



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

FILE NUMBER: A-2024-0189

The Personal Information collected on this form is collected pursuant to section 46 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)** 6380 Vipond Inc.
Address 7381 Pacific Circle, Mississauga, ON, L5T2A4

Phone # 905.585.0355 **Fax #** 905.585.0356
Email info@roshel.ca

2. **Name of Agent** Roshel Inc.
Address 255 Biscayne Crescent, Brampton, Ontario, L6W 4R2

Phone # 905.585.0355 **Fax #** 905.585.0356
Email info@roshel.ca

3. **Nature and extent of relief applied for (variances requested):**
To allow Vehicle Sales (as an accessory use to the principal use as a manufacturing and assembly) whereas the by-law does not permit the proposed use

4. **Why is it not possible to comply with the provisions of the by-law?**
Sales establishment is not a permitted use in this zone by-law

5. **Legal Description of the subject land:**
Lot Number 15
Plan Number/Concession Number Site plan number SP98-064.000, concession number CON. 2 E.H.S.
Municipal Address 255 Biscayne Crescent, Brampton, Ontario L6W 4R2

6. **Dimension of subject land (in metric units)**
Frontage 205 m
Depth 138 m
Area 24,425 sq meter

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.)
2 storey office building, 1 storey production area. Height - 9,3m. Area summary: ground floor office - 1,300 sq meter, second floor office - 809 sq meter, production/warehouse area - 10,573 sq meter. Total - 12,682 sq meter

PROPOSED BUILDINGS/STRUCTURES on the subject land:

no changes

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 27.5 m
Rear yard setback 38 m
Side yard setback 27.5 m
Side yard setback 7.5 m

PROPOSED

Front yard setback no changes
Rear yard setback no changes
Side yard setback no changes
Side yard setback no changes

10. Date of Acquisition of subject land: November 1st, 2023
11. Existing uses of subject property: Manufacturing
12. Proposed uses of subject property: Buying, Manufacturing, Assembly, Sales (no sales to individuals/showrooms)
13. Existing uses of abutting properties: Manufacturing
14. Date of construction of all buildings & structures on subject land: 1999
15. Length of time the existing uses of the subject property have been continued: one month
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 _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE Seventeenth city OF April Brampton

THIS 17th 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, Roman Shimonov OF THE city OF Brampton, Canada

IN THE City 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 24th DAY OF

May, 2024

A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Signature of Applicant or Authorized Agent

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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 May 24, 2024

Date Application Deemed Complete by the Municipality VZ

PERMISSION TO ENTER

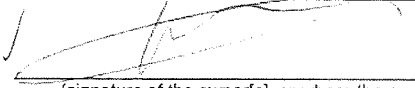
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 255 Biscayne Crescent, Brampton, Ontario, L6W 4R2

I/We, 6380 Vipond Inc., in the person of its Owner and CEO Roman Shimonov,
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 17th day of April, 2024.



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

Roman Shimonov

(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 255 Biscayne Crescent, Brampton, Ontario, L6W 4R2


I/We, 6380 Vipond Inc., in the person of its CEO Roman Shimonov,
please print/type the full name of the owner(s)

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

Polina Travianko, an employee of Roshel Inc.
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 17th day of April, 2024.

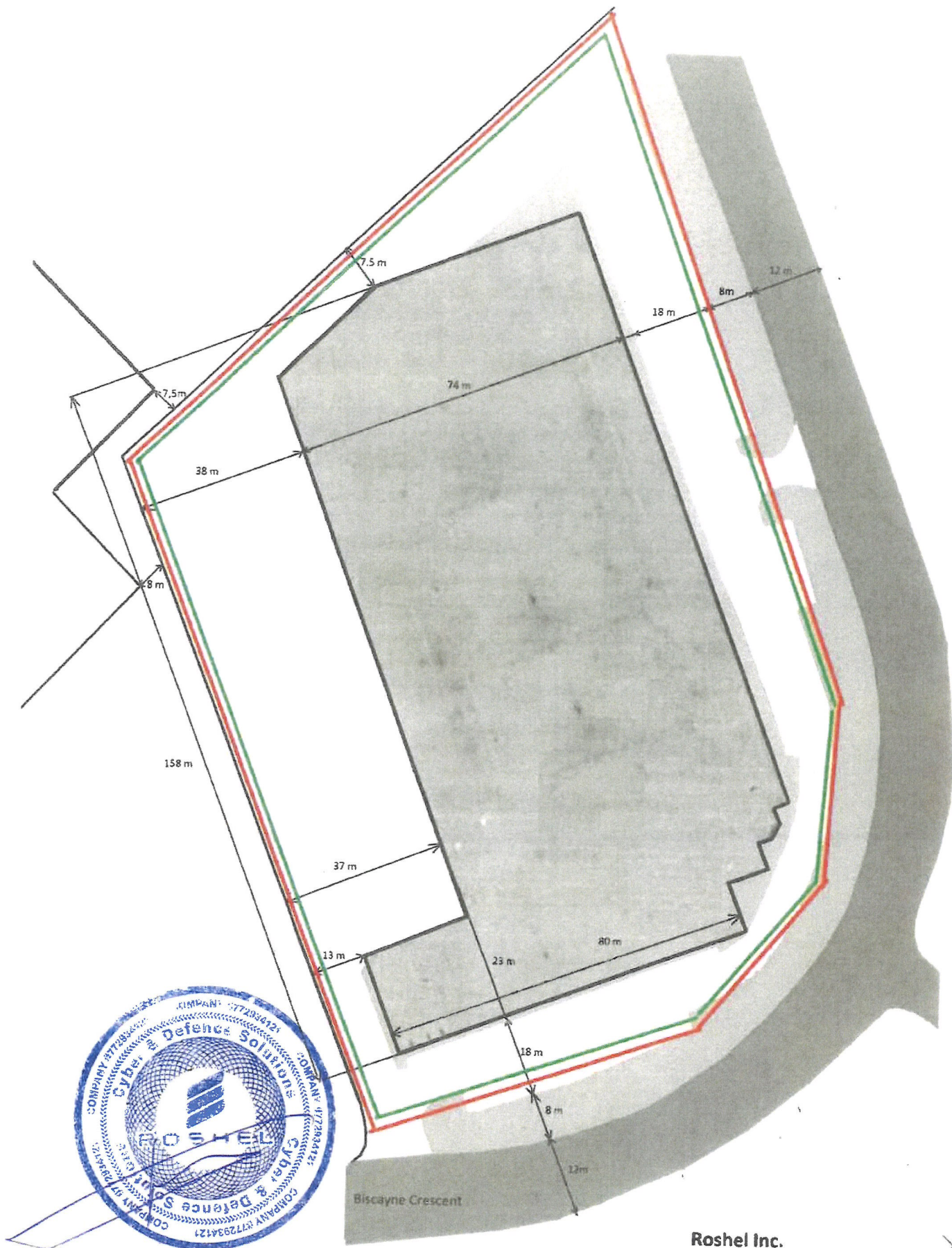


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

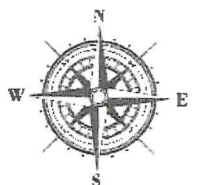
Roman Shimonov
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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.



Roshel Inc.
 255 Biscayne Crescent,
 Brampton, ON, L6W 4R2
 www.roshel.ca



Zoning Non-compliance Checklist

File No. A-2024- 0189

Applicant: Roshel Inc.
 Address: 255 Biscayne
 Zoning: M2
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit motor vehicle sales as an accessory use to the manufacturing of motor vehicles.	Whereas the by-law does not permit motor vehicle sales.	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
 Reviewed by Zoning

May 8 , 2024
 Date



R O S H E L

255 Biscayne Crescent Brampton
ON, L6W 4R2 Canada

Phone: +1 (905) 565-0355
Fax: +1 905 565 0356
info@roschel.ca www.roschel.ca

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
Phone (905) 874-2117
Fax (905) 874-2119
Email: coa@brampton.ca

April 17th, 2024

Explanatory letter

Dear Committee of Adjustment, City of Brampton

We respectfully submit our application for a Minor Variance on behalf of Roshel Inc., situated at 255 Biscayne Crescent, Brampton, ON, L6W 4R2. Our request seeks permission to include the sale of vehicles as an ancillary activity to our primary function as a manufacturing and assembly facility.

Roshel Inc. is exclusively engaged in the B2B market and stands as one of the foremost manufacturers of smart armored vehicles for commercial and government entities across Canada and North America. With an integrated approach, we oversee the complete manufacturing cycle of armored vehicles within our premises.

In alignment with national procurement regulations, we seek your favorable consideration to authorize the sale of our armored vehicles, exclusively to legal entities, as a supplementary activity permitted within our designated location. It is imperative to note that we do not engage in retail sales to individuals, nor do we maintain a showroom for our products.

We assure you of our commitment to adhere to all regulatory requirements and contribute positively to the local economy and community.

Thank you for your attention to this matter. We remain at your disposal for any further information or clarification you may require.

Sincerely,
CEO of Roshel
Roman Shimomov

