

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

**Application Number:** A-2023-0331  
**Property Address:** Inspire and Dixie  
**Legal Description:** Plan 43M1907, Block 37, Ward 9  
**Agent:** Gagnon Walker Domes, Marc DeNardis  
**Owner(s):** Mayfield Industrial GP Inc., Mayfield Industrial LP  
**Other applications:** nil  
**under the *Planning Act***

**Meeting Date and Time:** Tuesday, November 14, 2023 at 9:00 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:****USES:**

That all lands zoned Service Commercial - Section 2259 (SC-2259) and Industrial One - Section 2262 (M1-2262) bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive, shall be considered one (1) lot for the purposes of this Section.

1. To permit the following commercial uses within a M1-2262 zone on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive:
  - a. A retail establishment
  - b. A take-out restaurant
  - c. A community club
  - d. A health and fitness centre
  - e. A commercial, technical or recreational school
2. To permit the following industrial and non-industrial uses within a SC-2259 zone on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive:
  - a. Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building
  - b. A warehouse
  - c. A research and development facility in conjunction with an office
  - d. A convenience store
  - e. A recreational facility or structure
  - f. An animal hospital
3. That Section 2262.2(2) regulating the maximum number of dining room restaurants for lands zoned M1-2262 not apply on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive.
4. That Section 2262.2(1) regulating a warehouse use for lands zoned M1-2262 not apply on the subject lands identified on the sketch attached to the Notice of Decision bounded by Dixie Road, Inspire Boulevard, Tasker Road, and Ace Drive.
5. To permit a maximum building setback of 24.0 metres, whereas the SC-2259 zone permits a maximum building setback of 6.0 metres from Dixie Road;
6. To permit a maximum building setback of 22.0 metres, whereas the SC-2259 zone permits a maximum building setback of 3.0 metres from Inspire Boulevard;
7. To permit a minimum building setback of 2.70 metres to a building, whereas the M1-2262 zone requires a minimum building setback of 3.0 metres along Ace Drive, whereas the M1-2262 zone requires a minimum building setback of 3.0 metre from Ace Drive;
8. To permit a minimum building setback of 1.0 metres to the mechanical/electrical room of a building from Ace Drive, whereas the M1-2262 zone requires a minimum building setback of 3.0m from Ace Drive (exterior side yard);





9. To permit a maximum hydro transformer setback of 9.75 metres, whereas the SC-2259 zone permits a maximum hydro transformer setback of 3.0 metres from Inspire Boulevard;
10. To permit a minimum landscape open space width of 4.20 metres, whereas the M1-2262 zone requires a minimum landscape open space width of 6.0 metres along Dixie Road;
11. To permit a minimum landscape open space width of 1.8 metres, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres
  1. along Tasker Road;
12. To permit a minimum landscape open space width of 2.70 metres to a building, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres along Ace Drive; and
13. To permit a minimum landscape open space width of 1.0 metres to the mechanical/electrical room of a building, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0 metres along Ace Drive.

#### **Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 **4:00 pm on Thursday, November 9, 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](mailto: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 **4:00 pm on Thursday, November 9, 2023**, by emailing [coa@brampton.ca](mailto: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](http://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](http://www.brampton.ca).

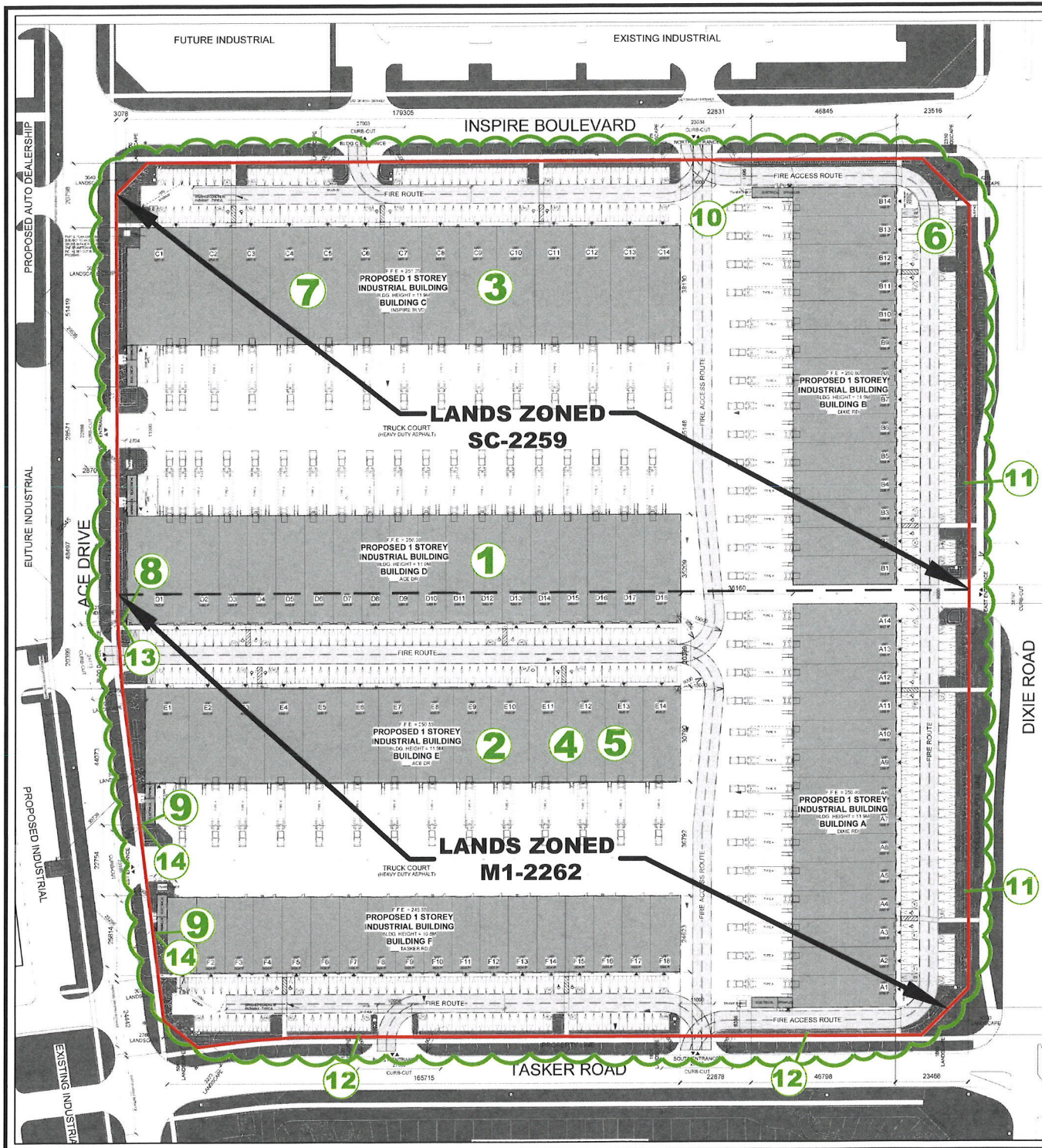
**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, 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](mailto: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 3<sup>rd</sup> day of November 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](mailto:coa@brampton.ca)





#### SITE STATISTICS

GROSS SITE AREA: 7.76 ha (19.19 ac)  
NET SITE AREA: 7.66 ha (18.93 ac)

#### GROSS FLOOR AREAS:

- BUILDING A: 4,372.07m<sup>2</sup> (47,563ft<sup>2</sup>)
- BUILDING B: 4,308.55m<sup>2</sup> (46,377ft<sup>2</sup>)
- BUILDING C: 6,807.14m<sup>2</sup> (73,272ft<sup>2</sup>)
- BUILDING D: 6,313.15m<sup>2</sup> (67,954ft<sup>2</sup>)
- BUILDING E: 5,333.42m<sup>2</sup> (57,409ft<sup>2</sup>)
- BUILDING F: 4,172.35m<sup>2</sup> (44,911ft<sup>2</sup>)

**TOTAL G.F.A.: 31,306.68m<sup>2</sup> (336,982ft<sup>2</sup>)**

#### PARKING CALCULATION:

GREATER THAN 10,000m<sup>2</sup>: 139 SPACES + 1 SPACE PER 170m<sup>2</sup> G.F.A. OR PORTION THEREOF THAT IS OVER 10,000m<sup>2</sup>

**TOTAL PARKING REQUIRED: 265 SPACES**

**TOTAL PARKING PROVIDED: 502 SPACES**

**BICYCLE PARKING: 12 SPACES**

#### BUILDING SETBACKS

- BUILDING A (Dixie Road): 23.49m
- BUILDING A (Tasker Road): 8.95m
- BUILDING B (Dixie Road): 23.51m
- BUILDING B (Inspire Boulevard): 9.08m
- BUILDING C (Inspire Boulevard): 20.79m
- BUILDING C (Ace Drive): 2.93m
- BUILDING D (Ace Drive): 2.70m
- BUILDING E (Ace Drive): 3.00m
- BUILDING E (Ace Drive - Electrical/Mechanical Room): 1.71m
- BUILDING F (Ace Drive): 3.09m
- BUILDING F (Ace Drive - Electrical/Mechanical Room): 1.28m
- BUILDING F (Tasker Road): 20.52m

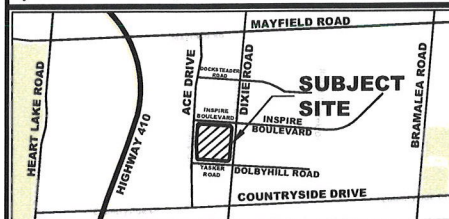
#### HYDRO TRANSFORMERS

- BUILDING A (Tasker Road): 9.35m
- BUILDING B (Inspire Boulevard): 9.66m
- BUILDING C (Ace Drive): 2.35m
- BUILDING D (Ace Drive): 2.69m
- BUILDING F (Ace Drive): 3.15m

#### LANDSCAPE OPEN SPACE WIDTHS (MINIMUMS)

- 4.20m (Dixie Road)
- 1.80m (Inspire Boulevard)
- 1.28-2.70m (Ace Drive)
- 1.80m (Tasker Road)

Base Drawing Information is based on Site Plan Drawing prepared by Giovanni A. Tassone, dated October 13, 2023



**KEYMAP** **SUBJECT SITE** **N.T.S.**

#### LEGEND

**PROPERTY BOUNDARY**

**MINOR VARIANCES**

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### MINOR VARIANCE PLAN PROPOSED SITE PLAN INDUSTRIAL DEVELOPMENT

'0' INSPIRE BOULEVARD, '0' TASKER ROAD

BLOCKS 12, 13, 14, 15, 37, 38

REGISTERED PLAN 43M-1907, and

PART of LOT 16, CONCESSION 3, E.H.S.

CITY OF BRAMPTON, REGION of PEEL

SITE PLAN #: SPA-2023-0110

P.N.: 23.3272

Date: October 16, 2023

Scale: N.T.S.

Revised:

Drawn By: D.S.

File No.: PN 3272\_CofA\_Plan



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