

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0226
Property Address: 0 EXCHANGE DRIVE
Legal Description: BLK 6, PLAN 43M-1625
Agent: DIPOCE MANAGEMENT LIMITED
Owner(s): DIPOCE MANAGEMENT LIMITED,
Other applications: B-2023-0021 and B-2023-0025
under the *Planning Act*
Meeting Date and Time: Tuesday, OCTOBER 24, 2023 at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

The applicant(s) are requesting the following variance(s) associated with the Consent Application(s):

1. To permit a lot coverage of 58%, whereas the By-law permits a maximum lot coverage of 38%.
2. To permit a floor space index of 0.58, whereas the By-law permits a maximum floor space index of 0.45.
3. To permit a 0.0 metre parking aisle width leading to a parking space, whereas the By-law requires a minimum 6.6 metre parking aisle width leading to a parking space.
4. To permit a 0.0 metre aisle width for ingress and egress to and from a loading space, whereas the By-law requires an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane to a loading space.
5. To permit an exterior side yard setback of 2.5 metres to a hydro transformer, whereas the By-law requires a minimum exterior side yard setback of 5.0 metres.
6. To permit an office, whereas the By-law does not permit the use.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **12:00 pm on Thursday October 19, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday October 19, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 6th day of October 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

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1. To permit a lot coverage of 58%, whereas the bylaw permits a maximum lot coverage of 38%;
2. To permit a floor space index of 0.58 times the lot area, whereas the bylaw permits a maximum floor space index of 0.45 times the lot area;
3. To permit ingress and egress for access of a loading space through adjacent lands, whereas the bylaw does not permit this;
4. To permit a transformer vault in the front yard (Sun Pac Blvd.) having a setback of 2.5 metres, whereas the bylaw requires a minimum exterior side yard setback of 5 metres; and
5. To permit stand alone Office Use, whereas the bylaw permits accessory Office Uses.

Participate in the Meeting:

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Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 5th day of October 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

RECEIVED / REVISED
SEP 26 2023
CITY CLERK'S OFFICE

Flower City



brampton.ca

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

REVISED

FILE NUMBER: A-2023-0226

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) Di Poce Management Limited
Address 175 Sun Pac Boulevard, Unit 1A Brampton Ontario, L6S 5Z6

Phone # 905-793-0093 Fax # 905-793-1611
Email armando@dpml.ca

2. Name of Agent _____
Address _____

Phone # _____ Fax # _____
Email _____

3. Nature and extent of relief applied for (variances requested):
See attached list of the requested variances.

4. Why is it not possible to comply with the provisions of the by-law?
See attached cover letter prepared by Di Poce Management Limited.

5. Legal Description of the subject land: Lot
Number Block 6
Plan Number/Concession Number 43M-1625
Municipal Address 0 Exchange Drive

6. Dimension of subject land (in metric units)
Frontage approx. 91 m (Sun Pac Blvd)
Depth approx. 65 m (Exchange Drive)
Area approx. 0.65 ha (1.62 acres)

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.)

Vacant

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The proposed development consists of a total gross floor area of 4,084.76 sq. m. (43,969.43 sq. ft.) which includes 612.71 sq. m. (6,595.37 sq. ft.) of office and 3,472.05 sq. m. (37,374.06 sq. ft.) of warehouse uses.

- 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 _____
 Rear yard setback _____
 Side yard setback _____
 Side yard setback _____

PROPOSED

Front yard setback 5.0 m (Exchange Drive)
 Rear yard setback 8.40 m
 Side yard setback 3.0 m
 Side yard setback 3.0 m (to transformer along Sun Pac Blvd.)

- 10. Date of Acquisition of subject land: 2022
- 11. Existing uses of subject property: Vacant
- 12. Proposed uses of subject property: Industrial with accessory office
- 13. Existing uses of abutting properties: Industrial with accessory office
- 14. Date of construction of all buildings & structures on subject land: Site Plan application to be submitted.
- 15. Length of time the existing uses of the subject property have been continued: N/A

- 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 _____

[Signature]
*
Signature of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Brampton _____

THIS 7th DAY OF July, 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, Di Poce Management Limited OF THE City OF Brampton

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 Brampton

IN THE Region OF

Peel THIS 7th DAY OF

July, 2023

Antony Rondinone,
a Commissioner, etc., Province of
Ontario, for Di Poce Management
Limited and its subsidiaries,
associated companies, and affiliates.
Expires May 15, 2024

[Signature]
*
Signature of Applicant or Authorized Agent

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

Date Application Deemed Complete by the Municipality Sept 26/23

PERMISSION TO ENTER

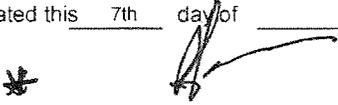
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 0 Exchange Drive

I/We, Di Poce Management Limited
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 7th day of July, 2023.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner)

JOHN DI POCE, PRESIDENT

(where the owner is a firm or corporation, please print or type the full name of the person signing)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

List of Requested Variances for 0 Exchange Drive

The following variances are sought to the City's Zoning By-law 270-2004 as follows:

1. To permit a lot coverage of 58% whereas the By-law permits a maximum lot coverage of 38%.
2. To permit a floor space index of 0.58 times the lot area whereas the By-law permits a maximum floor space index of 0.45 times the lot area.
3. To permit ingress and egress for access of a loading space through adjacent lands whereas the By-law does not permit this; and,
4. To permit a transformer vault in the front yard (Sun Pac Blvd.) having a setback of 2.5m whereas the By-law requires a minimum exterior side yard setback of 5 m.
5. To permit stand alone Office Use whereas the By-law permits accessory Office Uses.



PLAN OF SURVEY WITH TOPOGRAPHY OF
BLOCK 6
REGISTERED PLAN OF 43M-1625
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL
 SCALE 1 : 300

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
 ONTARIO LAND SURVEYORS
 2021

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS EXPRESSLY PROHIBITED.

ELEVATION NOTE
 ELEVATIONS ARE GROUND AND ARE DERIVED FROM THE CITY OF BRAMPTON BENCHMARK No. 146.
 LOCATION :
 MOTEL AT THE NORTHWEST CORNER OF HIGHWAY 7 AND COPPEWAY DRIVE.
 TABLE IS SET 4.51 METRES WEST OF SOUTHEAST CORNER OF FOUNDATION AND 0.06 METRES ABOVE GROUND.
 ELEVATION:
 PUBLISHED ELEVATION = 184.669 metres.

INTEGRATION NOTE
 BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 8100' WEST LONGITUDE, NAD 83 (CSRS) (2010).
 OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 8100' WEST LONGITUDE, NAD 83 (CSRS) (2010).
 COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 218/10

POINT ID	NORTHING	EASTING
ORP ①	4845387.34	6055085.87
ORP ②	4845316.04	6054778.25
ORP ③	4845335.74	6055005.04

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999713.

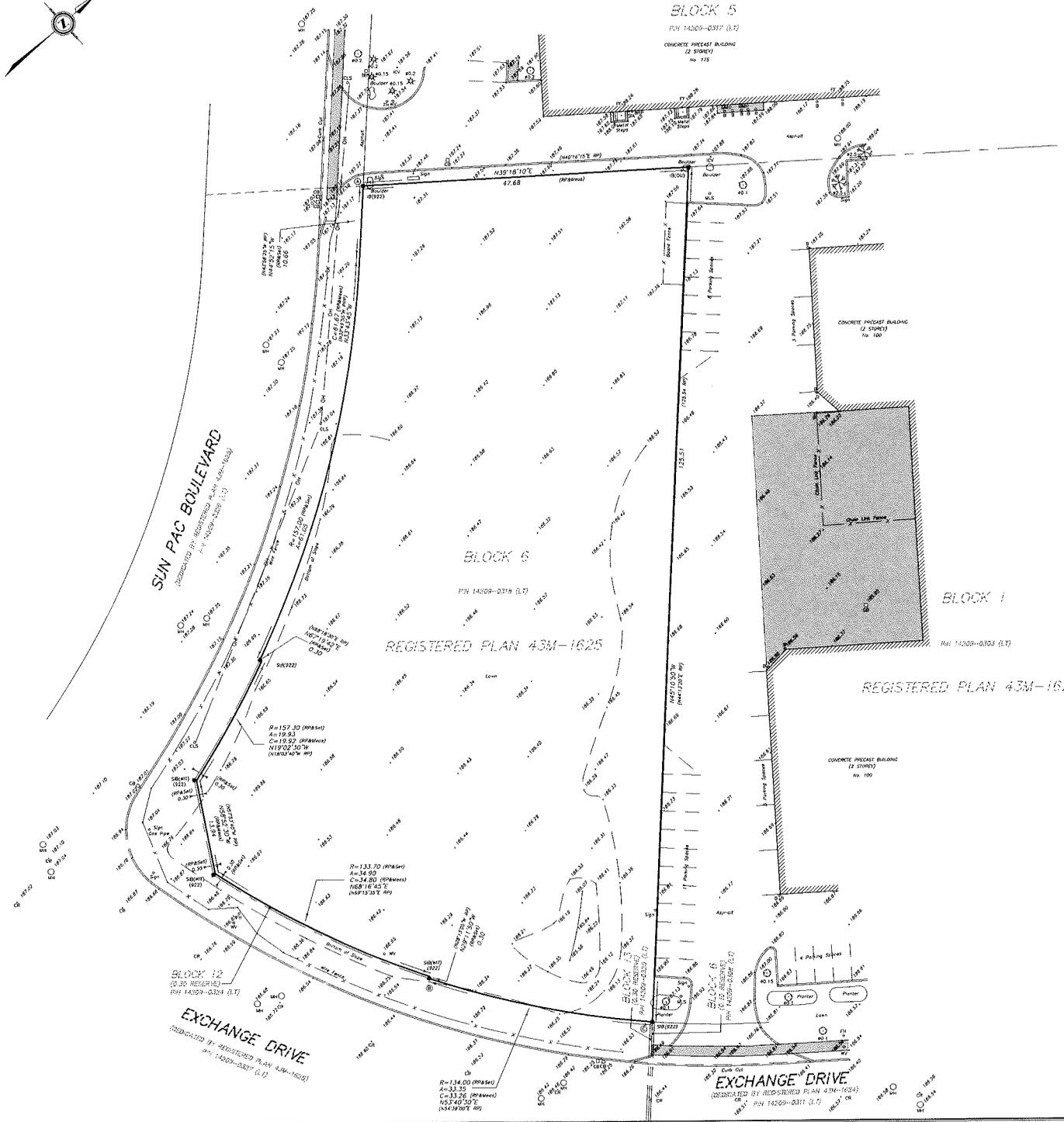
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- REMOTES SURVEY MONUMENT FOUND
 - WITNESS MONUMENT
 - ▬ STANDARD IRON BAR
 - ▬ SHORT STANDARD IRON BAR
 - ▬ IRON BAR
 - ✕ CUT CROSS
 - NORTH, SOUTH, EAST, WEST
 - ORIGIN UNKNOWN
 - REGISTERED PLAN 43M-1625
 - SCHAEFFER & DZALDOV LIMITED, O.L.S.
 - MH • MANHOLE
 - B • BOLLARD
 - BRP • BREAKER PIPE
 - ICV • IRRIGATION CONTROL VALVE
 - GM • GAS METER
 - CB • CATCH BASIN
 - FF • FLOOD FLOOD
 - FH • FIRE HYDRANT
 - WV • WATER VALVE
 - BB • BELL BOX
 - CLS • CONCRETE LIGHT STANDARD
 - MLS • METAL LIGHT STANDARD
 - OH • OVERHEAD WIRE
 - • DECIDUOUS TREE
 - • CONIFEROUS TREE
 - • CONCRETE

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT :
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 19th, 2021.

DATE : NOVEMBER 16th, 2021
 D. A. WILTON
 CHIEF LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS 750 DANFORTH ROAD, Units 65 & 66 TORONTO, ONTARIO M1N 2Z4 TEL: 416 749-8900/8984 FAX: 416 749-7866 E-MAIL: toronto@svng.on.ca		ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBCOMMISSION FORM 2177445
DRAWN : F.P.B./M.M. CHECKED : D.A.W. JOB No. : 201-0199 REF. No. : 1-43M1625	FILE NAME : B2010199.DWG PLOT SCALE : MET. 1=0.30 PLOTTED : UPDATED :	 THIS PLAN IS NOT VALID UNLESS IT IS AN UNREVISED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 108, Section 29(3)



1-43M1625

DI POCE

Management Limited

September 26, 2023

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

Attn: Clara Vani
Secretary-Treasurer of the Committee of Adjustment

RE: MINOR VARIANCE APPLICATION
0 EXCHANGE DRIVE, BRAMPTON

We, Di Poce Management Limited (hereinafter the "Owner"), are the property owners of the lands described as Block 6, Registered Plan 43M-1625, and municipally addressed as 0 Exchange Drive in the City of Brampton (hereinafter referred to as the "Subject Lands" and/or "Site").

We, the Owners are seeking the Committee of Adjustment Approval for a Minor Variance application to permit site specific regulations for the future development of the Subject Lands which will provide for a 3,786.90 sq. m. (40,763.19 sq. ft.) industrial warehousing building consisting of 592.27 sq. m. (6,375.35 sq. ft.) of office and 3,194.63 sq. m. (34,387.84 sq. ft.) of warehouse uses. The proposed development will have a floor space index of 0.58 times the lot area and 58% lot coverage while maintaining all applicable building setbacks per the City's Zoning By-law.

A total of 45 parking spaces will be provided on site. Easements for access to the Subject Lands are proposed on 175 Sun Pac Boulevard and 100 Exchange Drive, separate applications for consent have been submitted to the Committee and described below.

To facilitate the proposed industrial warehousing building on 0 Exchange Drive additional applications on adjacent lands are required. Separate applications have been submitted to the Committee of Adjustment under each individual address, however, all applications should be reviewed concurrently. A summary of the required/submitted applications to permit the proposed industrial warehouse building on 0 Exchange Drive are as follows:

1. 0 Exchange Drive (the Subject Lands) application for Minor Variance:
 - To permit site specific regulations for the proposed industrial building.
2. 100 Exchange Drive application for Consent:
 - To permit a right-of-way easement.
3. 175 Sun Pac Blvd. application for Minor Consent:
 - To permit a right-of-way easement.

In support of the Minor Variance application for 0 Exchange Drive, the following documents have been enclosed:

1. A Minor Variance Application form;
2. A Boundary and Topographic Survey prepared by Speight, Van Nostrand & Gibson Limited;
3. Site Plan prepared by VGA inc,; and
4. A Minor Variance Sketch.

Pending the proposed Minor Variance Application approval at the Committee of Adjustment, a Site Plan Application will be submitted to the City for review and approval.

1.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands, legally described as Block 6, Registered Plan 43M-1625, are located on the northeast corner of Exchange Drive and Sun Pac Boulevard as shown on **Figure 1** and are currently vacant. The Subject Lands are approximately 0.65 ha (1.62 acres) with approximately 91 m (298.5 ft.) of frontage along Sun Pac Boulevard and approximately 65 m (213.2 ft.) of frontage on Exchange Drive.

The following are the surrounding land uses adjacent to the Subject Lands:

- NORTH:** Immediately north of the Subject Lands is a range of Industrial, Warehouse, and Office uses.
- SOUTH:** Immediately south of the Subject Lands is Exchange Drive. Further south is a 55 Exchange Drive which is currently under construction to facilitate a 40K warehouse building. Abutting 55 Exchange, exists a Peel Regional Paramedic Service Station.
- EAST:** Immediately east of the Subject Lands is a range of industrial, warehousing and office uses. Further east is Humberwest Parkway.
- WEST:** Immediately west of the Subject Lands is Sun Pac Boulevard. Further west is a range of outside storage uses.



Figure 1: Location Map (not to scale)

2.0 PROPOSED DEVELOPMENT

The proposed development consists of a total gross floor area of 3,786.90 sq. m. (40,763.19 sq. ft.) consisting of 592.27 sq. m. (6,375.35 sq. ft.) of office and 3,194.63 sq. m. (34,387.84 sq. ft.) of warehouse uses. The proposed development will have a floor space index of 0.58 times the lot area and 58% lot coverage while maintaining all applicable building setbacks per the City's Zoning By-law. The proposed development will provide 45 parking spaces, including 4 accessible parking spaces.

Given the small size and irregular shape of the Subject Lands, to maximize the development potential and the gross leasable floor area of the proposed building, access to the proposed building will be provided through easements on 175 Sun Pac Blvd. and 100 Exchange Dr. Separate applications for consent have been submitted to the Committee of Adjustment for consideration.

It is important to note that both 175 Sun Pac Blvd. and 100 Exchange Drive are owned by Di Poce Management Limited which is a company under the Di Poce Group of Companies umbrella. Further details are provided in the subsequent sections of this letter below.

3.0 PRE-CONSULTATION MEETING COMMENTS

A pre-consultation meeting was held on June 16, 2022, for a Site Plan application for the proposed development and Staff were supportive of the proposal as it will help facilitate the overall build out of the existing industrial subdivision and book end the Sun Pac Blvd., and Exchange Drive intersection with the building currently under construction at 55 Exchange Drive. Given the variances required for the proposal, the intention of this Minor Variance Application is to seek approval of the requested variances before finalizing all other applicable supporting documents, reports, and plans. This effort is being undertaken to maximize time and financial efficiencies before making a formal application to the City of Brampton for Site Plan Control. As such, the Site Plan application submission is on hold until a decision on the required variances and easements are made by the Committee of Adjustment for the proposed development.

The following outlines the comments received pertaining to the design and function of the proposed building that have been addressed, removing the need for a variance on these items. The proposal has addressed these deficiencies through redesigning portions of the Subject Lands since the Pre-Consultation meeting:

Accessibility Review:

1. *The four accessible parking spaces shown need to be configured as 2 Type A and 2 Type B.*

Response: 2 Type A and 2 Type B parking spaces have been provided on the site plan.

2. *Details required on the site plan: the dimensions of the accessible parking spaces and access aisles, show any curb cuts/ramps at the top of the access aisle, provide the details of the pavement markings; provide wording of the accessible parking signs and show the placement of where the accessible parking signs will be located.*

Response: Details have been included on the site plan.

3. *All paths of travel within the site should be 1.5 m wide; provide pedestrian connections to the municipal sidewalk on Sun Pac Blvd.*

Response: All pathways which provide pedestrian connections to municipal sidewalks have been revised to have a 1.5 m width.

Zoning Review:

1. *Please calculate lot width as per the City's definition and revise site stats. The Zoning By-law requires a lot frontage of 50 m.*

Response: Based on the City's definition of lot width, the Subject Lands has a lot width of 69.50 m, exceeding the Zoning By-laws minimum requirement of 50 m.

2. *0 m interior side yard setback is provided, whereas the by-law requires a 3 m interior side yard setback.*

Response: The site plan has been revised to meet the Zoning By-law requirement of 3 m.

3. *Please revise the site plan drawing to dimension a typical loading space size. The Zoning By-law requires a minimum size of 3.7 m x 9 m.*

Response: The site plan has been revised to show the dimensions of the loading space, which provide a minimum loading space size of 3.7 m x 9 m.

Additional Revisions to the Site Plan:

1. *Proposed Parking*

Response: The site plan has been revised to provide all parking on the Site. The previous proposed site plan proposed 31 off-site parking spaces on 100 Exchange Drive. The proposed building has been reduced in size to accommodate all required parking on the Subject Lands. The proposal will provide 45 parking spaces whereas 42 parking spaces are required, exceed the by-law requirements.

2. *Lot Coverage*

Response: The site plan has been revised to reduce the lot coverage from 63% to 58%.

3. *Floor Space Index*

Response: The site plan has been revised to reduce the lot coverage from 0.63 to 0.58.

4.0 REQUESTED VARIANCES

The following variances are sought to the City's Zoning By-law 270-2004 as follows:

1. To permit a lot coverage of 58% whereas the By-law permits a maximum lot coverage of 38%.
2. To permit a floor space index of 0.58 times the lot area whereas the By-law permits a maximum floor space index of 0.45 times the lot area.

3. To permit a 0 m parking aisle leading to a parking space, whereas the By-law requires a 6.6 m parking aisle leading to a parking space.
4. To permit a 0 m egress and ingress leading to a loading space, whereas the By-law requires a 6 m egress and ingress to a loading space.
5. To permit a hydro transformer with an exterior side yard setback of 2.5 m, whereas the By-law requires an exterior side yard setback of 5 m to the hydro transformer.
6. To permit Office Use, whereas the By-law permits Office as an Accessory Use.

Section 5.0 of this letter assess the requested variances in the context of the four minor variance tests under Section 45(1) of the *Planning Act*. In our opinion, the proposed variance maintains the intent of the Official Plan and Zoning By-law, is minor in nature and desirable and should be approved to facilitate the proposed development.

5.0 MINOR VARIANCE EVALUATION

Section 45(1) of the *Planning Act* outlines four tests to which applications for minor variances must comply. A description of how the requested variance meets each of the four tests is outlined below.

5.1 THE GENERAL INTENT AND PURPOSE OF THE CITY'S OFFICIAL PLAN IS MAINTAINED

5.1.1 CITY OF BRAMPTON OFFICIAL PLAN 2006 (2020 OFFICE CONSOLIDATION)

The Subject Lands are located within an "Employment" area on Schedule 1 – City Concept. The objective of an employment area is to retain and enhance business, industrial and employment opportunities within Brampton. Further, the Subject Lands are identified as "Business Corridor" within the Lester B. Pearson International Airport (LBPIA) Operating Area on Schedule A – Land Use Designations. The Business Corridor designation is comprised of commercial and industrial uses including but not limited to office uses, major office, retail uses, restaurant uses, hotels and motels, and entertainment uses. Several uses are prohibited on lands designated Business Corridor which include but not limited to auto-body paint and repair, automobile repair, commercial self-storage warehouses, and retail and industrial uses that involve outdoor storage and outdoor display of merchandise. The proposed development supports the Employment and Business Corridor designation within the Official Plan as the proposed development will provide a new industrial use building with accessory office uses to help support the growing economy within this area.

The proposed variances will facilitate an industrial use within an Employment Area within the City's Official Plan. The proposed development will provide additional employment opportunities within the City and support the growing economy. The proposed development and associated variances to permit the proposed development meets the general intent and purpose of the Official Plan.

5.1.2 AIRPORT INTERMODAL SECONDARY PLAN

The Subject Lands are located within the Airport Intermodal Secondary Plan. Within the Airport Intermodal Secondary Plan, the Subject Lands are designated as "Highway & Service Commercial" on Schedule 4. Uses permitted on lands designated Highway and Service Commercial included but not limited to:

- Retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;

- Home furnishing, garden centres and home improvement retail warehouse;
- Automobile service stations, gas bars, repair facilities, sales and leasing establishments, and associated uses;
- Restaurants;
- Convenience stores;
- Personal service shops;
- Recreation facilities and community clubs;
- Offices;
- Banks, trust companies or financial institutions;
- Retail establishments; and
- Hotels/motels and banquet halls.

The proposed industrial building and associated variances will preserve the “Highway & Service Commercial” designation on the Subject Lands as it will provide opportunities for industrial warehousing type and office uses. Therefore, the proposed variances maintain the general intent and purpose of both the City’s Official Plan and Airport Intermodal Secondary Plan.

5.1.3 DRAFT CITY OF BRAMPTON OFFICIAL PLAN 2022

The City of Brampton is currently undergoing updating the Official Plan. The draft Official Plan (hereinafter the “Brampton Plan”) provides a new vision for the City of Brampton for 2051. The vision of the Brampton Plan will achieve a sustainable, urban and vibrant future for the City. We note the second draft of the Brampton Plan is open for comments and not in force and effect, however an analysis has been completed to ensure the proposed variance meetings the general intent and purpose of the draft City of Brampton Official Plan.

The Subject Lands are located within an “Employment” area on **Schedule 1 – City Concept** of the draft Official Plan. The objective of employment areas is to retain and enhance business, industrial and employment opportunities within Brampton. Further, **Schedule 2- Designations** designates the Subject Lands within a “Mixed-Use Employment” area. Mixed- Use Employment areas are to permit a wide range of uses including but not limited to employment, retail, and commercial uses.

Based on our review of the Draft Official Plan, specifically the Employment policies, the proposed variances to permit an industrial building with accessory office uses on the Subject Lands meets the general intent and purpose of the Draft Official Plan.

5.2 THE GENERAL INTENT AND PURPOSE OF THE CITY’S ZONING BY-LAW IS MAINTAINED

5.2.1 CITY OF BRAMPTON ZONING BY-LAW 270-2004

The Subject Lands are currently regulated by Zoning By-law 270-2004. The Subject Lands are zoned “Service Commercial” (SC) with site specific provision 1638. The SC zone permit a range of commercial uses. Specifically, special provision 1638 permits the following uses on the Subject Lands including but not limited to:

- A manufacturing, processing, assembling, packaging, repairing, fabricating, *warehousing* and storage use within a wholly enclosed building;
- A furniture and appliance store;
- A recreation facility and structure;

- A community club;
- An automobile sales dealership and establishment;
- A garden centre sales and establishment;
- A service shop;
- A banquet hall;
- A retail warehouse;
- Purposes accessory to the other permitted purposes.

The SC zone permits a range of employment uses including manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing, and storage use within a wholly enclosed building. The proposed industrial building is permitted within the SC zone of Zoning By-law 270-2004.

Site specific provision 1638 also provides requirements and restrictions for the Subject Lands:

Site Specific Provision		Proposed	Compliance
Minimum Lot Area	6,070 sq. m.	6,555.19 sq. m.	Yes
Maximum Coverage	38%	58%	No
Minimum Lot Frontage	50 m	Approx. 61 m	Yes
Maximum Floor Space Index	0.45	0.58	No
Landscape Open Space	Except for approved access locations, landscaped open space shall be provided as follows - A min. 3.0 m wide strip along all public roads.	5.0 m	Yes
Outdoor Area	A screened outdoor area devoted to the year round display and sale of products and commodities shall only be permitted in conjunction with a retail establishment, and a temporary open air market, and shall be restricted to areas not required for landscaping and parking.	N/A	N/A
Outside Storage	Outdoor storage shall only be permitted in conjunction with the uses permitted with section 1638, shall be within a screened side yard, and/or a rear yard, and shall only be permitted on lands located west of Sun Pac Boulevard;	N/A	N/A
Parking Spaces	42 parking spaces	45 parking space proposed.	Yes
Ingress and egress of a parking space	6.6 m parking aisle leading to a parking space.	0.0 m (Shared access from 175 Sun Pac Blvd.)	No
Ingress and egress of loading space	6 m ingress and egress to a loading space.	0 m (Shared access from 175 Sun Pac Blvd & 100 Exchange Drive).	No

Site Specific Provision		Proposed	Compliance
Exterior side yard setback	5.0 m.	2.5 m to Hydro Transformer	No

To permit the proposed industrial building the following variances are sought:

Lot Coverage and Floor Space Index

The general intent and purpose of a maximum lot coverage and floor space index requirement is to ensure that the size of the proposed use is appropriate for the development of the Subject Lands. The proposed development consists of a total gross floor area of 3,786.90 sq. m. (40,763.19 sq. ft.) consisting of 592.27 sq. m. (6,375.35 sq. ft.) of office and 3,194.63 sq. m. (34,387.84 sq. ft.) of warehouse uses. The proposed development will have a floor space index of 0.58 times the lot area and 58% lot coverage.

The proposed development will represent a more efficient use of the Subject Lands, which are currently underutilized as the lands are vacant. The proposed development will introduce an industrial building to the area which is currently experiencing the build out of vacant blocks in an existing industrial subdivision located within a built-up urban area and in proximity to existing public transit, active transportation facilities. Located within an Employment Area, the proposal meets the overall policy direction set out by the Province and the City. Further, the proposed development will connect and make efficient use of existing infrastructure, which has sufficient capacity to support the proposed development.

The proposal requests an increase to the maximum allowable lot coverage and floor space index. The site-specific by-law on the Subject Lands limits the lot coverage to 38% of the lot area and a floor space index of 0.45 times the lot area. The proposed amendments contemplate an increase the overall lot coverage to 58% and a floor space index of 0.58 times the lot area. The proposal has been designed in a manner that maximizes the development of the small and irregular shaped lot while provide for leasable/sellable warehousing and office square footage for future businesses. The proposed development represents a compact built form that provides an appropriate development of the existing property within the Employment area which is similar to existing and recently approved developments within the immediate area (for example 175 Sun Pac Boulevard and 55 Exchange Drive), while optimizing the use of existing infrastructure and services.

As illustrated on **Figure 1**, the Di Poce Group of Companies owns several properties within the immediate area of the Subject Lands including 100 Exchange Drive and 55 Exchange Drive, which as a result of development over time, have received the following lot coverage and floor space index variances:

- 175 Sun Pac Boulevard has a lot coverage of 50% and floor space index of 0.52 time the lot area (Minor Variance #A024/05 & A160/07, included in **Appendix A**);
- 165 Sun Pac Boulevard has a lot coverage of 50% and floor space index of 0.5 time the lot area (Minor Variance #A025/05 & A384/05, included in **Appendix A**);
- 100 Exchange Drive has a lot coverage of 48% and a floor space index of 0.48 times the lot area for Block 1, Plan 43M-1624 (Minor Variance #A174/07) and 45% lot coverage and a floor space index of 0.52 times the lot area for Block 2, Plan 43M-1624 (Minor Variance #A175/07, included in **Appendix A**)

- 55 Exchange Drive has a lot coverage of 50% and a floor space index of 0.50 times the lot area (Minor Variance #A-2022-0054, included in **Appendix A**).

Further, given the subject lands and 100 Exchange Drive are owned by the same ownership group and are adjacent to each other, if these blocks were to be considered one lot with two buildings, the site metrics would have a total lot area of 5.75 acres which would result in a lot coverage of 51.6% and a floor space index of 0.52 times the lot area, which is consistent with existing developments within the immediate area and as noted above.

Ingress and Egress

The general intent and purpose of providing ingress and egress within a site is to ensure the movement of vehicles and loading occurs wholly within a site to provide adequate access to a building. The original Site Plan presented at the Pre-Consultation meeting showed an entrance to the Subject Lands off Sun Pac Boulevard with parking located along the norther property limit, as shown on **Figure 3**. The location of this entrance, adjacent to an existing entrance would create a row of parking spaces between two entrances (the Subject Lands and 175 Sun Pac Boulevard) which wasn't an ideal condition from the perspective of Transportation Planning at the City. Therefore, based on the comments received, the site plan was revised to propose a shared access with 175 Sun Pac Boulevard and proposed the parking spaces adjacent to the walkway to the building, improving the pedestrian and vehicular circulation of the Subject Lands, as shown on **Figure 4**. The shared access limits the potential of any ingress and egress congestion from both properties. Further, both properties are owned by Di Poce, therefore an easement in support of both properties to permit access is supportable.

The proposed development will provide access to parking spaces and loading through two easements, one on lands municipally addressed as 175 Sun Pac Boulevard and the second on 100 Exchange Drive. The easement on 175 Sun Pac Boulevard will allow vehicles/trucks to have ingress and egress access to the proposed parking spaces along the northern limit of the Subject Lands, while the easement along 100 Exchange will allow vehicles/trucks to have ingress and egress access to the proposed parking spaces and loading bays at the east façade of the building. In addition, the easement on 100 Exchange Drive will allow for an additional entrance/exist to the Subject Lands to Exchange Drive. Truck turning movements have been identified on the proposed site plan and illustrate the properties can function appropriately between the existing and proposed building.

The Zoning By-law requires a 6.6 m parking aisle leading to a parking space. A variance is sought to permit a 0 m parking aisle leading to a parking space on the Subject Lands. As noted above due to the configuration of the lot and discussions with City Staff in regards to the access of the Subject Lands from Sun Pac Boulevard,

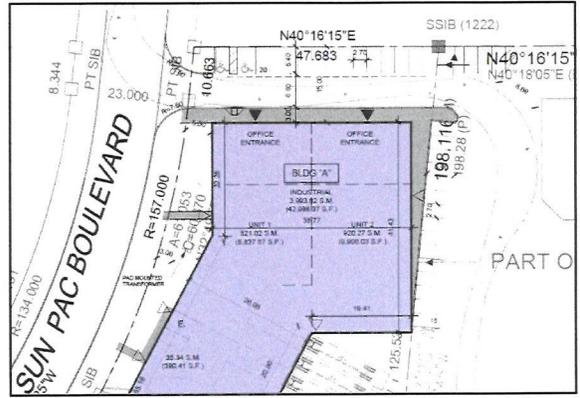


Figure 3: Original Driveway Access (not to scale)

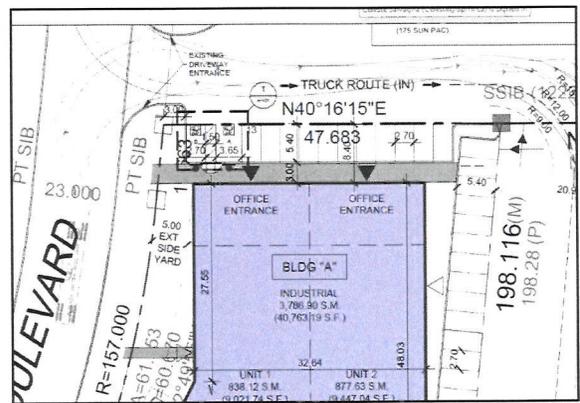


Figure 4: Proposed Driveway Access (not to scale)

the Subject Lands will have a shared access with 175 Sun Pac Boulevard and 100 Exchange Drive. An easement is proposed over 175 Sun Pac Boulevard and 100 Exchange Drive in favour of the Subject Lands to provide access to the proposed parking spaces along the northern and eastern limit of the Subject Lands. A variance of 0 m is proposed as the drive aisle will not be provided on the Subject Lands rather on 175 Sun Pac Boulevard and 100 Exchange Drive through an easement. 175 Sun Pac Boulevard and 100 Exchange Drive will provide a minimum 6 m drive aisle to the proposed parking spaces along the northern and eastern limit of the Subject Lands. The proposed easements will allow for an unobstructed aisle for the ingress and egress from the street to ensure movements of any vehicles and trucks occurs in a functional manner to meet all City manoeuvring requirements.

The Zoning By-law does not permit loading spaces within a front yard or side yard, therefore the proposed development contemplates the loading bays at the rear of the building (adjacent to 100 Exchange Drive). Due to the configuration of the lot, and ensuring loading isn't occurring in a front yard or side yard access to the loading bays is proposed through an easement over 100 Exchange Drive. Through the easement, a minimum 15 m aisle will be provided to provide adequate access and maneuvering for the proposed loading area for the Subject Lands. Further, the proposed easements will allow for an unobstructed aisle for ingress and egress from the street is to ensure movements of a vehicles and trucks occurs adequately and provides the required access to the Subject Lands. A variance is sought to permit a 0 m egress and ingress leading to a loading space, whereas the By-law requires a 6 m egress and ingress to a loading space, as noted above the access of vehicles and trucks will occur on 100 Exchange Drive through an easement as due to the configuration of the lot a drive aisle cannot be provided at the rear of the Subject Lands. However, through the easement a 15 m aisle will be provided exceeding the minimum egress and ingress required by the By-law for a loading space.

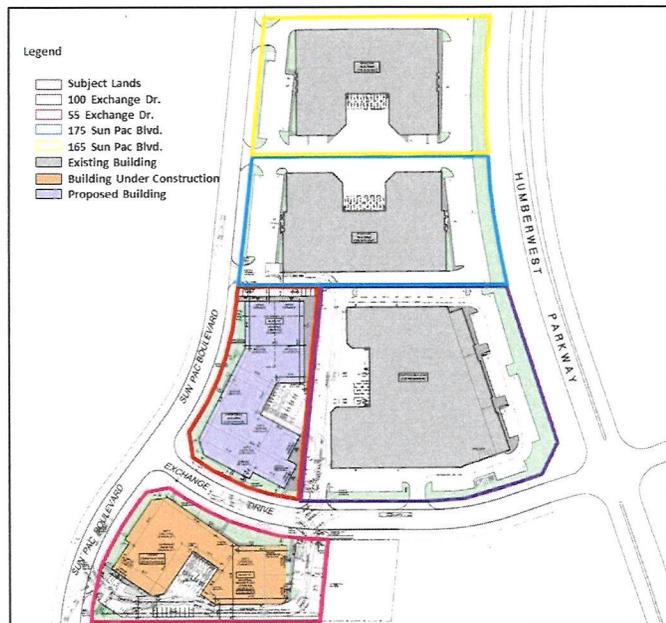


Figure 5: Di Poce Lands Master Plan (not to scale)

The proposed ingress and egress of the vehicle parking and loading spaces through 175 Sun Pac Boulevard and 100 Exchange Drive will ensure any parking and/or loading is appropriately screened from the public street creating minimal impact to adjacent uses, similar to the existing building configurations of 165 and 175 Sun Pack Blvd. Below is a Master Plan of Di Poce lands in the immediate area (Figure 5). As illustrated all buildings have a similar u-shape building, loading and parking configurations.

Further, the proposed loading bays have been designed in their specific location to face internal towards 100 Exchange Drive loading bays to reduce any adverse impacts. The proposed vehicle and loading spaces meet all other zoning requirements within By-law 270-2004.

Exterior Side Yard Setback

The general intent and purpose of an exterior side yard setback is to ensure a building or structure is appropriate setback from a streets edge. The proposed industrial building provides an exterior side yard setback of 5 m along Sun Pac Boulevard; however, the proposed transformer provides a 2.5 m setback along Sun Pac Boulevard. A variance is required to acknowledge the location of the transformer along Sun Pac Boulevard. The proposed transformer will be setback 2.5 m from the streets edge which will allow ease of access to the utility provider. Further, the proposed transformer will be adequately screened through the use of landscaping to ensure there is minimal visual impact to the public realm along Sun Pac Boulevard creating no adverse impact to adjacent uses. Of note, a similar variance was approved for our lands located at 55 Exchange Drive. The Minor Variance approval (C of A file number A08-105) approved *“to allow a transformer vault in the front yard (Sun Pac Blvd.) having a setback of 2.5 m”*. The notice of decision can be found in **Appendix A** of this letter. The proposed variance will create a similar condition as 55 Exchange Drive along Sun Pac Boulevard.

Office Use

The general intent and purpose of the “Service Commercial” Zone is to provide a range of employment uses within the City. The Service Commercial Zone does not permit stand alone Office Uses, therefore a variance is sought to permit an Office Use on the Subject Lands.

Within the Brampton Official Plan Employment Areas are to accommodate a diverse mix of employment uses including office and industries in location supported by transit infrastructure. Permitting an Office Use will support the Employment Area the Subject Lands are located within as well as provide greater flexibility for the future tenants within the proposed building. Offices associated to employment uses such as manufacturing and industrial uses are becoming more in demand therefore, permitted Office Uses on the Subject Lands will assist in servicing the employment uses, general public and support transit infrastructure.

Based on the above, the proposed variances to facilitate the proposed industrial building on the Subject Lands meets the general intent and purpose of Zoning By-law 270-2004.

5.3 THE REQUEST IS MINOR IN NATURE; AND THE REQUESTED VARIANCE IS DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND, BUILDING OR STRUCTURE

In our opinion, the requested variances to permit the proposed industrial building is appropriate and desirable and will continue to support the function and viability of the existing Employment Area in accordance with the City of Brampton Official Plan and Airport Intermodal Secondary Plan policies. The use supports the City of Brampton’s economic growth and prosperity by providing new infrastructure for future employment uses. Furthermore, the proposal has been designed to function harmoniously with the existing buildings and will have no adverse impacts to the surrounding uses, buildings and or business operations.

6.0 CONCLUSION

Based on the above analysis, it is our professional opinion that the proposed variances and easement to support the proposed industrial building is appropriate and desirable for the Subject Lands and surrounding area, is in the public interest and represents good planning.

We respectfully request to be scheduled for the earliest Committee of Adjustment hearing possible. In the meantime, should you require any further information or questions, please do not hesitate to contact us.

Thank you,

Sincerely,



Celeste Salvagna, BURPL
Development Manager,
Di Poce Management Limited



Armando Lopes, MCIP, RPP
Vice President of Development,
Di Poce Management Limited

APPENDIX A



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A024/05

HEARING DATE FEBRUARY 22, 2005

APPLICATION MADE BY LAKE ONTARIO INVESTMENT CORPORATION 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 TO ALLOW THE FOLLOWING VARIANCES:

1. To permit office/warehouse use.
2. To allow a lot coverage of 50%.

(SUN PAC BOULEVARD – PART OF BLOCK 4, PLAN 43M-1625)

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 a forthcoming site plan application shall propose a high degree of architectural articulation and the use of upscale building materials. A site plan shall also be generally in accordance with the attached conceptual drawings: specifically the proposed building footprint and truck loading areas.
2. No outdoor storage shall be permitted.

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: J. PAPPAIN SECONDED BY: D. BILLET

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

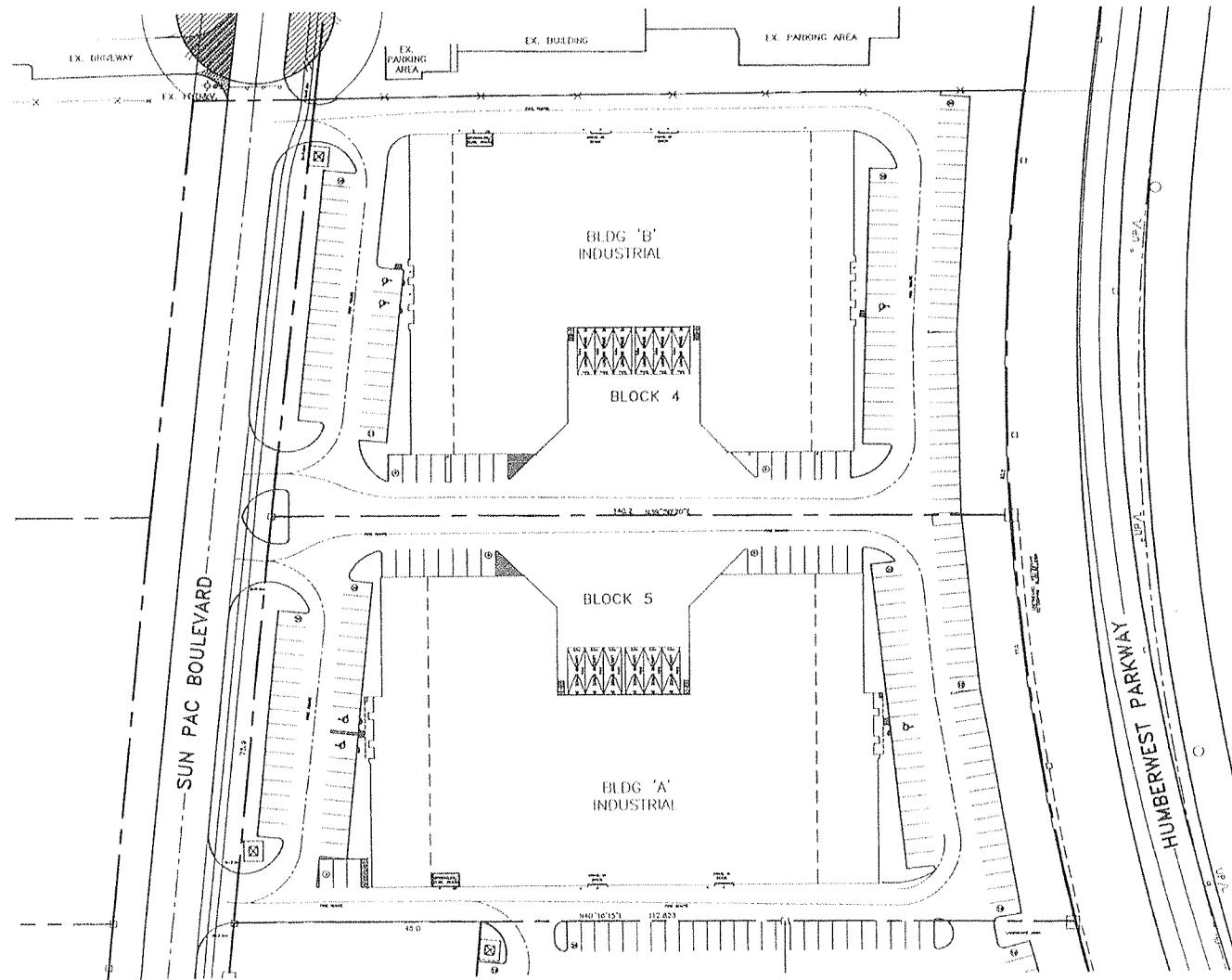
MEMBER

DATED THIS 22ND DAY OF FEBRUARY, 2005

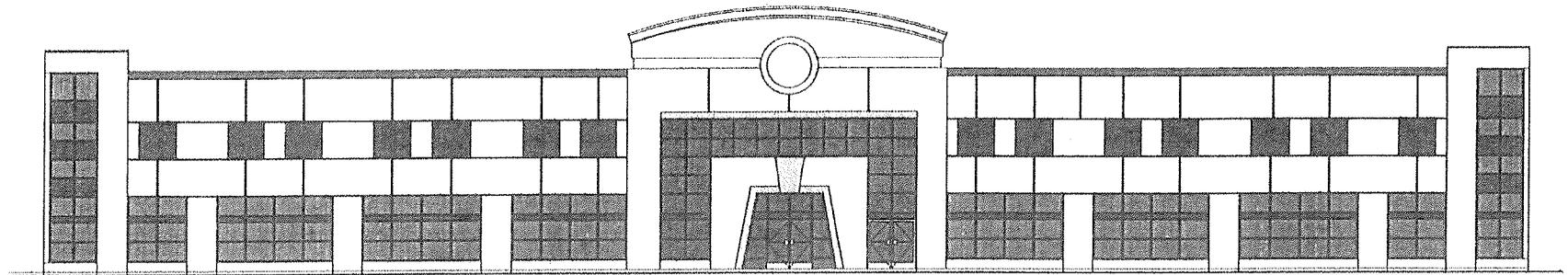
NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MARCH 14TH, 2005.

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



PROPOSED INDUSTRIAL BUILDING HUMBERWEST-7, BRAMPTON-BLOCKS 4&5



EAST ELEVATION



PROPOSED INDUSTRIAL BUILDING HUMBERWEST-7, BRAMPTON-BLOCK 4

FRONT ELEVATION

FEBRUARY, 2005 PROJECT NO. 4017



Notice of Decision

Committee of Adjustment

FILE NUMBER A160/07

HEARING DATE OCTOBER 9, 2007

APPLICATION MADE BY DI POCE MANAGEMENT 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 TO ALLOW THE FOLLOWING VARIANCES IN CONJUNCTION WITH A PROPOSAL TO INCREASE THE AMOUNT OF OFFICE SPACE IN THE BUILDING:

1. To allow a Floor Space Index of 0.52;
2. To provide 85 parking spaces;

(175 SUN PAC BOULEVARD – BLOCK 5, PLAN 43M-1625)

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)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

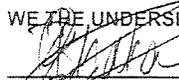
1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

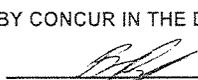
MOVED BY: K. BOKR

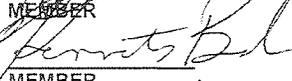
SECONDED BY: J. MASSEY-SINGH

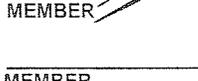
SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER


MEMBER


MEMBER

DATED THIS 9TH DAY OF OCTOBER, 2007

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 29TH, 2007.

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.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

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

APPLICATION NO. A160/07

DATED OCTOBER 9, 2007

Conditions:

1. That an additional fifteen (15) parking spaces are included on the site plan and the approved site plan and site plan agreement documents are revised accordingly.
2. That the parking variance is only for a printing establishment.

A handwritten signature in cursive script, reading "Eileen Collie". The signature is written in black ink and is positioned above the printed name and title.

Eileen Collie
Secretary-Treasurer
Committee of Adjustment



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A025/05

HEARING DATE FEBRUARY 22, 2005

APPLICATION MADE BY DI POCE MANAGEMENT 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 TO ALLOW THE FOLLOWING VARIANCES:

1. To permit office/warehouse use.
2. To allow a lot coverage of 50%.

(SUN PAC BOULEVARD – PART OF BLOCK 5, PLAN 43M-1625)

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 a forthcoming site plan application shall propose a high degree of architectural articulation and the use of upscale building materials. A site plan shall also be generally in accordance with the attached conceptual drawings; specifically the proposed building footprint and truck loading areas.
2. No outdoor storage shall be permitted.

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: J. PAPPAIN

SECONDED BY: D. BILLETT

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

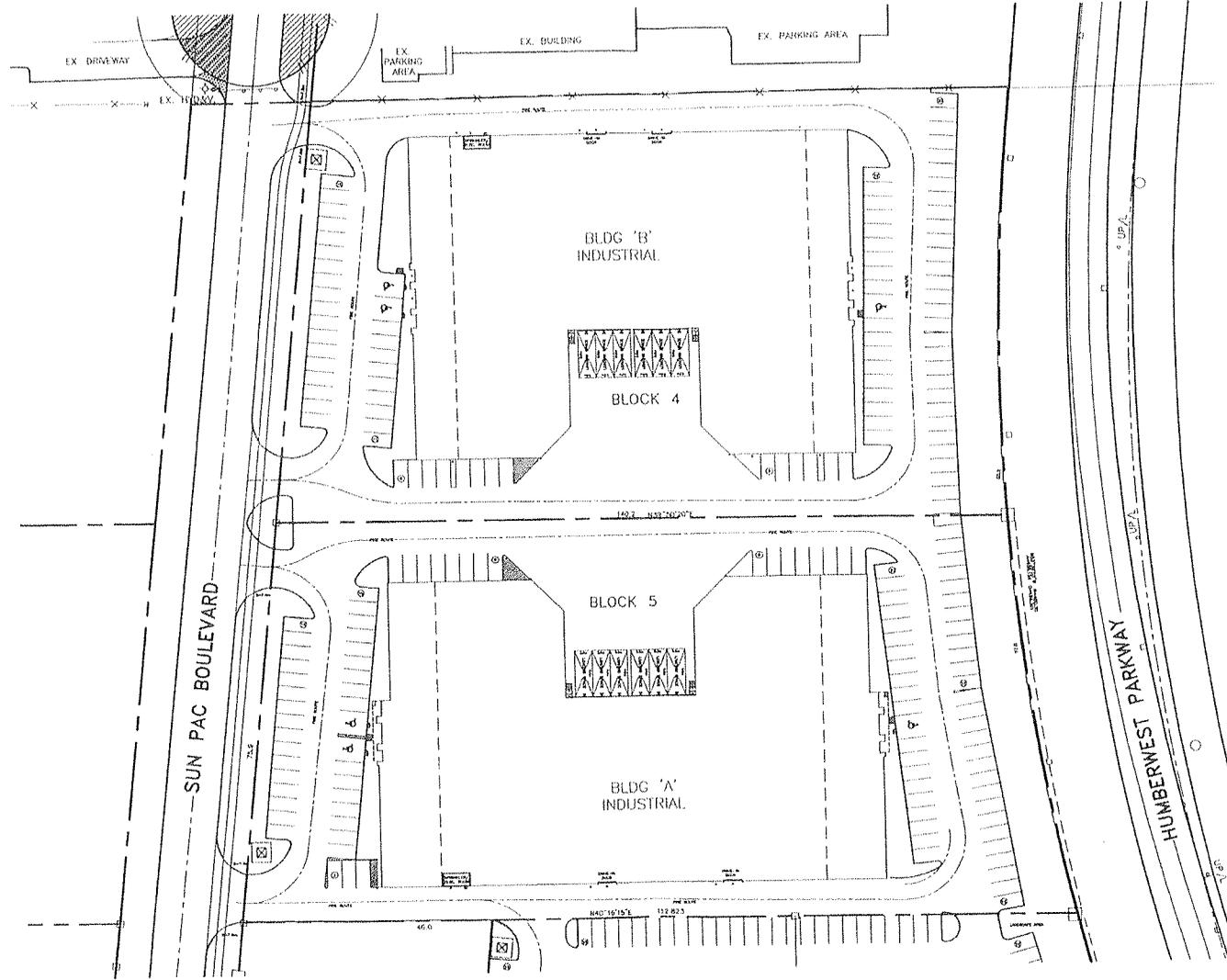
MEMBER

DATED THIS 22ND DAY OF FEBRUARY, 2005

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MARCH 14TH, 2005.

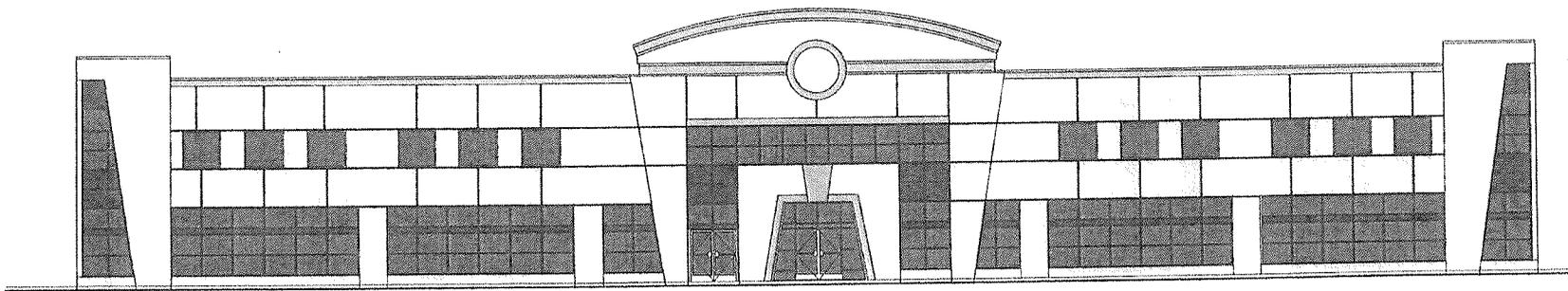
I, EILEEN COLLIE, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

[Signature]
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT



PROPOSED INDUSTRIAL BUILDING HUMBERWEST-7, BRAMPTON-BLOCKS 4&5

FEBRUARY, 2005 PROJECT No. 4000



PROPOSED INDUSTRIAL BUILDING NUMBERWEST-7, BRAMPTON-BLOCK 5

FRONT ELEVATION

FEBRUARY 2005 PROJECT# 4010



Brampton

Notice of Decision

Committee of Adjustment

FILE NUMBER A384/05

HEARING DATE OCTOBER 25, 2005

APPLICATION MADE BY DI POCE MANAGEMENT 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 TO ALLOW A FLOOR SPACE INDEX OF .50;

(EAST SIDE OF SUN PAC BOULEVARD – BLOCK 5, PLAN 43M-1625)

THE REQUEST IS HEREBY APPROVED
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED)

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: J. PAPPAIN SECONDED BY: P. NOÉ ROSS

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER

MEMBER

MEMBER

DATED THIS 25TH DAY OF OCTOBER, 2005

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE NOVEMBER 14TH, 2005.

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

Flower City



brampton.ca

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

APPLICATION NO. A174/07

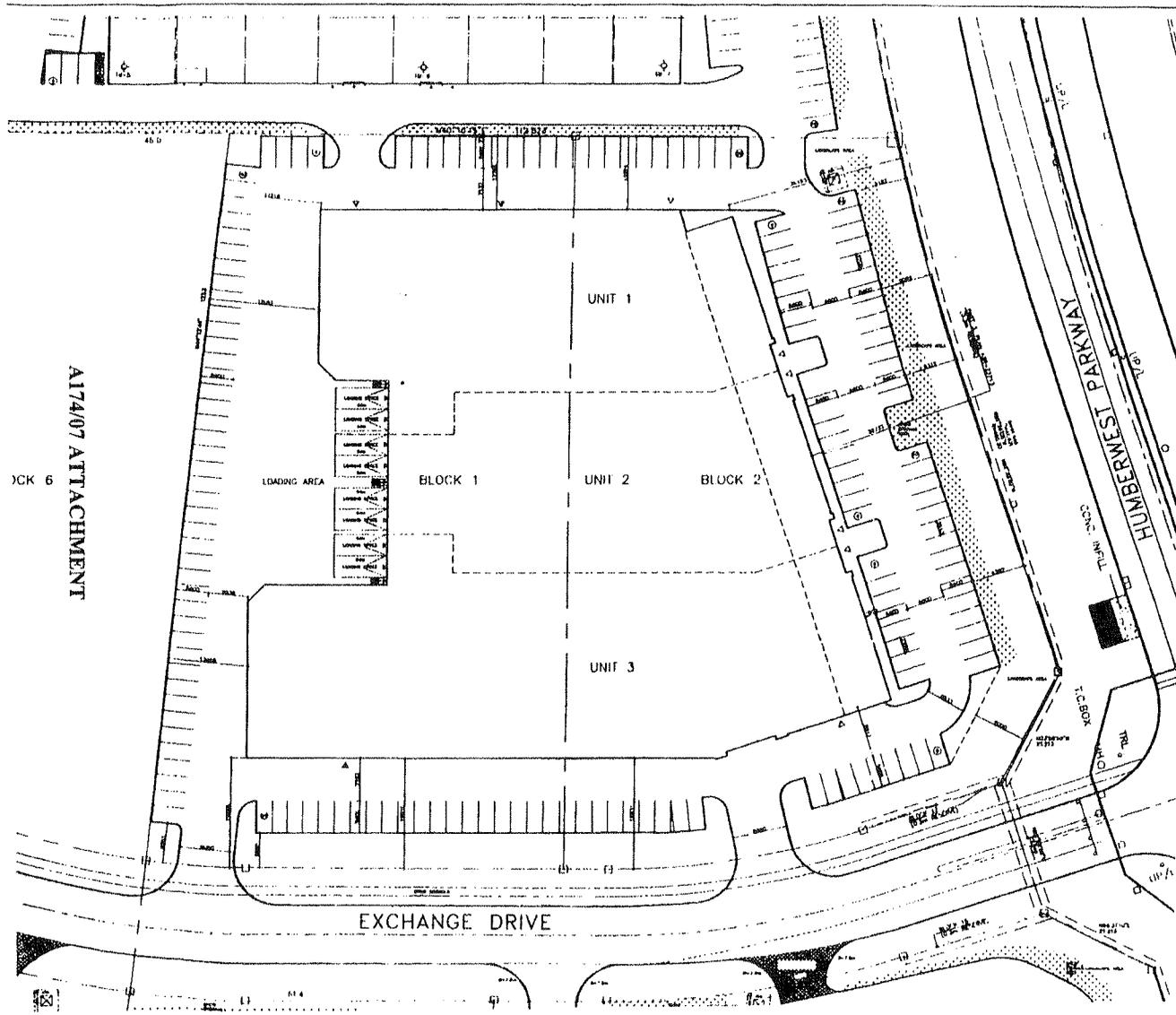
DATED **OCTOBER 9, 2007**

Conditions:

1. That a forthcoming site plan application shall propose a high degree of architectural articulation and the use of upscale building materials. A site plan shall also be generally in accordance with the attached conceptual drawings, specifically the proposed building footprint and truck loading areas.
2. No outside storage shall be permitted.
3. That the above conditions shall be satisfied within one (1) year from the final date of Committee's decision.
4. That application A175/07 be approved.

A handwritten signature in cursive script, appearing to read 'Eileen Collie'. The signature is written in dark ink and is positioned above the printed name.

Eileen Collie
Secretary-Treasurer
Committee of Adjustment



A174/07 ATTACHMENT
 DCK 6

NO.	DESCRIPTION	UNIT	AMOUNT	UNIT PRICE	TOTAL
1	Site Preparation	1	100	100.00	100.00
2	Excavation	1	200	200.00	200.00
3	Foundation	1	300	300.00	300.00
4	Structural Steel	1	400	400.00	400.00
5	Roofing	1	500	500.00	500.00
6	Interior Finishes	1	600	600.00	600.00
7	Exterior Finishes	1	700	700.00	700.00
8	MEP Installation	1	800	800.00	800.00
9	Site Work	1	900	900.00	900.00
10	Contingency	1	1000	1000.00	1000.00
TOTAL					6200.00

PROJECT DATA - BLOCK 1	
ZONING BY SECTION NAME	INDUST 4-300
LOT AREA	21,143.84 M ² 5,072 ACRES
PROPOSED LOT COVERAGE	40.00% 8,458.34 M ²
PROPOSED FLOOR SPACE INDEX	0.38
BUILDING AREA	8,000.00 M ²
GROUND FEA (MAXIMUM)	2,500.00 M ²
SECOND FEA	5,500.00 M ²
TOTAL	8,000.00 M ²
PARKING	PROPOSED 100
TOTAL PROP. PARKING (1.00 PER 100)	100
TOTAL	100
LOADING SPACES	DEVELOPED 2
LOADING SPACE (1.00 PER 100)	2
LETTANCES	DEVELOPED 0
WEST TAND (EAST/WEST)	0 M 0.00 M
EAST TAND	0 M 0.00 M
NORTH TAND	0 M 0.00 M

PROJECT DATA - BLOCK 2	
ZONING BY SECTION NAME	INDUST 4-300
LOT AREA	6,842.11 M ² 1,571 ACRES
PROPOSED LOT COVERAGE	40.00% 2,736.84 M ²
PROPOSED FLOOR SPACE INDEX	0.39
BUILDING AREA	2,700.00 M ²
GROUND FEA (MAXIMUM)	800.00 M ²
SECOND FEA	1,900.00 M ²
TOTAL	2,700.00 M ²
PARKING	PROPOSED 27
OFFICE (1.00 PER 100)	27
WAREHOUSE (1.00 PER 100)	27
TOTAL	54
LOADING SPACES	DEVELOPED 0
LOADING SPACE (1.00 PER 100)	0
LETTANCES	DEVELOPED 0
WEST TAND (EAST/WEST)	0 M 0.00 M
EAST TAND	0 M 0.00 M
NORTH TAND	0 M 0.00 M

LEGAL DESCRIPTION
 BLOCK-2, PLAN 4314-1825
 CITY OF BRANTFORD
 REGIONAL MUNICIPALITY OF PELL



MCO ARCHITECT
 201 Spenceville Way, Unit 10
 Cambridge, Ontario, Canada N1R 7C8
 Telephone: 505 781-1848
 Facsimile: 505 781-2841
 E-mail: mco@architect.com

- 1. SITE
- 2. EXISTING
- 3. PROPOSED
- 4. LOT
- 5. BLOCK
- 6. UNIT
- 7. PARKING
- 8. LOADING
- 9. DRIVE
- 10. WALL
- 11. WINDOW
- 12. DOOR
- 13. ROOF
- 14. FLOOR
- 15. CEILING
- 16. MECHANICAL
- 17. ELECTRICAL
- 18. PLUMBING
- 19. FIRE
- 20. SAFETY
- 21. SIGNAGE
- 22. LANDSCAPE
- 23. UTILITIES
- 24. BOUNDARY
- 25. ADJACENT
- 26. STREET
- 27. ALLEY
- 28. RAILROAD
- 29. CANAL
- 30. RIVER
- 31. LAKE
- 32. OCEAN
- 33. MOUNTAIN
- 34. HILL
- 35. VALLEY
- 36. PLAIN
- 37. DESERT
- 38. TROPIC
- 39. ARCTIC
- 40. ANTARCTIC

1. AS SHOWN ON PREVIOUS
 DRAWING
 2. DATE OF REVISION
 3. NAME OF REVISION
 4. DATE OF REVISION
 5. NAME OF REVISION
 6. DATE OF REVISION
 7. NAME OF REVISION
 8. DATE OF REVISION
 9. NAME OF REVISION
 10. DATE OF REVISION

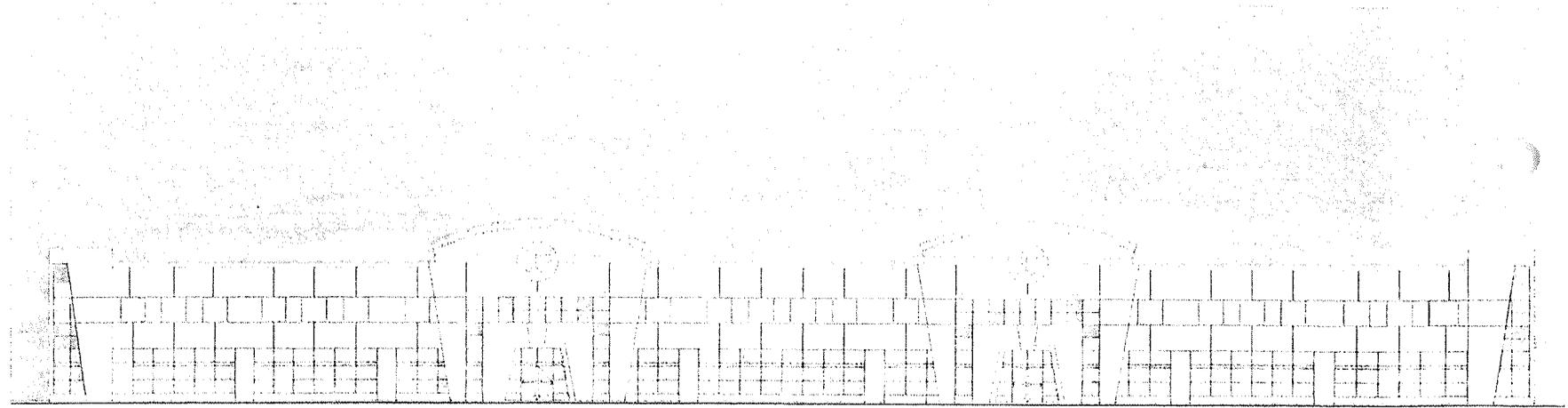
HUMBERWEST-7 DEVELOPMENT

PROPOSED INDUSTRIAL BUILDING
 BLOCKS 1 & 2
 HUMBERWEST 21 PARKWAY
 CITY OF BRANTFORD

SITE PLAN

7010 A1.1

A174/07 ATTACHMENT



PROPOSED
INDUSTRIAL BLDG. HUMBERWEST-7, -BLOCKS 1&2
BRAMPTON

ELEVATION

Notice of Decision

Committee of Adjustment

FILE NUMBER A175/07

HEARING DATE OCTOBER 9, 2007

APPLICATION MADE BY 1217246 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 TO ALLOW THE FOLLOWING VARIANCES:

1. To allow Office/Warehouse use;
2. To allow 45% lot coverage;
3. To allow a Floor Space Index of 0.52;
4. To allow 0.0m side yard setback to facilitate a building that will straddle the line between Blocks 1 and 2, Plan 43M-1624;
5. To provide 83 parking spaces;
6. To provide zero loading spaces;

(N/W CORNER OF HUMBER WEST PARKWAY & EXCHANGE DRIVE – BLOCK 2, PLAN 43M-1624)

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)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

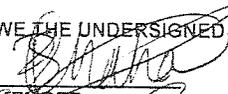
1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: P. S. CHAHAL

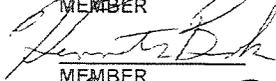
SECONDED BY: K. BOKOR

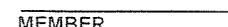
SIGNATURE OF CHAIR OF MEETING: 

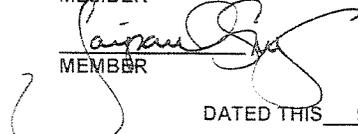
WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER


MEMBER


MEMBER


MEMBER


MEMBER

DATED THIS 9TH DAY OF OCTOBER, 2007

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE OCTOBER 29TH, 2007.

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.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

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

APPLICATION NO. A175/07

DATED OCTOBER 9, 2007

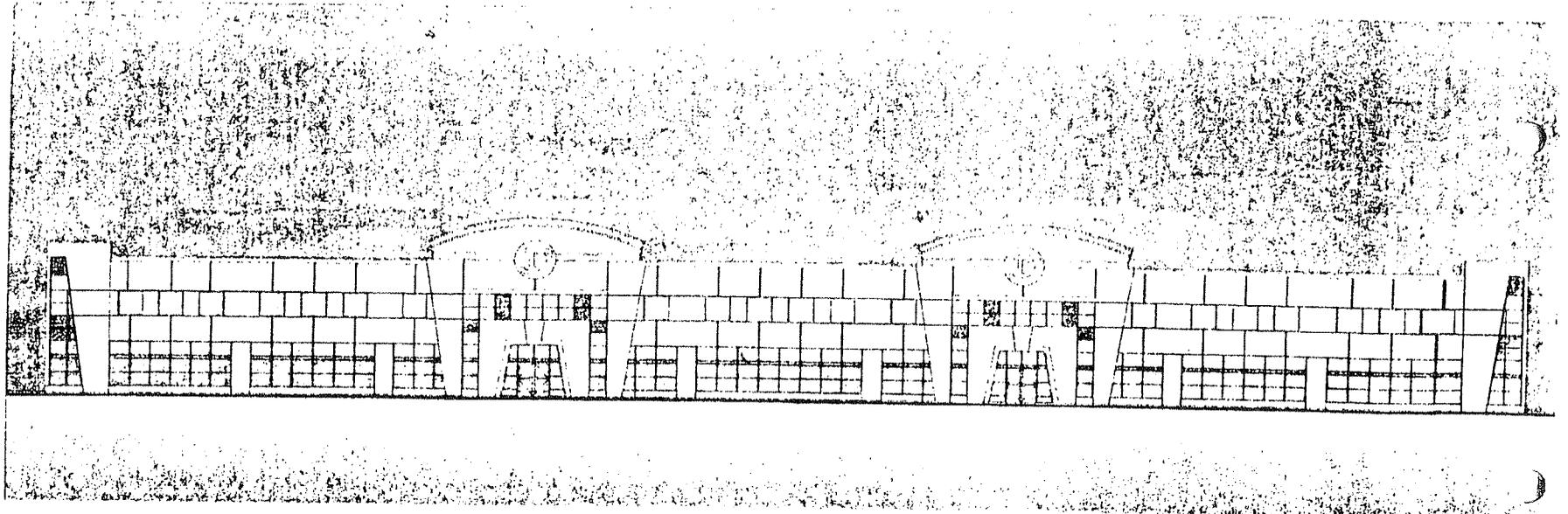
Conditions:

1. That a forthcoming site plan application shall propose a high degree of architectural articulation and the use of upscale building materials. A site plan shall also be generally in accordance with the attached conceptual drawings, specifically the proposed building footprint and truck loading areas.
2. No outside storage shall be permitted.
3. That the above conditions shall be satisfied within one (1) year from the final date of Committee's decision.
4. That application A174/07 be approved.

A handwritten signature in cursive script, appearing to read "Eileen Collie".

Eileen Collie
Secretary-Treasurer
Committee of Adjustment

A175/07 ATTACHMENT



PROPOSED
INDUSTRIAL BLDG. HUMBERWEST-7, -BLOCKS 1&2
BRAMPTON

ELEVATION

FILE NUMBER A-2022-0054

HEARING DATE APRIL 19, 2022

APPLICATION MADE BY DI POCE MANAGEMENT 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 VARIANCE(S):

1. To permit lot coverage of 50%;
2. To permit a Floor Space Index of 0.5.

(75 SUN PAC BOULEVARD, BLOCK 7, PLAN 43M-1625)

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. Power

SECONDED BY: D. Doerfler

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON APRIL 19, 2022

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

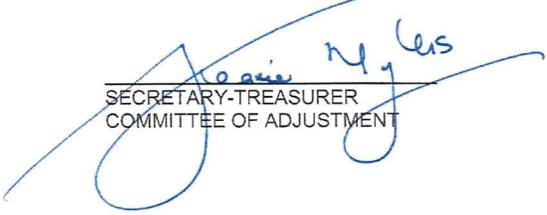
ROD POWER, MEMBER

DAVID COLP, MEMBER

DATED THIS 19TH DAY OF APRIL, 2022

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL WILL BE MAY 9, 2022

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

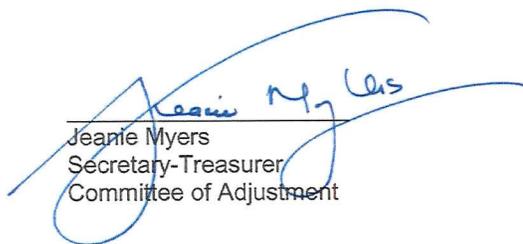
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A-2022-0054**

DATED: **April 19, 2022**

Conditions:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
2. That the owner finalize site plan approval under City File SPA 2021-0253, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. 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

Notice of Decision

Committee of Adjustment

FILE NUMBER A08-105

HEARING DATE JULY 15, 2008

APPLICATION MADE BY DI POCE MANAGEMENT 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 TO ALLOW THE FOLLOWING VARIANCES ASSOCIATED WITH A PROPOSED BUILDING THAT WILL STRADDLE THE PROPERTY LINE BETWEEN BLOCK 7, PLAN 43M-1625 AND BLOCK 3, PLAN 43M-1624;

1. To allow for two properties to be treated as a single parcel of land for the purpose of determining compliance with SC (Service Commercial) Section 1638;
2. To allow a transformer vault in the front yard (Sun Pac Blvd.) having a setback of 2.5m;

(S/E CORNER OF EXCHANGE DRIVE & SUN PAC BLVD. – BLOCK 7, PLAN 43M-1625)

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)

SEE SCHEDULE "A" ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

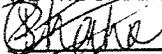
1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

MOVED BY: K. BOKOR

SECONDED BY: J. MASSEY-SINGH

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

<u></u> MEMBER	<u></u> MEMBER
<u></u> MEMBER	<u></u> MEMBER
<u></u> MEMBER	

DATED THIS 15TH DAY OF JULY, 2008

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE AUGUST 5TH, 2008.

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.


SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

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

APPLICATION NO. A08-105

DATED JULY 15, 2008

Conditions:

1. That landscape screening is provided around the hydro transformer, to the satisfaction of the Commissioner of Planning, Design and Development.
2. The owners shall register on title a restrictive covenant preventing the sale of one of the properties unless the Chief Building Official is satisfied that the services are in compliance with the Ontario Building Code and that appropriate arrangements are made for easements over the services to the satisfaction of the Chief Building Official.

A handwritten signature in black ink, appearing to read 'Eileen Collie'. The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

Eileen Collie
Secretary-Treasurer
Committee of Adjustment