

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **AIRPORT 407 BUSINESS CAMPUS LIMITED PARTNERSHIP, AIRPORT 407 BUSINESS CAMPUS G.P INC. AND AIRPORT 407 BUSINESS CAMPUS 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 Lot 15, Concession 7 Southern Division municipally known as **40 DRIVER ROAD**, Brampton;

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

1. To permit a maximum building height of 18.2m (59.8 ft) whereas the by-law permits a maximum building height of 17.5m (57.4 ft).

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 File Number: _____
Application for Consent: NO File Number: _____

The Committee of Adjustment has appointed **TUESDAY, June 20, 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 8th Day of June, 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



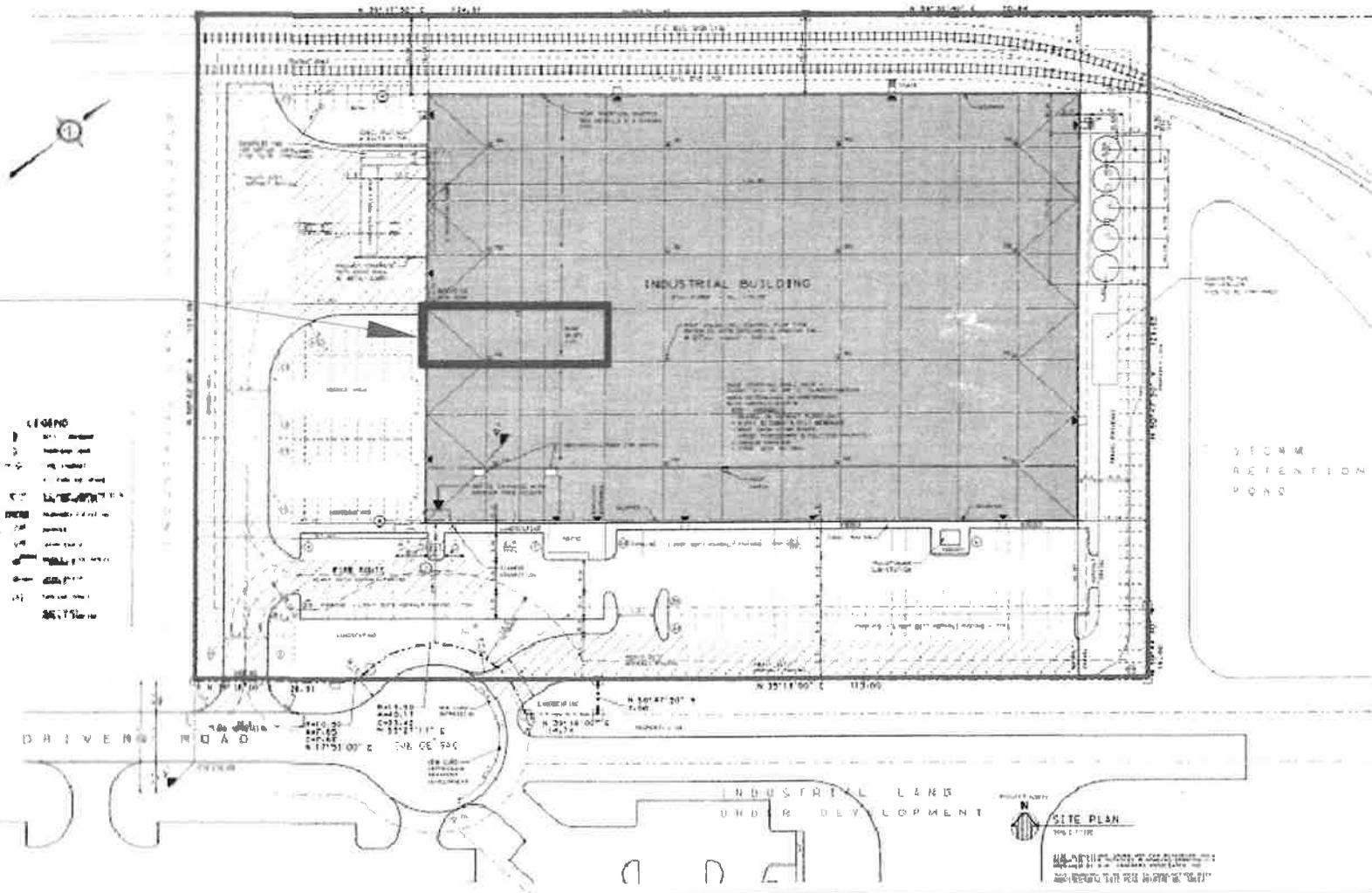
SIGHT LINE STUDY

APPLICANT:
OWNER:
PROJECT:
DATE:

ZONING DESIGNATION:
ENTRANCE REQUIREMENTS:

SITE & BUILDING STATISTICS

LOT AREA	11,151.00	PERCENTAGE COVERED	41.00
LOT FRONTAGE	110.00	PERCENTAGE OF LOT COVERED	41.00
LOT DEPTH	100.00	PERCENTAGE OF LOT COVERED	41.00
LOT WIDTH	110.00	PERCENTAGE OF LOT COVERED	41.00
LOT HEIGHT	100.00	PERCENTAGE OF LOT COVERED	41.00
LOT AREA	11,151.00	PERCENTAGE OF LOT COVERED	41.00
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LOT DEPTH	100.00	PERCENTAGE OF LOT COVERED	41.00
LOT WIDTH	110.00	PERCENTAGE OF LOT COVERED	41.00
LOT HEIGHT	100.00	PERCENTAGE OF LOT COVERED	41.00



- LEGEND
- 1. Building Footprint
- 2. Driveway
- 3. Stormwater Pond
- 4. Stormwater Channel
- 5. Stormwater Basin
- 6. Stormwater Inlet
- 7. Stormwater Outlet
- 8. Stormwater Manhole
- 9. Stormwater Valve
- 10. Stormwater Access
- 11. Stormwater Easement
- 12. Stormwater Right-of-Way
- 13. Stormwater Property Line
- 14. Stormwater Boundary
- 15. Stormwater Enclosure
- 16. Stormwater Fencing
- 17. Stormwater Signage
- 18. Stormwater Lighting
- 19. Stormwater Security
- 20. Stormwater Maintenance

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018-01-15
2	REVISED PER CITY COMMENTS	2018-02-01
3	REVISED PER CITY COMMENTS	2018-02-15
4	REVISED PER CITY COMMENTS	2018-03-01
5	REVISED PER CITY COMMENTS	2018-03-15
6	REVISED PER CITY COMMENTS	2018-04-01
7	REVISED PER CITY COMMENTS	2018-04-15
8	REVISED PER CITY COMMENTS	2018-05-01
9	REVISED PER CITY COMMENTS	2018-05-15
10	REVISED PER CITY COMMENTS	2018-06-01
11	REVISED PER CITY COMMENTS	2018-06-15
12	REVISED PER CITY COMMENTS	2018-07-01
13	REVISED PER CITY COMMENTS	2018-07-15
14	REVISED PER CITY COMMENTS	2018-08-01
15	REVISED PER CITY COMMENTS	2018-08-15
16	REVISED PER CITY COMMENTS	2018-09-01
17	REVISED PER CITY COMMENTS	2018-09-15
18	REVISED PER CITY COMMENTS	2018-10-01
19	REVISED PER CITY COMMENTS	2018-10-15
20	REVISED PER CITY COMMENTS	2018-11-01
21	REVISED PER CITY COMMENTS	2018-11-15
22	REVISED PER CITY COMMENTS	2018-12-01
23	REVISED PER CITY COMMENTS	2018-12-15
24	REVISED PER CITY COMMENTS	2019-01-01
25	REVISED PER CITY COMMENTS	2019-01-15



STORM RETENTION POND

INDUSTRIAL BUILDING UNDER DEVELOPMENT

Giffels
 20 Industrial Blvd.
 Toronto, Ontario
 M9W 6P9
 Tel: (416) 291-1111
 Fax: (416) 291-1112
 Email: info@giffels.com
 Website: www.giffels.com

INDUSTRIAL BUILDING UNDER DEVELOPMENT
 40 DRIVER ROAD
 BRAMPTON, ONTARIO
 L6Y 4R8
 Tel: (519) 519-7777
 Fax: (519) 519-7778
 Email: info@pplanning.com
 Website: www.pplanning.com

Minor Variance
 1. Relief from Section 2724.2 (8) which permits a Maximum Building Height of 17.5 metres whereas a Building Height of 18.2 metres is proposed.

MINOR VARIANCE SKETCH
40 DRIVER ROAD, CITY OF BRAMPTON

Patterson Planning Consultants Inc.
 Professional Planners, Development Consultants, Project Managers

6095 Line 66
 Monkton, Ontario
 N0K 1P0
 P - (519) 519-577-9817
 Scott J. Patterson, BA, CPT, MCIP, RPP

scott@pplanning.com

SCALE: N.T.S.

PROJECT No. 168

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 **June 20, 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, June 15, 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, June 15, 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, June 15, 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 **4:30 pm Thursday, June 15, 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.

Patterson Planning Consultants Inc.

Hand Delivered

Our File: 168

May 23, 2023

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

Dear Committee:

Re: **40 Driver Road
Minor Variance Application
Airport 407 Business Campus Limited Partnership**

A-2023-0170

Patterson Planning Consultants Inc. is pleased to submit this Minor Variance application on behalf of the property owner for the lands at 40 Driver Road in the City of Brampton. The subject lands are currently built out with an 11,934.3m² manufacturing facility that is operated by Albea Canada.

In support of their continued operations, Albea wish to install a new vertical equipment line. This vertical system will require an increase in building height to allow its installation and use.

The subject lands are currently zoned "M1" in City of Brampton Zoning By-law 270-2004. Further the lands are subject to special provisions as found in Section 2724.

Section 2724.2 (8) permits a maximum building height of 17.5 metres. In order to accommodate the vertical equipment, a portion of the roof of the existing building needs to be raised. As such, relief from the by-law is required as follows:

- 1) Relief from Section 2724.2 (8) which permits a Maximum Building Height of 17.5 metres whereas a Building Height of 18.2 metres is proposed.**

"Building Height" is defined in the By-law as "*shall mean the vertical distance between the established grade, and:*

- (a) in the case of a flat roof, the highest point of the roof surface,*
- (b) in the case of a mansard roof, the deck line, or*
- (c) in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge."*

The roof of the existing building is a flat roof and the increased height for a portion of the building will be attributable to the area where the new equipment is being installed.

6095 Line 66 Monkton, ON N0K 1P0

scott@lpplan.com

P: 519-577-9817

We trust that the submitted material and the above information are sufficient for the acceptance of a complete application at this time, and would greatly appreciate this item coming forward at the next Committee of Adjustment meeting.

Should you have any questions or concerns please do not hesitate to contact our office.

Yours truly,
Patterson Planning Consultants Inc.

A handwritten signature in cursive script that reads "Scott Patterson".

**Scott Patterson, BA, CPT, MCIP, RPP
Principal**

SP/jk

Copy: Waddell Engineering

Flower City



brampton.ca

FILE NUMBER: A-2023-0170

The Personal information collected on this form is collected pursuant to section 43 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 file is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** Airport 407 Business Campus Limited Partnership by its General Partner, Airport 407 Business Campus G.P. Inc. and Airport 407 Business Campus Inc.
Address c/o BentallGreenOak (Canada) Limited Partnership (Manager on behalf of)
1875 Buckhorn Gate, Suite 601
Mississauga, Ontario L4W 5P1
Phone # 416-674-7707 **Fax #** 416-674-7738
Email mari.crucillo@bgo.com

2. **Name of Agent** PATTERSON PLANNING CONSULTANTS INC. (SCOTT PATTERSON)
Address 6095 LINE 66
MONKTON, ONT N0K 1P0
Phone # 519-577-9817 **Fax #** _____
Email scott@pplan.com

3. **Nature and extent of relief applied for (variances requested):**
THE PROPERTY IS ZONED "M1-2724". RELIEF FROM SECTION 2724.2 (B) WHICH PERMITS A MAXIMUM BUILDING HEIGHT OF 17.5m WHEREAS A BUILDING HEIGHT OF 18.2m IS PROPOSED.

4. **Why is it not possible to comply with the provisions of the by-law?**
THE SITE SPECIFIC ZONING LIMITS BUILDING HEIGHT TO 17.5m. THE PARENT "M1" ZONE (AS PER SECTION 31.1.2 (F)) HAS NO MAXIMUM HEIGHT LIMIT. THE REQUEST IS TO INCREASE THE MAXIMUM HEIGHT FOR A PORTION OF THE EXISTING BUILDING TO ACCOMMODATE A NEW VERTICAL EQUIPMENT LINE.

5. **Legal Description of the subject land**
Lot Number PART OF LOT 15, CONCESSION 7 SOUTHERN DIVISION, CITY OF BRAMPTON
Plan Number/Concession Number _____
Municipal Address 40 DRIVER ROAD

6. **Dimension of subject land (in metric units)**
Frontage 197.74 m
Depth 136.6 m
Area 26,754.8 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:

EXISTING INDUSTRIAL BUILDING - 11,394.3m²

PROPOSED BUILDINGS/STRUCTURES on the subject land:

NO NEW BUILDINGS ARE PROPOSED

RENOVATION TO EXISTING BUILDING AND NEW EQUIPMENT REQUIRING ADDITIONAL BUILDING HEIGHT.

- 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 24.7m
 Rear yard setback 15.8m
 Side yard setback 13.9m
 Side yard setback 47.05m

PROPOSED

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

- 10. Date of Acquisition of subject land: 2000
- 11. Existing uses of subject property: INDUSTRIAL - PACKAGING MANUFACTURING
- 12. Proposed uses of subject property: SAME
- 13. Existing uses of abutting properties: INDUSTRIAL
- 14. Date of construction of all buildings & structures on subject land: 2001
- 15. Length of time the existing uses of the subject property have been continued: 2001 - ~22 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 # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

Scott Patterson
Signature of Applicant(s) or Authorized Agent

DATED AT THE MUNICIPALITY OF NORTH PEETH

THIS 23 DAY OF MAY, 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, SCOTT PATTERSON, OF THE MUNICIPALITY OF NORTH PEETH
IN THE COUNTY OF PERTH 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

Man OF North Peeth

IN THE County OF

Perth THIS 23 DAY OF

May, 2023

H. Frank
A Commissioner etc.

Scott Patterson
HEATHER ANNE FRANK, a Commissioner, Applicant or Authorized Agent
Province of Ontario, for TarBush, Dickey, Giller &
Associates Professional Corporation,
Barristers and Solicitors.
Expires May 25, 2025.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

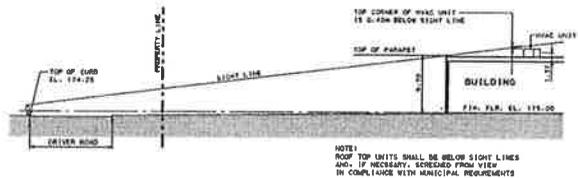
Present Zoning By-law Classification: _____

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

Date

DATE RECEIVED MAY 29, 2023.



SIGHT LINE STUDY 'A' - 'A'

APPLICANT
Giffels Enterprises Inc.
2000 Woodbine Ave. Unit 10
Scarborough, Ontario
Tel: (416) 758-9528

OWNER
Airport 407 Business Campus Inc.
407 Airport Road
Suite 1000 - 11th Floor
Toronto, Ontario, M9W 1C7

SURVEY REFERENCE & LEGAL DESCRIPTION
PLAN SURVEY OF PART OF LOT 18
CONCESSION 7 SOUTHERN DIVISION
GEOGRAPHIC TOWNSHIP OF TORONTO O.P.M.,
SOUTHERN DIVISION, COUNTY OF PEELE,
CITY OF THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF PEELE
PLAN 43282076, FILED 2/1/2001

Moranville Masonry Ontario Limited
Ontario Land Surveyors
Drawing No. 20-000-007-003

MUNICIPAL ADDRESS:
100 DRIVER ROAD
BURLINGTON ONTARIO

ZONING DESIGNATION: M3 - SECTION 724

ONTARIO BUILDING CODE CLASSIFICATION:
1987 O.B.C. 3, B.C. 2000
INDUSTRIAL BUILDING
GROUP F, DIVISION 3
1 STOREY BLDG. AREA 18,000 SQ M
INCREASED AREA SPRINKLERED

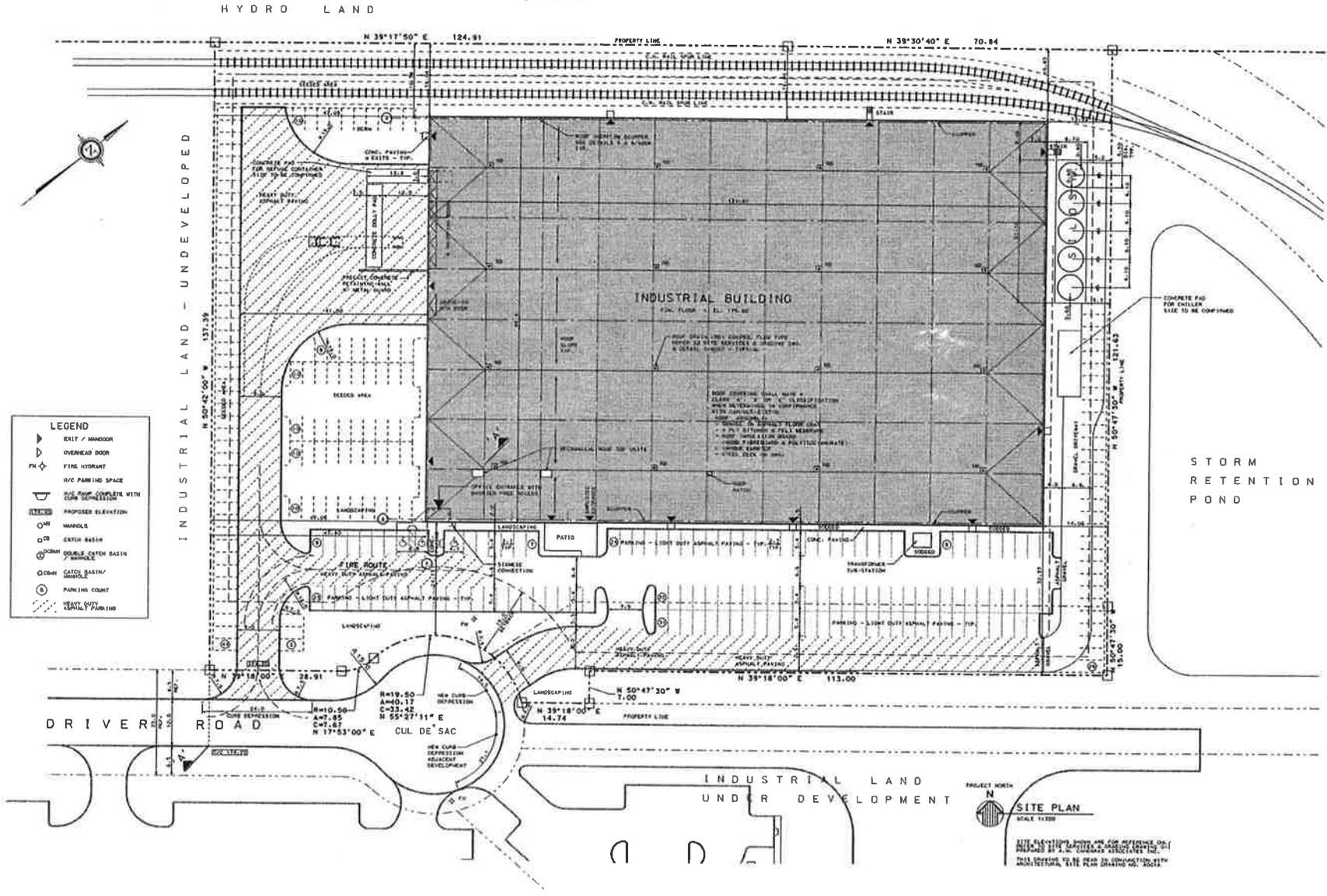
SITE & BUILDING STATISTICS

SITE DEVELOPMENT AREA	26,794.9 SQ M	PARKING SPACES REQUIRED:	
BUILDING AREA/COVERAGE	11,924.3 SQ M 44.5%	1/2/24H OFFICE	6/3
PAVED AREA	6,420.1 SQ M 24.0%	1/2/24H MANUFACTURING & WAREHOUSE	219.6
GRAVEL AREA	292.1 SQ M 1.1%	TOTAL	225.9
LANDSCAPED AREA	1,922.6 SQ M 7.2%		
LANDSCAPED AREA	1,922.6 SQ M 7.2%	PARKING SPACES PROVIDED & POTENTIAL:	
		PROVIDED @ 7.5m x 9.0m TYPICAL	131
		PROVIDED @ 6.0m x 9.0m x 9.0m	134
		POTENTIAL	225
		TOTAL	225
		LOADING SPACES PROVIDED	6

DATE	ISSUE NO.	DESCRIPTION
2001-11-20	1	SITE PLAN APPROVAL
2001-11-20	2	REVISED
2001-11-20	3	SITE PLAN APPROVAL, REVISIONS 1
2001-11-20	4	BUILDING REGULATIONS
2001-11-20	5	REVISED
2001-11-20	6	SITE PLAN APPROVAL, REVISIONS 2
2001-11-20	7	REVISED PERMIT
2001-11-20	8	SITE PLAN APPROVAL, REVISIONS 3
2001-11-20	9	REVISED PERMIT
2001-11-20	10	SITE COORDINATION
2001-11-20	11	REVISED
2001-11-20	12	REVISED
2001-11-20	13	REVISED



KEY PLAN



LEGEND

- ▶ EXIT / HANGAR DOOR
- ◀ OVERHEAD DOOR
- PH FIRE HYDRANT
- 1/2 P PARKING SPACE
- 1/2 P PARKING SPACE WITH CURB DEMARCATOR
- PROPOSED ELEVATION
- MANHOLE
- EXTER BASIN
- DOUBLE CATCH BASIN
- CATCH BASIN / MANHOLE
- PARKING COUNT
- HEAVY DUTY ASPHALT PAVING

Giffels
30 International Blvd.,
Toronto (Midland), Ontario
M9W 6P3

Giffels Enterprises Inc.
Design-Build
Tel: (416) 758-9500
Fax: (416) 758-9528

Giffels Associates Limited
Consulting Engineers and Architects
Tel: (416) 678-8800
Fax: (416) 678-8820

ARCHITECTS ASSOCIATES
DETAIL SYMBOL
MASONRY
ASPHALT

PROJECT NUMBER	10-0001	DATE	2-1-2001
PROJECT LOCATION	100 DRIVER ROAD	CITY	BURLINGTON
DATE	MARCH 2001	PROJECT	A. VAN WAGEN
AIRPORT 407 BUSINESS CAMPUS INC.			
PROJECT			
INDUSTRIAL BUILDING FOR PENNINGTON PLASTICS PACKAGING INC.			
DRAWING NUMBER: 010100			
SCALE: 1:500			
SITE PLAN			
SITE PLAN APPLICATION FILE NO. 0701-03			
DATE ISSUED	2001-03-01	DATE REVISION	
REVISED	01/06/01	REVISION NO.	A001
DATE	01/06/01	REVISION NO.	A001



Brampton

Zoning By-Law Office Consolidation

2724 The lands designated M1 - SECTION 2724 on Sheet 82 of Schedule A to this by-law:

2724.1 shall only be used for the following purposes:

- (1) the manufacturing, processing, assembling, packaging repairing, fabricating, warehousing and storage of goods within an enclosed building, excluding a motor vehicle repair shop and a motor vehicle body shop;
- (2) a retail warehouse, excluding a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet;
- (3) an office;
- (4) a furniture and appliance store;
- (5) a recreational facility or structure;
- (6) a community club;
- (7) a garden centre sales establishment;
- (8) a service shop;
- (9) a banquet hall; and,
- (10) purposes accessory to the other permitted purposes.

2724.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 9 metres;
- (2) Minimum Rear Yard Depth: 7 metres except where it abuts:
 - (a) a rail line the minimum requirement for uses 2724.1(2) to (9) shall be 30.0 metres;
 - (b) a rail line the minimum requirement for uses 2724.1(1) shall be 15.0 metres; and,
 - (c) a spur line, there is no requirement
- (3) Minimum Exterior Side Yard Width: 9 metres;
- (4) Minimum Interior Side Yard Width: 4 metres except where it abuts
 - (a) a rail line the minimum requirement for uses 2724.2(2) to (9) shall be 30.0 metres;
 - (b) a rail line the minimum requirement for uses 2724.2(1) shall be 15.0 metres;

and,

(c) a spur line, there is no requirement

(5) Minimum Lot Width: 30 metres;

(6) Minimum Lot Area: 0.8 hectares;

(7) Maximum Lot Coverage: 50 percent;

(8) Maximum Building Height: 17.5 metres;

(9) Minimum Landscaped Open Space:

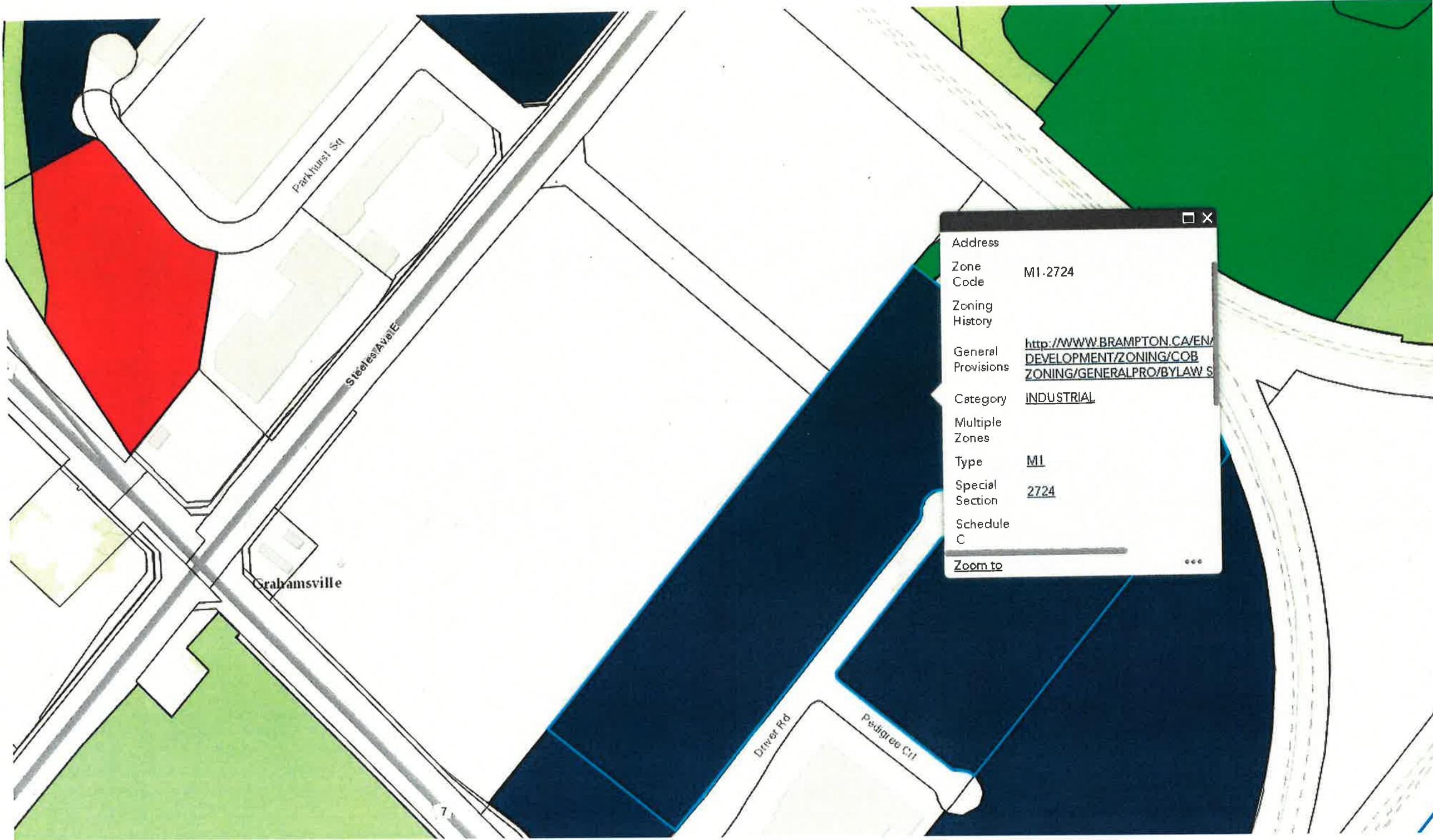
(a) a 3.0 metre wide landscaped open space area shall be provided abutting all roads except at approved access locations; and,

(b) a 9.0 metre wide landscaped open space area shall be provided abutting Airport Road except at approved access locations.

(10) Maximum Floor Space Index for an office: 0.5

2724.3 for the purposes of this section:

Retail Warehouse shall mean a building or structure or part of a building or structure having a minimum gross leasable floor area of 1860 square metres, where the building or structure, or part of the building or structure is occupied by a single user, and where the use is the warehousing and retailing of goods and materials to the general public. A retail warehouse shall not include a supermarket, a grocery store, a convenience store, a variety store or a motor vehicle parts retail outlet.



Address

Zone Code **M1-2724**

Zoning History

General Provisions <http://www.brampton.ca/en/development/zoning/development/zoning/general-pro/bylaw-s>

Category **INDUSTRIAL**

Multiple Zones

Type **M1**

Special Section **2724**

Schedule C

Zoom to ...

