

Flower City



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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0268

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)** A.D. CORPORATION (SAM MATHARU)
Address 153 Rutherford Road South, Brampton, L6W 3N5
Phone # 416-275-0557 **Fax #** _____
Email accounts@doabatruck.com

2. **Name of Agent** Gursewak Singh - King Consultants Inc
Address 31 Sherwood Crescent, Brampton ON, L6X 2C9
Phone # 905-965-1610 **Fax #** _____
Email singhplan@outlook.com

3. **Nature and extent of relief applied for (variances requested):**
- To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with the existing motor vehicle repair shop (Class B - Repair and Servicing -20231106) whereas the By-law does not permit a washing establishment under the M2 - Industrial Two designation
- To permit 0 parking spaces and 0 stacking spaces whereas the By-law requires a minimum of 5 parking spaces and 10 stack spaces
- To permit the existing 34 parking stalls whereas the By-law requires 15 parking spaces

4. **Why is it not possible to comply with the provisions of the by-law?**
The Zoning By-law permits a motor vehicle repair and servicing use but does not permit motor vehicle washing establishment (motor vehicle detailing) under the M2 - Industrial Two designation as an ancillary/accesory use.

5. **Legal Description of the subject land:**
Lot Number 3
Plan Number/Concession Number CON 2 EHS CH PT 1, 43R434
Municipal Address 153 Rutherford Road South, Brampton

6. **Dimension of subject land (in metric units)**
Frontage 32.83M
Depth 141.13M
Area 1.028 Acres

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.)

Existing 1888.10 SQM industrial building divided into Unit A (552.45SQM), B(589.92SQM), C(207.27SQM), and D(538.46SQM). The proposed use will be located in Unit C.

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 15.21M
Rear yard setback 20.01M
Side yard setback 3.75M
Side yard setback 3.70M

PROPOSED

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

10. Date of Acquisition of subject land: August 20, 2015

11. Existing uses of subject property: Industrial Uses; motor vehicle repair and servicing, dry warehousing

12. Proposed uses of subject property: motor vehicle detailing

13. Existing uses of abutting properties: Asphalt plant, office uses, motor vehicle wash, motor vehicle sales, motor vehicle repair, warehousing

14. Date of construction of all buildings & structures on subject land: 1971

15. Length of time the existing uses of the subject property have been continued: 1971

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 _____

[Handwritten Signature]

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____

THIS 27th DAY OF June, 20 24.

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, Gursewak Singh - King Consultants Inc., 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 City _____ OF _____

Brampton THIS 04 DAY OF _____

July, 20 24.

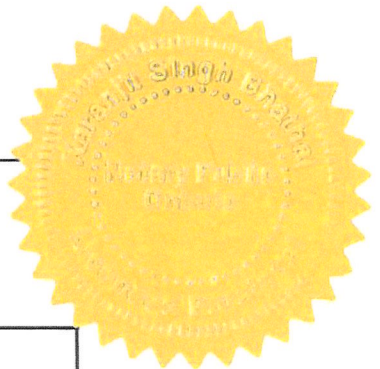
[Handwritten Signature]

A Commissioner etc.

[Handwritten Signature]

Signature of Applicant or Authorized Agent

KARANJIT SINGH BHATHAL
Licensed Paralegal, Notary Public,
& Commissioner For Taking Affidavits
GS Brar Law Professional Corporation
LSO # P16729



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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 JULY 10, 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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 153 Rutherford Road South, Brampton


I/We, A.D. CORPORATION (SAM MATHARU)
please print/type the full name of the owner(s)

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

Gursewak Singh - King Consultant 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 04 day of JULY, 2024.



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

SAM MATHARU
(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
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 153 Rutherford Road South, Brampton

I/We, A.D. CORPORATION (SAM MATHARU)

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 04 day of JULY, 2024.



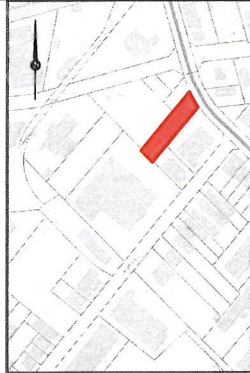
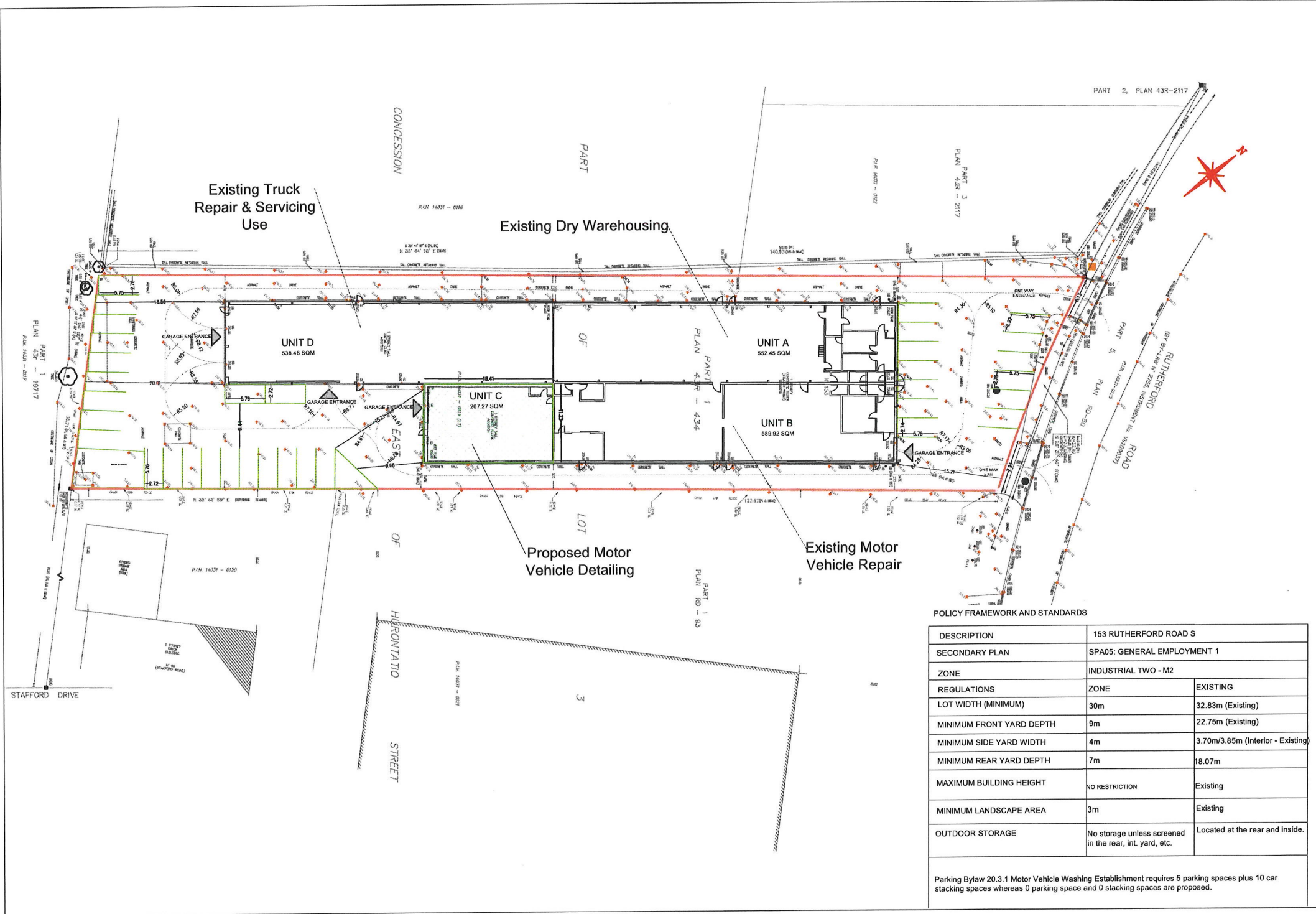
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

SAM MATHARU

(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



KEYMAP 1:2000

153 Rutherford Rd S, Brampton, ON. L6W 3J6

Boundary information collected and referenced from Genesys Land Surveying Ltd. fresh Boundary Survey of the subject property.

NOT SCALED FOR CONSTRUCTION.

To understand the existing site standards and functionality of the site to determine parking ratio.

Paper scale 24.5mm = 500

Measurements in MM

King Consultant Inc.
Gurswain Singh
31 Sherwood Crescent
Brampton, ON
905-855-1810
singhpin@outlook.com



No	Description	Date
01	Concept Site Plan prov. for review	11/03/2023
02	Concept Site Plan Revisions	12/19/2023

EXISTING SITE CONDITIONS
153 RUTHERFORD RD S

CONCEPT SITE PLAN

Project number	0034
Date	12/12/2023
Drawn by	MS
Checked by	GS

A01

Scale 1:500

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	32.83m (Existing)
MINIMUM FRONT YARD DEPTH	9m	22.75m (Existing)
MINIMUM SIDE YARD WIDTH	4m	3.70m/3.85m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7m	18.07m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located at the rear and inside.

Parking Bylaw 20.3.1 Motor Vehicle Washing Establishment requires 5 parking spaces plus 10 car stacking spaces whereas 0 parking space and 0 stacking spaces are proposed.