



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)** 1000004087 ONTARIO INC.  
**Address** 15 HALE RD. BRAMPTON, ON, L6W 3J9

**Phone #** 647-834-8283 **Fax #** \_\_\_\_\_  
**Email** peelautocollision@gmail.com

2. **Name of Agent** NAVPREET KAUR  
**Address** UNIT#19, 2131 WILLIAMS PARKWAY, BRAMPTON, ON, L6S 5Z4

**Phone #** 437-888-1800 **Fax #** \_\_\_\_\_  
**Email** applications@nobleltd.ca

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

-TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.  
-TO PROVIDE 5 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 18 PARKING SPACES.  
-TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE

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

-THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS MOTOR VEHICLE SALES AS A PERMITTED USE IS PROPOSED.  
-THE BY-LAW REQUIRES A MINIMUM OF 18 PARKING SPACES WHEREAS 5 PARKING SPACES ARE PROPOSED.  
-NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE

5. **Legal Description of the subject land:**  
**Lot Number** PT LT 1 CON 2 EHSCH PT 1  
**Plan Number/Concession Number** 43R1794  
**Municipal Address** 15 HALE RD, BRAMPTON, ON, L6W 3J9

6. **Dimension of subject land (in metric units)**  
**Frontage** 30.48M  
**Depth** 46.29M  
**Area** 1398.1SQM

7. **Access to the subject land is by:**

Provincial Highway <input type="checkbox"/>	Seasonal Road <input type="checkbox"/>
Municipal Road Maintained All Year <input checked="" type="checkbox"/>	Other Public Road <input type="checkbox"/>
Private Right-of-Way <input type="checkbox"/>	Water <input type="checkbox"/>

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.)

SINGLE STOREY INDUSTRIAL WAREHOUSE WITH THE AREA OF 350 SQM

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

SINGLE STOREY INDUSTRIAL WAREHOUSE

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 15.0M  
Rear yard setback 15.1M  
Side yard setback 3.7M  
Side yard setback 3.7M

**PROPOSED**

Front yard setback 15.0M  
Rear yard setback 15.1M  
Side yard setback 3.7M  
Side yard setback 3.7M

10. Date of Acquisition of subject land: 23 NOVEMBER, 2021
11. Existing uses of subject property: INDUSTRIAL
12. Proposed uses of subject property: INDUSTRIAL
13. Existing uses of abutting properties: INDUSTRIAL
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: 9 MONTHS

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 _____

*Navpreet Kaur*

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 28<sup>th</sup> DAY OF February, 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, JIVTESH BHAILA, OF THE CITY OF BRAMPTON  
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 28<sup>th</sup> DAY OF Feb., 2023

*[Signature]*

Signature of Applicant or Authorized Agent

*[Signature]*  
A Commissioner etc.

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 February 28, 2023

Date Application Deemed Complete by the Municipality \_\_\_\_\_

**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: 15 HALE ROAD, BRAMPTON L6W 3J9

I/We, DALBARA SINGH PALVINDER KAUR  
please print/type the full name of the owner(s)

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

Noble Prime Solutions 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 11 day of August, 2022

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

Dalbara Singh Palvinder Kaur  
(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: 15 HALE ROAD, BRAMPTON L6W3J9

I/We, DALIZARA SINGH PALVINDER KAUR  
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 11 day of August, 2022

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

Dalizara Singh Palvinder Kaur  
(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-2023-0055

Applicant: Dalbara Singh & Palvinder Kaur

Address: 15 Hale Rd

Zoning: M2

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To allow for motor vehicle sales as a permitted use	Whereas motor vehicle sales is not a permitted use	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
PARKING	To allow for 5 parking spaces	Whereas a minimum of 18 parking spaces is required	20.3
DRIVEWAY			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			
OUTSIDE STORAGE	To allow for the outside storage and display of motor vehicles for sale to be located in the front yard	Whereas no outside storage is permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence	32.1.2

HOTHU S.

Reviewed by Zoning

FEB 17 2023

Date

**AMENDMENT LETTER**

July 24, 2023

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
DALBARA SINGH & PALVINDER KAUR  
PART OF LOT 1, PLAN 43R1794  
A-2023-0055 – 15 HALE RD**

---

Please amend application **A-2023-0055** to reflect the following:

1. TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.
2. TO PERMIT 20 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 24 PARKING SPACES.
3. TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.

*Navpreet Kaur*

Applicant/Authorized Agent

**AMENDMENT LETTER**

May 1, 2023

To: Committee of Adjustment

**RE: APPLICATION FOR MINOR VARIANCE  
DALBARA SINGH & PALVINDER KAUR  
PART OF LOT 1, PLAN 43R1794  
A-2023-0055 – 15 HALE ROAD**

---

Please **amend** application **A-2023-0055** to reflect the following:

1. To permit motor vehicle sales as a permitted use whereas the by-law does not permit motor vehicle sales as a permitted use..
2. To permit 19 parking spaces whereas the by-law requires a minimum of 20 parking spaces.
3. To permit outside storage and display of motor vehicles for sale to be located in the front yard whereas no outside storage is permitted unless in a rear or interior side yard and such storage shall be screened from view by a solid fence.

*Navpreet Kaur*

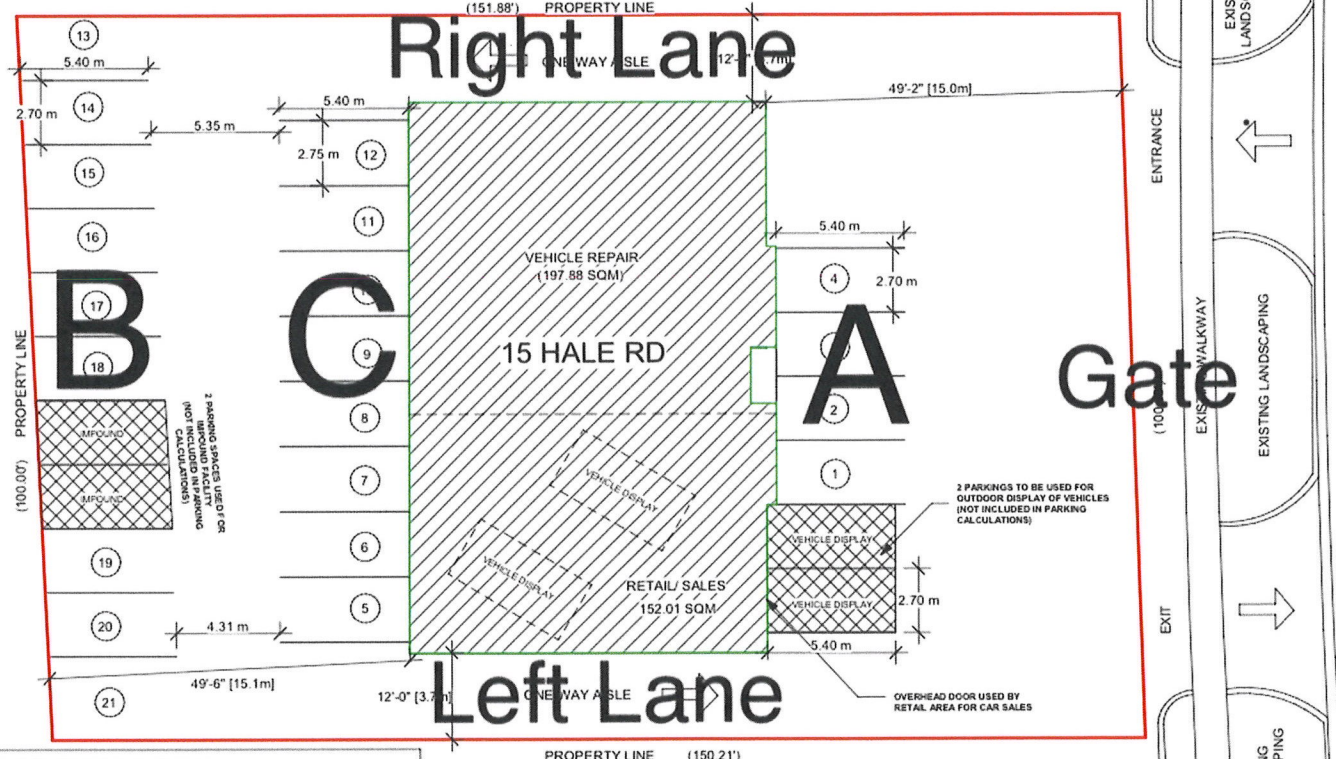
---

Applicant/Authorized Agent



**MINOR VARIANCE**

- TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.
- TO PERMIT 21 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 23 PARKING SPACES.
- TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.
- TO PERMIT A LOT AREA OF 1550 SQUARE METRES WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT AREA OF 1800 SQUARE METRES FOR A VEHICLE IMPOUND USE. (OLD VARIANCE)



EXISTING IMPOUND SPACES: 11 SPACES  
**PROPOSED REDUCED IMPOUND SPACES: 2**  
 PROPOSED IMPOUND VISITOR PARKING SPACE: 5  
 MOTOR VEHICLE REPAIR: 197.88 / 18 = 10.99 SPACES REQUIRED  
 MOTOR VEHICLE SALES: 152.01 / 23 = 6.61 SPACES REQUIRED  
**TOTAL SPACES REQUIRED: 18 + 5 (IMPOUND VISITOR PARKING) = 23**  
**TOTAL PARKING SPACES PROVIDED: 21 SPACES**

**SITE PLAN**

DATE ISSUED FOR VARIANCE	AUG 11/22
ADDRESS	15 HALE ROAD, BRAMPTON, ON
DESIGNER	NK
DESIGNED BY	TR
LEGAL DESCRIPTION	22R-25876
<b>NOBLE PRIME SOLUTIONS LTD</b>	
2131 WILLIAMS PARKWAY, BRAMPTON ON UNIT 19	
(437) 888 1800	
(905) 782 5261	
SCALE	JAN 09/24
SCALE	1:170
DATE	A-1

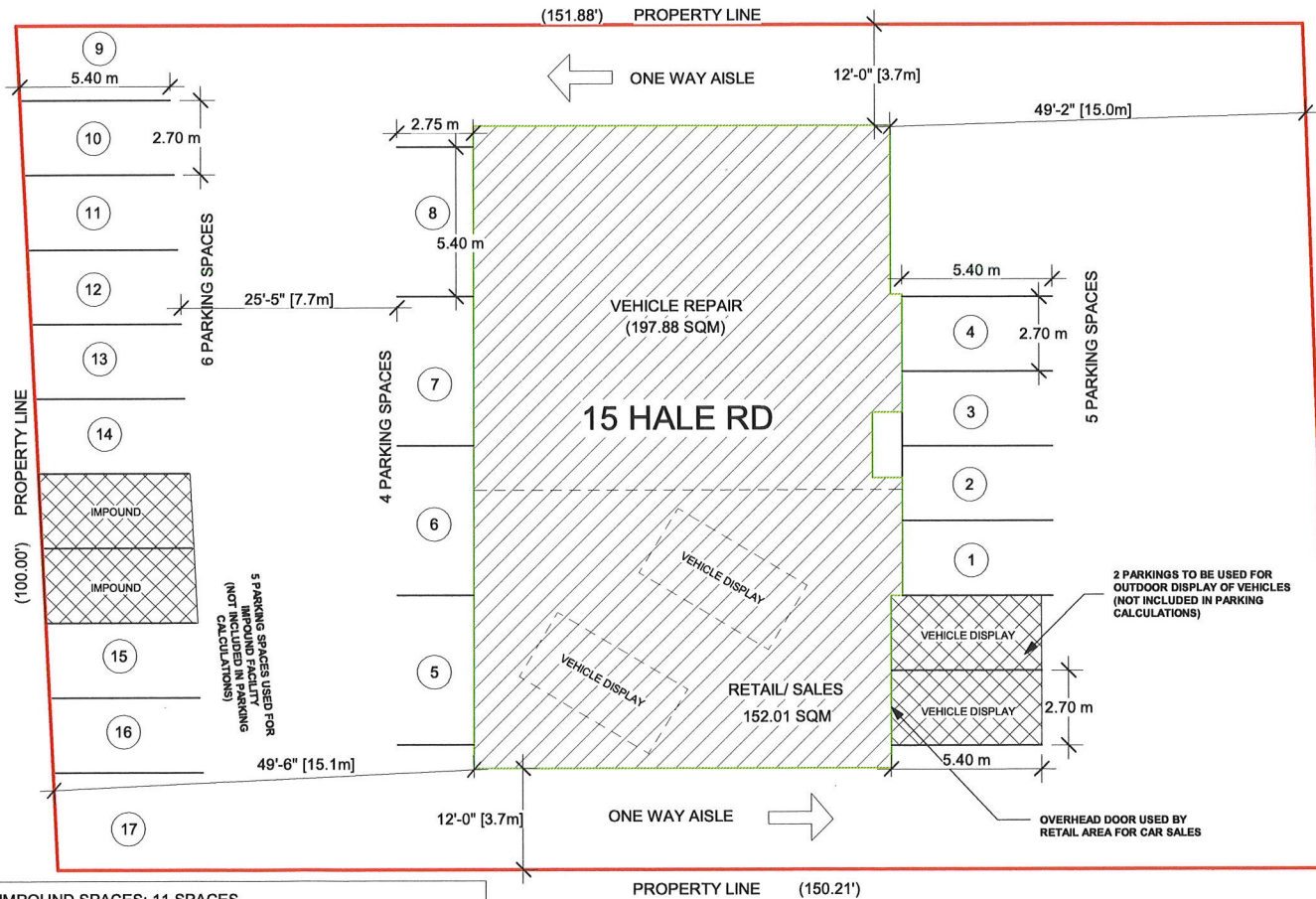
RECEIVED

MAR 22 2024

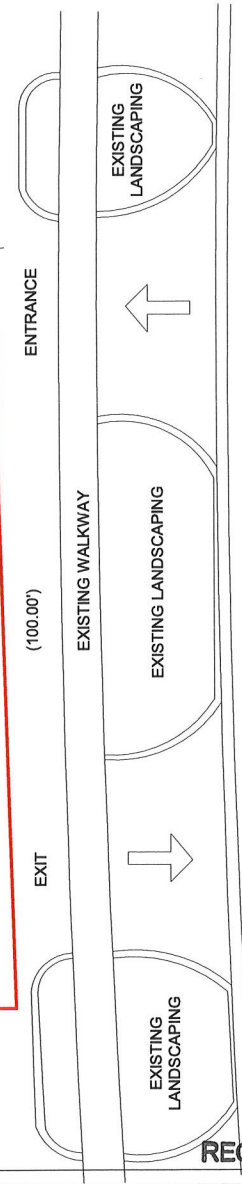
CITY CLERK'S OFFICE

**MINOR VARIANCE**

- TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.
- TO PERMIT 17 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 23 PARKING SPACES.
- TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.
- TO PERMIT A LOT AREA OF 1550 SQUARE METRES WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT AREA OF 1800 SQUARE METRES FOR A VEHICLE IMPOUND USE. (OLD VARIANCE)



EXISTING IMPOUND SPACES: 11 SPACES  
**PROPOSED REDUCED IMPOUND SPACES: 2**  
 PROPOSED IMPOUND VISITOR PARKING SPACE: 5  
 MOTOR VEHICLE REPAIR: 197.88 / 18 = 10.99 SPACES REQUIRED  
 MOTOR VEHICLE SALES: 152.01 / 23 = 6.61 SPACES REQUIRED  
**TOTAL SPACES REQUIRED: 18 + 5 (IMPOUND VISITOR PARKING) = 23**  
**TOTAL PARKING SPACES PROVIDED: 17 SPACES**



**HALE ROAD**

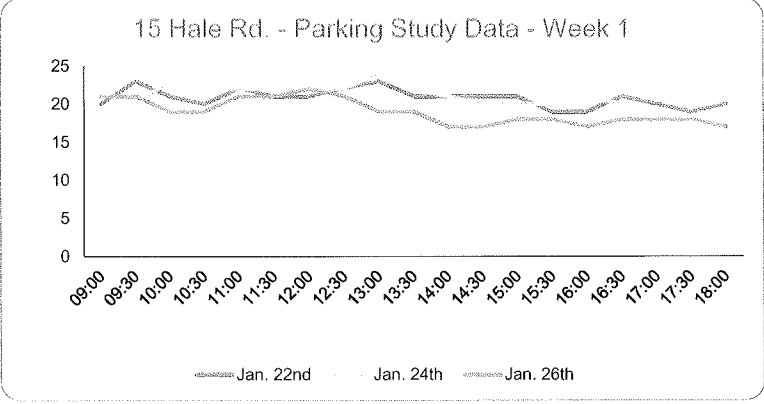
RECEIVED

SITE PLAN

01	ISSUED FOR VARIANCE	AUG 11/22
ADDRESS: 15 HALE ROAD, BRAMPTON, ON		
DRAWN BY:	NK	CHECKED BY: TR
PROJECT NUMBER:	22R-25876	
<b>NOBLE PRIME SOLUTIONS LTD</b> 2131 WILLIAMS PARKWAY, BRAMPTON ON UNIT 19 (437) 888 1800 (905) 782 5261		
DATE:	AUG 11/22	DWG No: A-1
SCALE:	1: 170	

MAR 22 2024  
 CITY CLERK'S OFFICE

	Jan. 22nd		Jan. 24th		Jan. 26th	
09:00	20	80%	18	72%	21	84%
09:30	23	92%	20	80%	21	84%
10:00	21	84%	23	92%	19	76%
10:30	20	80%	22	88%	19	76%
11:00	22	88%	22	88%	21	84%
11:30	21	84%	22	88%	21	84%
12:00	21	84%	22	88%	22	88%
12:30	22	88%	22	88%	21	84%
13:00	23	92%	24	96%	19	76%
13:30	21	84%	22	88%	19	76%
14:00	21	84%	21	84%	17	68%
14:30	21	84%	20	80%	17	68%
15:00	21	84%	20	80%	18	72%
15:30	19	76%	20	80%	18	72%
16:00	19	76%	21	84%	17	68%
16:30	21	84%	20	80%	18	72%
17:00	20	80%	17	68%	18	72%
17:30	19	76%	18	72%	18	72%
18:00	20	80%	19	76%	17	68%



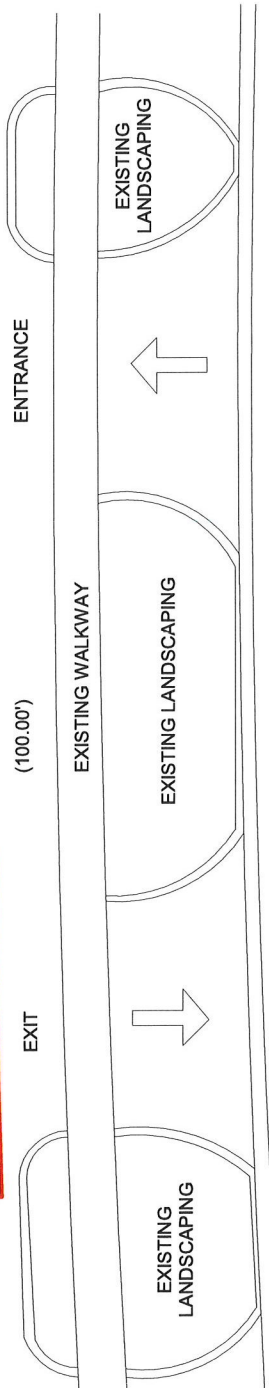
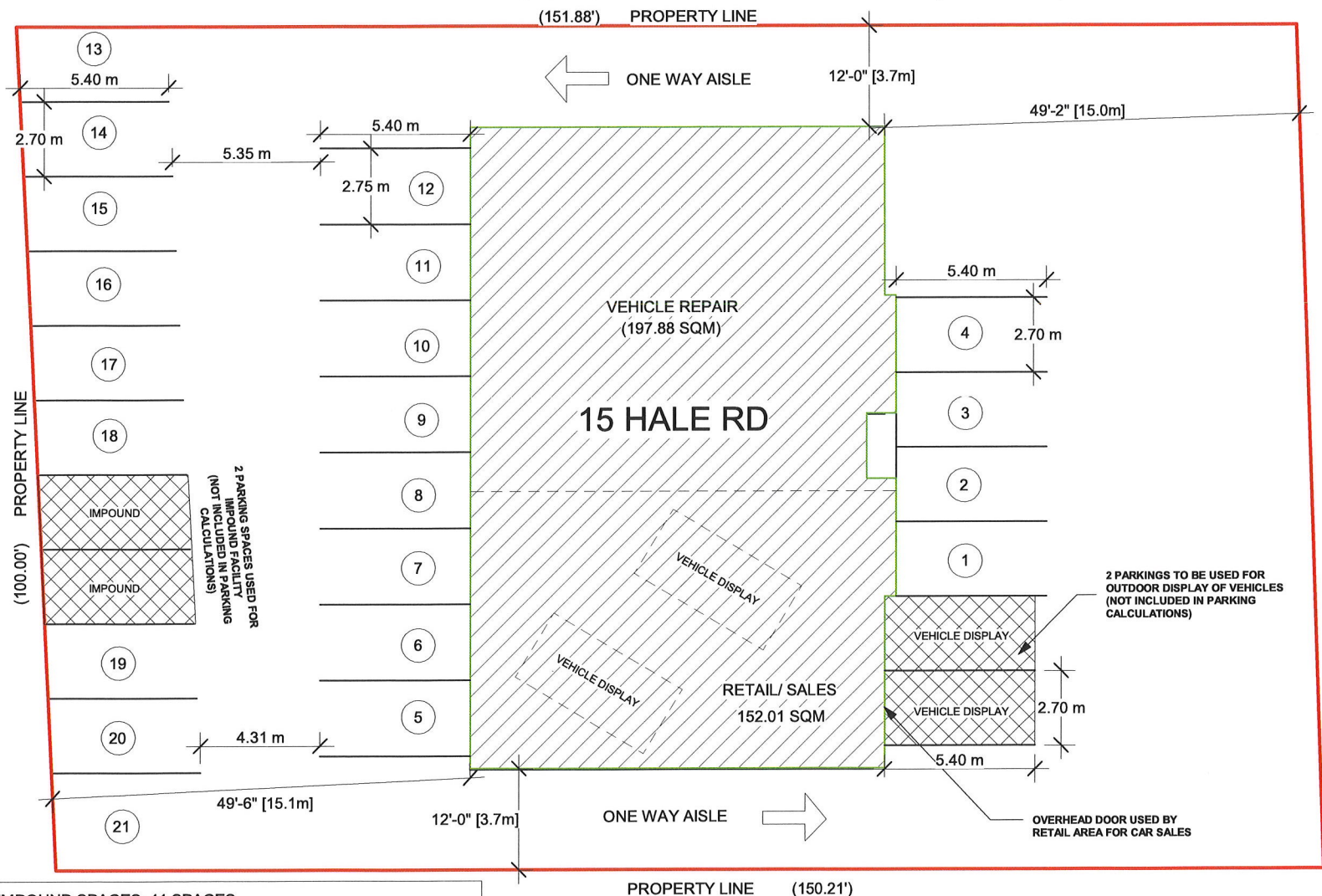
TOTAL ONSITI 25

RECEIVED  
MAR 22 2024  
CITY CLERK'S OFFICE



**MINOR VARIANCE**

- TO PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE WHEREAS THE BY-LAW DOES NOT PERMIT MOTOR VEHICLE SALES AS A PERMITTED USE.
- TO PERMIT 21 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 23 PARKING SPACES.
- TO PERMIT OUTSIDE STORAGE AND DISPLAY OF MOTOR VEHICLES FOR SALE TO BE LOCATED IN THE FRONT YARD WHEREAS NO OUTSIDE STORAGE IS PERMITTED UNLESS IN A REAR OR INTERIOR SIDE YARD AND SUCH STORAGE SHALL BE SCREENED FROM VIEW BY A SOLID FENCE.
- TO PERMIT A LOT AREA OF 1550 SQUARE METRES WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT AREA OF 1800 SQUARE METRES FOR A VEHICLE IMPOUND USE. (OLD VARIANCE)



**SITE PLAN**

RECEIVED

MAR 22 2024

CITY CLERK'S OFFICE

01 ISSUED FOR VARIANCE AUG 11/22

ADDRESS:  
15 HALE ROAD,  
BRAMPTON, ON

DRAWN BY: NK CHECKED BY: TR  
PROJECT NUMBER: 22R-25876

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY,  
BRAMPTON ON  
UNIT 19  
(437) 888 1800  
(905) 782 5261

DATE: JAN 09/24 DWG No:  
SCALE: 1 : 170 A-1

EXISTING IMPOUND SPACES: 11 SPACES  
**PROPOSED REDUCED IMPOUND SPACES: 2**  
 PROPOSED IMPOUND VISITOR PARKING SPACE: 5  
 MOTOR VEHICLE REPAIR: 197.88 / 18 = 10.99 SPACES REQUIRED  
 MOTOR VEHICLE SALES: 152.01 / 23 = 6.61 SPACES REQUIRED  
**TOTAL SPACES REQUIRED: 18 + 5 (IMPOUND VISITOR PARKING) = 23**  
**TOTAL PARKING SPACES PROVIDED: 21 SPACES**



March 19<sup>th</sup> 2024

City of Brampton  
Public Works & Engineering  
1975 Williams Parkway  
Brampton, ON  
L6S 6E5

**Parking Rationale Report**  
**15 Hale Rd. A-2023-0055**

By: Harper Dell & Associates Inc.

Table of Contents

1. INTRODUCTION	Pg. 2
2. SITE LOCATION AND SURROUNDING USES	Pg. 3
3. PROPOSED DEVELOPMENT	Pg. 3
4. SITE PLAN DISCREPANCIES: PARKING LAYOUT	Pg. 4
5. SURVEY METHODOLOGY	Pg. 4
6. PARKING SURVEY RESULTS	Pg. 5
7. MINOR VARIANCE CONTEXT	Pg. 5
8. SUMMARY AND CONCLUSIONS	Pg. 6

Appendix A – Parking Survey Results Graph	Pg. 5
-------------------------------------------	-------

List of Figures

Figure 1 – Site Plan	Pg. 7
Figure 2 – Parking Survey Data	Pg. 8

## 1. INTRODUCTION

---

Harper Dell & Associates Inc. has been retained by the property owner of 15 Hale Rd. to provide evidence to justify a parking deficit created by the proposed occupancy of a Sales operation within an existing Auto Repair and Impound Facility previously approved under Minor Variance File: A-2021-0014.

The facility was in full operation over the course of the three weeks of study, however on-site observations of parking congestion has led to a revision to the previously submitted Site Plan as a condition of approval for re-painting parking spaces and amending the Variance application to include deficient aisle-widths in the rear yard.

This parking assessment includes the following:

- A review of site location, proposed development, land uses / programs and purpose for undertaking a parking study.
- Results of three weeks of parking utilization surveys, conducted on-site during peak traffic and operational hours designed to provide a sample of typical parking demands for the existing uses on-site.
- Justification and carefully inferred conclusions from survey data, that the proposed Sales Facility's parking demand can be accommodated within the practice of the on-site Repair and Impound operation today.

The City of Brampton's Transportation Planning Analyst Amandeep Bains was contacted to discuss the project's terms of reference.

## 2. SITE LOCATION & SURROUNDING ISSUES

---

The Subject Site, shown in Figure 1, is located on the west side of Hale Rd., one property north of the intersection of Bramsteele Rd. and Hale Rd. The site is currently operating in the full capacity of an impound and auto-repair garage.

This property has been towing and repairing auto-collisions and malfunctioning cars for years, the Owner is now before the Committee for a second time because they wish to introduce Sales in addition to the previous approvals under A-2021-0014.

As per the initially submitted Site Plan within Figure 1, the site has a total of 17 parking spaces (not incl. 2 dedicated to proposed Sales in the frontyard, and 2 dedicated to the existing Impound in the rear yard) with two drive aisles on either side of the building, measuring approximately 3.7m, respectively.

## 3. PROPOSED DEVELOPMENT

---

The proposed occupancy of a Sales facility will make partial use of the existing unit located within a one storey building only. A separation Wall is proposed to divide the Unit from the Repair / Impound and the Sales Office – see attached Existing & Proposed Floor Plans in Figure 2 and Figure 3, respectively.

The proposed unit is currently occupied and in full operation, and was at the time of survey. No portion of the interior facility was observed to be vacant. Regular operating hours and the impact of temporary parking movements flowed continually without any *permanent* congestion near or in front of the existing and surrounding businesses.

The site has two accesses, the northerly one can be accessed by driving southbound on Hale road. The southerly access is accessed by driving northbound on Hale Rd. During the course of the first two weeks of study, there was a security fence protecting each entrance, only one of which was left open for cars to drive in and out.

Week 3 was taken as a safety, as well as a measure of function under a new Site Plan configuration seen in Figure 1A. Figure 1A was prepared in response to the congestion of vehicular activities observed during Weeks 1 and 2.



## 4. SITE PLAN DISCREPANCIES: PARKING LAYOUT

---

The operation of an Automobile Impound and Repair Facility already impacts the subject site. The operation has continued as a repair and auto-collision response facility for some time, however the previously approved Site Plan under File A-2021-0014 did **not** match the configuration of painted parking spaces observed during the first two weeks of Study in January 2024 under Figure 1 for the proposed Sales operation within the existing Building.

Upon consultation with Staff and the observed rear, side and front yard congested parking of spaces during the first two weeks of Utilization Surveys, the Site Plan has been revised as per Figure 1B and is being offered as a *measured condition of approval* for the benefit of Staff before the Committee of Adjustment on the upcoming April Hearing Agenda.

Given the observed Use of the Site and its photo evidence of illegal tandem parking in the rear, Harper Dell elected to consult with Noble Prime Solutions [Applicant] on the Site Plan configuration that better utilized the existing Site Dimensions.

Variances have been captured for reduced aisle widths as a result of the removal of the rear yard tandem spaces, and a 'clean site' operation was observed over the course of the 3<sup>rd</sup> Week of Study (Feb. 26<sup>th</sup> and 28<sup>th</sup>). Photo evidence is attached under Exhibit A.

The subject site is therefore proposed to change its painted lines and parking configurations as a result of this initially sought variance approval per Figure 1A, and the parking demand thereof can be assessed based on the existing number of parking observed during Week 3 I.e. per Figure 1A.



## 5. SURVEY METHODOLOGY

---

Harper Dell & Associates Inc. conducted parking utilization surveys to record auto parking demands - over seven days total - across three weeks and is summarized as follows:

- Three Consecutive weeks totaling seven survey days:
  - Week 1 on Monday, Wednesday, Friday, January 22<sup>nd</sup>, 24<sup>th</sup>, and 26<sup>th</sup>
  - Week 2 on Wednesday and Friday January 29<sup>th</sup> and January 31<sup>st</sup>
  - Week 3 on Wednesday and Friday February 26<sup>th</sup> and February 28<sup>th</sup>
- Conducted during the hours of 9:00 a.m. to 6:00 p.m. at regular 30 minute intervals (to capture activity during peak hours of average business operation).
- Recorded the number of vehicles parked at the lot, noted any illegal parking, and any spill-over parking (on adjacent lots or streets).

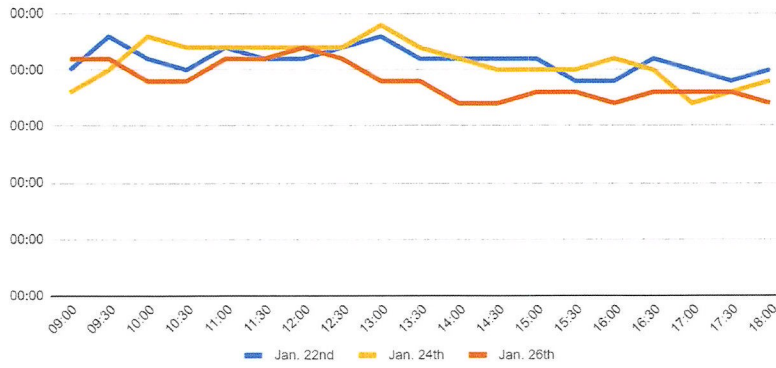
The hours of 9 a.m. – 6 p.m. were used because that is the typical operating hours of peak traffic in Brampton with large vehicles requiring impound and repair are most often needed during the peak driving hours of the workday, as well as mirror the proposed Sales operating hours.

This procedure was formed through discussions with Staff to represent the typical day of parking demands that this property is subject to in a densely populated Employment area where various Motor Vehicles Uses abound.

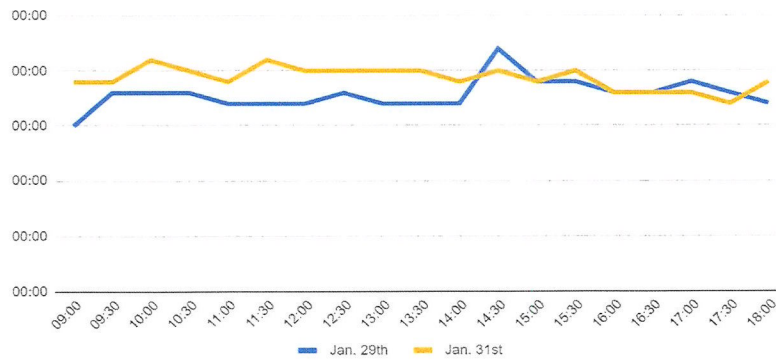


## 6. PARKING SURVEY RESULTS

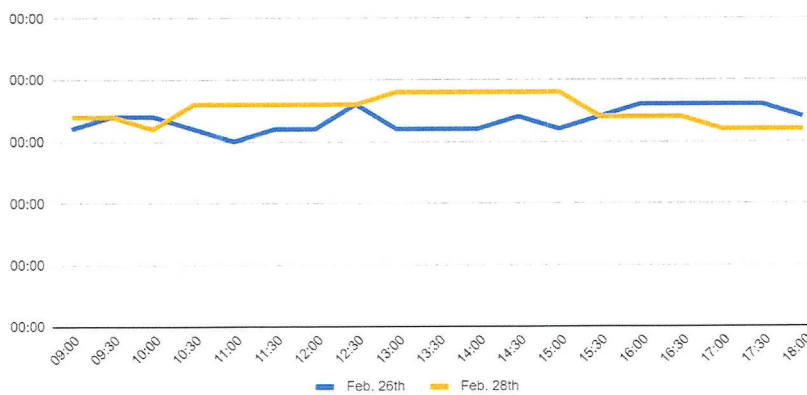
15 Hale Rd. - Parking Study Data - Week 1



15 Hale Rd. - Parking Study Data - Week 2



15 Hale Rd. - Parking Study Data - Week 3



## 7. PARKING ANALYSIS

---

The results from the seven days of surveys show that the peak parking demand was on Wednesday January 24<sup>th</sup> between 1:00 – 1:30 p.m. at 24 spaces occupied out of the 25 provided (totaling 96%). For the other survey days, peak demand ranged from 48 – 90% spaces occupied max.

The entirety of the rear yard parking spaces have been dedicated to the impound and repair facility's temporary storage requirements. The rear parking area is currently housing the impounded vehicles parking stalls, and is dimensioned and labeled as such on Figure 1 and Figure 1A.

The bylaw assumes that the rear area parking is to be *deducted* from the overall parking on-site, hence the request for 8 spaces provided whereas this study counted the total on-site parking provided as 25 (incl. impound and sales display spaces). As such, this data can be read as having a constant parking occupation of 10 - 15 cars that were seldom recycled through this lot due to the impound operation.

## 8. ILLEGAL PARKING

---

There was an entire rear tandem row of vehicles parked illegally throughout the length of the first week of Study. Several other vehicles were observed to block side yard access and front yard entrances due to deliveries and pick-up and drop off scenarios for customers awaiting service. In front of the entrance security gate there were two off-site occurrences of parking of vehicles observed during the first four days of surveying.

Week 3 observed the site in complete compliance with the amended Site Plan Figure 1A, as well as under the parking configuration of painted lines seeking to be approved as a condition of Minor Variance Application A-2023-0055.



## 9. SUMMARY & CONCLUSION

---

Despite the theory of reduction for the proposed Impound and Sales Use, the practice of parking onsite demonstrates that there is adequate parking and the site can function with harmony.

As can be interpreted from the Survey Data provided, the site was never at full capacity during seven site visits. An inconsistent, peak trend can be seen after the lunch-time rush hours across the three observed Wednesdays, but no other datum suggests congestion to the degree that the variance required for parking is not minor in nature or cannot be accommodated by the reality of internal circulation of Automobiles awaiting Repair.

As is the case with motor vehicles Uses in general, much of the requirements for parking spaces are taken up by temporary, over-night parking for repairs and parts delivery. Despite the occupying of these rear yard spaces on a frequent basis during Week 1, the remaining parking spaces on site were adequate to demonstrate that the existing impound and repair facility has been operating peacefully for the past several years and that the introduction of Sales would not create undue influence.

By applying the existing parking demands surveyed over the course of three consecutive weeks, it is this author's opinion that the theoretical introduction of a Sales Operation with 2 front yard display spaces - within the existing practical operation of a motor-vehicle repair and impound facility - is sufficient to justify the additional spaces sought for reduction under A-2023-0055 under the conditions of Figure 1A.

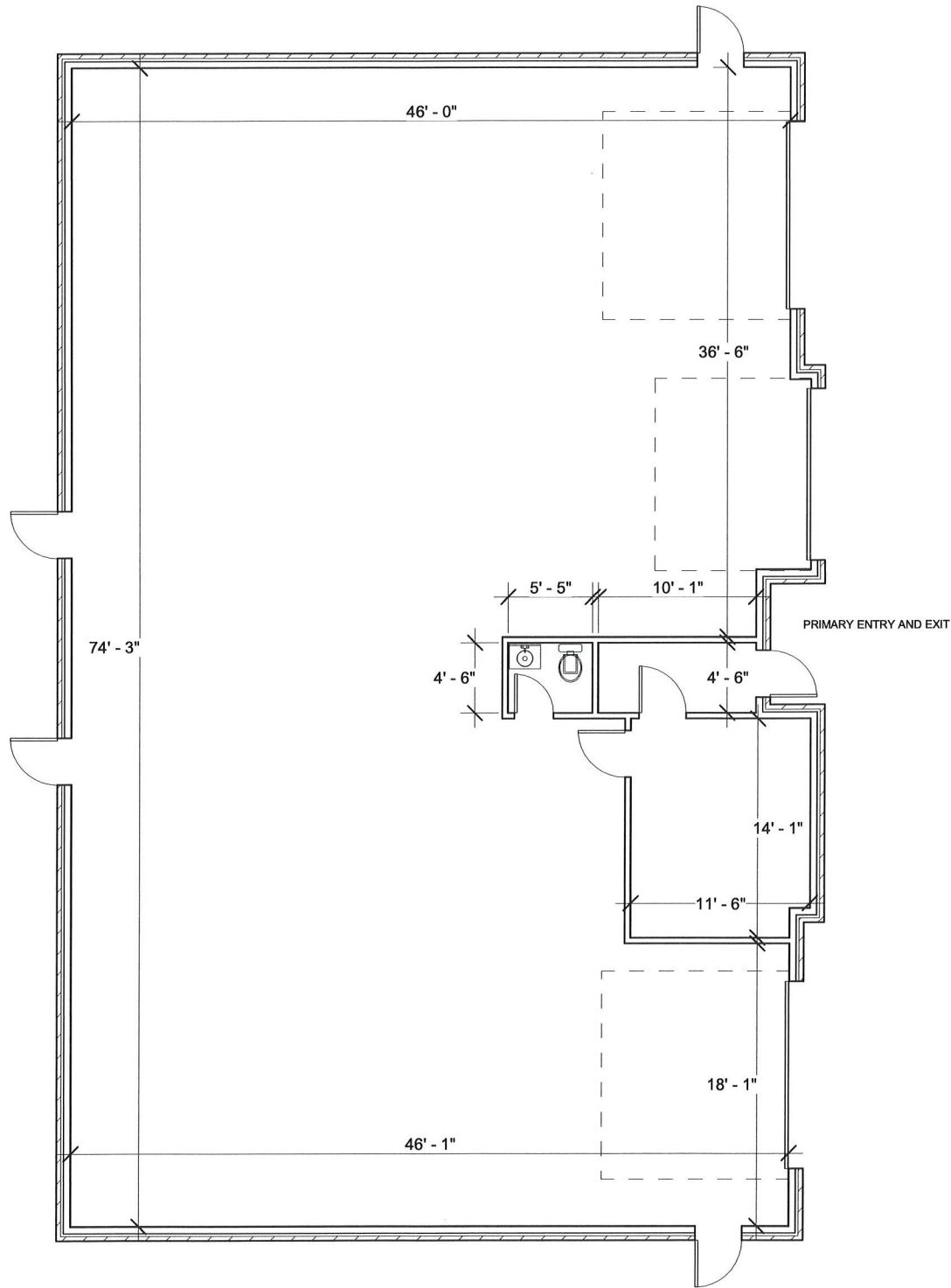
We trust that the enclosed package meets all necessary standards, and should you have any further questions please do not hesitate to contact our offices for clarification.

Yours truly,

--

Nicholas H. Dell BA.H.  
Principal  
Parking & Urban Planning Consultant





EXISTING FLOOR AREA: 3407.38 SF

RECEIVED  
 MAR 22 2024  
 CITY CLERK'S OFFICE

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

EXISTING GROUND FLOOR

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION  
 (Required unless design is exempted under 2.17.5.1 of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

*Tanvir Rai*

FIRM	BCIN
Noble Elite Solutions Ltd	118716

JAN 09/24

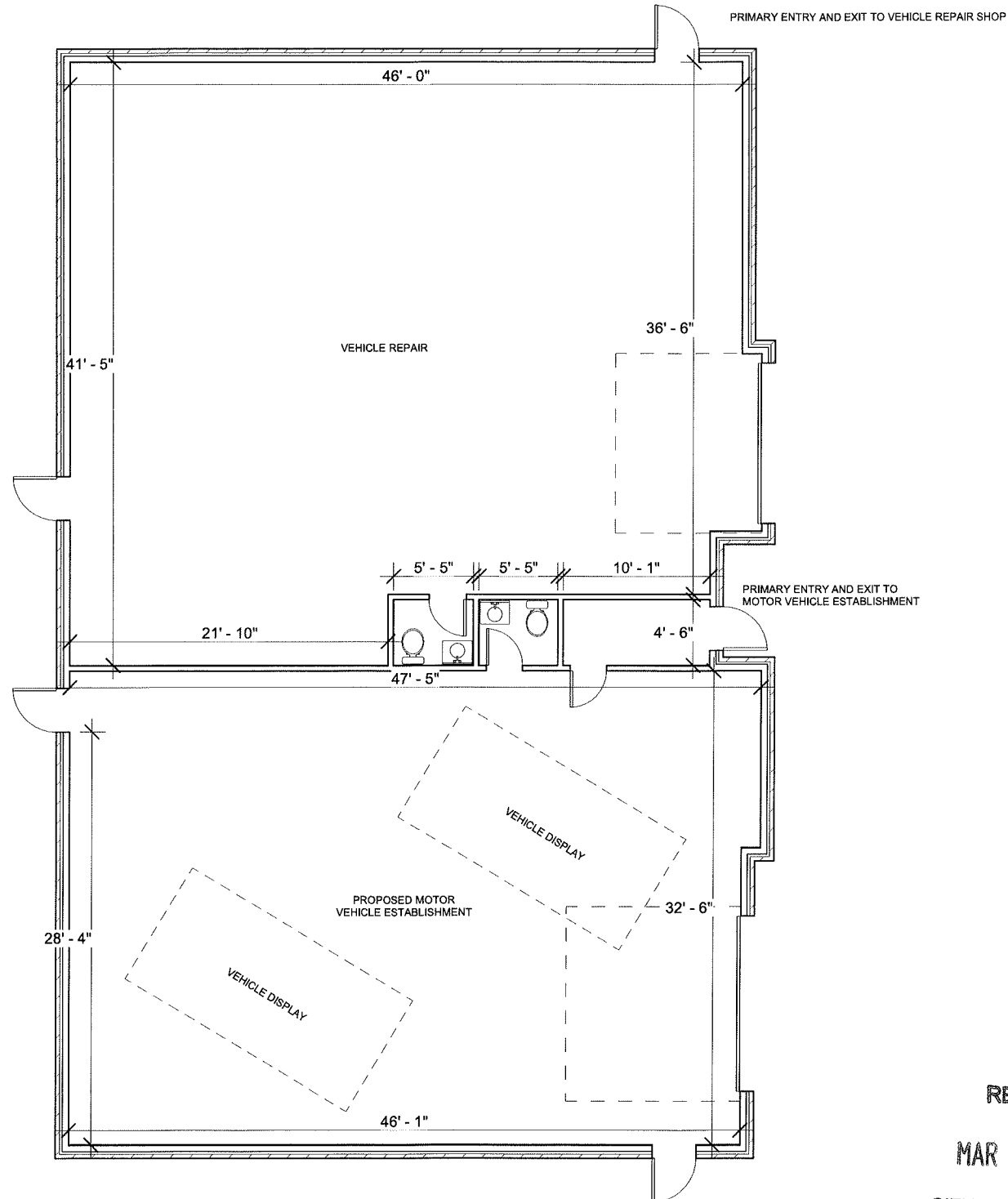
01	ISSUED FOR PERMIT	JAN 09/24
----	-------------------	-----------

ADDRESS:  
 15 HALE ROAD,  
 BRAMPTON, ON

DRAWN BY: VS	CHECKED BY: JB
PROJECT NUMBER: 22R-25876	

**NOBLE ELITE SOLUTIONS LTD**  
 2130 NORTH PARK DR  
 UNIT 249,  
 BRAMPTON, ON, L6S 0C9  
 info@nobleltd.ca  
 (437) 888 1800  
 (647) 207 5470

DATE: JAN 09/24	DWG No: A-3
SCALE: 1/8" = 1'-0"	



PROPOSED MOTOR VEHICLE ESTABLISHMENT AREA: 1513.90 SF

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL CONDITIONS OF THE SITE AND THE DESIGNER'S LIABILITY FOR ANY VARIATIONS FROM THE SUPPLIED INFORMATION. DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

PROPOSED GROUND FLOOR

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION (Required unless design is exempted under 2.17.5.1 of OBC)

DESIGNER	BCIN
Tanvir Rai	103482

*Tanvir Rai*

FIRM	BCIN
Noble Elite Solutions Ltd	118716

JAN 09/24

01 ISSUED FOR PERMIT	JAN 09/24
----------------------	-----------

ADDRESS:  
15 HALE ROAD,  
BRAMPTON, ON

DRAWN BY: VS	CHECKED BY: JB
--------------	----------------

PROJECT NUMBER: 22R-25876

**NOBLE ELITE SOLUTIONS LTD**  
2130 NORTH PARK DR  
UNIT 249,  
BRAMPTON, ON, L6S 0C9  
info@nobleltd.ca  
(437) 888 1800  
(647) 207 5470

DATE: JAN 09/24	DWG. No:
SCALE: 1/8" = 1'-0"	A-4

RECEIVED  
MAR 22 2024  
CITY CLERK'S OFFICE