

FILE NUMBER:

A-2023-0331

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)

Mayfield Industrial GP Inc., Mayfield Industrial LP

Address

75 Scarsdale Road, Suite 201, Toronto, Ontario

Phone #

(416) 485-7860 x120

Fax #

N/A

Email

lmarlowe@berkshireaxis.com, jmarlowe@berkshireaxis.com

2.

Name of Agent

Marc De Nardis

Address

7685 Hurontario Street, Suite 501, Brampton, Ontario

Phone #

(905) 796-5790 x257

Fax #

N/A

Email

mdenardis@gwdplanners.com

3.

Nature and extent of relief applied for (variances requested):

1. Treat lands zoned SC-2259 and M1-2262 as one lot; 2. Permit commercial uses within a M1-2262 zone; 3. Permit industrial and non-industrial uses within a SC-2259 zone; 4. Section 2262.2(2) not apply; 5. Section 2262.2(1) not apply; 6. Permit a setback of 24.0m from Dixie Rd; 7. Permit a setback of 22.0m from Inspire Blvd; 8. Permit a setback of 2.7m from Ace Dr; 9. Permit a setback of 1.0m from Ace Dr; 10. Permit a hydro transformer setback of 9.75m from Inspire Blvd; 11. Permit an open space width of 4.2 along Dixie Rd; 12. Permit an open space width of 1.8 along Tasker Rd; 13. Permit an open space width of 2.7m along Ace Drive; 14. Permit an open space width of 1.0m along Ace Drive

4.

Why is it not possible to comply with the provisions of the by-law?

1. Lands to be developed as one; 2. SC uses not permitted; 3. M1 uses not permitted; 4. 2262.2(2) regulates restaurants; 5. 2262.2(1) regulates warehouses; 6. 2259.2(2)a)i. max. blg. setback 6.0m; 7. 2259.2(2)a)iii. max. blg. setback 3.0m; 8. 2262.2(5) min. ext. yard 3.0m; 9. 2262.2(5) min. ext. yard 3.0m; 10. 2259.2(2)a)iii. max. blg. setback 3.0m; 11. 2262.2(6) min. open space 6.0m; 12., 13, and 14. 2262.2(6) min. open space 3.0m

5.

Legal Description of the subject land:

Lot Number

Part of Lots 16, 17

Plan Number/Concession Number

Blocks 12, 13, 14, 15, 37, 38 of Plan 43M-1907, Concession 3 E.H.S.

Municipal Address

NA - Vacant

6.

Dimension of subject land (in metric units)

Frontage

~280

Depth

~280

Area

7.77

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 - No existing structures

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

Building A – 4,372.07m<sup>2</sup>, Building B – 4,308.55m<sup>2</sup>, Building C – 6,807.14m<sup>2</sup>  
Building D – 6,313.15m<sup>2</sup>, Building E – 5,333.42m<sup>2</sup>, Building F – 4,172.32m<sup>2</sup>  
Total Gross Floor Area – 31,306.68m<sup>2</sup>  
Number of Units – 92  
Lot Coverage – 41.20%

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

**PROPOSED**

Front yard setback	Building A (Dixie Road) - 23.49m
Rear yard setback	Building F Electrical/Mechanical Room (Ace Drive) - 1.28m
Side yard setback	Building B (Inspire Boulevard) - 9.08m
Side yard setback	Building A (Tasker Road) - 8.95M

10. Date of Acquisition of subject land: July 4, 2023
11. Existing uses of subject property: Vacant - No existing uses
12. Proposed uses of subject property: Prestige Industrial, Service Commercial
13. Existing uses of abutting properties: Service & motor vehicle commercial, industrial warehouse, SWM pond; residential & live work commercial
14. Date of construction of all buildings & structures on subject land: Tentative building construction - Spring 2024
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 | <input checked="" type="checkbox"/> | Other (specify) |  |
| Well      | <input type="checkbox"/>            |                 |  |
- (b) What sewage disposal is/will be provided?
- |           |                                     |                 |  |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) |  |
| Septic    | <input type="checkbox"/>            |                 |  |
- (c) What storm drainage system is existing/proposed?
- |         |                                     |                 |  |
|---------|-------------------------------------|-----------------|--|
| Sewers  | <input checked="" type="checkbox"/> | Other (specify) |  |
| Ditches | <input type="checkbox"/>            |                 |  |
| Swales  | <input type="checkbox"/>            |                 |  |

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

Yes ☒ No ☐

If answer is yes, provide details: File # 21T-09010B Status Registered - 2012

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 of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton

THIS 17 DAY OF October, 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, Marc De Nardis, OF THE City OF Vaughan

IN THE Region OF York 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 17 DAY OF  
October, 2023.

  
A Commissioner etc.

Gagandeep Jaswal  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton  
Expires September 20, 2026



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

SC-2259 and M1-2262

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

OCTOBER 17.23

Date

DATE RECEIVED

Oct. 17, 2023

Date Application Deemed  
Complete by the Municipality

Revised 2022/02/17

**APPOINTMENT AND AUTHORIZATION OF AGENT**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: Southwest Corner of Inspire Boulevard and Dixie Road, Blocks 12, 13, 14, 15, 37, 38 of 43M-1907


I/We, Mayfield Industrial GP Inc., Mayfield Industrial LP  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Gagnon Walker Domes Ltd.  
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 12 day of October, 2023.

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

Leslie Marlowe  
(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.**

**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**



**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: Southwest Corner of Inspire Boulevard and Dixie Road, Blocks 12, 13, 14, 15, 37, 38 of 43M-1907

I/We, Mayfield Industrial GP Inc., Mayfield Industrial LP  
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 12 day of October, 20<sup>23</sup>.



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

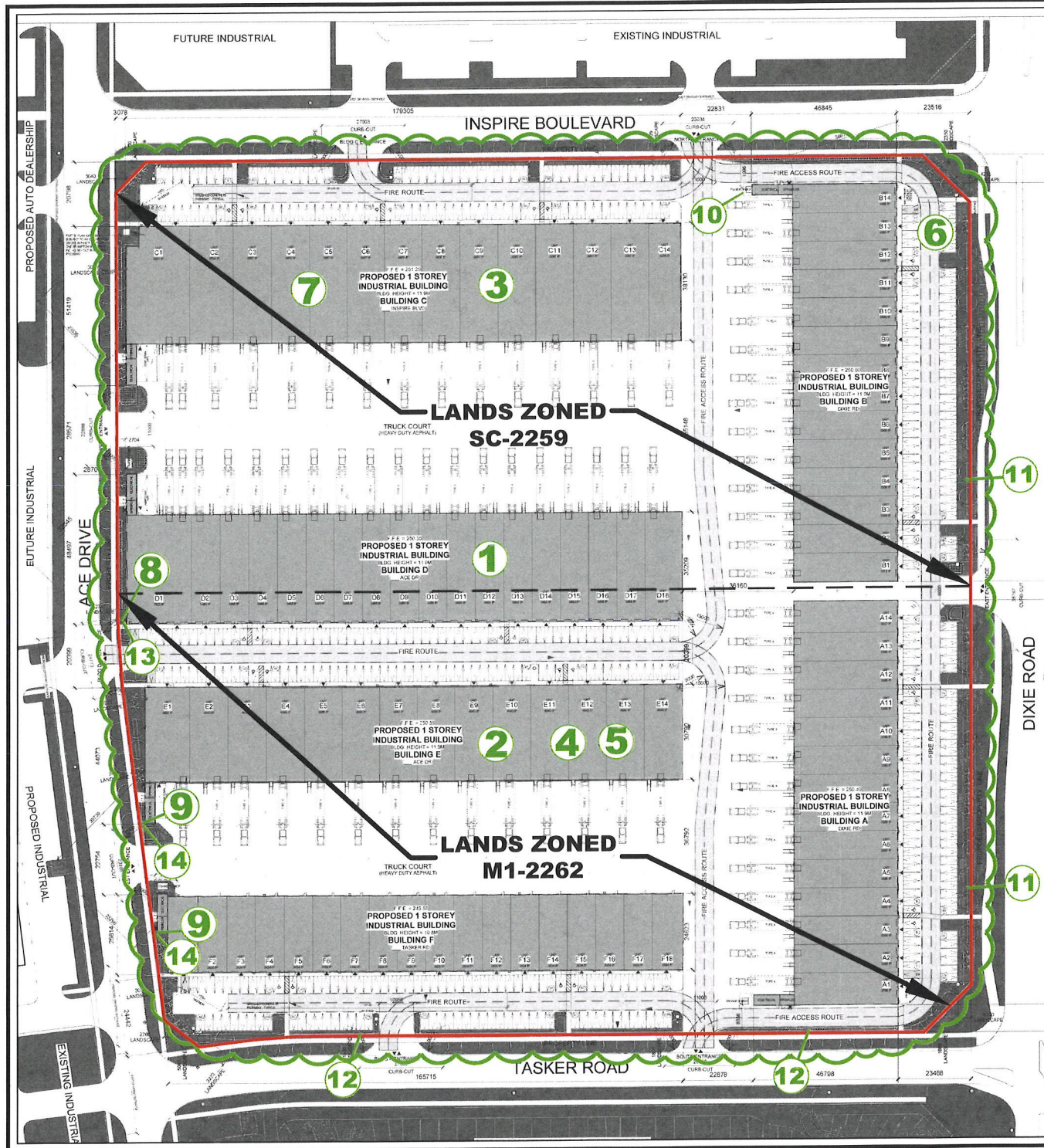
Leslie Marlowe

\_\_\_\_\_  
(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**





#### 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

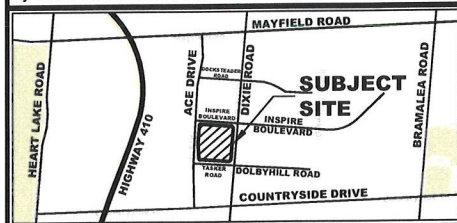
#### HYDRO TRANSFORMERS

- 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**

 **1-14 MINOR VARIANCES**

#### MINOR VARIANCES

1. 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
2. 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
3. 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
4. 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
5. 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
6. To permit a maximum building setback of 24.0m, whereas the SC-2259 zone permits a maximum building setback of 6.0m from Dixie Road
7. To permit a maximum building setback of 22.0m, whereas the SC-2259 zone permits a maximum building setback of 3.0m from Inspire Boulevard
8. To permit a minimum building setback of 2.70m to a building, whereas the M1-2262 zone requires a minimum building setback of 3.0m along Ace Drive
9. To permit a minimum building setback of 1.0m 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)
10. To permit a maximum hydro transformer setback of 9.75m, whereas the SC-2259 zone permits a maximum hydro transformer setback of 3.0m from Inspire Boulevard
11. To permit a minimum landscape open space width of 4.20m, whereas the M1-2262 zone requires a minimum landscape open space width of 6.0m along Dixie Road
12. To permit a minimum landscape open space width of 1.8m, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0m along Tasker Road
13. To permit a minimum landscape open space width of 2.70m to a building, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0m along Ace Drive
14. To permit a minimum landscape open space width of 1.0m to the mechanical/electrical room of a building, whereas the M1-2262 zone requires a minimum landscape open space width of 3.0m along Ace Drive

### 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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L6V 0B4  
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f: 1 (855) 771-7266  
w: www.gwdplanners.com



# Zoning Non-compliance Checklist

File No.  
A - 2023-0331

Applicant: Mayfield Industrial GP Inc., Mayfield Industrial LP  
Address: Ace Drive/Dixie Road/Inspire Boulevard/Tasker Road  
Zoning: SC-2259 and M1-2262  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	<p>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</p> <p>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:</p> <ul style="list-style-type: none"><li>a. A retail establishment</li><li>b. A take-out restaurant</li><li>c. A community club</li><li>d. A health and fitness centre</li><li>e. A commercial, technical or recreational school</li></ul> <p>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:</p> <ul style="list-style-type: none"><li>a. Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building</li><li>b. A warehouse</li><li>c. A research and development facility in conjunction with an office</li><li>d. A convenience store</li><li>e. A recreational facility or structure</li><li>f. An animal hospital</li></ul> <p>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</p> <p>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</p>		
BUILDING SETBACKS FRONT / SIDE / REAR	<p>To permit a maximum building setback of 24.0m,</p> <p>To permit a maximum building setback of 22.0m,</p> <p>To permit a minimum building setback of 2.70m to a building,</p> <p>To permit a minimum building setback of 1.0m to the mechanical/electrical room of a building from Ace Drive,</p>	<p>whereas the SC-2259 zone permits a maximum building setback of 6.0m from Dixie Road</p> <p>whereas the SC-2259 zone permits a maximum building setback of 3.0m from Inspire Boulevard</p> <p>whereas the M1-2262 zone requires a minimum building setback of 3.0m along Ace Drive</p> <p>whereas the M1-2262 zone requires a minimum building setback of 3.0m from Ace Drive (exterior side yard)</p>	
HYDRO TRANSFORMER	<p>To permit a maximum hydro transformer setback of 9.75m,</p>	<p>whereas the SC-2259 zone permits a maximum hydro transformer setback of 3.0m from Inspire Boulevard</p>	
LANDSCAPED OPEN SPACE	<p>To permit a minimum landscape open space width of 4.20m,</p> <p>To permit a minimum landscape open space width of 1.8m</p> <p>To permit a minimum landscape open space width of 2.70m to a building</p> <p>To permit a minimum landscape open space width of 1.0m to the mechanical/electrical room of a building,</p>	<p>whereas the M1-2262 zone requires a minimum landscape open space width of 6.0m along Dixie Road</p> <p>whereas the M1-2262 zone requires a minimum landscape open space width of 3.0m along Tasker Road</p> <p>whereas the M1-2262 zone requires a minimum landscape open space width of 3.0m along Ace Drive</p> <p>whereas the M1-2262 zone requires a minimum landscape open space width of 3.0m along Ace Drive</p>	



Reviewed by Zoning

October 17/23  
Date