

**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-2024-0258  
**Property Address:** 4-68 Eastern Avenue  
**Legal Description:** Plan 518, Part Blocks B H and R, RP 43R28803, Parts 3 and 4, RP 43R32668 Part 2, Ward 3  
**Agent:** Noble Prime Solutions  
**Owner(s):** Waheguru Management Inc.  
**Other applications:** nil  
under the *Planning Act*

**Meeting Date and Time:** Tuesday, August 20, 2024, at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**Purpose of the Application:**

1. To permit a motor vehicle repair shop at Unit #4, having no outdoor storage, whereas the by-law only permits a building, structure, or use that was existing on the date of the passing of by-law 262-2019;
2. To permit a recreational use; 1 Badminton Court, 1 Volleyball Court, and accessory offices at unit #7, having no outdoor storage, whereas the by-law only permits a building, structure, or use that was existing on the date of the passing of by-law 262-2019; and
2. 3 . To permit a total of 121 parking spaces (exclusive of 12 “Truck Parking Spaces”), whereas the by-law requires a total of 125 parking spaces.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 **12:00 pm on Thursday, August 15, 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](mailto: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 **12:00 pm on Thursday, August 15, 2024**, by emailing [coa@brampton.ca](mailto: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](http://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](http://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](mailto: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](mailto: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 7th day of August 2024

Secretary Treasurer  
Committee of Adjustment, City Clerk’s Office  
2 Wellington Street West, Brampton, L6Y 4R2  
E: [coa@brampton.ca](mailto:coa@brampton.ca)

**MINOR VARIANCE**

-TO PERMIT A MOTOR VEHICLE REPAIR SHOP AT UNIT #4, HAVING NO OUTDOOR STORAGE;

-TO PERMIT A RECREATIONAL USE; 1 BADMINTON COURT, 1 VOLLEYBALL COURT, AND ACCESSORY OFFICES AT UNIT #7, HAVING NO OUTDOOR STORAGE;

-TO PERMIT A TOTAL OF 121 PARKING SPACES (EXCLUSIVE OF 12 "TRUCK PARKING SPACES").

**PARKING REQUIREMENTS:**

PARKING SPACE SIZE: 2.70m X 5.40m  
ACCESSIBLE PARKING SPACE SIZE: TYPE A - 3.40m X 5.40m  
TYPE B - 2.40m X 5.40m

**SITE STATISTICS**

STANDARD	CURRENT FD		PREVIOUS: M2 INDUSTRIAL	
	REQUIRED	PROVIDED	EXISTING	
LOT AREA(MIN)	-	15060 M2	YES	
LOT FRONTAGE(MIN)	30M	191.68 M2	YES	
BUILDING COVERAGE(MAX)	-	4969 M2		
BUILDING WIDTH (MAX)	-	-		
BUILDING SETBACK (MIN)	-	-		
FRONT YARD	9.0M	9.71M	YES	
REAR YARD	7.0M	8.16M	YES	
INTERIOR SIDE	4.0M	3.0-36.01-51.17M	YES	
EXTERIOR SIDE	6.0M	-		
BUILDING HEIGHT	2 STOREYS	1 STORY	YES	
LANDSCAPE AREA (MIN)	-	-		
PLANTING STRIP WIDTH	-	-		
FRONT	3.0M	3.0M		
INTERIOR SIDES	3.0M	3.0M		
PARKING SPACE SETBACKS	-	-		
FRONT	-	-		
OTHERS	-	-		
WAY WIDTH	-	6.0M, 12.0M		

**BUILDING USE:**

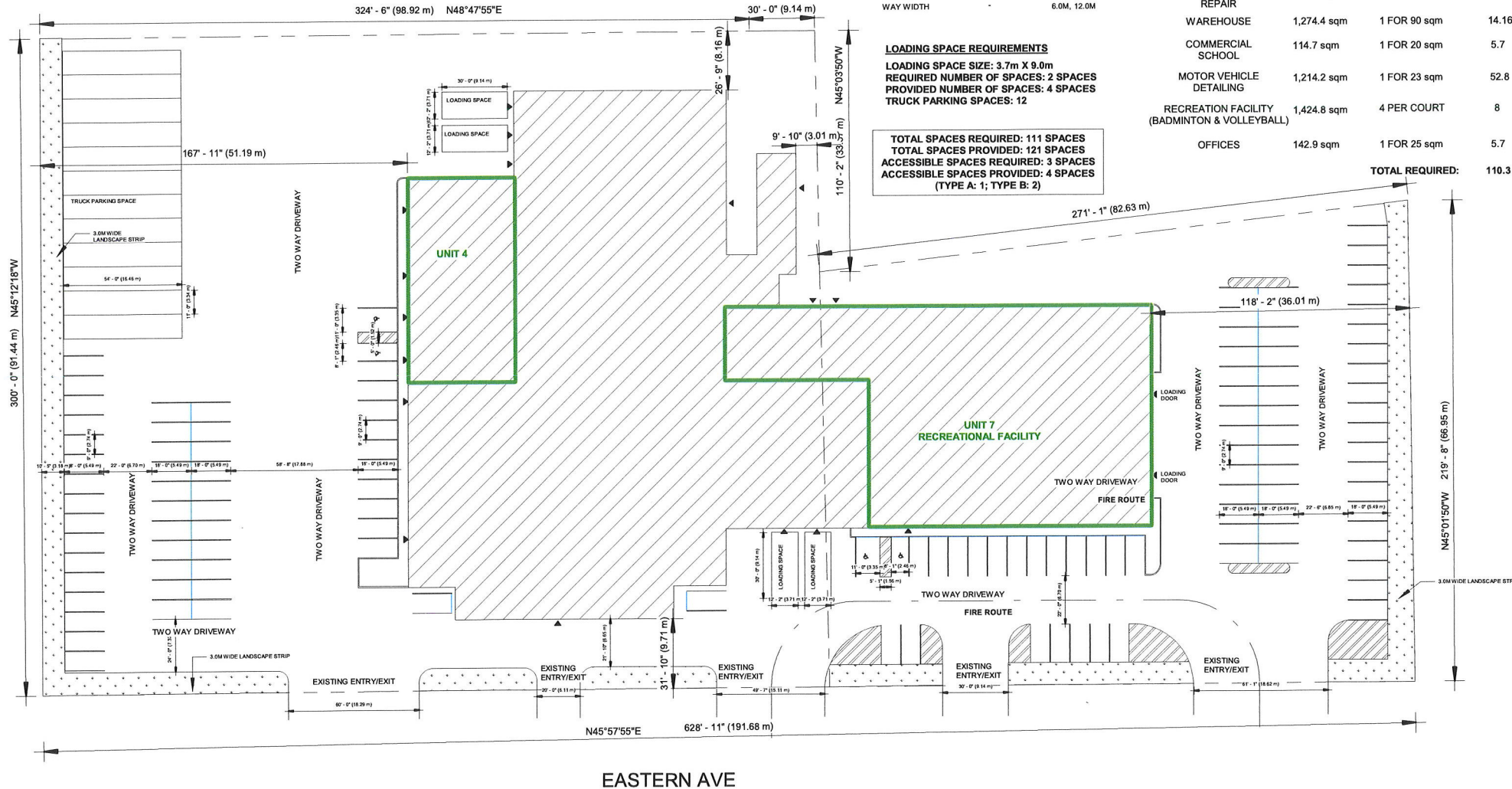
UNIT NO.	AREA	USE
1.	114.7 sqm	COMMERCIAL SCHOOL
2.	683.2 sqm + (130.8 sqm MEZANINE)	MOTOR VEHICLE DETAILING
3.	649.3 sqm	VEHICLE STORAGE (WAREHOUSE)
4.	422.2 sqm	PROPOSED MOTOR VEHICLE REPAIR
5.	1,274.4 sqm	WAREHOUSE
6.	400.2 sqm	MOTOR VEHICLE DETAILING
7.	1424.8 sqm	RECREATION FACILITY (BADMINTON & VOLLEYBALL)
	+ (142.9 sqm MEZANINE)	+ OFFICES (MEZANINE)

USE	AREA	PARKING RATE	PARKINGS REQUIRED
MOTOR VEHICLE REPAIR	422.2 sqm	1 FOR 18 sqm	23.5
WAREHOUSE	1,274.4 sqm	1 FOR 90 sqm	14.16
COMMERCIAL SCHOOL	114.7 sqm	1 FOR 20 sqm	5.7
MOTOR VEHICLE DETAILING	1,214.2 sqm	1 FOR 23 sqm	52.8
RECREATION FACILITY (BADMINTON & VOLLEYBALL)	1,424.8 sqm	4 PER COURT	8
OFFICES	142.9 sqm	1 FOR 25 sqm	5.7
<b>TOTAL REQUIRED:</b>			<b>110.3</b>

**LOADING SPACE REQUIREMENTS**

LOADING SPACE SIZE: 3.7m X 9.0m  
REQUIRED NUMBER OF SPACES: 2 SPACES  
PROVIDED NUMBER OF SPACES: 4 SPACES  
TRUCK PARKING SPACES: 12

TOTAL SPACES REQUIRED: 111 SPACES  
TOTAL SPACES PROVIDED: 121 SPACES  
ACCESSIBLE SPACES REQUIRED: 3 SPACES  
ACCESSIBLE SPACES PROVIDED: 4 SPACES  
(TYPE A: 1; TYPE B: 2)



SITE PLAN

STAMP

01 ISSUED FOR VARIANCE MAY 28/24

ADDRESS:  
**#4 - 68 EASTERN AVE  
BRAMPTON, ON**

DRAWN BY: SHK CHECKED BY: JB  
PROJECT NUMBER: 24C-30033

**NOBLE PRIME SOLUTIONS LTD**  
2131 WILLIAMS PARKWAY  
UNIT 19,  
BRAMPTON, ON  
info@nobleltd.ca  
(437) 888 1800

DATE: AUG 05/24 DWG No:  
SCALE: 1" = 50'-0" A2.5