

Flower City



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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0364

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)** TACC Holborn (Block 140) Inc.
Address 161 Trade Valley Dr - Vaughan ON, L4H 3N6

Phone # 905-738-8640 **Fax #** 905-738-0105
Email jstevenson@hbng.ca
2. **Name of Agent** Same as above
Address _____

Phone # _____ **Fax #** _____
Email _____
3. **Nature and extent of relief applied for (variances requested):**
Seeking relief from the zoning by-law to permit a temporary sales office within a commercial zone
4. **Why is it not possible to comply with the provisions of the by-law?**
Temporary sales office not permitted within the commercial zone
5. **Legal Description of the subject land:**
Lot Number Block 140
Plan Number/Concession Number 43M-2092
Municipal Address _____
6. **Dimension of subject land (in metric units)**
Frontage ~ 117 metres (Queen St E)
Depth ~ 164.87
Area ~ 30,537 square metres
7. **Access to the subject land is by:**
Provincial Highway ☐ **Seasonal Road** ☐
Municipal Road Maintained All Year ☒ **Other Public Road** ☒
Private Right-of-Way ☐ **Water** ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

n/a

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Proposed single-storey sales office structure with corresponding parking area.

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 REFER TO PLANS

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: 2020

11. Existing uses of subject property: Vacant

12. Proposed uses of subject property: Temporary Sales Centre

13. Existing uses of abutting properties: Residential & Open Space

14. Date of construction of all buildings & structures on subject land: n/a

15. Length of time the existing uses of the subject property have been continued: 3 years

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

Municipal ☐

Well ☐

Other (specify) n/a

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

Municipal ☐

Septic ☐

Other (specify) modular washrooms proposed

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

Sewers ☐

Ditches ☐

Swales ☐

Other (specify) n/a

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 of Applicant(s) or Authorized Agent

DATED AT THE City OF Vaughan
THIS 16th DAY OF November, 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, James Stevenson, 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 Vaughan

IN THE Region OF

York THIS 16th DAY OF
November, 2023.


A Commissioner etc.


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 Nov 16, 2023

Date Application Deemed
Complete by the Municipality

VL

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

LOCATION OF THE SUBJECT LAND: North-east corner of Queen St E & The Gore Rd

I/We, TACC Holborn (Block 140) Inc.

please print/type the full name of the owner(s)

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

James Stevenson

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 16 day of November, 2023.


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

SILVIO DE GASPERIS

(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

LOCATION OF THE SUBJECT LAND: North-east corner of Queen St E & The Gore Rd

I/We, TACC Holborn (Block 140) Inc.

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 16 day of November, 2023.



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

SILVIO DE GASPERI

(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

Zoning Non-compliance Checklist

File No.
A-2023-0364

Applicant: TACC HOLBORN INC.
Address: BLOCK 140
Zoning: MZO 171-20
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a temporary sales office in a commercial zone	whereas the by-law does not permit the use.	MZO 171-20.3(3)
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE	To permit a sales office having a gross floor area of 253.9 sq. m	whereas, the by-law permits a minimum gross floor area of 23,200 sq.m for a commercial use	MZO 171-20.3(4).2
BUILDING HEIGHT	To permit a sales office having a building height of 1-storey	whereas the by-law permits a minimum building height of 3-storeys.	MZO 171-20.3(4).5
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Garnet Garry

Reviewed by Zoning

2023-11-16

Date

November 9th, 2023

City of Brampton
8850 McLaughlin Road, Unit 1
Brampton, Ontario
L6Y 5T1

To Whom It May Concern:

Dear Sir(s) and/or Madam(s):

Re: TACC Holborn (Block 140) Inc. Queen/Gore Sales Office Site Plan Application (the "Site Plan Application")

We are the solicitors for TACC Holborn (Block 140) Inc. On behalf of our client, we wish to confirm the following in connection with the Site Plan Application:

Legal Description

As of the date hereof, the legal description and property identification number for the property subject to the Site Plan Application (the "**Property**") is as follows:

Legal Description: BLOCK 140, PLAN 43M2092; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 AND 2, PLAN 43R39672 AS IN PR3741896; SUBJECT TO AN EASEMENT OVER PART 2 PLAN 43R39672 IN FAVOUR OF BLOCK 139 PLAN 43M2092 AS IN PR3768479; CITY OF BRAMPTON

PIN Number: 14021-2040 (LT)

Current Registered and Beneficial Owner(s)

The registered owner of the Property is TACC Holborn (Block 140) Inc. (the "**Registered Owner**"). The Registered Owner's nature of interest in the Property is indicated on the parcel register as being "Fee Simple." The Registered Owner holds title to the Property in trust as bare trustee and nominee for and on behalf of Ballyland (Gore Road) Developments Inc., as to an undivided fifty percent (50.00%) beneficial interest, and The Holborn Gore Road Limited Partnership, as to an undivided fifty percent (50.00%) beneficial interest (collectively, the "**Beneficial Owners**").

We trust that this is the information you require, however, if anything further is required please contact the undersigned.

Yours very truly,
BRATTYS LLP


Christopher Doucette
CD/na



Holborn Group
161 Trade Valley Dr
Vaughan, ON L4H 3N6
Contact Name: James Stevenson
Phone Number: 905-738-6671
Email: jstevenson@hbng.ca

PROPOSED SALES CENTRE

THE GORE RD & QUEEN STREET E
BRAMPTON, ON

16.201P01

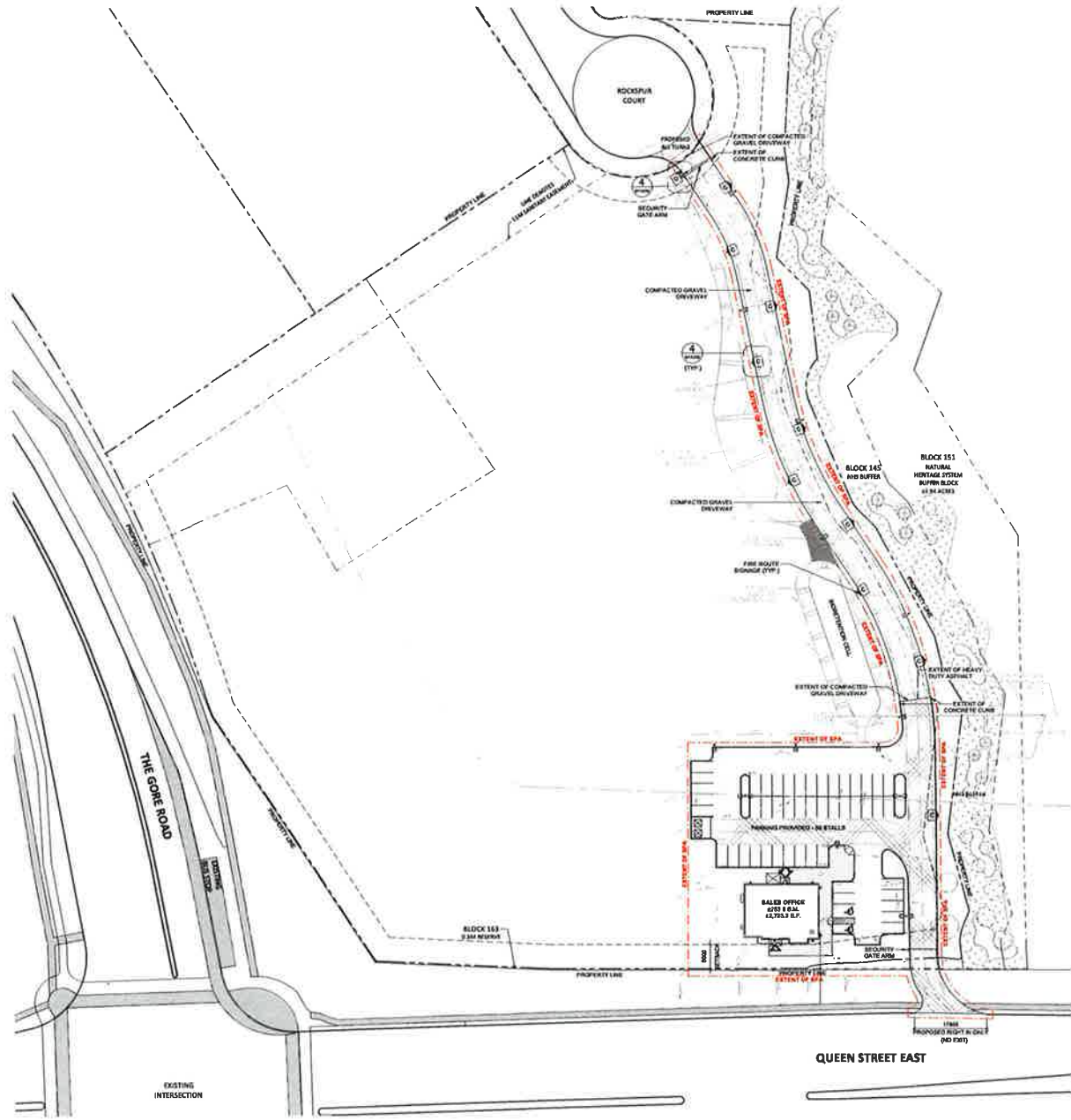


**TURNER
FLEISCHER**
87 Laswell Rd
Toronto, ON, M8B 5T6
Contact Name: Tayyab Fakhri
Phone Number: 416-435-2223 ext. 210
Email: tayyab.fakhri@turnerfleischer.com

**ISSUED FOR SPA
OCTOBER 24, 2023**

**PRIMARY ENGINEERING
(ELECTRICAL)**
77 City Centre Drive, Suite 501
Mississauga, Ontario
Contact Name: Robert Rigetti
Phone Number: 416-315-2447
Email: rrigetti@primaryeng.com

**SCHAEFFERS
(CIVIL)**
5 Rosene Dr
Concord, Ontario
Contact Name: Hagop Sarkislar
Phone Number: 905-738-6100 ext 246
Email: hsarkislar@schaeffers.com



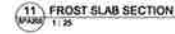
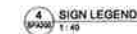
OVERALL SITE PLAN
1:500

- LEGEND
- PROPERTY BOUNDARY
 - EXTENT OF SPA
 - PROPOSED ENTRANCE ARROW
 - PROPOSED EXIT ARROW
 - PROPOSED SIGN
 - POLE MOUNTED LUMINAIRE - TYPE 1
 - POLE MOUNTED LUMINAIRE - TYPE 2
 - WALL MOUNTED LUMINAIRE
 - EXISTING LANDSCAPE
 - PROPOSED PAVEMENT
 - HEAVY DUTY ASPHALT
 - ASPHALT
 - FROST BLANK
 - COMPACTED GRAVEL

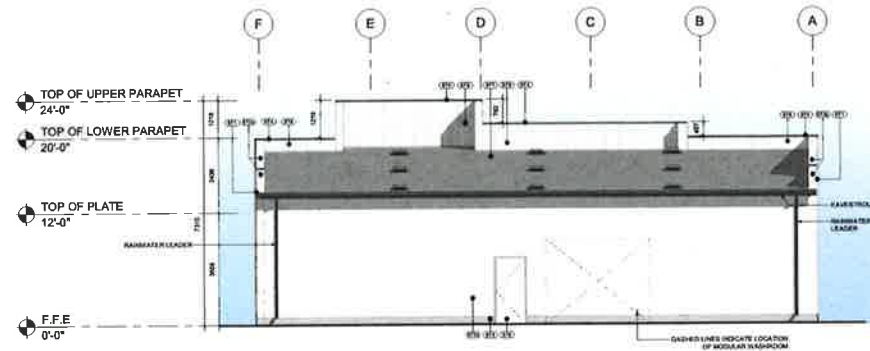
1	PROPOSED SPA	2/2
2	PROPOSED SPA	2/2
3	PROPOSED SPA	2/2
4	PROPOSED SPA	2/2
5	PROPOSED SPA	2/2
6	PROPOSED SPA	2/2
7	PROPOSED SPA	2/2
8	PROPOSED SPA	2/2
9	PROPOSED SPA	2/2
10	PROPOSED SPA	2/2



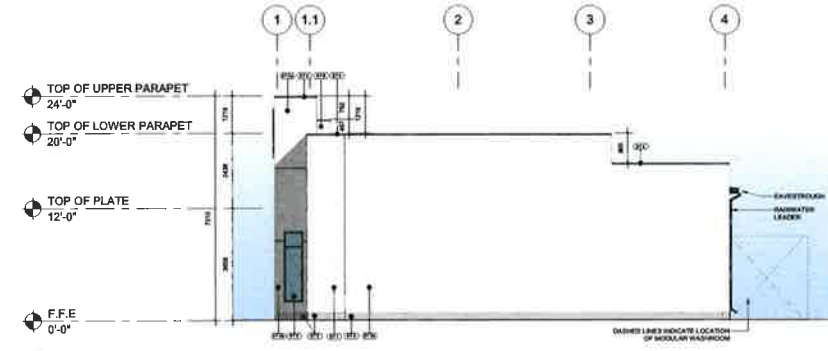
1 PAVEMENT MARKING
SP005 1/23



This drawing is for informational purposes only and is not to be used for construction. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary permits are obtained. The client is responsible for obtaining all necessary permits and for ensuring that the design is suitable for the intended use. The client is responsible for obtaining all necessary permits and for ensuring that the design is suitable for the intended use.



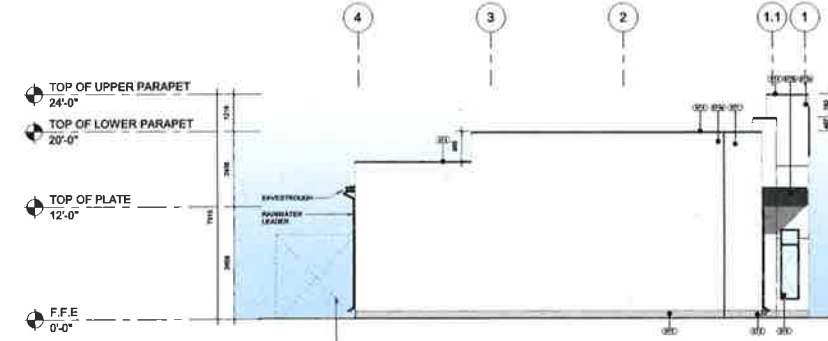
1 SPA NORTH ELEVATION
SCALE: 1:75



3 SPA EAST ELEVATION
SCALE: 1:75



2 SPA SOUTH ELEVATION
SCALE: 1:75



4 SPA WEST ELEVATION
SCALE: 1:75

EXTERIOR FINISH SCHEDULE	
FF1	CONCRETE BLOCKWORK BRICK MANUFACTURER: BRAMPTON BRICK PROFILE: CONTEMPORARY COLOUR: POLAR WHITE
FF2a	SPA OVERSIZED SILLEROCK FISH STONES COLOUR: WHITE TEXTURE: STONE VARIATIONAL FINISH TEXTURES - MEDIUM MORTAR COLOUR: WHITE
FF2b	SPA OVERSIZED SILLEROCK FISH STONES COLOUR: BLACK TEXTURE: STONE VARIATIONAL FINISH TEXTURES - MEDIUM MORTAR COLOUR: BLACK
FF3	ALL CONCRETE ELEMENTS TO BE FINISHED WITH CLEAN AND FREE OF ANY FORMWORK MARKINGS. REFERS TO STRUCTURAL DRAWINGS.
FF4	PARAPET CAP FLASHINGS MATERIAL: 1/4\"
FF5	ISLAND DOORS & WINDOWS BLACK ANODIZED ALUMINUM MULLIONS CLEAR ANGLERS WITH GLASS LOW E GLAZING (TEMPERED GLASS TO BE USED AT DOORS AND SIGHTS TO BE GLAZED)
FF6	TOURNOISE BY CHENY
FF7	1/4\"
FF8	MOULDING AND SILLEROCK COLOUR: WHITE
FF9	ALL DOORS AND FRAMES PREPARED HOLLOW METAL DOORS AND FRAMES TO MATCH

1	REVISION	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION		10/10/2023
2	ISSUED FOR REVIEW		10/10/2023
3	ISSUED FOR REVIEW		10/10/2023