

Application for Minor VarianceSection 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-2024-0268
Property Address: 153 Rutherford Road South
Legal Description: Con 2, EHS Part Lot 3, RP 43R434, Part 1, Ward 3
Agent: King Consultants Inc. c/o Gursewak Singh
Owner(s): A.D. Corporation, c/o Sam Matharu
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, October 15, 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 permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with the existing motor vehicle repair shop, whereas the by-law does not permit a motor vehicle washing establishment;
2. To permit 34 parking spaces, whereas the by-law requires 92 parking spaces;
3. To permit 0 stacking spaces for a motor vehicle washing establishment, whereas the by-law requires 10 car stacking spaces;
4. To permit a motor vehicle sales establishment, whereas the by-law does not permit the use; and
5. To permit tandem parking spaces in conjunction with a motor vehicle sales establishment, whereas the by-law only permits tandem parking spaces in conjunction with a motor vehicle repair shop.

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 **12:00 pm on Thursday, October 10, 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 **12:00 pm on Thursday, October 10, 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.

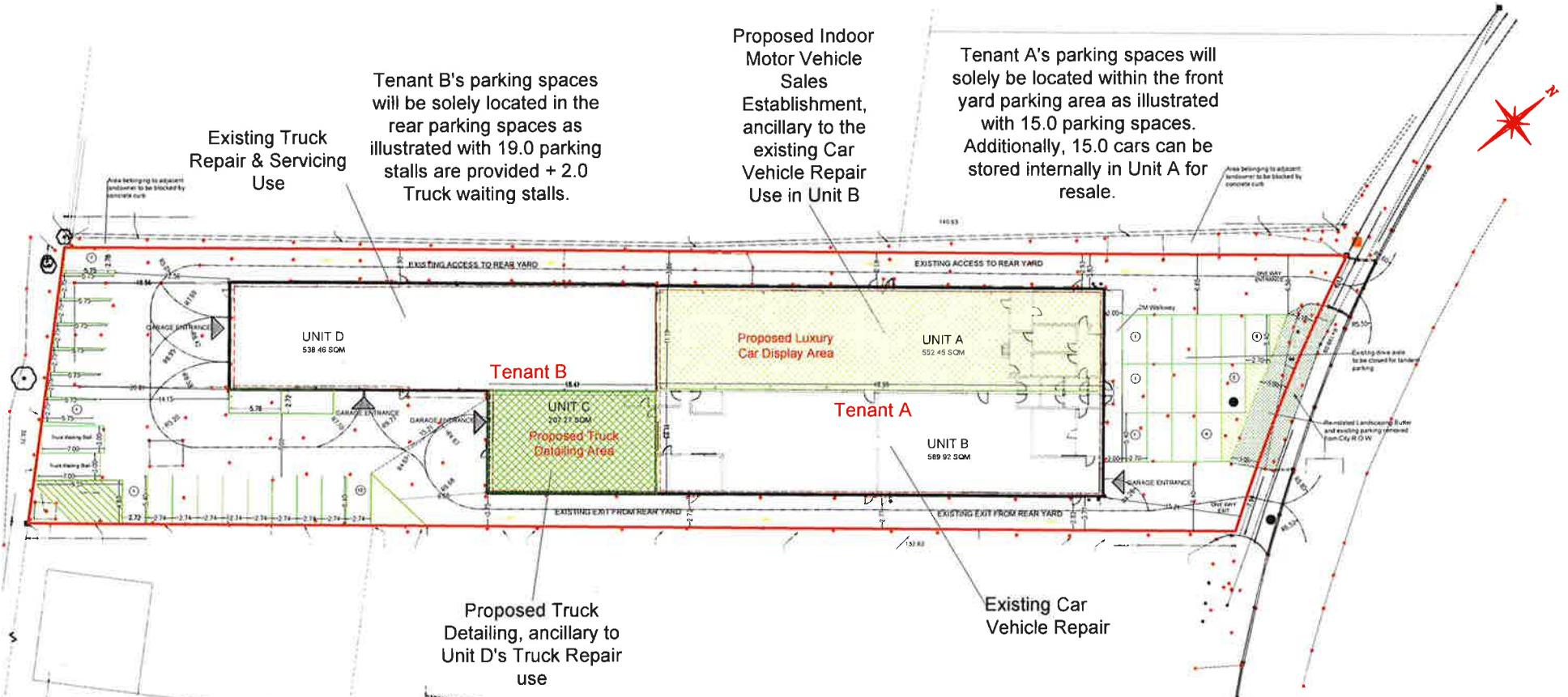
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 2nd day of October 2024

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



Tenant B's parking spaces will be solely located in the rear parking spaces as illustrated with 19.0 parking stalls are provided + 2.0 Truck waiting stalls.

Proposed Indoor Motor Vehicle Sales Establishment, ancillary to the existing Car Vehicle Repair Use in Unit B

Tenant A's parking spaces will solely be located within the front yard parking area as illustrated with 15.0 parking spaces. Additionally, 15.0 cars can be stored internally in Unit A for resale.

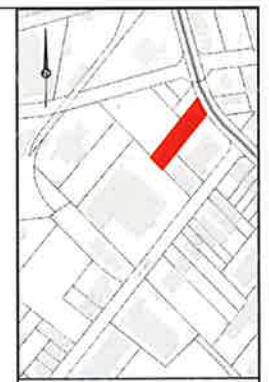
Proposed Truck Detailing, ancillary to Unit D's Truck Repair use

Existing Car Vehicle Repair

Received / Revised

SEP 13 2024

Committee of Adjustment



KEYMAP 1:2000

153 Rutherford Rd S, Brampton, ON L6W 3J6

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

Variances proposed:

To permit an ancillary truck detailing use in Unit C for the existing Truck Repair in Unit D whereas the By-law does not permit this use in the M2 Zone.

To permit an ancillary indoor motor vehicle sales establishment use in Unit A for the existing Car Vehicle Repair in Unit B whereas the By-law does not permit this use in the M2 Zone.

32.0 parking stalls are provided across the whole site and divides the front yard and rear yard parking between Tenant A (15.0 parking stalls) and Tenant B (17.0 parking stalls + 2.0 Truck waiting stalls); whereas the Plan examiner has determined 92.0 parking stalls are required for all uses on-site.

A minimum drive aisle of 2.70m whereas the By-law requires a minimum width of 3.0m.

NOT SCALED FOR CONSTRUCTION

PLT 1:2000 2 (M50) P1 15 439424 CITY OF BRAMPTON
P.L. 14.03.01.15
DATE: 20/09/2024 14:02

Sheet size: 34.5mm x 500
Maximum scale: 1:500

King Consultants Inc.
Gurpreet Singh
Unit 2, 177 Zeevay Blvd
Vaughan, ON
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No	Description	Date
01	Concept Site Plan - For Review	11/03/2023
02	Concept Site Plan Revisions	13/05/2023
03	Concept Site Plan Revisions	18/05/2024
04	Concept Site Plan Revisions	28/04/2024

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.
92.0 parking stalls required for all combined uses listed on-site whereas 34.0 parking stalls are proposed. Minimum Drive Aisle of 2.70m whereas the By-law requires a minimum width of 3.0m.		

EXISTING SITE CONDITIONS
153 RUTHERFORD RD S

CONCEPT SITE PLAN

Project Number: 0034
Date: 09/04/2024
Drawn by: MS
Checked by: DS

A01

Scale: 1:500