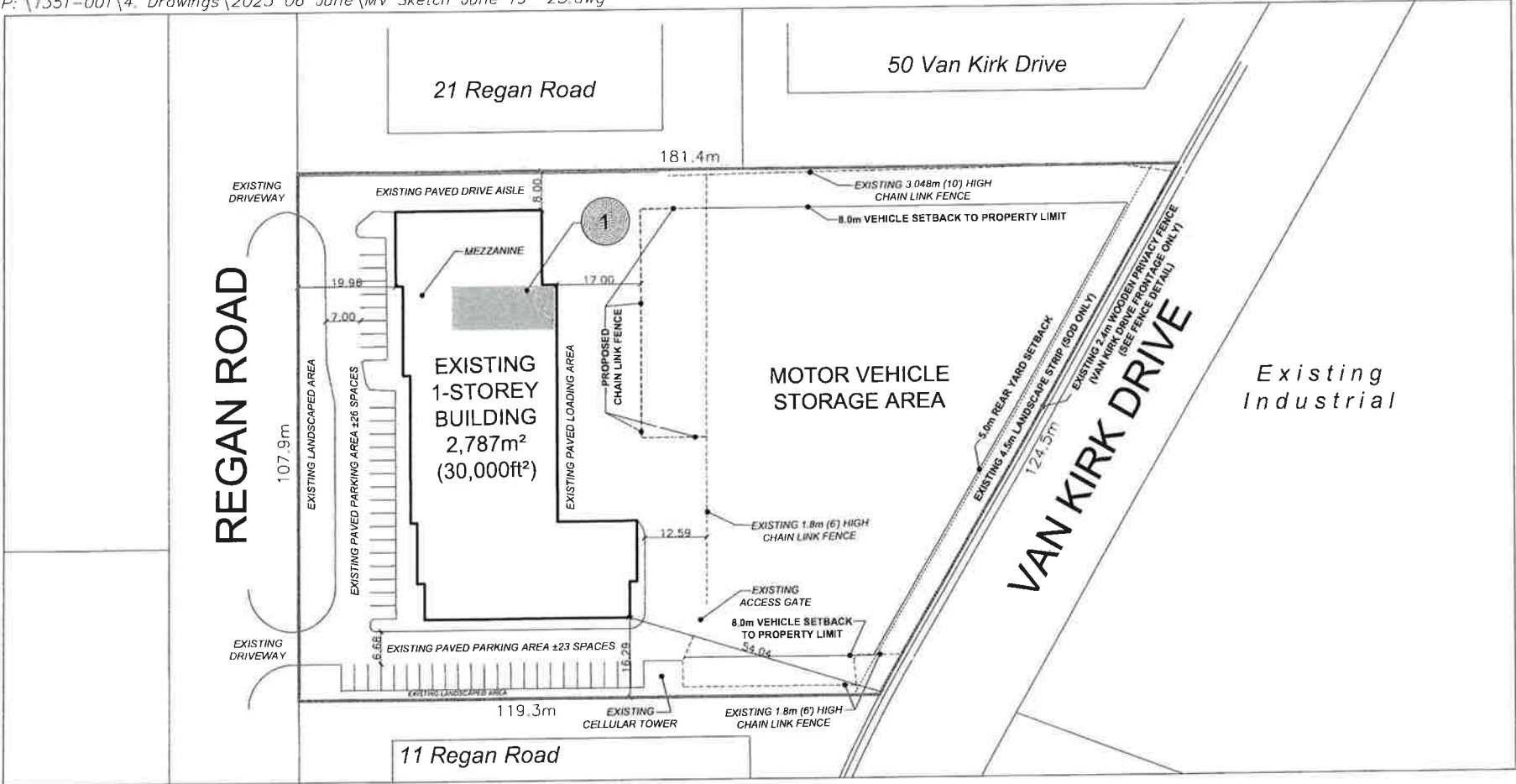
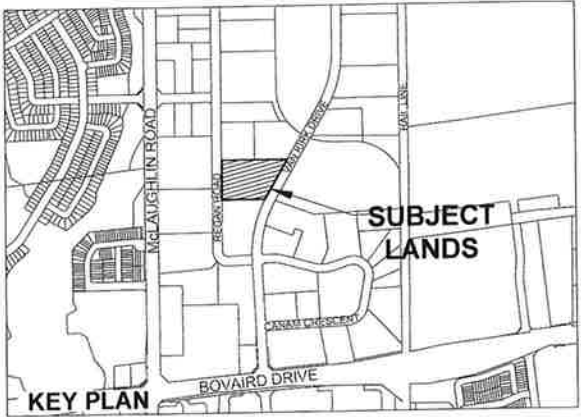
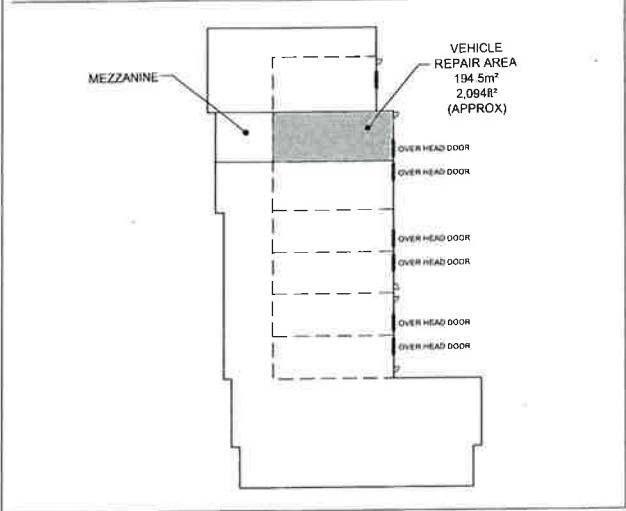


Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



FLOOR PLAN - VEHICLE REPAIR AREA



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
VILLAGE ACRES LIMITED
15 REGAN ROAD**

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

— SUBJECT LANDS - ±1.62ha (4.00ac)

REQUIRED VARIANCES:

1. PERMIT ON-SITE MINOR VEHICLE REPAIR AND MAINTENANCE WITHIN UNIT B2 IN CONJUNCTION WITH THE STORAGE OF MOTOR VEHICLES (INCLUDING OVER-SIZED VEHICLES), WHEREAS ZONING BY-LAW 270-2004 DOES NOT PERMIT A VEHICLE REPAIR FACILITY.

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SCALE 1:1250
JUNE 19, 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 **July 11, 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, July 8, 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, July 8, 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, July 8, 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, July 8, 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.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

ASSOCIATES:

JASON AFONSO, MCIP, RPP

KAREN BENNETT, MCIP, RPP

CARL BRAWLEY, MCIP, RPP

JIM LEVAC, BAA, MCIP, RPP

June 22, 2023

GSAI File No.: 1351-001

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

Attention: Jeanie Myers
Secretary-Treasurer of the Committee of Adjustment

**Re: Supplementary Material to Minor Variance Application
A-2023-0124
15 Regan Road
City of Brampton, Ontario**

Further to our application for Minor Variance for the above noted property we would like to provide a memo with supplementary information. This minor variance application is scheduled for the Committee of Adjustment hearing on July 11, 2023.

Planning staff reviewed the original application dated April 26, 2023 and subsequent amendments submitted by our office dated April 26, 2023. This memo provides clarification regarding the mezzanine in unit 2/A2 and regarding the additional tenants operating on the subject site. At this time the Minor Variance being sought is consistent with what was requested in the previous amendment letter dated June 7, 2023.

- 1. Permit on-site minor vehicle repair and maintenance within unit B2 in conjunction with the storage of motor vehicles (including over-sized vehicles), whereas zoning by-law 270-2004 does not permit a vehicle repair facility.*

As mentioned, staff have requested we show the mezzanine in unit 2/A2. Unit 2/A2 is the unit directly in front of bay B2 which is the subject of this variance. We have updated the Minor Variance sketch to show this mezzanine. Further, we would like to offer clarification regarding the other tenants in the building. There are total of ten (10) tenants in the building.

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



Table 1.0 Tenant List

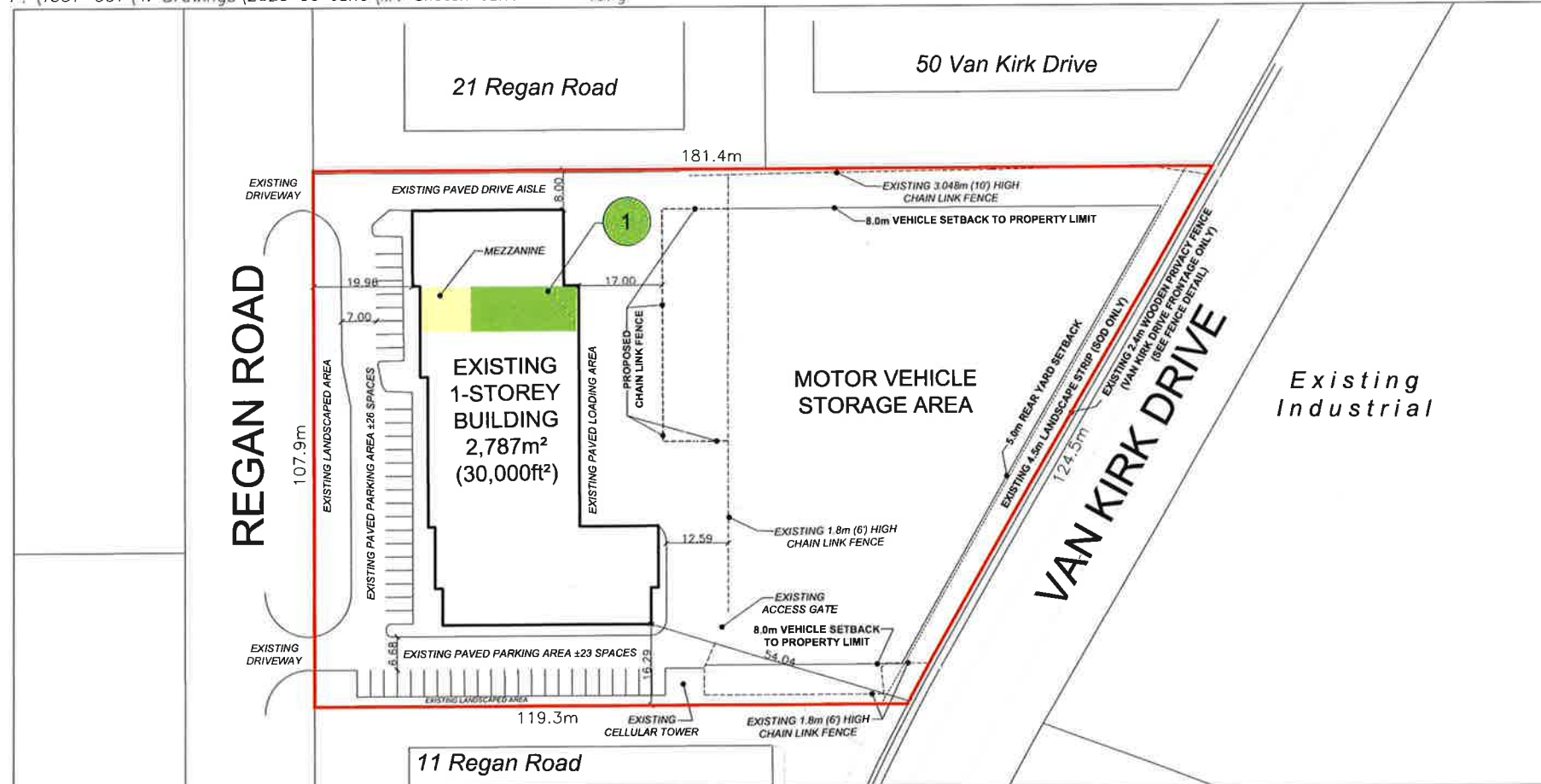
Unit	Tenant	Use
1,2,10, &11	Lally Transportation	Automotive Transport by Owner
3	Brampton Elite Academy	Commercial School
4	Lions Cage MMA & Fitness	Recreation Facility
5	Delpat Truck and Trailer Parts	Automotive Parts Retail
6	Vacs Ltd	Commercial Business
7	Kzh Kitchens Cabinets & Home Improvements	Manufacturing
8 & 9	Bristol Rentals Ltd	Office
12	(MTI) Musapuria Transport Inc.	Automotive Transport
13	Glorious Women of Wonders	Place of Worship
14	Mathmagician Inc	Commercial School

We hope this memo provides the necessary information that staff are seeking. We look forward to appearing at the upcoming July 11, 2023 committee hearing.

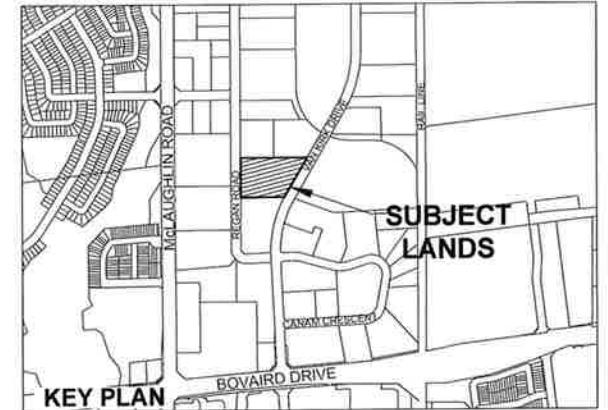
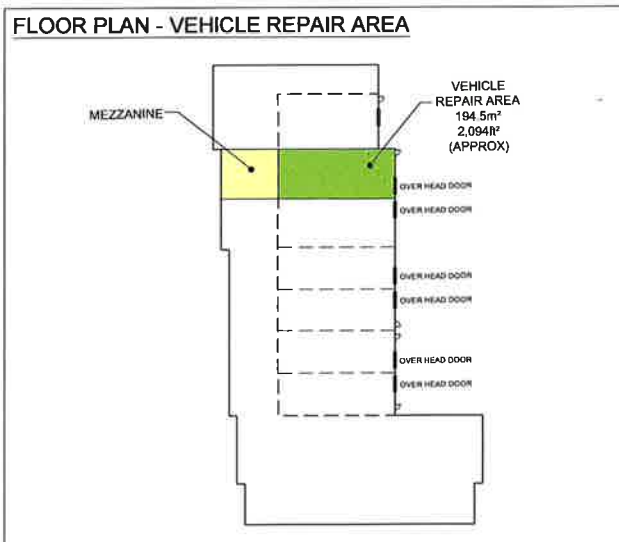
Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Ethan Bohnert
Ethan Bohnert, Planner



FLOOR PLAN - VEHICLE REPAIR AREA



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
VILLAGE ACRES LIMITED
15 REGAN ROAD**

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

— SUBJECT LANDS - ±1.62ha (4.00ac)

REQUIRED VARIANCES:

1. PERMIT ON-SITE MINOR VEHICLE REPAIR AND MAINTENANCE WITHIN UNIT B2 IN CONJUNCTION WITH THE STORAGE OF MOTOR VEHICLES (INCLUDING OVER-SIZED VEHICLES), WHEREAS ZONING BY-LAW 270-2004 DOES NOT PERMIT A VEHICLE REPAIR FACILITY.

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SCALE 1:1250
JUNE 19, 2023

GSAI
Glen Schnarr & Associates Inc.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

ASSOCIATES:

JASON AFONSO, MCIP, RPP
KAREN BENNETT, MCIP, RPP
CARL BRAWLEY, MCIP, RPP
JIM LEVAC, BAA, MCIP, RPP

June 7, 2023

GSAI File No.: 1351-001

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

Attention: Jeanie Myers
Secretary-Treasurer of the Committee of Adjustment

Re: Amendment to Minor Variance Application
A-2023-0124
15 Regan Road
City of Brampton, Ontario

Further to our application for Minor Variance for the above noted property, please accept this second amendment letter to the requested variance pertaining to City of Brampton File A2023-0124. The variance is to be heard at the June 20, 2023 Committee of Adjustment hearing.

Resultant of Staff's internal review of the original application made by Glen Schnarr & Associates Inc. dated April 26, 2023, staff have requested further clarification and an amendment to the proposed variance.

Originally, the application sought the following variance:

Permit an on-site vehicle repair facility accessory to outside storage of motor vehicles (including over-sized vehicles), whereas Zoning By-law 270-2004 does not permit a vehicle repair facility.

As mentioned, City of Brampton Staff have requested clarification for this original variance and note that in order to permit the vehicle repair facility, our client would require outright permission for the use, rather than permission to operate as an accessory use to an already permitted use (as the variance was originally worded). We note that a previous variance approval under City File: A-2021-009 approved minor, onsite repairs of motor vehicles in conjunction with the storage of motor vehicles which continues to be permitted today.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
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www.gsai.ca



Consistent with the request of staff, we wish to amend this latest variance request which was submitted April 26, 2023 and amended May 31, 2023. To reflect this latest amendment, we have provided an updated Minor Variance Sketch showing the limit of the on-site vehicle repair facility including the gross floor area occupied by the operation and the amended variance wording.

For this amendment we would like to clarify that we are only seeking the interior minor vehicle repair in one (1) bay (B2). We would also like to note that these repair bays are divided by concrete block walls. Lally Transportation is the only tenant in the building.

The revised variance is recommended to read as follows:

- 1. Permit on-site minor vehicle repair and maintenance within unit B2 in conjunction with the storage of motor vehicles (including over-sized vehicles), whereas zoning by-law 270-2004 does not permit a vehicle repair facility.*

For the information of the Committee, consistent with the language in the original cover letter, no vehicles will be brought on site for the purposes of repairs. Only vehicles that are being stored on site, will be subject to repairs.

Staff have also noted that based on their interpretation of the by-law, which requires permission for a new use, we will also require additional parking to support this use. We note for the Committee that the repairs onsite will be undertaken by existing staff and only on vehicles that are already parked/stored on site (thus not generating any new traffic or any demand for parking).

Presently, the parking for the uses on site is calculated at 1 space per 70 square meters of GFA regardless of the use. The existing building has a total GFA of 2,787 square meters, which requires 40 on site parking spaces, where the site currently provides 49 spaces – thus meeting the by-law requirement. We are of the opinion that no additional parking should be required to operate the use based on the fact that it is utilized solely in conjunction with (or accessory to) the on-site storage of vehicles. Per our exchanges with staff, the parking associated with the use (outlined in variance #1, above) would be calculated using the commercial rate of 1 space per 18 square meters of GFA which would ultimately require 11 spaces based on the total GFA of bay B2 of 194.5 square meters proposed to be used for on-site vehicle repairs. When applying the 1 space per 70 square meters of GFA for the 2,592.5 square meters of residual GFA (used for existing uses) 37 spaces are required. Based on this, a total of 48 spaces are required whereas 49 are provided.

Therefore, there is a surplus of one (1) parking space and no relief is required. The previous amendment added a parking variance however, we have now reduced the area used for interior minor repairs and this variance is no longer required.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

We would like to be clear that the only change requested is to permit the minor vehicle repair inside (currently limited to the outside). Since the existing building has truck bays that are large enough for oversized vehicles, no modifications to the building are proposed.

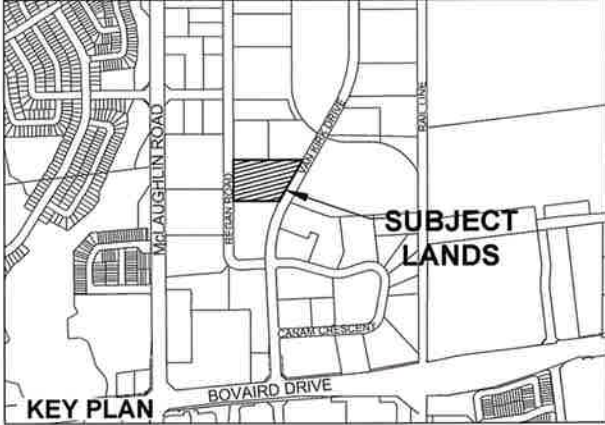
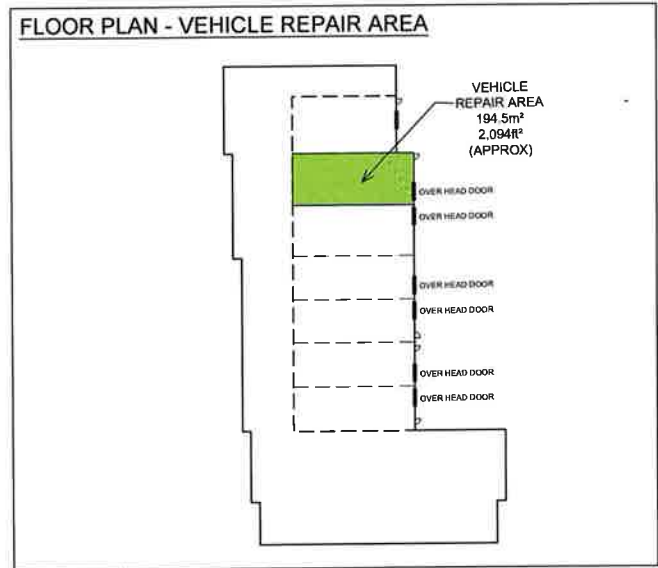
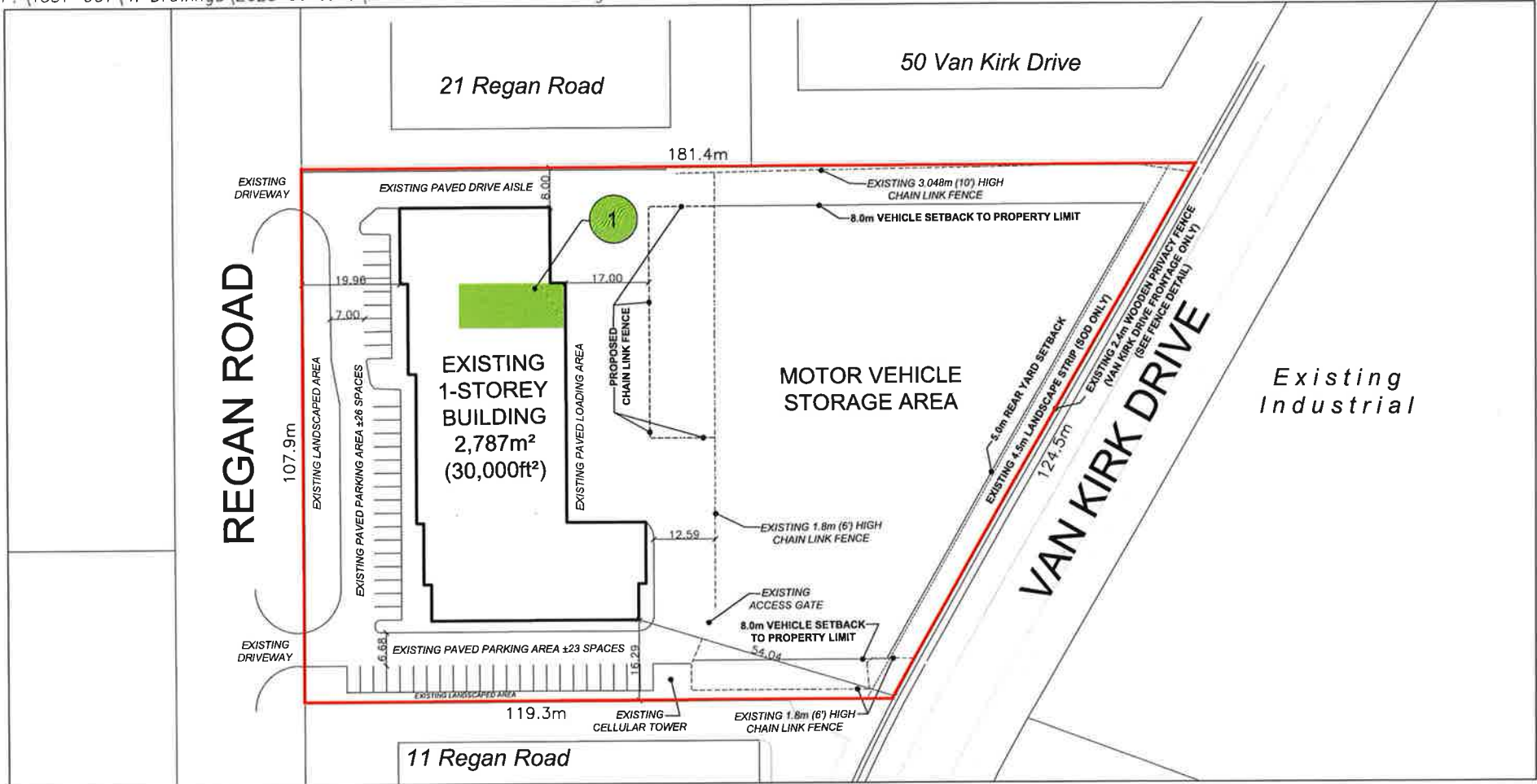
We appreciate the opportunity to amend the variance request per the direction of staff. We look forward to appearing at the upcoming June 20, 2023 committee hearing.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Ethan Bohnert

Ethan Bohnert, Planner



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
VILLAGE ACRES LIMITED
15 REGAN ROAD**

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

SUBJECT LANDS - ±1.62ha (4.00ac)

REQUIRED VARIANCES:

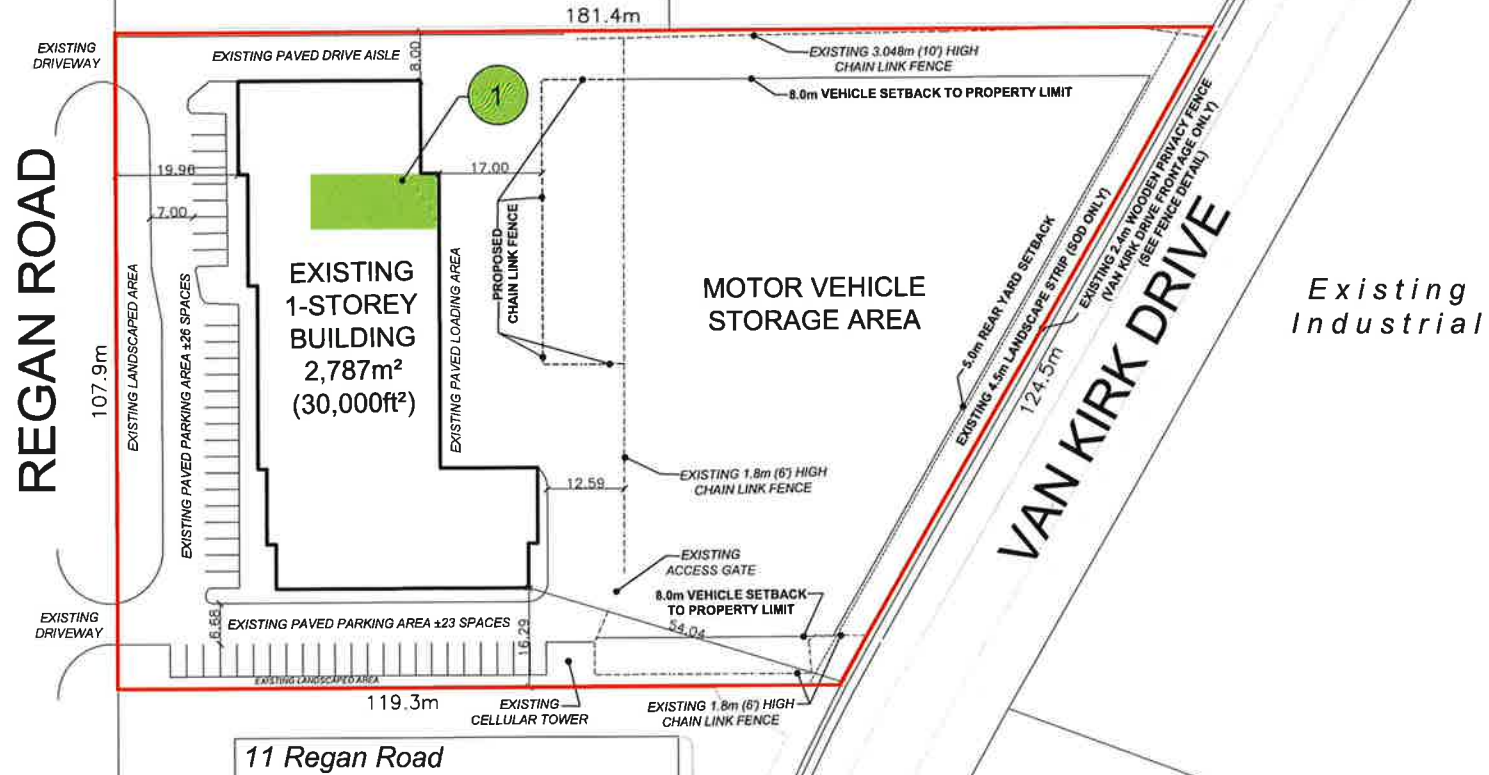
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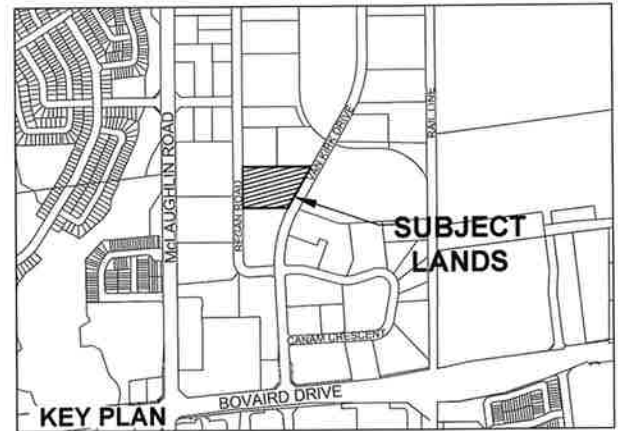
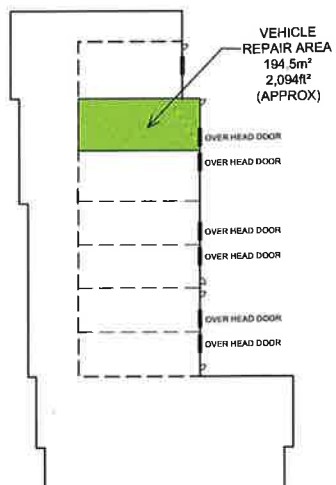


SCALE 1:1250
JUNE 6, 2023

GSAI
Glen Schnarr & Associates Inc.



FLOOR PLAN - VEHICLE REPAIR AREA



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN**
VILLAGE ACRES LIMITED
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PART OF BLOCK G,
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SCALE 1:1250
JUNE 6, 2023

GSAI
Glen Schnarr & Associates Inc.

April 20, 2023

Our File: 1351-001

A-2023-0124

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

Attn: Jeanie Myers
Secretary Treasurer, Committee of Adjustment

**Re: Minor Variance Application 2722472 ONTARIO INC.
15 Regan Road, Brampton
City of Brampton, Municipality of Peel
PIN: 142490018**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit this Application for a Minor Variance on behalf of our client 2722472 ONTARIO INC, owner of the property municipally addressed as 15 Regan Rd, Brampton ("the subject property" or "the property").

The subject property is legally described as PCL BLOCK G-4, SEC M286; PT BLK G, PL M286; PTS 3 TO 5, 43R14703; S/T A RIGHT AS IN LT852335. The subject property is generally located west of Van Kirk Dr, east of Regan Rd, north of Bovaird Dr, and south Lowry Dr.

Site Information and Land Use

The subject property has a lot area of approximately 1.63 ha (4.0 ac). The property has frontages on Regan Rd and Van Kirk Dr with access from Regan Rd. The frontage on Regan Rd is approximately 108.03 metres. The property has a depth of 119.52 metres on south side and a depth of 181.78 metres on the north side.

The property is currently occupied by a one-storey industrial building along with an enclosed vehicle storage area at the rear of the property. The total gross floor area of the building is 2,787 square metres (30,000 square feet) which is split up between 14 units containing various uses permitted under the in effect zoning by-law. The businesses on the subject property include, a warehouse and associated office use for LTI Lally Transport Inc., various machine and industrial

shops such as IntraFab LLC. and VACS Ltd., amongst other uses. The use subject of this application relates to the indoor motor vehicle repair of oversized vehicles.

The Official Plan designates the subject property ‘Industrial’ and permits uses such as; warehousing and distribution, manufacturing, and repairs and servicing. The Snelgrove-Heartlake Secondary Plan designates the subject property ‘General Employment I’ and permits uses such as; manufacturing, warehousing and storage of goods, repairing and servicing operations, and outdoor storage areas accessory to industrial uses. The City of Brampton Zoning By-law 270-2004 zones the subject property Industrial Special Section 157 (M4A-157). The M4A-157 zone permits industrial uses such as manufacturing, warehousing, outdoor storage; non-industrial uses such as recreational facilities, limited office uses, associated educational uses; and, uses accessory to the permitted uses. The zoning by-law excludes a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use.

The existing vehicle storage area located at the rear of the property, subject to previous Minor Variance A19-020, is no longer leased to the Honda Dealership to park their overflow vehicles. This lot is currently used to store vehicles owned by the property owner, limited to trucks and trailers.

Background Information

Over the years, the property was subject to several variances, which were approved (see *Table 1 – Previously Approved Minor Variances*) and permitted the storage of motor vehicles in the rear yard not in conjunction with any use currently existing on the property. This allowed for the parking of motor vehicles on the subject property.

The following chart outlines the historically approved minor variances related to the storage of motor vehicles in the rear yard:

Table 1 - Previously Approved Minor Variances

City File No.	Filing of Application (YEAR)	Expiration (YEAR)	Provisions
A021/04	2004	2009	• Permission for outside storage of motor vehicles not in conjunction with any use on the property
A173/04	2004	2009	• Permission for outside storage of motor vehicles not in conjunction with any use on the property;

			<ul style="list-style-type: none"> • Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m; • Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires that the storage area be located no closer to the rear lot line than the building (8.0m in this instance) • Permission for a chain-link fence enclosure around the outside storage area whereas the zoning by-law requires the area to be enclosed by a fence constructed of metal, wood or masonry
A09-075	2009	2014	<ul style="list-style-type: none"> • Permission for outside storage of motor vehicles not in conjunction with any use on the property; • Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m; • Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires
A14-083	2014	2017	<ul style="list-style-type: none"> • Permission for outside storage of motor vehicles not in conjunction with any use on the property; • Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m; • Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires that the storage area be located no closer to the rear lot line than the building (8.0m in this instance) • Permission for a chain-link fence enclosure around the outside storage area whereas the zoning by-law requires the area to be enclosed by a fence constructed of metal, wood or masonry
A19-020	2019	2023 (currently in effect)	<ul style="list-style-type: none"> • Permission for outside storage of motor vehicles not in conjunction with any use on the property;

A-2021- 2021
009

- Permission for a reduced landscape strip (4.5m) along Van Kirk Dr. whereas the Zoning By-law requires 20.0m;
- Permission for a reduced rear yard setback (5.0m) for outside storage having a setback whereas the Zoning By-law requires that the storage area be located no closer to the rear lot line than the building (8.0m in this instance)
- Permission for a chain-link fence enclosure around the outside storage area whereas the zoning by-law requires the area to be enclosed by a fence constructed of metal, wood or masonry
- Permission for a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive;
- Permission for a reduced rear yard setback of 5.0m (16.40 ft.) to the outside storage of oversized motor vehicles;
- Permission for an outside storage area to be enclosed by a chain link fence;
- Permission for a portion of the outside storage area to be unenclosed by any fence;
- Permission for storage of motor vehicles for a period of 4 months;
- Permission for the repair of motor vehicles in the open in conjunction with outdoor storage of oversized motor vehicles.

Existing Condition of Property

For clarity, the property has an as of right permission, through the definition of “Outdoor Storage” to park oversized vehicles (trucks and trailers), however subject to certain performance standards as outlined in the M4A-157 zone. The previous Minor Variance (File No. A-2021 - 0009) required limited site plan approval as a condition of approval which addressed the screening requirements.

Since approval of the limited Site Plan application, the property owner has installed the required fencing and made all necessary improvements to the subject property as outlined under the approved Site Plan (City File No.: SPA-2021-0105-15). For the information of the Committee, notwithstanding what was approved through SPA-2021-0105-15, we confirm that the owner has installed a 2.4m high wooden privacy fence at the rear of the property (along Vankirk Drive) to provide screening which meets the Zoning By-law standard as outlined in the M4A-157 zone (meaning, the previous variance related to relief from fencing requirements, was not necessary).

Purpose of Application

The purpose of this application for minor variance is to obtain zoning permissions to:

Permit an on-site vehicle repair facility accessory to outside storage of motor vehicles (including over-sized vehicles), whereas Zoning By-law 270-2004 does not permit a vehicle repair facility.

For clarity, the vehicles being stored and repaired are only those under ownership of the landowner, LTI Lally Transport Inc., and no other vehicles will be brought onto the property for the purposes of storage or repairs. The repairs will occur on site, within the bays located at the rear of the existing building. The existing employees of Lally Transport Inc. will undertake the repair of the motor vehicles.

Four Tests

In our opinion, the proposed variances meet the prescribed criteria to authorize a minor variance under Section 45 of the Planning Act:

1. Conformity with the General Intent of the Official Plan

The subject site is designated 'Industrial' in the City of Brampton Official Plan (as per schedule A – General Land use Designations) and it is designated as 'General Employment 1' within the Snelgrove-Heartlake Secondary Plan.

Industrial employment uses represent the primary activities within Brampton's economy and as such are important in preserving the city's employment sector. The proposed variance supports the industrial sector by providing an additional use to operate from the building which would assist in general business operations and support and the efficiency of same.

2. Maintains the Intent of the Zoning By-law

The subject site is zoned M4A-157 in the City of Brampton Zoning By-law 270-2004. This zoning category permits the industrial uses permitted in the M4A Zone, including however not limited to; manufacturing, cleaning, packaging, processing, repairing of goods, foods or materials; printing establishments; warehouses; parking lots; and, other accessory uses. Further, the special section permits the following (however is not limited to); the manufacturing, assembly, storage and distribution of semi-finished and finished products; builders supply yard or yard including a repair and assembly shop; and, any use accessory to the foregoing uses. Due to the nature of the uses permitted under the M4A parent zone and those permitted under the M4A-157 zone, we are of the opinion that the permission for repairing the vehicles on site, within the building would not frustrate the intent of the Zoning By-law. The repairs in question are minimal and involve the daily maintenance of these vehicles so that they are able to operate safely and efficiently. These repairs may include fluid-level checks and refills, lighting checks and repairs, windshield and mirror repairs.

The previous approved minor variance (A-2021-009) permitted the owner of the subject lands to store and repair their trucks and trailers in the rear yard of the site. These trucks and trailers are used for transport purposes in relation to the warehouse space and trucking office space located within the industrial building on the subject property. By permitting the repairs of these trucks within the building on the subject property, the company will be able to operate in all months of the year more efficiently.

The proposal would not require any additional parking nor generate any additional traffic as the existing employees can undertake repairs and only the vehicles being stored on site will be subject to repairs.

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

We are of the opinion that the proposed variances are both minor in nature and desirable for the development of the lands. The repair and maintenance of oversized vehicles would serve as an accessory function to the existing use within the industrial building as well as to the on site outdoor storage of motor vehicles. The owner is seeking only to repair their own vehicles, and not for a commercial/retail repair facility. This will assist in the efficient operation of their warehouse and office space in the building.

Application Materials

In support of this application, we have submitted the following documents and drawings:

- Minor Variance Application Form;
- Committee of Adjustment Minor Variance Sketch Plan prepared by Glen Schnarr & Associates Inc. dated January 27, 2021.

We look forward to your review of the enclosed application for the next available Committee hearing date. Please do not hesitate to contact us if you require anything further or wish to clarify anything contained in this application.

We note for the Committee and staff that our client is seeking to pursue these variances on a permanent basis.



Yours truly,

GLEN SCHNARR & ASSOCIATES INC.

Ethan Bohnert

Ethan Bohnert, Planner



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

FILE NUMBER: A-2023-0124.

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)** 2722472 Ontario Inc. - Jaswinder Singh
Address 52 Mapleview Avenue, Brampton ON, L6R 1M4

Phone # 416-579-4158 **Fax #** _____
Email jas@lallytransport.com

2. **Name of Agent** Glen Schnarr & Associates Inc. (c/o Ethan Bohnert)
Address 700 - 10 Kingsbridge Garden Circle, Mississauga ON, L5R 3K6

Phone # 416-648-0455 **Fax #** 905-568-8894
Email ethanb@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
Permit an on-site vehicle repair facility accessory to outside storage of motor vehicles (including over-sized vehicles), whereas Zoning By-law270-2004 does not permit a vehicle repair facility.

4. **Why is it not possible to comply with the provisions of the by-law?**
The requested operation is not permitted under the The City of Brampton Zoning By-law 270-2004

5. **Legal Description of the subject land:**
Lot Number _____
Plan Number/Concession Number _____
Municipal Address 15 Regan Road

PCL BLOCK G-4, SEC M286; PT BLK G, PL M286; PTS 3 TO 5, 43R14703; S/T A RIGHT AS IN LT852335 ; BRAMPTON

6. **Dimension of subject land (in metric units)**
Frontage 108.03 metres
Depth 181.78 metres
Area 16,265.98 square metres

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.)

Industrial building with GFA of 2,787 square metres.
Ashphalt-covered area enclosed by a 2.4 metre high chain link fence and a wooden fence along Van Kirk Dr.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

n/a

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	20m
Rear yard setback	5m
Side yard setback	16.3m
Side yard setback	8.0m

PROPOSED

Front yard setback	
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: December 4, 2019

11. Existing uses of subject property: Industrial building with vehicle storage and repair in rear

12. Proposed uses of subject property: Indistural building with permission for vehicle repair on site

13. Existing uses of abutting properties: Industrial buildings

14. Date of construction of all buildings & structures on subject land: 1988

15. Length of time the existing uses of the subject property have been continued: 35 years

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

Municipal ☒ Other (specify) _____
Well ☐

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

Municipal ☒ Other (specify) _____
Septic ☐

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

Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

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

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # A-2021-009	Decision Approved	Relief repair of motor vehicles
File # A-19-020	Decision Approved	Relief storage of motor vehicles for 4 years
File # A-14-083	Decision Approved	Relief storage of motor vehicles for 3 years

Ethan Bohnert

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto

THIS 18th 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, ETHAN BOHNERT, OF THE CITY OF TORONTO

IN THE _____ OF _____ 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 20th DAY OF _____

April, 2023.

Laura Kim Amorim
A Commissioner etc.

Ethan Bohnert

Signature of Applicant or Authorized Agent

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: _____

M4A - SECTION 157

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

J. Chau
Zoning Officer

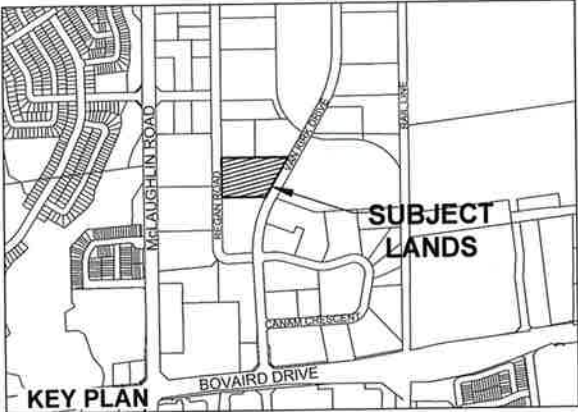
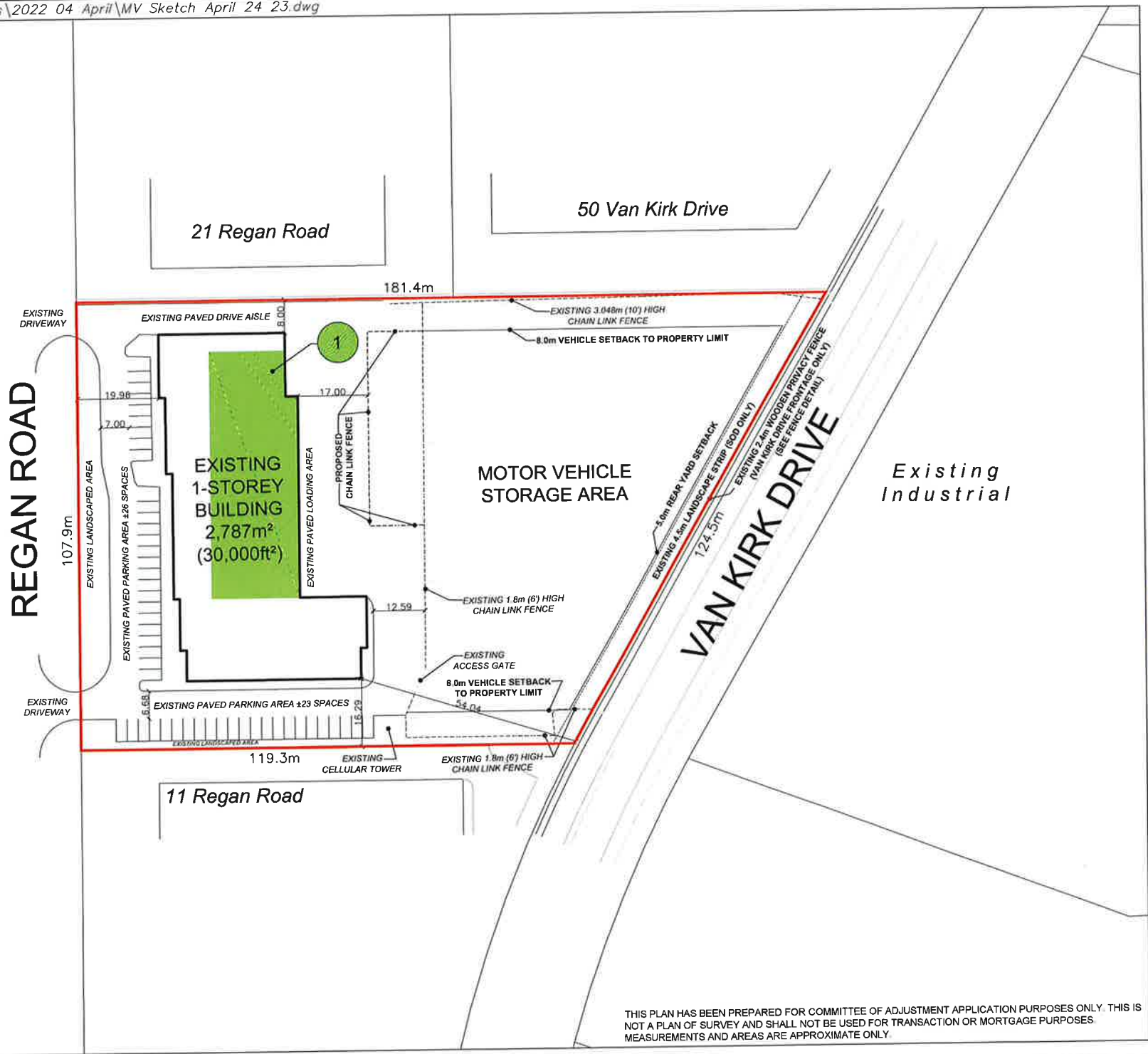
May 1, 2023

Date

DATE RECEIVED MAY 1, 2023.

Date Application Deemed
Complete by the Municipality

Revised 2022/02/17



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
VILLAGE ACRES LIMITED
15 REGAN ROAD**

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND
— SUBJECT LANDS - ±1.62ha (4.00ac)

- REQUIRED VARIANCES:**
1. TO PERMIT AN ON-SITE VEHICLE REPAIR FACILITY ACCESSORY TO OUTSIDE STORAGE OF MOTOR VEHICLES (INCLUDING OVER-SIZED VEHICLES), WHEREAS THE ZONING BY-LAW 270-2004 DOES NOT PERMIT A VEHICLE REPAIR FACILITY.

THIS PLAN HAS BEEN PREPARED FOR COMMITTEE OF ADJUSTMENT APPLICATION PURPOSES ONLY. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES. MEASUREMENTS AND AREAS ARE APPROXIMATE ONLY.

15 Regan Road - Previous Decisions

FILE NUMBER A-2021-0009

HEARING DATE MARCH 9, 2021

APPLICATION MADE BY 2722472 ONTARIO INC.

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 a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive;
2. To permit a reduced rear yard setback of 5.0m (16.40 ft.) to the outside storage of oversized motor vehicles;
3. To permit an outside storage area to be enclosed by a chain link fence;
4. To permit a portion of the outside storage area to be unenclosed by any fence;
5. To permit storage of motor vehicles for a period of 4 months;
6. To permit the repair of motor vehicles in the open in conjunction with outdoor storage of oversized motor vehicles.

(15 REGAN ROAD – PART OF BLOCK G, PLAN M-286, PARTS 3, 4 AND 5, PLAN 43R-14703)

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

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

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

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

MOVED BY: D. Colp

SECONDED BY: R. Power

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON MARCH 9, 2021

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

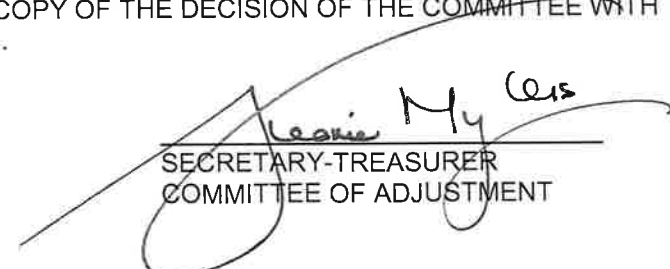
DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 9TH DAY OF MARCH, 2021

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE MARCH 29, 2021

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

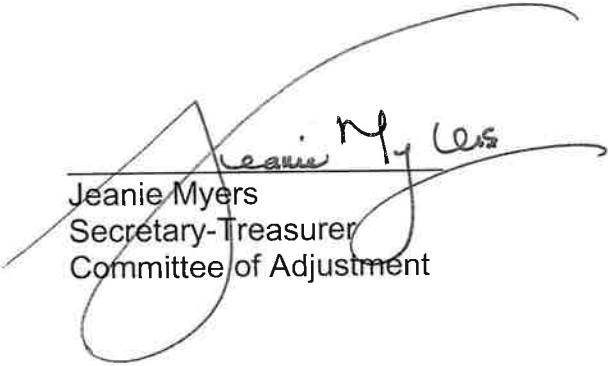
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A-2021-0009**

DATED: **MARCH 9, 2021**

Conditions:

1. That the extent of the variances be generally limited to that shown on the sketch attached to the Notice of Decision;
2. That the applicant be required to construct a fence generally in accordance with the Zoning By-law and obtain approval of a limited site plan application demonstrating the type and extent of the required fencing and any compensating landscaping to the satisfaction of the Director of Development Services;
3. That the repair of motor vehicles in the open shall be limited to minor maintenance to ensure vehicle safety only and shall only be permitted in conjunction with permitted outdoor storage of oversized motor vehicles. Accessory uses, including vehicle repair, cleaning, servicing, (with the exception of minor maintenance required to ensure vehicle safety) etc. shall not be permitted;
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment

REGAN ROAD

107.9m

EXISTING LANDSCAPED AREA

EXISTING PAVED PARKING AREA ±26 SPACES

EXISTING 1-STORY BUILDING
2,787m²
(30,000ft²)

EXISTING PAVED LOADING AREA

EXISTING PAVED PARKING AREA ±23 SPACES

119.3m

EXISTING CELLULAR TOWER

11 Regan Road

21 Regan Road

50 Van Kirk Drive

181.4m

3

VARIANCE #4
MOTOR VEHICLE
STORAGE AREA
(GRAVEL)

EXISTING 3.048m (10') HIGH
CHAIN LINK FENCE

EXISTING ACCESS GATE

8.0m VEHICLE SETBACK
TO PROPERTY LIMIT

EXISTING 3.048m (10') HIGH
CHAIN LINK FENCE

EXISTING 3.048m (10') HIGH
CHAIN LINK FENCE

8.0m VEHICLE SETBACK TO PROPERTY LIMIT

5.0m REAR YARD SETBACK
23.5m LANDSCAPE STRIP

2

1

3

VAN KIRK DRIVE

Existing
Industrial



COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
VILLAGE ACRES LIMITED
15 REGAN ROAD

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

SUBJECT LANDS - ±1.62ha (4.00ac)

REQUIRED VARIANCES:

1. TO PERMIT A REAR YARD SETBACK OF 5.0m FROM THE REAR (VAN KIRK DRIVE) LOT LINE, WHEREAS THE BY-LAW REQUIRES THAT STORAGE SHALL NOT BE LOCATED CLOSER TO ANY REAR LOT LINE THAN THE REQUIRED SETBACK FOR A BUILDING (8.0m IN THIS CASE);
2. PERMIT FOR A LANDSCAPE STRIP OF 4.5m ALONG VAN KIRK DR. WHEREAS THE ZONING BY-LAW REQUIRES 20.0m;
3. TO ALLOW ALL STORAGE AREAS TO BE ENCLOSED BY A CHAIN LINK FENCE WHEREAS THE BY-LAW REQUIRES A FENCE CONSTRUCTED OF MASONRY, METAL, OR WOOD NOT LESS THAN 2.4m IN HEIGHT; AND,
4. TO PERMIT THE REPAIR OF MOTOR VEHICLES ON SITE IN CONJUNCTION WITH THE OUTDOOR STORAGE OF MOTOR VEHICLES, WHEREAS THE ZONING BY-LAW DOES NOT PERMIT REPAIR OF MOTOR VEHICLES ON SITE.



GSAI

SCALE 1:1250
JANUARY 27, 2021 Glen Schnarr & Associates Inc.

THIS PLAN HAS BEEN PREPARED FOR COMMITTEE OF ADJUSTMENT APPLICATION PURPOSES ONLY. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES. MEASUREMENTS AND AREAS ARE APPROXIMATE ONLY.



FILE NUMBER A19-020

HEARING DATE FEBRUARY 12, 2019

APPLICATION MADE BY VILLAGE ACRES LIMITED

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

1. To permit outside storage of motor vehicles for a temporary period of five (5) years;
2. To permit a 4.5m (14.76 ft.) wide landscape strip along Van Kirk Drive;
3. To permit an outside storage area having a setback of 5.0m (16.40 ft.) from the rear lot line (Van Kirk Drive);
4. To permit a storage area to be enclosed by a chain link fence.

(15 REGAN ROAD – PART OF BLOCK G, PLAN 43M-286)

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

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

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

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

MOVED BY: R. Nurse

SECONDED BY: R. Chatha

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER

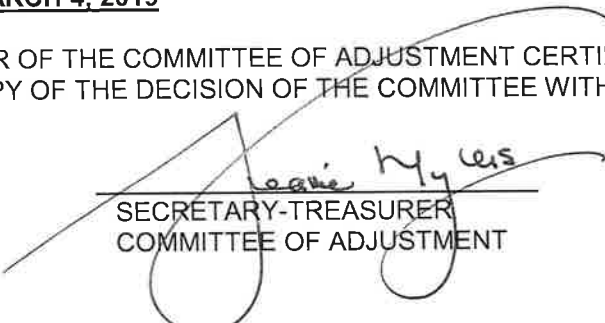

MEMBER


MEMBER

DATED THIS 12TH DAY OF FEBRUARY, 2019

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE MARCH 4, 2019

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

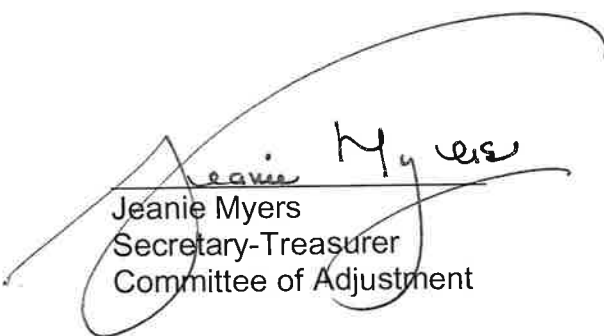
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A19-020**

DATED: **FEBRUARY 12, 2019**

Conditions:

1. That the variances be approved for a temporary period of four (4) years from the date of the Committee's decision.
2. That the owner demonstrate to the satisfaction of the Manager of Open Space and Development that all vehicles stored within the required landscape areas of the site have been removed within sixty (60) days of the date of the Committee's decision;
3. That the owner demonstrate to the satisfaction of the Manager of Open Space and Development that all landscape works have been implemented in accordance with the approved landscape plan (City File: SP04-018.000) within 120 days of the date of the Committee's decision;
4. That the owner demonstrate to the satisfaction of the Manager of Open Space and Development that a physical barrier has been installed (i.e. pressure treated posts and chain) sufficient to prevent vehicles from parking within the required landscaped area of the site within 120 days of the date of the Committee's decision;
5. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice; and,
6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment

REGAN ROAD

107.9m

21 Regan Road

50 Van Kirk Drive

Existing
1-Storey
Building
2,787m²
(30,000ft²)

181.4m

Vehicle Storage
Area
(Gravel)

119.3m

11 Regan Road

Existing 3.048m (10')
high Chain Link Fence

Existing 3.048m (10') high Chain Link Fence

5.0m Setback for storage of vehicles

Existing 3.048m (10') high Chain Link Fence

Access

5.0m Setback for
storage of vehicles

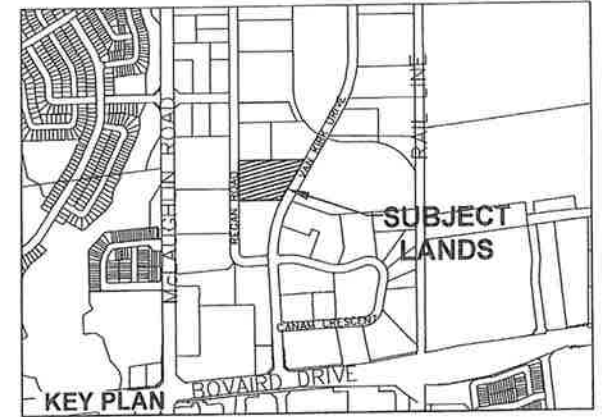
Landscaped Area

Ex. 1.5m CONC. SIDEWALK

VAN KIRK DRIVE

Existing
Industrial

This plan has been prepared for Committee of Adjustment application
purposes only. This is not a plan of survey and shall not be used for
transaction or mortgage purposes.
Measurements and areas are approximate only.



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN**
VILLAGE ACRES LIMITED
15 REGAN ROAD

PART OF BLOCK G,
REGISTERED PLAN M-286
(PIN #: 142490019)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

Subject Lands - ±1.62ha (4.00ac)

Required Variances:

1. To allow for storage of motor vehicles for a temporary period of 5 years;
2. To allow a 4.5m wide landscape strip along Van Kirk Drive whereas the by-law requires a minimum 20.0m wide landscape strip where a storage area faces a street;
3. To allow an outside storage area having a setback of 5.0m from the rear (Van Kirk Drive) lot line, whereas the by-law requires that storage shall not be located closer to any rear lot line than the required setback for a building of (8.0m in this instance); and,
4. To allow a storage area to be enclosed by a chain link fence.



Scale 1:1250
November 29, 2018

GSAI

Glen Schnarr & Associates Inc.



Committee of Adjustment

HEARING DATE JUNE 3, 2014

~~SECRETARY-TREASURER~~
~~COMMITTEE OF ADJUSTMENT~~

Flower City



brampton.ca

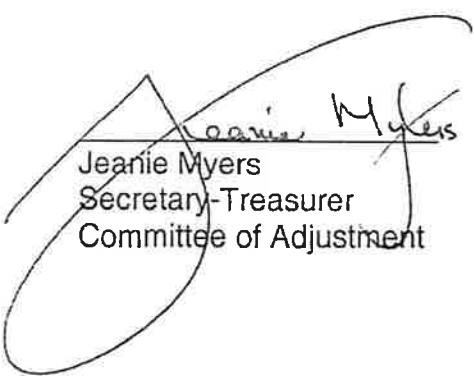
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A14-083**

DATED: **JUNE 3, 2014**

Conditions:

1. That the variance shall be approved for a temporary period of three (3) years;
2. That the owner shall restore the landscaping in accordance with the approved site plan within ninety (90) days of the decision of the Committee;
3. That the owner shall ensure that there is no vehicle storage at any time located in the designated landscape area;
4. That a physical barrier be installed (i.e. pressure treated posts and chain) sufficient to prevent vehicles from parking in the landscape area, to the satisfaction of the Director of Planning and Infrastructure Services;
5. That failure to comply with any one of the conditions noted above shall result in the immediate declaration of the variances as null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



Notice of Decision

Committee of Adjustment

FILE NUMBER A09-075

HEARING DATE JUNE 9, 2009

APPLICATION MADE BY VILLAGE ACRES LTD.

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW THE FOLLOWING VARIANCES FOR A PERIOD OF FIVE (5) YEARS:

1. To allow for storage of motor vehicles;
2. To allow 4.5m wide landscape strip along Van Kirk Drive;
3. To allow a storage area to be enclosed by a chain link fence;
4. To allow an outside storage area having a setback of 5.0m from the rear (Van Kirk Drive) lot line;

(15 REGAN ROAD – PART OF BLOCK G, PLAN M-286, PARTS 3, 4 & 5, Plan 43R-14703)

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

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

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

MOVED BY: K. BOKOR

SECONDED BY: P. S. CHAHAL

SIGNATURE OF CHAIR OF MEETING: _____

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

MEMBER

MEMBER

MEMBER

MEMBER

DATED THIS 9th DAY OF JUNE, 2009

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JUNE 29, 2009.

I, EILEEN COLLIE, 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.

Eileen Collie
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

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

APPLICATION NO. **A09-075**

DATED JUNE 9, 2009

Conditions:

1. That vehicles are stored in areas as indicated on the site plan approved for the proposal (SP04-018) and removed from the approved fire route and landscape areas within thirty (30) days of the final date of Committee's decision.
2. That the owner reinstate the required landscape areas and provide landscaping according to approved landscape plans within ninety (90) days of the final date of Committee's decision.
3. That the approval be null and void should the site plan non-compliances occur at anytime after the timelines stipulated in Conditions number 1 and 2.

A handwritten signature in black ink, appearing to read 'Eileen Collie'. The signature is fluid and cursive, with a horizontal line drawn underneath it.

Eileen Collie
Secretary-Treasurer
Committee of Adjustment



COMMITTEE OF ADJUSTMENT

Notice of Decision

The City of Brampton

FILE NUMBER A021/04

HEARING DATE JAN. 13, 2004

APPLICATION MADE BY VILLAGE ACRES LIMITED

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 151-88 AS AMENDED AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION TO ALLOW FOR STORAGE OF VEHICLES (CLASSIC HONDA DEALERSHIP) FOR A TEMPORARY PERIOD OF FIVE (5) YEARS.

(15 REGAN RD - PT BLOCK G, PLAN M-286, PTS 3, 4 & 5, PLAN 43R-14703)

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)

1. That the storage of vehicles be permitted for a temporary period of five (5) years from the date of approval; and
2. That Site Plan Approval be received within 6 months from the date of approval.

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.

MOVED BY: R. Hunter

SECONDED BY: M. Plane

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

DATED THIS 13TH DAY OF JANUARY, 2004

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE FEBRUARY 2nd, 2004.

I, EILEEN COLLIE, 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.

[Signature]
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

A-2023-0124

