



APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **2581558 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Block C, Plan 518 municipally known as **72 ORENDA ROAD**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit a Motor Vehicle Sales Establishment in conjunction with the existing Motor Vehicle Repair Shop whereas the By-law does not permit the proposed use;
2. To permit an existing accessory structure having a gross floor area of 246 sq. m (2647.92 sq. ft.) whereas the by-law permits a maximum gross floor area of 100 sq. m (1076.39 sq. ft.) for an accessory structure used for purposes other than an office;
3. To permit an interior side yard setback of 2.9m (9.51 ft.) to an existing accessory structure whereas the by-law requires a minimum interior side yard setback of 3.0m (9.84 ft.) for an accessory structure to any lot line.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____
Application for Consent: _____ NO _____

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, December 1, 2020 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. 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.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

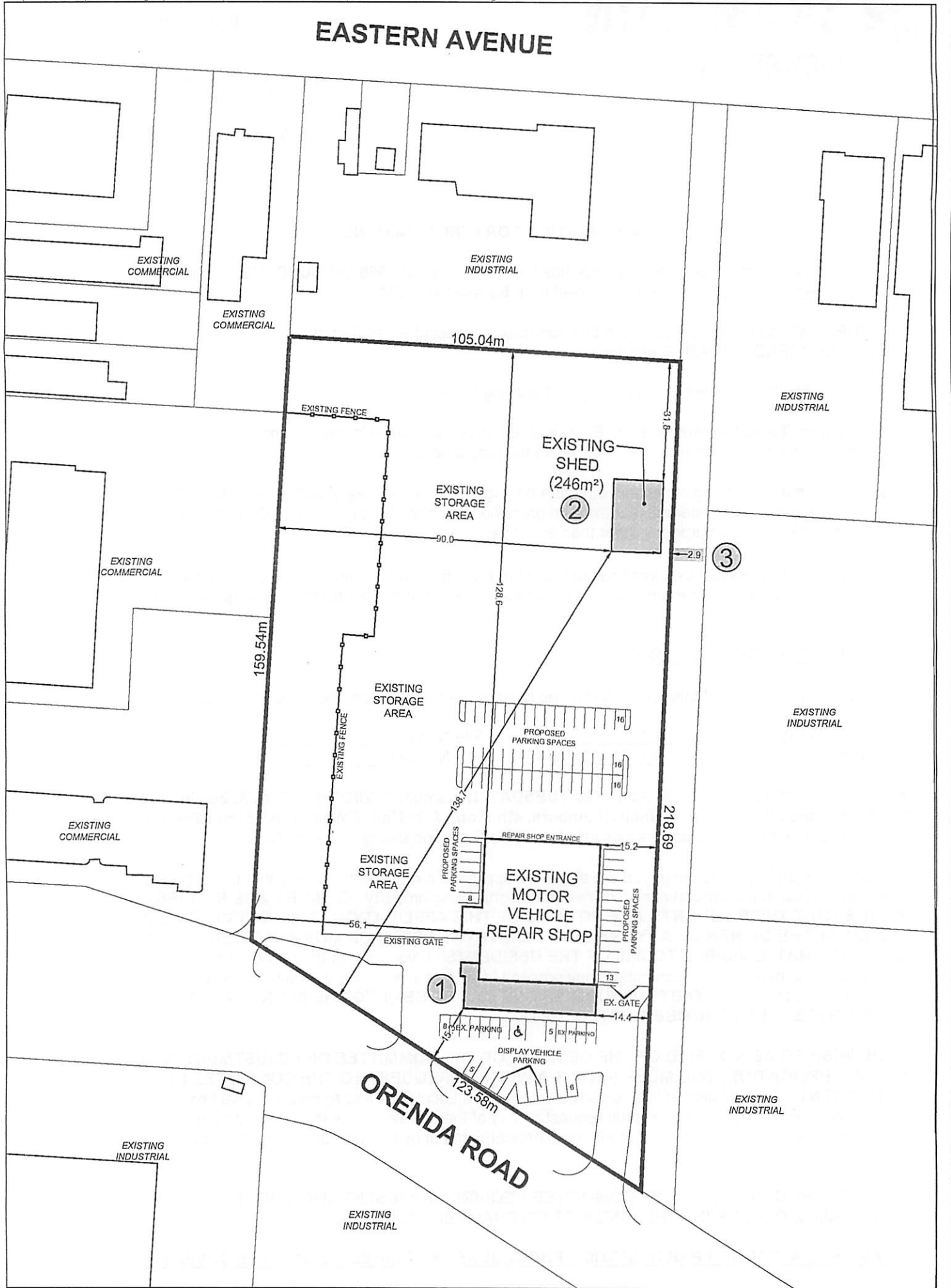
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 20th day of November, 2020.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

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



MINOR VARIANCE SKETCH 2581558 Ontario Inc.

72 ORENDA ROAD
PART BLOCK C
PL 518
CITY OF BRAMPTON
REGION OF PEEL

— Subject Lands: ±2.01ha (4.97ac)

Required Variances:

1. Relief from the City of Brampton Zoning By-law to permit a Motor Vehicle Sales Establishment in conjunction with the current Motor Vehicle Repair Shop use whereas the Motor Vehicle Sales Establishment use is currently not a permitted use; and

2. Relief from the City of Brampton Zoning By-Law 270-2004 to permit a maximum gross floor area for an accessory building of 246m² whereas the Zoning By-law permits a maximum gross floor area for an accessory building of 100 m²; and

3. Relief from the City of Brampton Zoning By-Law 270-2004 to permit an interior side yard setback to an accessory building of 2.9 metres whereas the Zoning By-Law requires a minimum 3.0 metre setback from an accessory building to any lot line.



Scale 1:1250
November 18, 2020 **GSAI**
Glen Schnarr & Associates Inc.

Under the authority of the Emergency *Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committee are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, November 26, 2020.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, November 27, 2020.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **4:30 pm, Friday, November 27, 2020.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html> .

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



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

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

November 18, 2020.

Our File: 676-003

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

A-2020-0128

AMENDED (Nov 18)

Attention: Ms. Jeanie Myers,
Secretary-Treasurer of the Committee of Adjustment

Re: Minor Variance Amendment (Revision #2 to Original Application)
City File: A-2020-0128
2581558 Ontario Inc.
72 Orenda Road
City of Brampton

Glen Schnarr and Associates Inc. is pleased to submit this second Minor Variance Amendment Letter on behalf of our client 2581558 Ontario Inc., owner of the property legally described as Lot 5, Part Block C, Plan 518, located on the north side of Orenda Road, east of Kennedy Street.

The subject property has a lot area of approximately 2.01 hectares (4.98 acres), with a lot frontage of 123.7 meters (405 feet) along Orenda Road and a lot depth of approximately 218.53 meters (717 feet). The property is designated 'Central Area' in the City of Brampton Official Plan (Schedule A – General Land Use Designations) and is designated 'Industrial' in the City of Brampton Secondary Plan (SP36 Queen Street Corridor) which permits industrial uses along with various low density office uses. Furthermore, the subject property is zoned 'Industrial 2 (M2)' in the City of Brampton Zoning By-Law which permits various industrial and non-industrial uses.

The property currently contains a 1-storey building and a shed. A Minor Variance Application (A-2020-0128) was submitted on November 3, 2020 to request a Motor Vehicle Sales Establishment use be permitted in a portion of the 1-storey building (as identified on the Minor Variance Sketch provided in support of the application). The Motor Vehicle Sales Establishment would operate in conjunction with the existing Motor Vehicle Repair Shop (which occupies the balance of the building that is not proposed to be occupied by the Motor Vehicle Sales Establishment). We understand the Industrial 2 (M2) zone does not permit for a Motor Vehicle Sales Establishment.

A Minor Variance Amendment Letter was previously submitted with variances for the existing shed. The letter before staff (Revision #2 to Original Application) is provided as an additional amendment to Minor Variance Application A-2020-0128, which was submitted on November 3, 2020. As a part of the request, GSAI undertook a review of the requisite parking ratios for each use in order to determine if the requisite parking could be provided on site. The parking ratio used in the application for the Motor Vehicle Repair Shop use was identified as incorrect by City Zoning Staff as of November 17, 2020. Staff have confirmed that the parking ratio for a Motor Vehicle

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Repair Shop is 1 parking spot per 18 square meters of gross floor area rather than the 1 parking spot per 60 gross square meters that was previously noted in the original application (further discussed below). Notwithstanding the fact that the corrected parking rate for the Motor Vehicle Repair Shop is higher than that previously noted, we confirm that there is sufficient parking on site to accommodate the commercial parking rate for the Motor Vehicle Repair Shop and therefore, no minor variance is required for parking. The new rate(s) are shown below in Table 1 - Parking Provided Vs Parking Required.

As mentioned, the parking requirement for the Motor Vehicle Repair Shop been updated from the original Minor Variance Application A-2020-0128 (as per the City of Brampton Zoning By-Law 270-2004) and has been calculated at the following rate:

Motor Vehicle Repair Shop: *1 parking space for each 18 square metres of gross floor area or portion thereof but 50 percent of the required parking spaces may be tandem parking spaces*

The revised amount of parking required, as per the City of Brampton Zoning By-Law 270-2004, for the Motor Vehicle Repair Shop use is 67 parking spaces taken at the above noted rate.

We note that the parking ratio for the proposed Motor Vehicle Sales Establishment of 1 parking spot per 23 square meters of gross commercial floor area is correct and therefore, the parking for this use has not changed since the original request. This rate is defined below:

Motor Vehicle Sales Establishment: *1 parking space for each 23 square metres of gross commercial floor area or portion thereof*

In accordance with the above noted parking ratios, the amount of parking required for the site (as per the Gross Floor Area definition as outlined in the City of Brampton Zoning By-Law 270-2004) is now as follows:

Table 1 – Parking Provided Vs Parking Required

USE	GFA	PARKING REQUIRED	PARKING PROVIDED
Repair Shop	1,194 m ²	67	69
Sales Establishment	302 m ²	14	24
		81	93

The total number of parking spaces required on the subject property has increased from 34 parking spaces to 81 parking spaces, resultant of the revised parking rate for the Motor Vehicle Repair Shop. To reiterate, the number of parking spaces required for the Motor Vehicle Sales Establishment use remains unchanged from the original request. As previously mentioned and indicated in the chart above, a surplus of parking spaces has been provided on the subject property to accommodate the proposed uses. The location of these parking spaces has been indicated on the attached Minor Variance Sketch prepared by GSAI dated November 18, 2020.



Based on the above, we confirm that the requested variance to the City of Brampton Zoning By-Law 270-2004 has not changed and is remains as follows:

To permit for a Motor Vehicle Sales Establishment use which will operate in conjunction with the existing Motor Vehicle Repair Shop whereas the Industrial 2 (M2) zone does not permit for a Motor Vehicle Sales Establishment.

We have reviewed relevant Official Plan policies and Zoning By-law provisions in the context of the prescribed criteria to authorize a minor variance under Section 45(1) of the Planning Act and we are of the opinion that the variance, in this case, is minor in nature, is desirable for the development of the property and maintains the general intent of both the relevant Official Plan and Zoning By-law.

In support of the Amendment Letter, we enclose the following:

- One (1) legal size copy of an amended Minor Variance sketch as prepared by Glen Schnarr & Associates Inc. dated November 18, 2020.

We trust this Amendment Letter, when reviewed in conjunction with the previously submitted Minor Variance Application A-2020-0128 and the amendment letter submitted for the shed, adequately explains the variances requested. Please do not hesitate to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Taranjeet Grewal
Planner





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

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

November 6, 2020.

Our File: 676-003

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

A-2020-0128

AMENDED

Attention: Ms. Jeanie Myers,
Secretary-Treasurer of the Committee of Adjustment

Re: Minor Variance Amendment Letter
City File: A-2020-0128
2581558 Ontario Inc.
72 Orenda Road
City of Brampton

Glen Schnarr and Associates Inc. is pleased to submit this Minor Variance Amendment Letter on behalf of our client 2581558 Ontario Inc., owner of the property legally described as Lot 5, Part Block C, Plan 518, located on the north side of Orenda Road, east of Kennedy Street.

The subject property has a lot area of approximately 2.01 hectares (4.98 acres), with a lot frontage of 123.7 meters (405 feet) along Orenda Road and a lot depth of approximately 218.53 meters (717 feet). The property is designated 'Central Area' in the City of Brampton Official Plan (Schedule A – General Land Use Designations) and is designated 'Industrial' in the City of Brampton Secondary Plan (SP36 Queen Street Corridor) which permits industrial uses along with various low density office uses. Furthermore, the subject property is zoned 'Industrial 2 (M2)' in the City of Brampton Zoning By-Law which permits various industrial and non-industrial uses.

The property currently contains a 1-storey building and a shed. A Minor Variance Application (A-2020-0128) was submitted on November 3, 2020 to request a Motor Vehicle Sales Establishment use be permitted in a portion of the 1-storey building (as identified on the Minor Variance Sketch provided in support of the application). The Motor Vehicle Sales Establishment would operate in conjunction with the existing Motor Vehicle Repair Shop (which occupies the balance of the building that is not proposed to be occupied by the Motor Vehicle Sales Establishment). We understand that the Industrial 2 (M2) zone does not permit for a Motor Vehicle Sales Establishment.

This letter is provided as an amendment to Minor Variance Application A-2020-0128, which was submitted on November 3, 2020. In addition to the variance requesting a Motor Vehicle Sales Establishment use be permitted in conjunction with the existing Motor Vehicle Repair Shop, we understand that variances for the existing shed will be required in order to address zoning deficiencies related to size and location of the shed. As outlined in the Industrial 2 (M2) zone of City of Brampton Zoning By-Law 270-2004, if an accessory building is not used as an office, the maximum Gross

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Floor Area (GFA) permitted is 100 m² and, further the structure must be 3 meters from the interior lot line. The existing shed has a GFA of 246 m² and is 2.9 meters from the interior side lot line.

Accordingly, the following variances to the City of Brampton Zoning By-Law 270-2004 are also requested in addition to the original request made under Minor Variance Application A-2020-0128:

- 1) Relief from the City of Brampton Zoning By-Law 270-2004 to permit a maximum gross floor area for an accessory building of 246 m² whereas the Zoning By-law permits a maximum gross floor area for an accessory building of 100 m²; and
- 2) Relief from the City of Brampton Zoning By-Law 270-2004 to permit an interior side yard set back to an accessory building of 2.9 meters whereas the Zoning By-Law requires a minimum 3.0 meter setback from an accessory building to any lot line.

The intent of regulating the maximum permissible floor area of the accessory building is to control the size to ensure it is not larger than the main building or used in a way that overshadows the use of the main building. As the main building is 1,496 m² and is proposed to contain offices while the accessory building will be used for storage purposes, the variance should be permitted.

The intent of regulating the distance of the accessory building from any lot line is to ensure an adequate degree of separation exists between the neighboring buildings to ensure privacy of the neighboring properties. The shed is located adjacent to a railway track which provides an added buffer to the neighboring property, thereby ensuring privacy.

We have reviewed relevant Official Plan policies and Zoning By-law provisions in the context of the prescribed criteria to authorize a minor variance under Section 45(1) of the Planning Act and we are of the opinion that the variance, in this case, is minor in nature, is desirable for the development of the property and maintains the general intent of both the relevant Official Plan and Zoning By-law.

In support of the Amendment Letter, we enclose the following:

- One (1) legal size copy of an amended Minor Variance sketch as prepared by Glen Schnarr & Associates Inc. dated November 5, 2020.

We trust this Amendment Letter, when reviewed in conjunction with the previously submitted Minor Variance Application A-2020-0128, adequately explains the variances requested. Please do not hesitate to contact us if you have any questions or require more information.



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

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Partner





PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

November 2, 2020.

Our File: 676-003

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

A-2020-0128

Attention: Ms. Jeanie Myers,
Secretary-Treasurer of the Committee of Adjustment

**Re: Minor Variance Application
2581558 Ontario Inc.
72 Orenda Road
City of Brampton**

Glen Schnarr and Associates Inc. is pleased to submit this application for a Minor Variance on behalf of our client 2581558 Ontario Inc., owner of the property legally described as Lot 5, Part Block C, Plan 518, located on the north side of Orenda Road, east of Kennedy Street.

The subject property has a lot area of approximately 2.01 hectares (4.98 acres), with a lot frontage of 123.7 meters (405 feet) along Orenda Road and a lot depth of approximately 218.53 meters (717 feet). The property is designated 'Central Area' in the City of Brampton Official Plan (Schedule A – General Land Use Designations) and is designated 'Industrial' in the City of Brampton Secondary Plan (SP36 Queen Street Corridor) which permits industrial uses along with various low density office uses. Furthermore, the subject property is zoned 'Industrial 2 (M2)' in the City of Brampton Zoning By-Law which permits various industrial and non-industrial uses.

The property contains an existing shed and 1-storey building which is currently occupied by Spyder Auto Car and Commonwealth Brick & Building Supplies Ltd. Spyder Auto Car (identified as the 'Existing Motor Vehicle Repair Shop' on the Minor Variance Sketch provided herein, as prepared by Glen Schnarr & Associates Inc.) is located within the rear portion of the building and is a permitted use as of right under the Industrial 2 (M2) zone. The Commonwealth Brick & Building Supplies Ltd. offices and showroom is located in the front portion of the building facing Orenda Road. This portion of the building, being The Commonwealth Brick & Building Supplies Ltd., which is shown in green on the attached Minor Variance Sketch, is the subject of this Minor Variance Application. Our client is proposing to remove The Commonwealth Brick & Building Supplies Ltd. offices and showroom currently located in the existing building. This use is proposed to be replaced by a Motor Vehicle Sales Establishment which will operate in conjunction with the existing Motor Vehicle Repair Shop (permitted under the Industrial 2 (M2) zone). We understand the display of vehicles on site (to support the Motor Vehicle Sales Establishment) is not regulated and therefore has not been considered as a part of this application with regards to required parking rates.

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As per the above, the requested variance to the City of Brampton Zoning By-Law 270-2004, is as follows:

To permit for a Motor Vehicle Sales Establishment use which will operate in conjunction with the existing Motor Vehicle Repair Shop whereas the Industrial 2 (M2) zone does not permit for a Motor Vehicle Sales Establishment.

We confirm for staff that, since the request for the variance is for a use that is not permitted in the M2 zone and further, that this request is for permission for that non-permitted use to be in conjunction with an existing, permitted use that, should the permitted Motor Vehicle Repair Shop cease to exist, the Motor Vehicle Sales Establishment will no longer be a permitted use and subsequently, cease to exist.

As part of this application, and for staff information, GSAI has conducted a review of the parking requirements for the existing Motor Vehicle Repair Shop and the proposed Motor Vehicle Sales Establishment. The parking requirement for the Motor Vehicle Repair Shop is calculated under the *Industrial – Manufacturing, Cleaning, Packaging, Processing, **Repairing**, Assembling or Printing* requirement of 1 per 50 square metres (further discussed below). The proposed Motor Vehicle Sales Establishment (which will operate in conjunction with the repair shop) is considered a commercial use in the Zoning By-Law, therefore the parking rate applied as per the Zoning By-Law is *All Other Commercial Uses not specifically mentioned* requirement of 1 per 23 square meters of commercial gross floor area (further discussed below).

Per the City of Brampton Zoning By-law 270-2004, the required parking ratios are as follows:

Motor Vehicle Repair Shop: *a. If the associated office, retail, and educational gross floor areas are 15% or less of the total gross floor area: Up to 5,000 square metres: 1 parking space per 60 square metres gross floor area or portion thereof*

Motor Vehicle Sales Establishment: *1 parking space for each 23 square metres of gross commercial floor area or portion thereof*

Based on the Gross Floor Area definition as outlined under the City of Brampton Zoning By-Law 270-2004, the Gross Floor Area for each use is as follows:

USE	GFA	PARKING REQUIRED	PARKING PROVIDED
Repair Shop	1,194 m ²	20	22
Sales Establishment	302 m ²	14	15
		34	37

Based on the above, the subject property provides sufficient parking in order to accommodate for both uses, per the requirements of City of Brampton Zoning by-law 270-2004.



We propose the parking for the two uses be shared between the 13 parking spaces located at the front of the building and the 21 parking spaces located to the east and west of the building. We note the parking spaces located at the east of the building are situated beyond an existing gate. We anticipate these spaces will be used for building employees and the owner. Therefore, visitor parking access to parking spaces beyond the gate will only be used to accommodate for spillover of visitor parking as the gate will be open during the hours of business operation.

The remaining 11 parking spaces at the property line is proposed to be used for the display of vehicles to be sold.

We have reviewed relevant Official Plan policies and Zoning By-law provisions in the context of the prescribed criteria to authorize a minor variance under Section 45(1) of the Planning Act and we are of the opinion that the variance, in this case, is minor in nature, is desirable for the development of the property and maintains the general intent of both the relevant Official Plan and Zoning By-law.

In support of the Minor Variance Application, we enclose the following:

- One (1) cheque in the amount of \$2,510 payable to the 'City of Brampton' in payment of the Minor Variance Applications fee;
- One (1) completed Application for Minor Variance form including Appointment and Authorization of Agent and Permission to Enter forms; and
- One (1) legal size copy of the Minor Variance Sketch Plan as prepared by Glen Schnarr & Associates Inc. dated November 2, 2020.

We trust this completes the Application for Minor Variance and we look forward to being considered for the December 1st hearing date. Please feel free to contact us if you have any questions or require more information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Partner



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) 2581558 ONTARIO INC. c/o Paul (Inderpal) Athwal
 Address 22 Marlatt Court
Brampton, ON
L6Y 3M9
 Phone # 416-458-5858 Fax # _____
 Email paulathwal@yahoo.com

2. Name of Agent Glen Schnarr & Associates Inc. c/o Colin Chung
 Address 10 Kingsbridge Garden Circle, Suite 700
Mississauga, ON
L5R 3K6
 Phone # 905-568-8888 x224 Fax # 905-568-8894
 Email colinc@gsai.ca

3. Nature and extent of relief applied for (variances requested):
To permit for a Motor Vehicle Sales Establishment use which will operate in conjunction with the existing
Motor Vehicle Repair Shop.

4. Why is it not possible to comply with the provisions of the by-law?
The Zoning By-Law does not permit for a Motor Vehicle Sales Establishment on the subject property.

5. Legal Description of the subject land:
 Lot Number 5 PT. OF BLOCK C
 Plan Number/Concession Number Plan 518, Concession 2 E.H.S.
 Municipal Address 72 Orenda Road

6. Dimension of subject land (in metric units)
 Frontage 123.7 meters
 Depth 218.53 meters
 Area 20,134 meters squared (2.01 hectares)

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.)

One story building with a GFA of approximately 1,496 square meters

Shed with a GFA of approximately 246 square meters

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

		Shed
Front yard setback	<u>15.3 meters</u>	<u>138.7 meters</u>
Rear yard setback	<u>128.6 meters</u>	<u>31.8 meters</u>
Side yard setback	<u>56.1 meters</u>	<u>2.9 meters</u>
Side yard setback	<u>14.4 meters</u>	<u>90 meters</u>

PROPOSED

Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>

10. Date of Acquisition of subject land: June 30, 2017
11. Existing uses of subject property: Industrial use
12. Proposed uses of subject property: Motor Vehicle Sales Establishment in conjunction with the current Motor Vehicle Repair Shop
13. Existing uses of abutting properties: Industrial to the east and Commercial uses to the west
14. Date of construction of all buildings & structures on subject land: 1973 Shed
2012
15. Length of time the existing uses of the subject property have been continued: Approx 1973
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 of Applicant(s) or Authorized Agent

DATED AT THE _____ City _____ OF _____ Mississauga _____

THIS 30 DAY OF October, 2020.

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, Taraneet Grewal OF THE City OF Mississauga
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 3rd DAY OF
November, 2020.

April Dela Cerna
A Commissioner etc.

Signature of Applicant or Authorized Agent

April Dela Cerna, ad.
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires May 8, 2021.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Industrial Two - M2

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

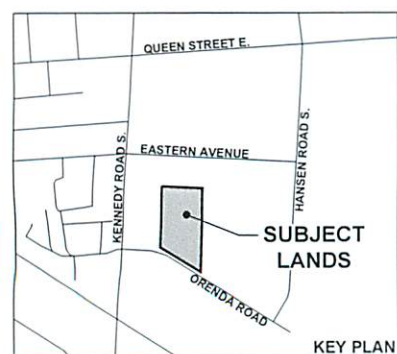
J. Chau
Zoning Officer

November 6, 2020

Date

DATE RECEIVED

November 3, 2020



72 ORENDA ROAD
PART BLOCK C
PL 518
CITY OF BRAMPTON
REGION OF PEEL

1. Relief from the City of Brampton Zoning By-law to permit a Motor Vehicle Sales Establishment in conjunction with the current Motor Vehicle Repair Shop use whereas the Motor Vehicle Sales Establishment use is currently not a permitted use.



Scale 1:1250
November 2, 2020 Glen Schnarr & Associates Inc.



GSAIL

