

Application for Minor Variance
Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Please Note: You are receiving this notice as you are within 60 meters of the subject property.

Application Number: A-2023-0055
Property Address: 15 Hale Road
Legal Description: Con 2 EHS Part Lot 1, RP 43R1794 Part 1, Ward 3
Agent: Noble Prime Solutions Ltd., c/o Pavneet Kaur
Owner(s): 1000004087 Ontario Inc.
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, June 18, 2024, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To allow for motor vehicle sales as a permitted use, whereas motor vehicle sales is not permitted;
2. To allow 19 parking spaces, whereas a minimum of 20 parking spaces are required;
3. 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; and
4. To permit a lot area of 1550 square meters, whereas the by-law requires a minimum lot area of 1800 square metres for a vehicle impound use.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, June 13, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, June 13, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. 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.

Dated this 5th day of June 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

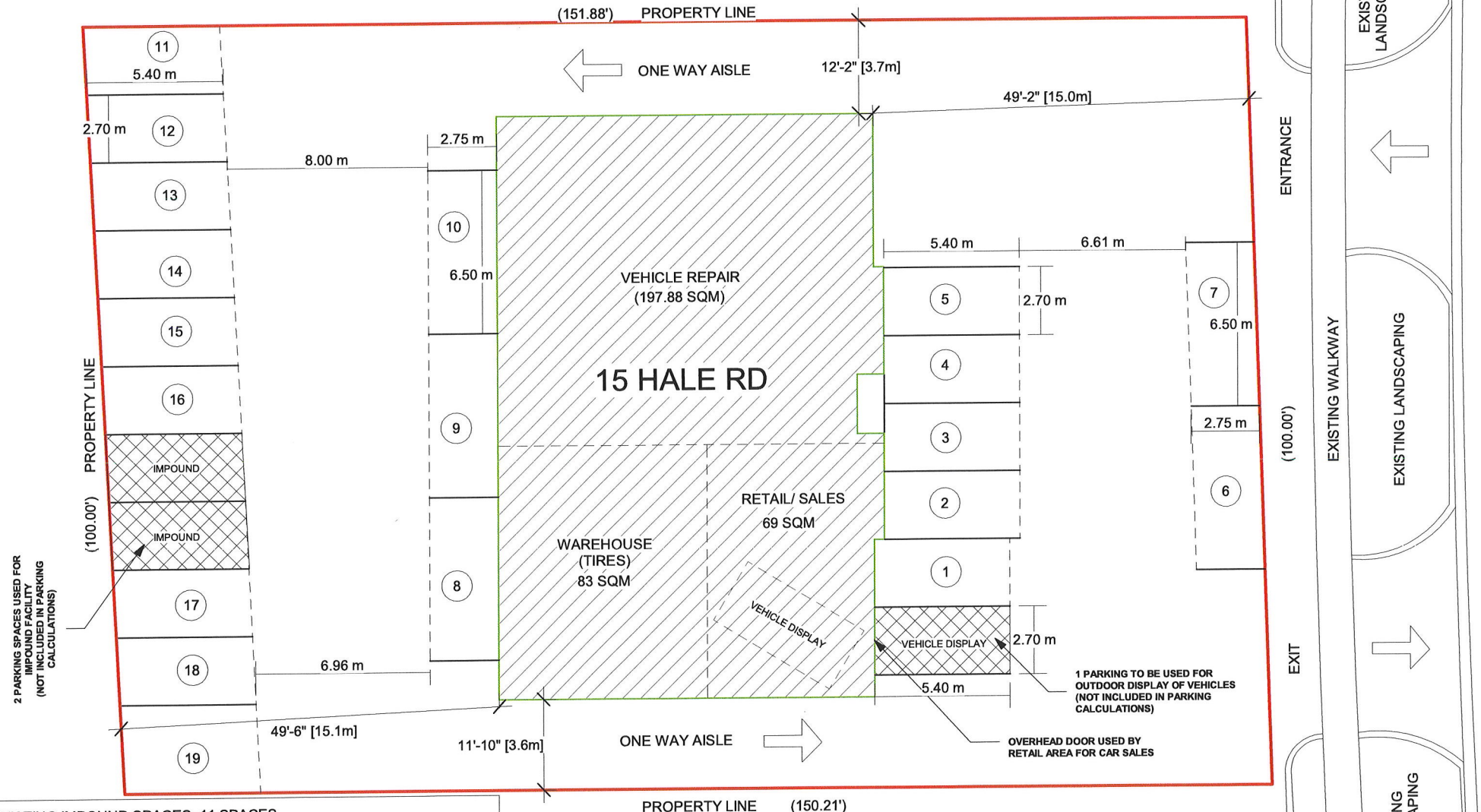
MINOR VARIANCE

-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 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)

-TO PERMIT 19 PARKING SPACES WHEREAS THE BY-LAW REQUIRES A MINIMUM OF 20 PARKING SPACES



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: 69 / 23 = 3.00 SPACES REQUIRED
 WAREHOUSE: 90/83 = 0.92 SPACES REQUIRED
TOTAL SPACES REQUIRED: 15 + 5 (IMPOUND VISITOR PARKING) = 20
TOTAL PARKING SPACES PROVIDED: 19 SPACES

Received / Revised

MAY 31 2024

Committee of Adjustment

SITE PLAN

HALE ROAD

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: A-1
 SCALE: 1 : 170