



REVISED - May 14/24

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)** 1344968 ONTARIO LIMITED (WESLEY LOVE)  
**Address** 282 ORENDA RD BRAMPTON, ON, L6T 4X6  
  
**Phone #** 647-688-1400 **Fax #** \_\_\_\_\_  
**Email** wlove@tauruscraco.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: 960M<sup>2</sup>

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  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 _____

Pavneet Kaur  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton  
THIS 14 DAY OF May, 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, Pavneet Kaur, 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

Region OF Peel

IN THE Province OF

Canada THIS 14th DAY OF

May, 2024.

Pavneet Kaur  
Signature of Applicant or Authorized Agent

A GRANDEUR BARORA  
Barrister Solicitor & Notary Public  
Commissioner of Oaths in and for Ontario  
309-50 Sunny Meadows Blvd,  
Brampton Ontario L6R 0Y7  
Ph# 905-791-2500; Fax # 905-790-7757

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 \_\_\_\_\_

Date Application Deemed \_\_\_\_\_

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 Orianda Road

I/We, Wesley Love 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 May, 2024



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

Wesley Love  
(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**

**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

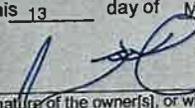
I/We, 1344968 Ontario Limited  
please print/type the full name of the owner(s)

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 May, 20 24.

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

Wesley Love  
(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.**

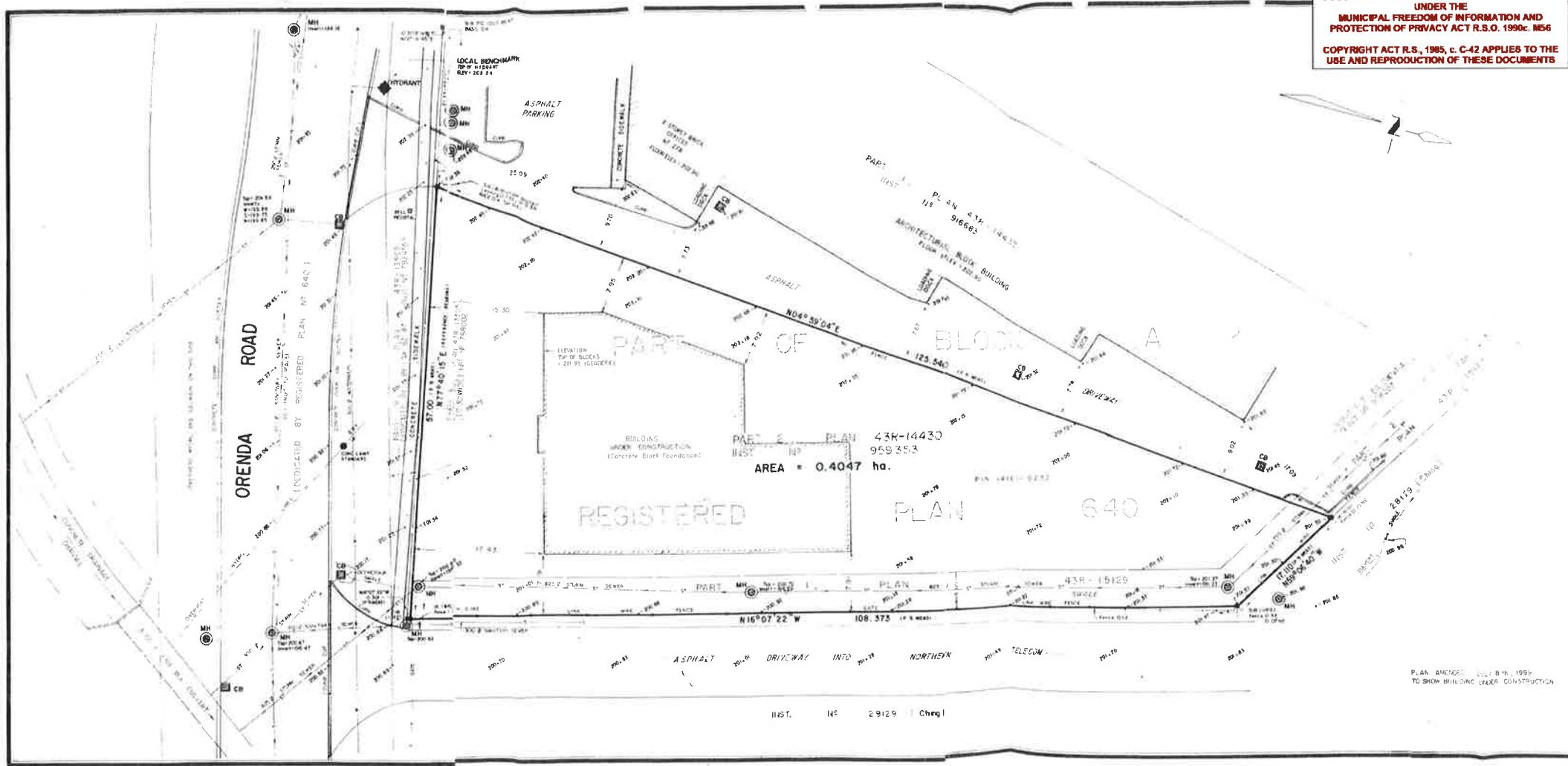
**NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.**

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  
 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 QUARTERLY LIMIT OF PART 2 PLAN 438-14430 HAVING A BEARING OF N177°40'15" E  
 W DENOTES SURVEY MONUMENT FOUND  
 SB STANDARD IRON BAR  
 B IRON BAR  
 B19 RM MCBAN, O.L.S.  
 1186 C.A. SEXTON, O.L.S.  
 P PLAN 438-14450  
 E EAST, ETC.  
 CB CATCH BASIN  
 MH MANHOLE  
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF BRAMPTON BENCHMARK NO 14-06 HAVING AN ELEVATION OF 207.051 METRES  
 LOCATION OF UNDERGROUND SERVICES SHOWN HEREON ARE APPROXIMATE. BURIED CABLES AND GASMAIN NOT SHOWN STATEOUT 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 13TH DAY OF JANUARY, 1992.  
 DATE 13 JANUARY 1992  
 J. STEL  
 Ontario Land Surveyor

PLAN AMENDED JULY 8th, 1992 TO SHOW BUILDING UNDER CONSTRUCTION

J. STEL, O.L.S.  
 P.O. BOX 69  
 KLEINBURG, ONTARIO, L0J 1C0  
 (416) 893-1241

PROJECT NO. BR-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

In the matter of the required sign(s) to be posted on the property subject of application(s) to the Committee of Adjustment to meet the notice requirements of Ontario Regulation 197/96 amended by Ontario Regulation 505/98 and Ontario Regulation 200/96 amended by Ontario Regulation 508/98

**AFFIDAVIT**

I, TANVIA RAI of the CITY of BRAMPTON  
(your name) (Name of city, town, village)

being the  applicant  authorized agent  agent's rep having made application(s) to the  
(check appropriate box)

Committee of Adjustment of the Corporation of the City of Brampton, for the property located at: 282 URENDA RD, FILE # A-2024-0131

Make oath and say as follows:

1. I hereby declare that I will post the required sign(s) **along each street frontage of the property, approximately 1.0m – 1.5m in height, either on the property line or not more than 1.0m back from the property line**, in a location clearly visible from the street and include on the face of the sign the following information:
  - a. Application number(s);
  - b. Date, time and location of the hearing;
  - c. The purpose and effect of the consent application and/or the minor variance(s).
2. I hereby declare that I will provide a photo of the posted sign via email to the Secretary Treasurer of the Committee of Adjustment at coa@brampton.ca no later than the date the sign is erected, and I will remove the sign no later than the day after the meeting.

Sworn before me at the City of Brampton in the Regional Municipality 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.

ASL  
Signature of Applicant/Authorized Agent

**Note: Minor Variance Signs must be posted ten (10) calendar days prior to the meeting date, and Consent Signs must be posted no later than twenty (20) calendar days prior to the meeting date.**

**Failure to comply with the above noted posting requirements will result in your application being deferred to a future meeting date.**

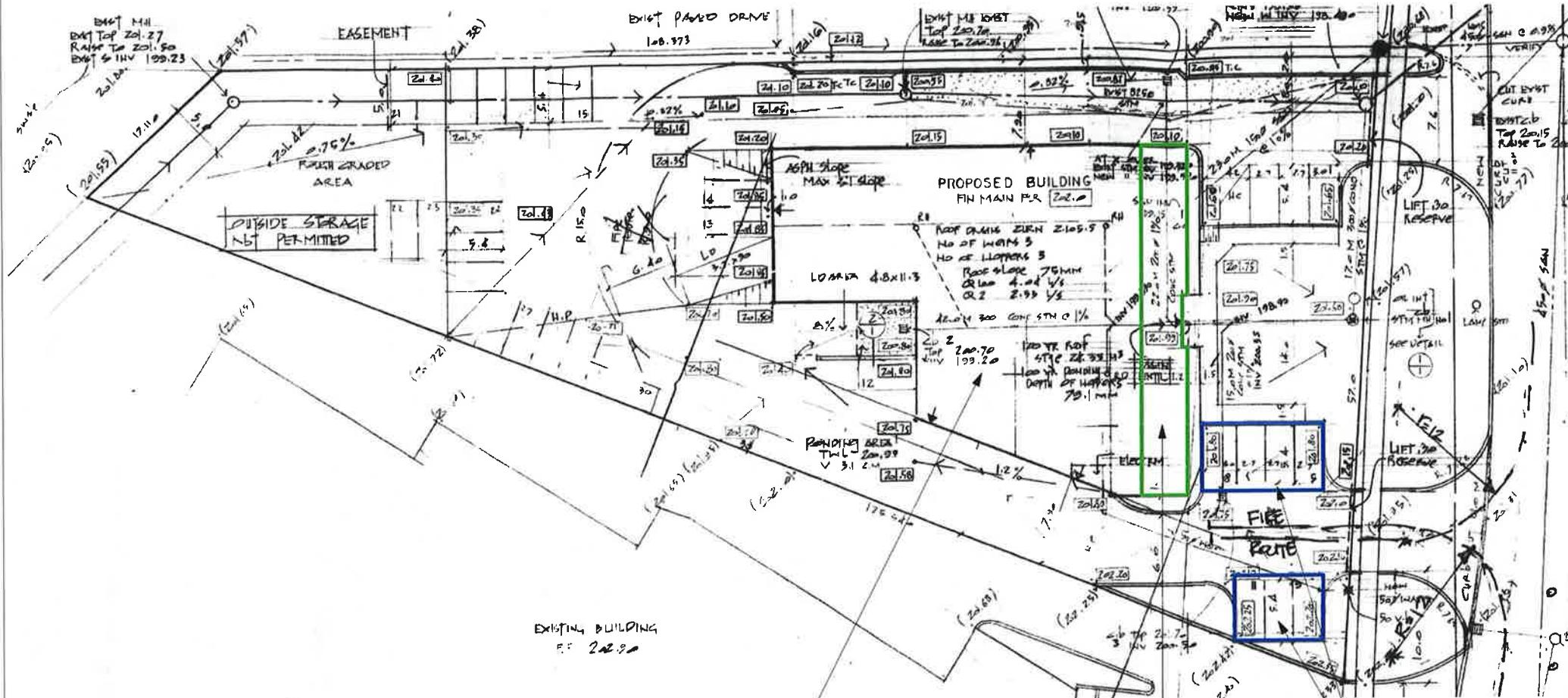
**PARKING CALCULATIONS:**

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

TOTAL FLOOR AREA: 960 SQM

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	
<b>NOBLE PRIME SOLUTIONS LTD</b> 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON info@nobleltd.ca (437) 888 1800	
DATE: MAR 18/24	DWG No:
SCALE:	A2.5