



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0131

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)** 1000018944 ONTARIO INC O/A CARS GALORE AUTO
Address 282 ORENDA RD BRAMPTON, ON, L6T 4X6

Phone # 647-686-5661 **Fax #** _____
Email NAJAM@CARSGALOREAUTO.COM

2. **Name of Agent** PAVNEET KAUR(NOBLE PRIME SOLUTIONS LTD)
Address 19-2131 WILLIAMS PKWY 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 A CAR SALES RETAIL OFFICE TO OPERATE FROM INDUSTRIAL ZONED BUILDING.
-TO PERMIT THE OUTDOOR DISPLAY OF MOTOR VEHICLES.

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 Number/Concession Number P640 BLK A
Municipal Address 282 ORENDA RD BRAMPTON, ON, L6T 4X6

6. **Dimension of subject land (in metric units)**
Frontage _____
Depth _____
Area UNIT AREA: 960M²

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:

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

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

PROPOSED

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

10. Date of Acquisition of subject land: TENANT'S LEASE WILL BEGIN ON May 1/2024

11. Existing uses of subject property: COMMERCIAL

12. Proposed uses of subject property: COMMERCIAL

13. Existing uses of abutting properties: COMMERCIAL

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 [checked]
Well []
Other (specify)

(b) What sewage disposal is/will be provided?
Municipal [checked]
Septic []
Other (specify)

(c) What storm drainage system is existing/proposed?
Sewers [checked]
Ditches []
Swales []
Other (specify)

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 _____ |

ESH

Signature of Applicant(s) or Authorized Agent

DATED AT THE 19th CITY OF BRAMPTON
THIS 19th DAY OF APRIL, 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, YANUIR RAI, OF THE CITY OF BRAMPTON

IN THE REGION OF PEELE 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 19 DAY OF
April, 2024.

Ayena Zahid
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires June 20, 2025.

ESH

Signature of Applicant or Authorized Agent

[Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: M1A

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

Connor Cowan
Zoning Officer

2024-04-18
Date

DATE RECEIVED Apr 19, 2024

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

LOCATION OF THE SUBJECT LAND: 282 Orenda Road, Brampton, Ontario, L6T 4X6

I/We, 1000018944 Ontario Inc. O/A Cars Galore Auto
please print/type the full name of the owner(s)

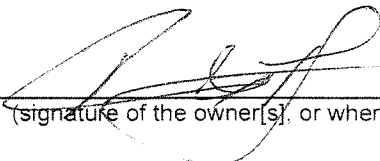
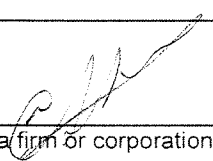
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

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 13 day of March, 2024.

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

Todd Teal Najum W. Hussain
(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

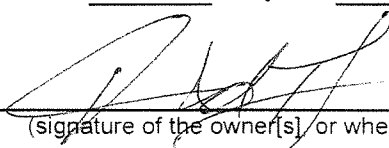
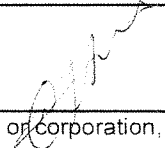
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 282 Orenda Road, Brampton, Ontario, L6T 4X6

I/We, 1000018944 Ontario Inc. O/A CarsGalore Auto
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 13 day of March, 2024.

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

Todd Teal Rajam-ul-Hussain

(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

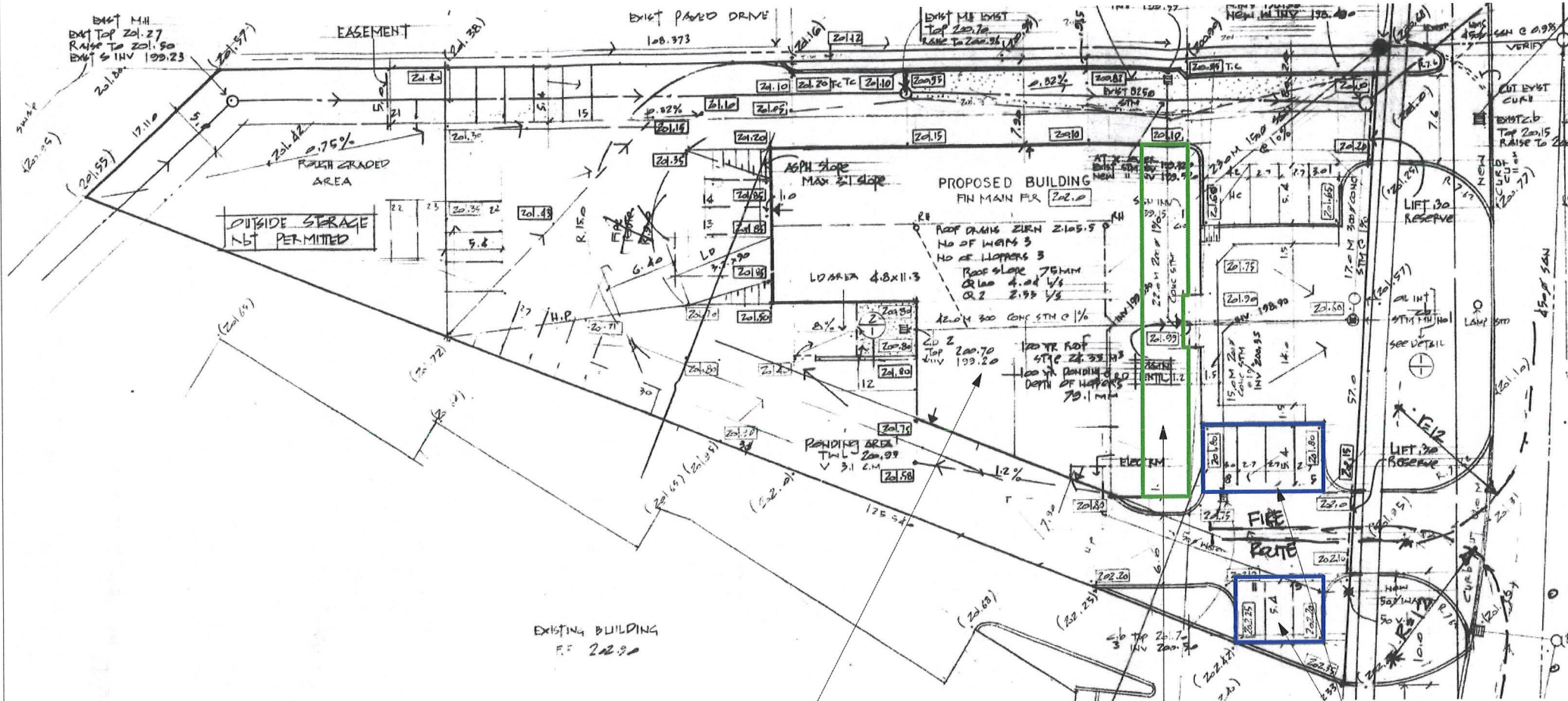
PARKING CALCULATIONS:

EXISTING PLANT = 816 X 1/60 = 14 SPACES
 CAR SALES OFFICES = 144 X 1/25 = 6 SPACES
 OUTDOOR DISPLAY OF VEHICLES = 7 SPACES
 TOTAL SPACES REQUIRED = 27 SPACES
 TOTAL SPACES AVAILABLE = 30 SPACES

MINOR VARIANCE

-TO PERMIT A CAR SALES RETAIL OFFICE TO OPERATE FROM INDUSTRIAL ZONED BUILDING.

-TO PERMIT THE OUTDOOR DISPLAY OF MOTOR VEHICLES.



EXISTING PLANT AREA
 (816 SQM)
 85% OF BUILDING AREA

CAR SALES OFFICES
 GROUP E
 (144 SQM)
 15% OF BUILDING AREA

7 SPACES TO BE USED FOR OUTDOOR DISPLAY OF VEHICLES

SITE PLAN

| | |
|---|----------------|
| STAMP | |
| 01 ISSUED FOR VARIANCE | MAR 18/24 |
| ADDRESS: 282 ORENDA RD BRAMPTON, ON | |
| DRAWN BY: NK | CHECKED BY: JB |
| PROJECT NUMBER: 24C-29646 | |
| NOBLE PRIME SOLUTIONS LTD | |
| 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON info@nobleltd.ca (437) 888 1800 | |
| DATE: MAR 18/24 | DWG No: |
| SCALE: | A2.5 |

TOTAL FLOOR AREA: 960 SQM

DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990c. M56
 COPYRIGHT ACT R.S., 1985, c. C-42 APPLIES TO THE USE AND REPRODUCTION OF THESE DOCUMENTS

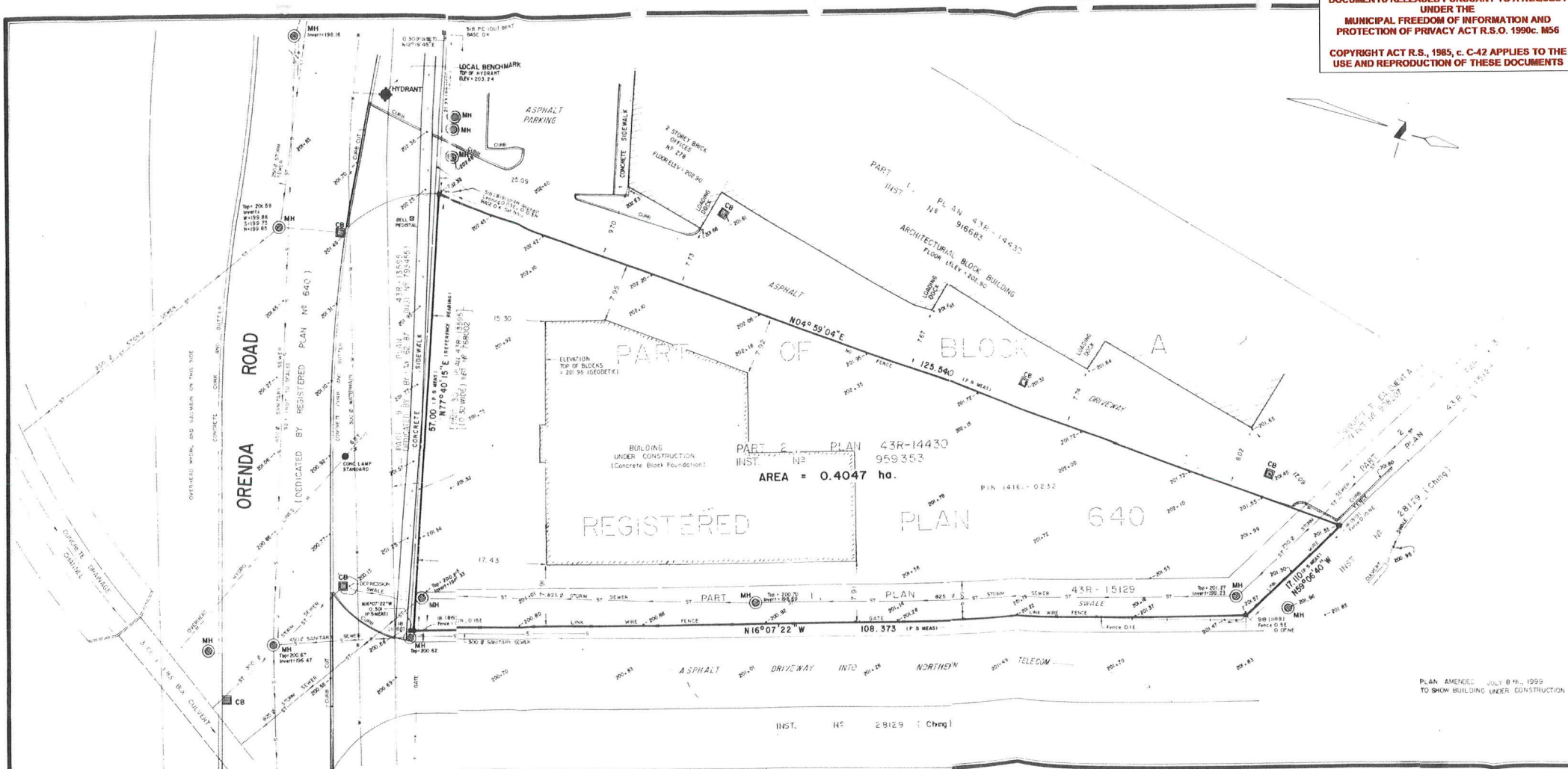
PLAN OF SURVEY OF AND TOPOGRAPHY ON PART OF BLOCK A, REGISTERED PLAN 640 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

Scale: 1:300
 5 4 3 2 1 0 5 10 15 20 25 METRES

J. STEL, O.L.S. 1992

© COPYRIGHT J. STEL, O.L.S., 1992

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



NOTES
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE 100% PERLY LIMIT OF PART 2, PLAN 43R-14430, HAVING A BEARING OF N77°40'15"E.
 ■ DENOTES SURVEY MONUMENT FOUND
 SB - STANDARD IRON BAR
 SB - IRON BAR
 B19 - R.M. MCBAIN, O.L.S.
 1888 - C.A. SEXTON, O.L.S.
 P - PLAN 43R-14430
 E - EAST, ETC.
 CB - CATCH BASIN
 MH - MANHOLE
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF BRAMPTON BENCHMARK NO. 14-106, HAVING AN ELEVATION OF 207.051 METRES.
 LOCATION OF UNDERGROUND SERVICES SHOWN HEREON ARE APPROXIMATE. BURIED CABLES AND GASMAIN NOT SHOWN. STAKEOUT REQUIRED PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF JANUARY, 1992.
 DATE: 15 JANUARY 1992
 J. STEL
 Ontario Land Surveyor

PLAN AMENDED JULY 8th, 1999 TO SHOW BUILDING UNDER CONSTRUCTION

J. STEL, O.L.S.
 P.O. BOX 89
 KLEINBURG, ONTARIO L0J 1C0
 (416) 893-1241

PROJECT NO. 92-1015

Zoning Non-compliance Checklist

File No.

A-2024-0131

Applicant: PAVNEET KAUR

Address: 282 Orenda Rd

Zoning: M1A

By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|---------------------------------------|--|--|-----------|
| USE | To permit the use of a motor vehicle sales establishment | Whereas the by-law does not permit a motor vehicle sales establishment | 31.2.1 |
| USE | To permit the use of outdoor storage | Whereas the by-law does not permit the use of outdoor storage | 31.2.2(h) |
| 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 | | | |
| TWO-UNIT DWELLING | | | |
| SCHEDULE "C" | | | |
| OTHER – DECK | | | |

Connor Cowan

Reviewed by Zoning

2024-04-15

Date