**Plan Number/Concession Number** 640  
**Municipal Address** 8200 Dixie Road

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

**Frontage** 590.92 m  
**Depth** 461.56 m  
**Area** 251, 855 m<sup>2</sup>

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.)

Rogers Communications Office use

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Industrial warehouse with a maximum GFA of 132,200m<sup>2</sup> (1,422,989ft<sup>2</sup>)

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 50 m
Rear yard setback 90 m
Side yard setback 80 m
Side yard setback 110 m

PROPOSED

Front yard setback 29.9 m
Rear yard setback 52.50 m
Side yard setback 49.10 m
Side yard setback 29.99 m

10. Date of Acquisition of subject land: Jan 04, 2006

11. Existing uses of subject property: Office

12. Proposed uses of subject property: Industrial

13. Existing uses of abutting properties: Industrial, Commercial

14. Date of construction of all buildings & structures on subject land: approximately 1997

15. Length of time the existing uses of the subject property have been continued: 16 years

16. (a) What water supply is existing/proposed?

Municipal [checked] Other (specify)
Well [ ]

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

Municipal [checked] Other (specify)
Septic [ ]

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

Sewers [checked] 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 # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_  
File # \_\_\_\_\_ Decision \_\_\_\_\_ Relief \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga

THIS 05 DAY OF July, 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, Colin Chung OF THE City OF Burlington

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 4th DAY OF  
July 2022.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

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

[Submit by Email](#)

FOR OFFICE USE ONLY

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

Present Zoning By-law Classification: M1A-1274

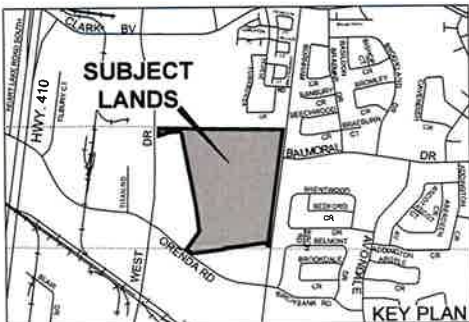
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

  
\_\_\_\_\_  
Zoning Officer

JULY 6.22  
Date

DATE RECEIVED July 5, 2022

Date Application Deemed Complete by the Municipality \_\_\_\_\_



**DEVELOPMENT STATISTICS**

**TOTAL SITE AREA:** 25.56ha (63.16ac)

**Required Variances:**

1. To permit an industrial warehouse, whereas the Zoning By-Law 270-2004 does not permit this use in Industrial One A - M1A Sections 1274 and 1276 whereas the parent M1A zone permits this use;
2. To permit outside storage whereas Zoning By-Law 270-2004 does not permit this use in the Industrial One A - M1A Sections 1274 and 1276 zone whereas the parent M1A zone permits this use.
3. To permit a maximum gross floor area of 132,200m² (1,422,989ft²) whereas Zoning By-Law 270-2004 in M1A Sections 1274 and 1276 have a combined maximum gross floor area of 96,100m² (1,034,411.6ft²)

**MINOR VARIANCE SKETCH PLAN  
ROGERS COMMUNICATION INC.**

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PARTS 1, 2, 3, & 4 43R38385  
CITY OF BRAMPTON  
REGION OF PEEL



SCALE 1:3000  
JUNE 24, 2022

a

b

H4

c

d

e

Queen St

West Dr

Clark Blvd

West Dr

Orenda Rd

Glidden Rd

West Dr

Steeles Ave

Peel Centre Dr

Bramalea City Centre

Brampton

Clark

Brlar Pt

Burnham Cres

Bishop Cres

Broml Cres

Brampton Cres

Brampton Cres

Balm

Balm Recreation Centre

Brentwood Dr

Bedford Cres

Birch Rd

Belmont Dr

Brookdale Cres

Birchbank Rd

Birchbank Park

Birchbank P.S.

CN HALTON SUBDIV

Steeles

410

Heart Lake Rd N (Service Rd)

Heart Lake Rd

Wendford Rd South

Tilbury Channel West

Tilbury Cr

Tilbury Channel

Tilbury Channel

Blair Dr

Finley Channel

Finley Rd

Steeles Channel

Steeles Channel North

Silver Maple Cr

Lisa St

Carleton Park

Carleton Pl

Carleton Cr

Carleton Cr

Carleton Cr

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J4 A-2022-0211