

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **PEEL FINANCIAL 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 A, Plan 636 municipally known as **8125 DIXIE ROAD**, Brampton;

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

1. To permit a bank, trust company or finance company whereas the by-law does not permit the use(s).

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:	<u>NO</u>	File Number:	<u></u>
Application for Consent:	<u>NO</u>	File Number:	<u></u>

The Committee of Adjustment has appointed **TUESDAY, May 9, 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, the Minister, a specified person or a public body.

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 27th Day of April, 2023.

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

DIXIE ROAD

61.2

BIRCHBANK
PARK

EXISTING
RESIDENTIAL

65.9

EXISTING
BUILDING

5

2

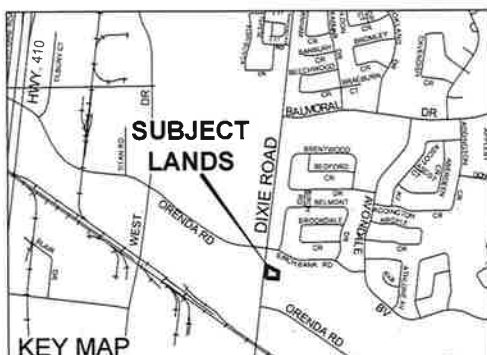
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36.0

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61.3

EXISTING
INDUSTRIAL



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
PEEL FINANCIAL INC.**

8125 DIXIE ROAD
PART BLOCK A,
PL 636 CHINGUACOUSY
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

 SUBJECT LANDS - 0.30ha (0.74ac)

REQUIRED VARIANCE:

TO PERMIT A "BANK, TRUST COMPANY,
FINANCIAL COMPANY" USE, WHEREAS ZONING
BY-LAW 270-2004 DOES NOT PERMIT THIS USE IN
AN M1A ZONE.



SCALE 1:500
APRIL 14, 2023

 **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 **May 9, 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, May 4, 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 4, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, May 4, 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, May 4, 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 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.

April 11, 2023

GSAI File: 1550-001

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

Attention: Jeanie Myers
Secretary-Treasurer

Re: Minor Variance Application
Peel Financial Inc.
8125 Dixie Road
City of Brampton

A- 2023-0103

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for Peel Financial Inc., the registered owner of 8125 Dixie Road (herein referred to as the 'subject property' or 'site'). In this capacity, we are pleased to submit the enclosed Minor Variance Application to facilitate use of the subject property for a financial institution, as identified within in the City of Brampton Zoning By-law 270-2004.

Our office is seeking to add a permission within the "Industrial One A (M1A)" zone to permit a "bank, trust company, financial institution" use, but which does not include a drive-through facility. The subject property is owned by Peel Financial Inc., an equipment financing company that supports businesses in Brampton and adjacent municipalities. Peel Financial Inc. is proposing to retain the existing bank building in its current form, without any alteration to the building footprint. The enclosed Minor Variance application is required in order to facilitate the added permission for a finance company, and we believe this follows the general intent of the M1A zone.

Subject Property

The subject property is municipally addressed as 8125 Dixie Road and located on the east side of Dixie Road, north of Orenda Road, and 900 metres (2,950 feet) north of Steeles Avenue East. The subject property has an area of 789 square metres (8,500 square feet) and fronts Dixie Road by 61.04 metres (200 feet). There is one existing 1½ storey building formerly occupied by Toronto Dominion Bank (TD Bank) and built in 1964. The bank use has been in operation at this site for 59 years. The existing building is detached, and not located within an Industrial Mall, as defined by the City of Brampton Zoning By-Law 270-2004.



The subject property has 34 existing parking spaces, including 2 accessible parking spaces. The parking locations wrap around the west, south, and east sides of the existing building. The north of the subject property is landscaped and abutted by a creek running east-west. Further north of the creek are single detached residential dwellings, and south of the subject property are Industrial uses. To the east is Birchbank Public School. To the far west, across Dixie Road, is a Chrysler car dealership. The site is well-serviced by existing Brampton Transit routes, including #13 (Avondale), #18 (Dixie), #40 (Central Industrial), and #511 (Steeles ZÜM).

Proposed Development

The Proposed Development will facilitate for Peel Financial Inc. to operate as a financial institution on the subject property. The Proposed Development will provide equipment financing to large and small businesses.

As mentioned, Peel Financial Inc. is proposing to retain the existing building in its current form, without any alteration to the building footprint. As such, no change to the existing neighbourhood character is expected. The existing building was built for a bank use and contains existing development features which are intended for a bank or financial institution use. The building contains a reception and waiting room area, open and closed offices, a boardroom, and a vault.

Proposed Variance

To facilitate the proposed development, the following variance is requested:

- To permit a “bank, trust company, or financial institution” use on the subject property, but which does not permit a drive-through facility, whereas Brampton Zoning By-law 270-2004 does not permit this use outside of an Industrial Mall within the M1A zone.

Policy and Zoning Framework

City of Brampton Official Plan (Office Consolidation September 2020)

Schedule A (General Land Use Designations) of the Official Plan designates the subject property as “Industrial”. Schedule 1 (City Concept) of the Official Plan designates the subject property as “Employment”. The applicable policies of the Official Plan are outlined below:

Section 4.4 of the Official Plan outlines the policies and objectives for Employment Areas within Brampton. Stated objectives include retaining and enhancing industry and employment opportunities within Brampton, providing compatibility with adjacent land uses, protecting the supply of designated employment areas, and providing for a land use pattern that appropriately buffers Industrial and sensitive land uses.



Section 4.4.2 of the Official Plan outlines the policies and objectives for Industrial land uses within Brampton. It is understood that non-industrial uses are strictly controlled within these land uses, but a certain range of ancillary uses are allowed, provided they play a supporting role to the local employment base, and do not negatively impact the viability of surrounding employment lands. More specifically, Section 4.4.2.1 provides for additional uses beyond Industrial, provided they are practical and appropriate to the relevant Secondary Plan.

Section 4.4.2.17 of the Official Plan considers that the City of Brampton shall consider appropriate criteria for industrial development abutting residential or other sensitive uses. These criteria include no outside storage; not likely to generate air pollution, odour or excessive noise; and will meet a high standard of building design and landscaping.

City of Brampton Secondary Plan – Highway 410 and Steeles Area 5

Schedule 5 of the Highway 410 and Steeles Area 5 Secondary Plan (“Secondary Plan”) designates the subject property as “General Employment 1”. The Secondary Plan provides a land use framework for the surrounding employment area and complementing Commercial uses.

Section 2.1 of the Secondary Plan outlines land uses permitted within the General Employment 1 zone, which includes a broad range of Industrial uses and ancillary uses that serve the principal Industrial use.

Commercial designations within the Secondary Plan, including Highway and Service Commercial and Mixed Employment Commercial, alternately permit for Commercial land uses, including “banks, trust companies or financial institutions”, and “ancillary commercial and retail uses intended to serve the employment area”. These Commercial land uses are notably located south of the subject property, at the intersection of Dixie and Steeles Avenue East, and immediately northwest of the subject property, at the intersection of Dixie Road and Orenda Road.

City of Brampton Zoning By-Law 270-2004

The subject property is zoned “Industrial One A (M1A)”. The M1A zone permits a range of Industrial uses, as well as specific non-industrial uses. The non-industrial uses include a broadcasting and transmission establishment, a furniture and appliance store, a recreational facility or structure, a community club, an animal hospital, and a place of worship. The M1A zone also permits accessory educational use, office, retail outlet, and purposes accessory to the other permitted purposes.

The “bank, trust company, or financial institution” use is permitted as an ancillary commercial use within any Industrial zone, provided such use is located within an Industrial Mall. Industrial Malls are defined within the By-Law as:



a building or group of buildings upon which a group of at least five separate industrial users have been developed and are managed as a unit by a single owner or tenant, or by a group of owners or tenants.

The “bank, trust company, or financial institution” use is not defined within the By-Law.

Analysis

The following section provides an analysis demonstrating how the variances satisfy the four tests of a minor variance as set out in Section 45 of the *Planning Act, R.S.O 1990, c. P.13*, as amended:

1. *Meets the general intent and purpose of the Official Plan*

The subject property is designated for Industrial and Employment land use within the Official Plan. As discussed, the Official Plan considers non-industrial uses within Industrial designations, provided those uses play a supporting role to the local employment base, and do not negatively impact the viability of surrounding employment lands. The general intent and purpose of this Official Plan policy is to ensure that industrial lands are protected for the future, and that conflicts with surrounding land uses are avoided.

As such, and per the stated objectives of the Official Plan, the proposed variance will allow for existing Employment Lands to be retained and protected, while providing compatibility with adjacent land uses. Financial institutions indeed provide a supporting role to the local employment base and can in fact positively impact the viability of surrounding employment lands through their services.

An important theme in the Official Plan is the principle of compatibility – especially in industrial lands, where industrial development abuts residential or other sensitive uses. The subject property is located on the northeast corner of an identified employment land area, and as noted, the subject property is adjacent to a creek, a low-density residential neighbourhood, and a public school. A financial institution in this location thus provides effective transition from heavier Industrial land uses to more sensitive land uses because a financial institution includes no outside storage; does not generate air, scent, or noise pollution; and will continue to meet the high standard of building design and landscaping already present on site.

Further, the Official Plan identifies the applicability of flexible land uses, provided they are practical and appropriate to the relevant Secondary Plan. The Highway 410 and Steeles Area 5 Secondary Plan includes language that considers Commercial land uses within the Secondary Plan boundaries, including “banks, trust companies or financial institutions”, and “ancillary commercial and retail uses intended to serve the employment area”. As such, the Secondary Plan can be read



for its intent to provide supportive Commercial uses, including financial institutions, within an employment area. The proposed development aligns with these policies and as such, the proposed variance meets the general intent and purpose of the City's Official Plan.

2. Meets the general intent and purpose of the Zoning By-Law

Within the City of Brampton Zoning By-Law 270-2004, the "bank, trust company, or financial institution" use is a permitted use within Commercial zones. As per Section 30 of the By-Law, the use is further permitted within any Industrial zone provided such uses are located within an Industrial Mall. As such, it is understood that this use is supported within the By-Law under appropriate conditions.

It is further understood that the general intent and purpose of the By-Law is to provide an appropriate separation and restriction of non-compatible land uses. As discussed above, the Proposed Development provides an effective transition from Industrial zoning towards adjacent Residential and Institutional zoning to the north and east of the subject property. As such, the proposed variance meets the general intent and purpose of the By-Law.

3. Minor in nature

It is our opinion the requested variances are minor in nature as no change is planned for the building footprint. The site is designed specifically to host a bank or financial institution and the existing building will be appropriately utilized through the proposed development. The site was previously occupied by a bank since 1964. A copy of proposed floor plans is provided through this application, in order to illustrate the use of space within the existing building footprint.

Through the intended use, the site will continue to be well-maintained and there will be no impact on the streetscape of the area or the functionality of the surrounding properties. The proposed variance will allow for the subject property to continue operations in a use similar to its previous occupant (TD Bank). No drive-through or additional features are proposed for the subject site. As such, the proposed variance is minor in nature.

4. Desirable for the appropriate development of the land

The requested variance is desirable as it provides for an ancillary commercial use within the Industrial zone that serves a supporting role to the local employment base. The proposed development, as a financial institution, will retain and enhance existing employment opportunities within Brampton and within its local area – thus contributing to the City's employment and growth targets. Further, the requested variance will provide compatibility with adjacent land uses through gentle transition of intensity between Industrial and more sensitive land uses. Adequate separation will be maintained between the existing structure and neighbouring sensitive land uses.



The requested variance facilitates a long-standing use and built form that is generally permitted by both the Official Plan and the Zoning By-Law. The subject property continues to be adequately serviced by municipal infrastructure, transit, and community service facilities, and is located within proximity to supportive Employment, Commercial, and Industrial uses. As such, proposed variance is desirable for the appropriate development of the land.

Conclusion

It is our opinion the requested variances meet the four (4) tests for a Minor Variance under Section 45 (1) of the *Planning Act*.

Application Materials

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

- One completed Minor Variance Application Form and authorization;
- One cheque in the amount of \$3868.00 made payable to the City of Brampton;
- One copy of the Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated April 4, 2023; and,
- One copy of Floor Plans, prepared by atWork Corporate Interiors, dated January 4, 2022.

We trust this is sufficient for staff's review and respectfully request this application. Please contact the undersigned at zechariahb@gsai.ca or 416-930-4958 if you require additional information or wish to clarify anything contained in this application.

Respectfully submitted,
GLEN SCHNARR & ASSOCIATES INC.

Zechariah Bouchard, Planner

Supported by:

Colin Chung, MCIP, RPP
Managing Partner

cc. Sukhbir Dhaliwal, Peel Financial Inc.
Avi Dhaliwal, Peel Financial Inc.

Myers, Jeanie

From: Kirk Foster <kfoster.fireandice@gmail.com>
Sent: 2023/04/10 11:04 PM
To: Myers, Jeanie
Subject: [EXTERNAL]Minor variance app
Attachments: Flower City.pdf; Particulars of all buildings and structures on or proposed for the subject.pdf; Is the subject property the subject of an application under the Planning Act, for approval of a plan of.pdf; PERMISSION TO ENTER.pdf; APPOINTMENT AND AUTHORIZATION OF AGENT.pdf

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Jeanie

Hope you had a nice Easter weekend. We email Thurs afternoon about me applying for a minor variance. I have filled out the complete application package, which are attached to the email. I also have included 3 sketches of the new shed proposal in a second email. I have to get a full size blue print reduced to 8 1/2” X 14” lot site survey in the morning at a print shop. I am available and very flexible tomorrow to come in to city hall and drop off / submit my minor variance package and pay my application fee’s.

Thx
Kirk Foster
20 Golf View Dr
Brampton
647-291-9782
Sent from my iPhone

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)** Peel Financial Inc. (c/o Sukhbir Dhaliwal)
Address 19-180 Wilkinson Road, Brampton, ON

Phone # 905-456-8989 **Fax #** _____
Email sukh@peelfinancial.ca

2. **Name of Agent** Glen Shnarr & Associates Inc. (c/o Zechariah)
Address 700-10 Kingsbridge Garden Circle, Mississauga, ON L5R3K6

Phone # 416-930-4958 **Fax #** _____
Email zechariahb@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
To permit a "bank, trust company, financial company" use, but which does not include a drive-through facility.

No change to building structure

4. **Why is it not possible to comply with the provisions of the by-law?**
The "bank, trust company, financial company" use is not permitted in the M1A zone (outside of an industrial mall).

5. **Legal Description of the subject land:** PT BLK A PL 636 CHINGUACOUSY AS IN VS24074 ; BRAMPTON
Lot Number Part Lot 636 Chinguacousy
Plan Number/Concession Number _____
Municipal Address 8125 Dixie Road

6. **Dimension of subject land (in metric units)**
Frontage 61.04 m
Depth 61.04 m
Area 2,963 m2

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.)

Two-storey building, former TD Bank branch, 789 m2

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	<u>TBC</u>
Rear yard setback	<u>TBC</u>
Side yard setback	<u>TBC</u>
Side yard setback	<u>TBC</u>
PROPOSED	
Front yard setback	<u>No change</u>
Rear yard setback	<u>No change</u>
Side yard setback	<u>No change</u>
Side yard setback	<u>No change</u>

10. Date of Acquisition of subject land: December 8, 2022
11. Existing uses of subject property: Industrial (Bank)
12. Proposed uses of subject property: Industrial (with permission for "bank, financial company, trust company")
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: 1964
15. Length of time the existing uses of the subject property have been continued: 59 years

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 # _____ 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 _____

Zechariah Bouchard
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga

THIS 4 DAY OF April, 2023.

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, Zechariah Bouchard, OF THE City OF Mississauga

IN THE Region OF Peel 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 6th DAY OF

April, 2023.

Zechariah Bouchard
Signature of Applicant or Authorized Agent

Laura Kim Amorim
A Commissioner etc.

Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2026.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

M1A

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

[Signature]

Zoning Officer

April 11, 2023

Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality

Revised 2022/02/17

DIXIE ROAD

61.2

**BIRCHBANK
PARK**

**EXISTING
RESIDENTIAL**

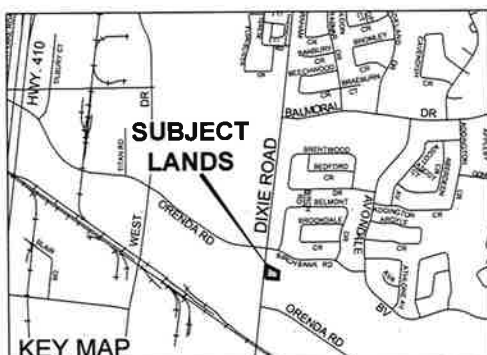
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**COMMITTEE OF ADJUSTMENT
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8125 DIXIE ROAD
PART BLOCK A,
PL 636 CHINGUACOUSY
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

 **SUBJECT LANDS - 0.30ha (0.74ac)**

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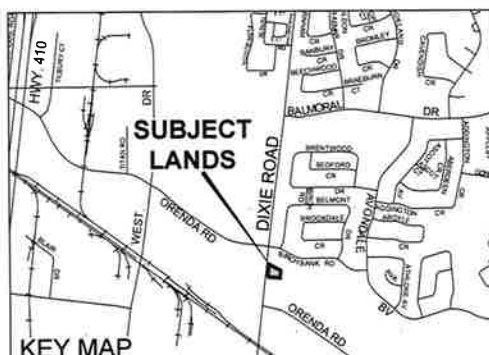
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 **SUBJECT LANDS - 0.30ha (0.74ac)**

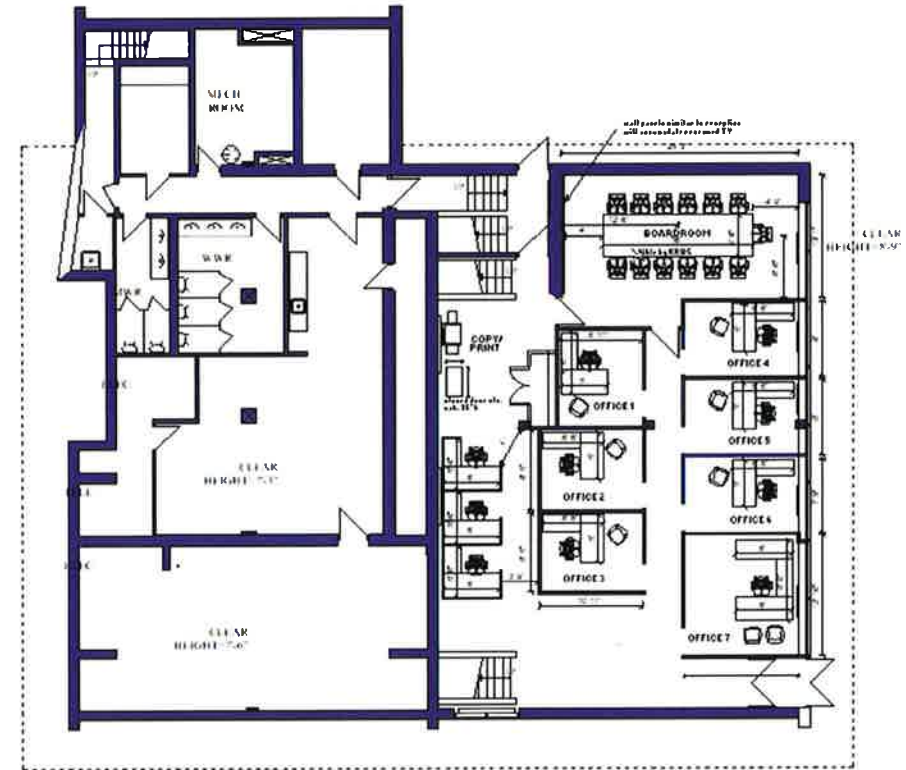
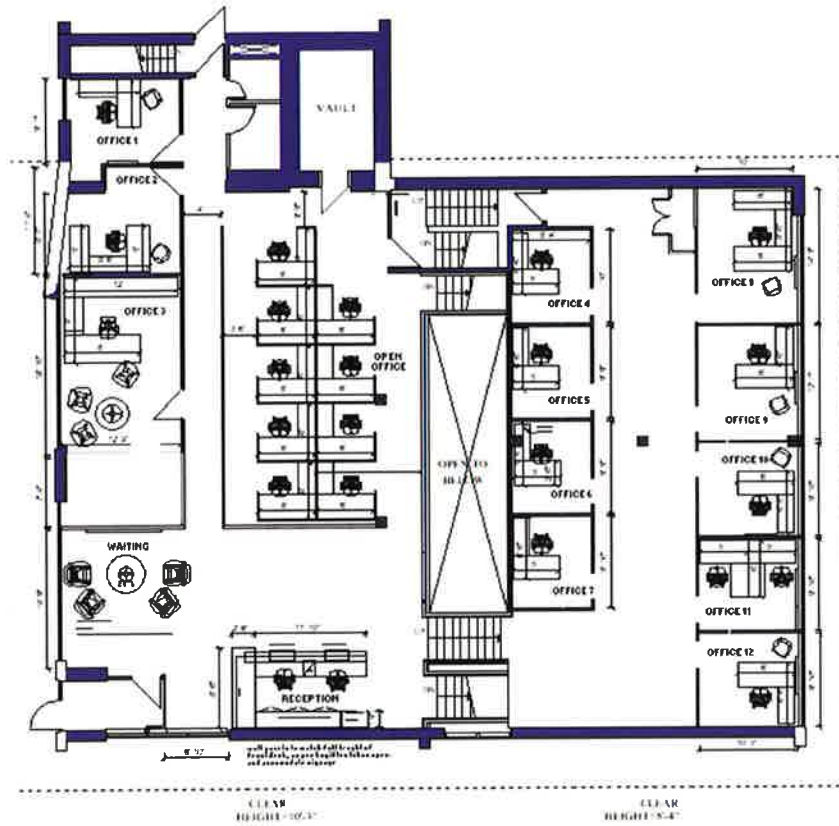
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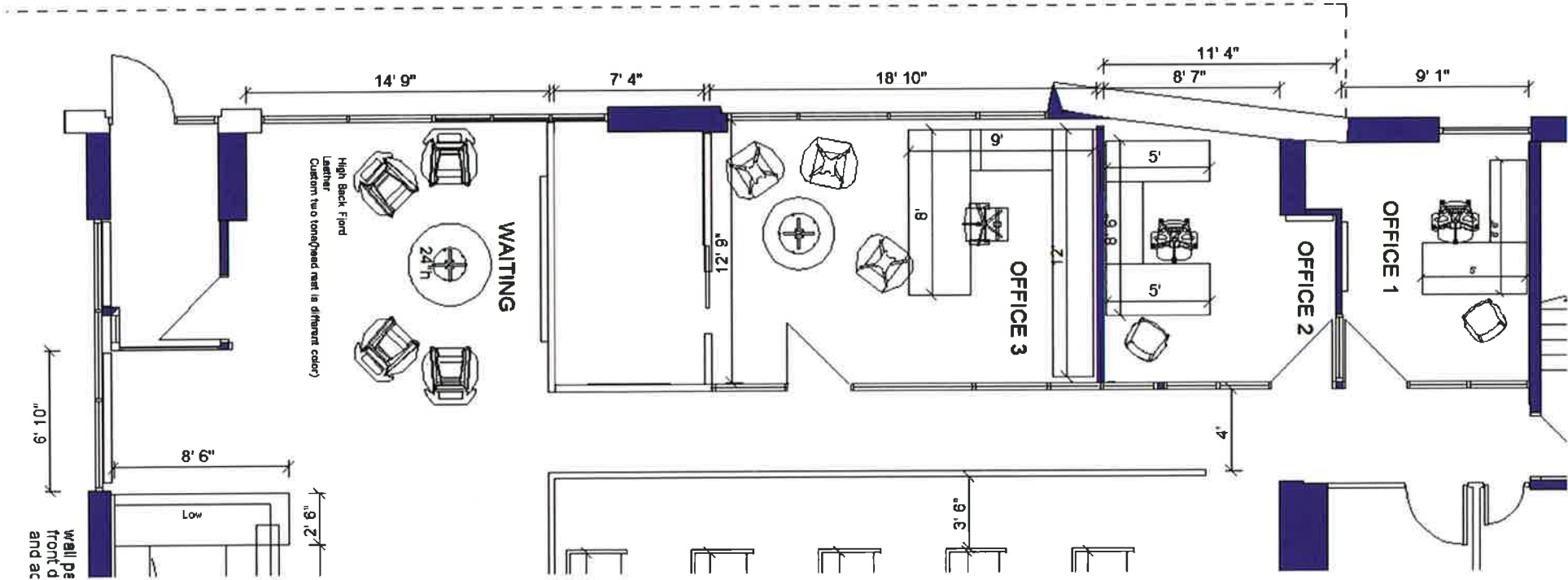
Peel Financial


Jan 4., 2023

Drawn By: T.H.

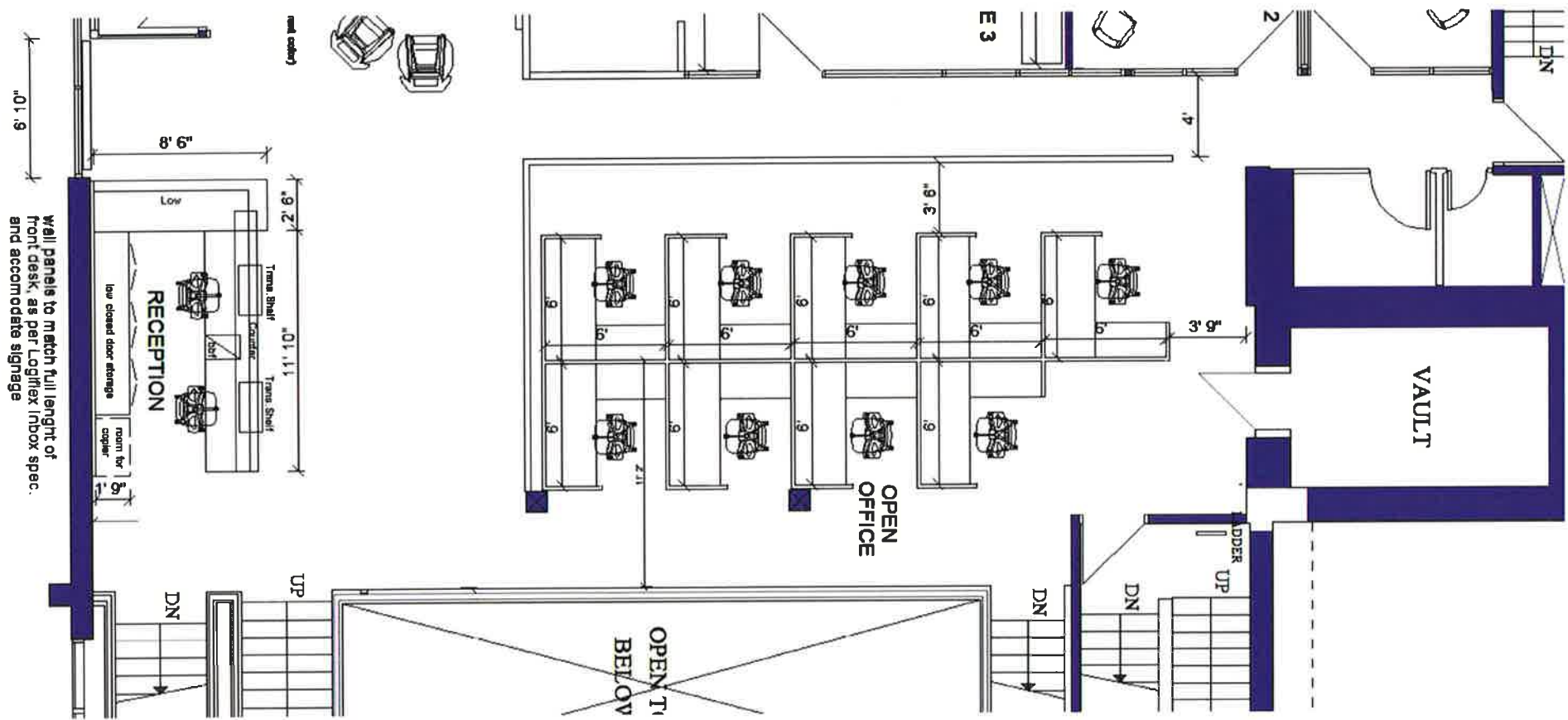
Sales Rep: P.K.

Lower Floor



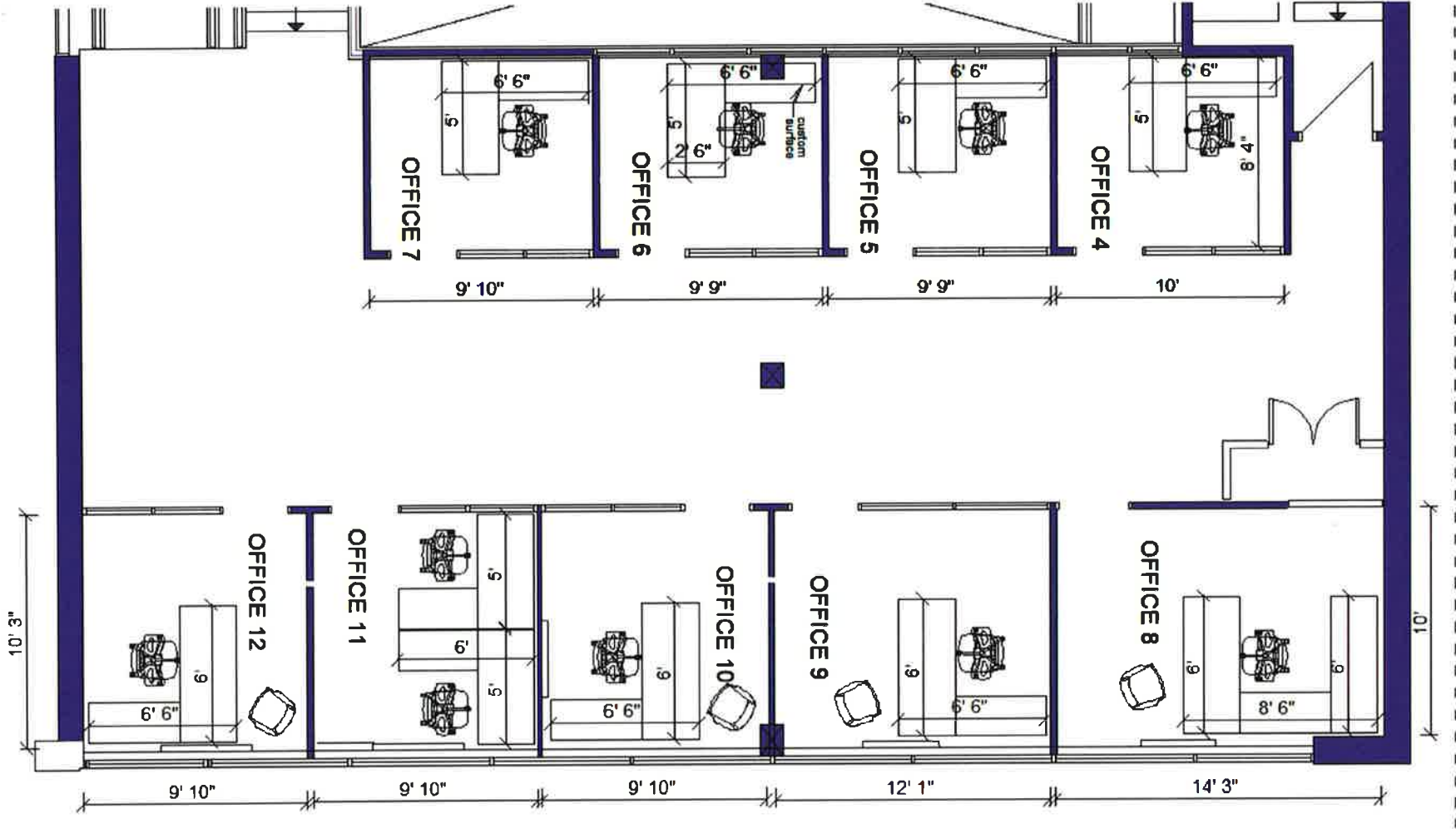
	Peel Financial	Jan 4., 2023	Drawn By: T.H.
		Sales Rep: P.K.	

Lower Floor

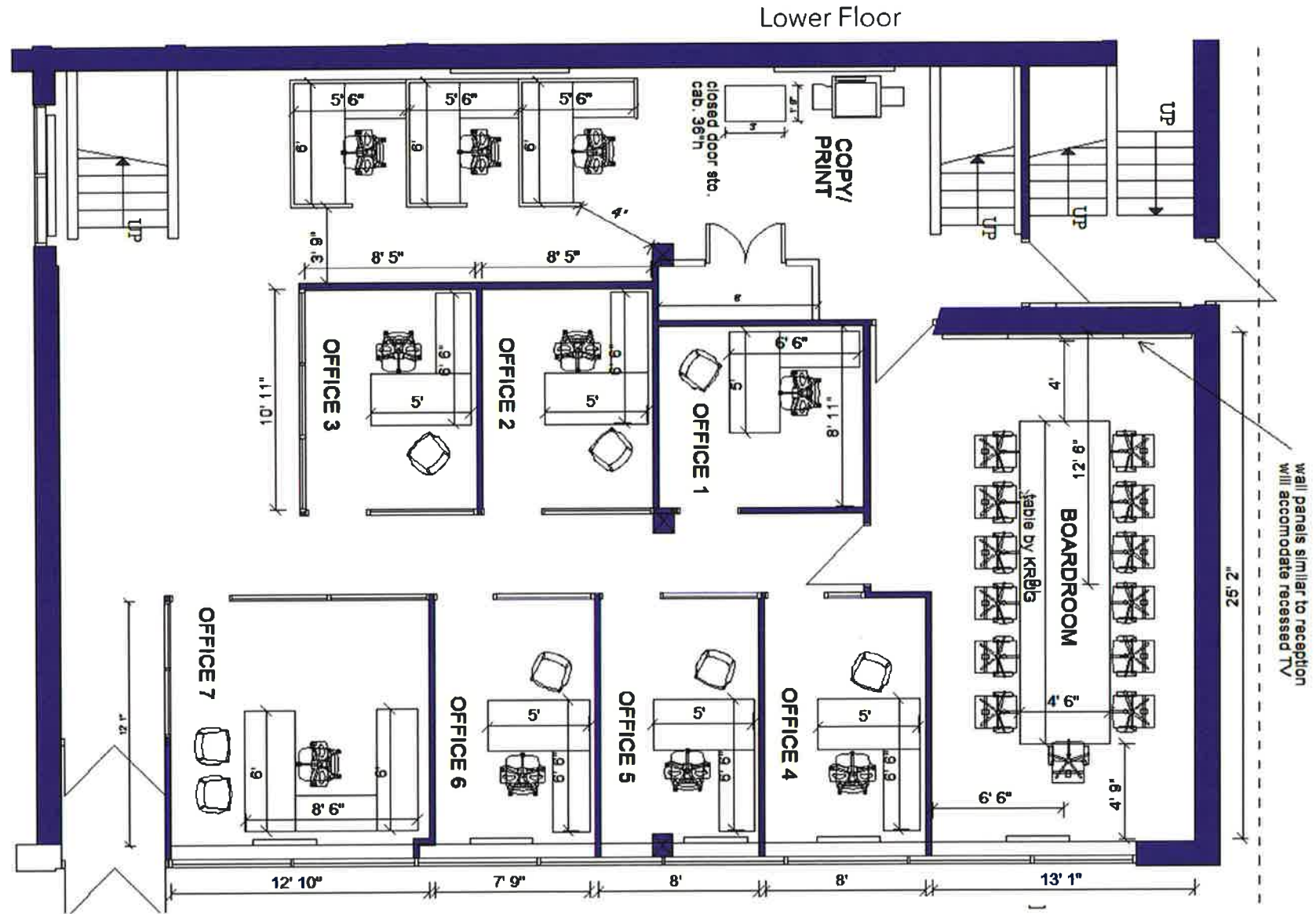


	Peel Financial	Jan 4., 2023	Drawn By: T.H.
		Sales Rep: P.K.	

Upper Floor



	Peel Financial	Jan 4., 2023	Drawn By: T.H.
		Sales Rep: P.K.	



Peel Financial

Jan 4., 2023

Drawn By: T.H.

Sales Rep: P.K.



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