

Flower City



brampton.ca

FILE NUMBER: A-2024-0069

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) 2417563 out Ave.
Address 73 EASTERN AVE.
BRAMPTON ONT L6W 1X9
Phone # 416-830-5432 Fax # _____
Email 73 EASTERN@GMAIL.COM

bbaadeshaff@gmail.com

2. Name of Agent _____
Address _____
Phone # _____ Fax # _____
Email _____

3. Nature and extent of relief applied for (variances requested):
USED CAR SALES.

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

5. Legal Description of the subject land:
Lot Number PLAN - 518 PT BLKG LTR# 14-00000253
Plan Number/Concession Number _____
Municipal Address 73 EASTERN AVE.

6. Dimension of subject land (in metric units)
Frontage 148'
Depth 350'
Area 1.2 ACRE

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.)

Block BUILDING 500 square feet Area

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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 31.5"
 Rear yard setback _____
 Side yard setback _____
 Side yard setback _____

PROPOSED

Front yard setback _____
 Rear yard setback _____
 Side yard setback _____
 Side yard setback _____

10. Date of Acquisition of subject land: JULY 1 2014 .
11. Existing uses of subject property: CAR SALES & REPAIR + POUND.
12. Proposed uses of subject property: USED CAR SALES
13. Existing uses of abutting properties: _____
14. Date of construction of all buildings & structures on subject land: _____
15. Length of time the existing uses of the subject property have been continued: _____

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
 Ditches Other (specify) _____
 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 Approved for five years Relief _____
File # _____ Decision _____ Relief _____
File # _____ Decision _____ Relief _____

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

DATED AT THE City OF Brampton
THIS 21 DAY OF Feb, 2024

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, BASNATA RADESHA OF THE City OF Brampton,
IN THE City OF Brampton 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
Region OF Peel
IN THE City OF
Brampton THIS 6th DAY OF
March, 2024

[Signature]
Signature of Applicant or Authorized Agent

Clara Van
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

FOR OFFICE USE ONLY	
Expires September 20, 2026	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>M2</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Amanda Dickie</u> Zoning Officer	<u>March 6.24</u> Date

DATE RECEIVED March 6, 2024
Clara

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 73 EASTERN AVE. BRAMPTON ONT.

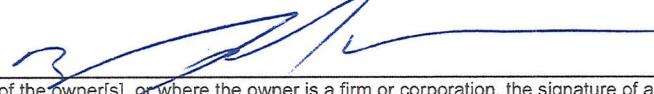
I/We, BALTIMBER SINGH RADESHA.
please print/type the full name of the owner(s)

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

_____ 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 21 day of FEB, 2024


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

_____ (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

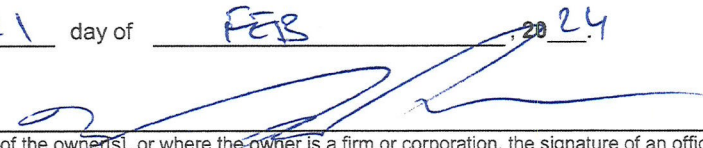
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 73 EASTERN AVE BRAMPTON ONT.

I/We, BALINDER SINGH BAJESHA.
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 21 day of FEB, 2024



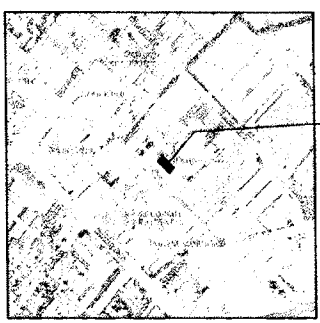
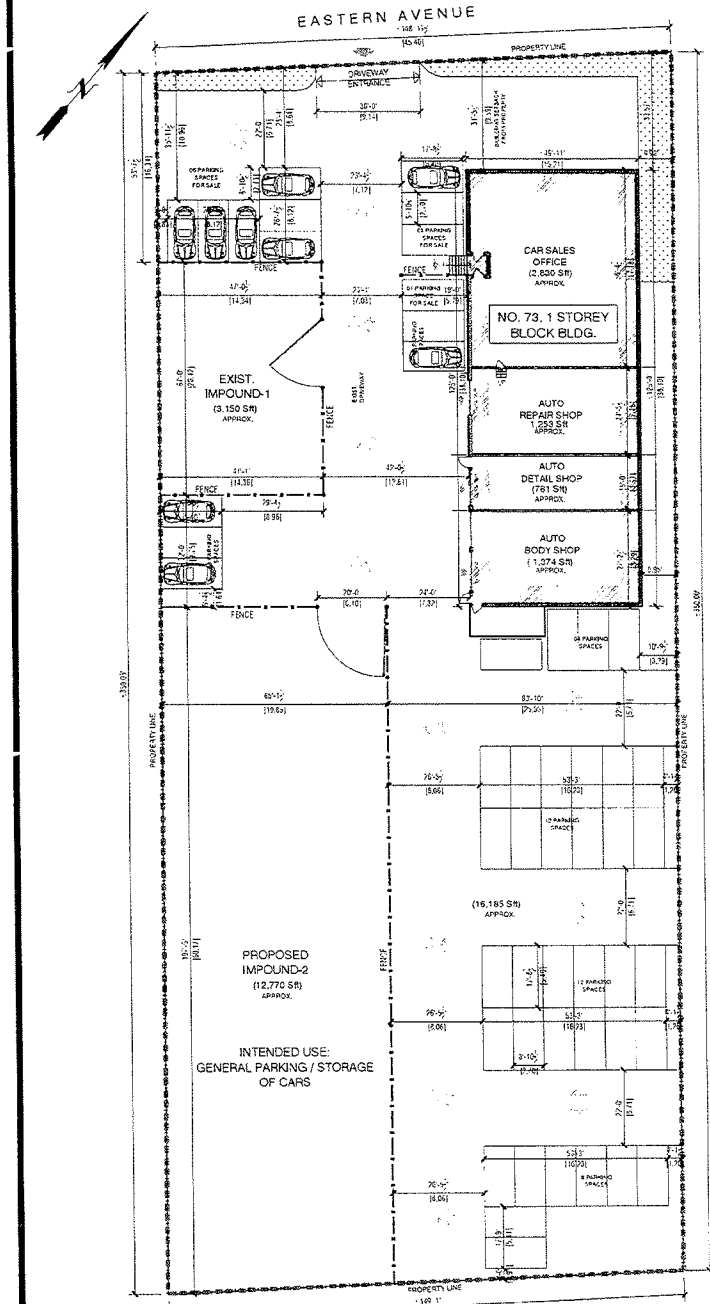
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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

73 EASTERN AVE BRAMPTON, ON



AREA OF WORK

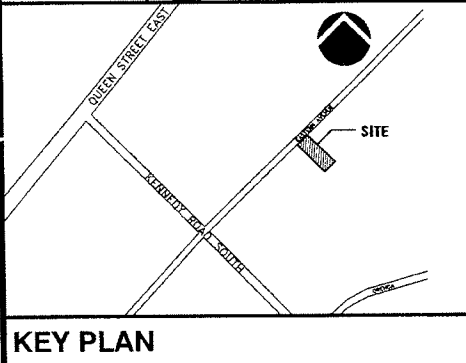
2 LOCATION PLAN
SP01 / SCALE: N.T.S.

PARKING SPACE PROVIDED:	41 CARS
PARKING SPACE FOR SALE VEHICLE:	10 CARS
IMPOUND AREA (1+2):	15,920 SFT (1,479 M ²)

LEGEND	
	PARKING SPACE
	FENCE
	PROPERTY LINE

NOTE:	FENCE TO BE OPAQUE FENCE.
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1 SITE PLAN
SP01 / SCALE: 1/32' = 1" = 14'



MEHBOOB BANGASH ARCHITECTS
8140 HORNBY ROAD, HALTON HILLS, ONTARIO CANADA L0P1E0
www.mbarch.ca

TEL: 416-444-3162
FAX: 866-571-1317
info@mbarch.ca

DRAWING NAME:	DATE	2023/JULY/27
SITE PLAN	SCALE	AS SHOWN
PROJECT TITLE:	DRAWING NUMBER	
73 EASTERN AVENUE BRAMPTON ON	SP01	

PROJECT NUMBER
18074.01



The Corporation of the City of Brampton

Building Division, 8850 McLaughlin Road, Unit 1, Brampton, ON L6Y 5T1
Phone: (905) 874-2090 Fax: (905) 874-2499 www.brampton.ca

CEMETERY MATTERS RESPONSE FORM

Applicant: - HARINDER GAHIR

Property Address: 73 Eastern Ave

Legal Description: PLAN 518 PT BLK G

CITY RESPONSE

Ltr# C 14-00000253

The information provided is according to City Records, and is current to the date indicated below. Cautions/Disclaimers noted on the request form (and repeated below) apply to the response below.

1. Has the property ever been used as a cemetery or burial ground?

() Yes (X) No

Additional Comments

This response has been prepared by Paul Webster, Supervisor Cemetery

on July 9, 2014.

CAUTIONS/DISCLAIMERS

- The information contained on this form is provided for your convenience only.
- Every effort is made to ensure that the information contained herein is correct, but the City of Brampton cannot certify or warrant the accuracy of the information, and accepts no responsibility for any errors, omissions or inaccuracies.
- The information in this report does not constitute an opinion or advice of, or representation by The Corporation of the City of Brampton of the lawfulness of the use of the property or buildings thereon, nor compliance with any applicable laws, codes, and regulations. The requestor must satisfy him/herself with respect to same.
- Any residential dwelling containing a second dwelling unit or basement apartment must be registered pursuant to Registration by-law 92-96. Any second dwelling unit or basement apartment that is not duly registered may also contravene Brampton's zoning by-law.
- The city is no longer reviewing surveys for zoning compliance.

Zoning Non-compliance Checklist

File No. A-2024-0069

Applicant: 2417563 Ontario Inc.

Address: 73 Eastern Ave

Zoning: Industrial M2

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle sales establishment	Whereas the By-law does not permit the use.	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING			
SCHEDULE "C"			

____ Amanda Dickie ____
Reviewed by Zoning

____ March 6/24 ____
Date



BRAMPTON Flower City

Notice of Decision

Committee of Adjustment

FILE NUMBER A19-040

HEARING DATE MARCH 26, 2019

APPLICATION MADE BY 2417563 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 FOR THE FOLLOWING VARIANCE:

1. To permit a motor vehicle sales and leasing establishment.

(73 EASTERN AVENUE – PART OF BLOCK G, PLAN 518)

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:


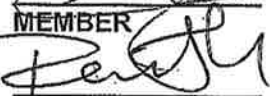
1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.


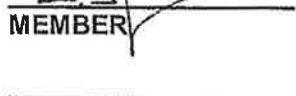
Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Chatha SECONDED BY: D. Doerfler

SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION


MEMBER

MEMBER


MEMBER

MEMBER

MEMBER

DATED THIS 26TH DAY OF MARCH, 2019

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE APRIL 15, 2019

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.

Flower City



brampton.ca

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

APPLICATION NO: **A19-040**

DATED: **MARCH 26, 2019**

Conditions:

1. That the motor vehicle sales use only be permitted in conjunction with a motor vehicle repair facility;
2. That no vehicles for sale or storage shall be located on the City's right-of-way. A maximum of ten (10) vehicles offered for sale may be displayed in front of the existing fence and building (between the fence/building and the front lot line) and that the total combined area devoted to the sale of vehicles shall not exceed 150 sq.m.
3. Any vehicle being parked on the City's Right-of-Way must be removed within ten (10) days of the Committee's decision;
4. That a limited site plan application shall be submitted within sixty (60) days of the Committee's decision and the site plan shall be approved and implemented within sixty (60) days of the Committee's final decision, or within an extended period of time as approved by the Director of Development Services. The site plan will implement the details of the associated conditions including but not limited to where public and employee parking will be located, where vehicles for sales will be located, and implement landscape and visibility screening requirements;
5. That the motor vehicles sales/leasing use be limited to a period of five (5) years; and,
6. That failure to comply with and maintain the conditions of the Committee shall render the approval of the variances null and void.