

Flower City



brampton.ca

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

FILE NUMBER: A-2024-0149

*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)** 2121256 Ontario Inc.  
**Address** 210 Rutherford Rd South  
Brampton On L6W 3J6  
**Phone #** 947-933-9578 **Fax #** \_\_\_\_\_  
**Email** inderpalgaidhu@gmail.com

2. **Name of Agent** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Phone #** \_\_\_\_\_ **Fax #** \_\_\_\_\_  
**Email** \_\_\_\_\_

3. **Nature and extent of relief applied for (variances requested):**  
Application to permit the use of Auto Repair Shop to Class E - Auto Service Station which includes Renting/Leasing/Buying/Selling

4. **Why is it not possible to comply with the provisions of the by-law?**  
We currently have a temporary permit that allows us to sell/lease/buy and rent vehicles for 90 days

5. **Legal Description of the subject land:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** \_\_\_\_\_  
**Municipal Address** 210 RUTHERFORD ROAD SOUTH

6. **Dimension of subject land (in metric units)**  
**Frontage** 42.47  
**Depth** 77.11  
**Area** 2172

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 Building
Ground Floor Area : 650.46 sq.m.
Number of Storeys : 1
Height of Building : 9m

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	10.60m
Rear yard setback	3.19m
Side yard setback	3.72m
Side yard setback	20.68

**PROPOSED**

Front yard setback	N.A.
Rear yard setback	N.A.
Side yard setback	N.A.
Side yard setback	N.A.

10. Date of Acquisition of subject land: Dec 2006
11. Existing uses of subject property: Auto Repair and Auto Sales
12. Proposed uses of subject property: Auto Repair, Auto Sales/leasing/Renting/and Buying
13. Existing uses of abutting properties: Body Shop and Auto Sales
14. Date of construction of all buildings & structures on subject land: 1970 Approx
15. Length of time the existing uses of the subject property have been continued: 50 years approx
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 City \_\_\_\_\_ OF Brampton \_\_\_\_\_



THIS 9 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, ~~Representing~~ Inderpal Singh OF THE City \_\_\_\_\_ OF Brampton \_\_\_\_\_  
IN THE ~~Province~~ Region OF ~~Ontario~~ 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 9 DAY OF \_\_\_\_\_  
May 2024  
Clara Vani  
A Commissioner etc.

  
  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

Expires <del>September 20, 2026</del> <u>September 20, 2026</u>	
Present Official Plan Designation:	_____
Present Zoning By-law Classification:	<u>M2</u>
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.	
<u>Shiza Athar</u> Zoning Officer	<u>2024/05/08</u> Date

DATE RECEIVED May 9, 2024  
Date Application Deemed Complete by the Municipality Clara

**PERMISSION TO ENTER**

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

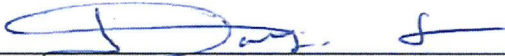
LOCATION OF THE SUBJECT LAND: 210 Rutherford Rd

I/We, Daljit Singh

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 23 day of April, 2024.



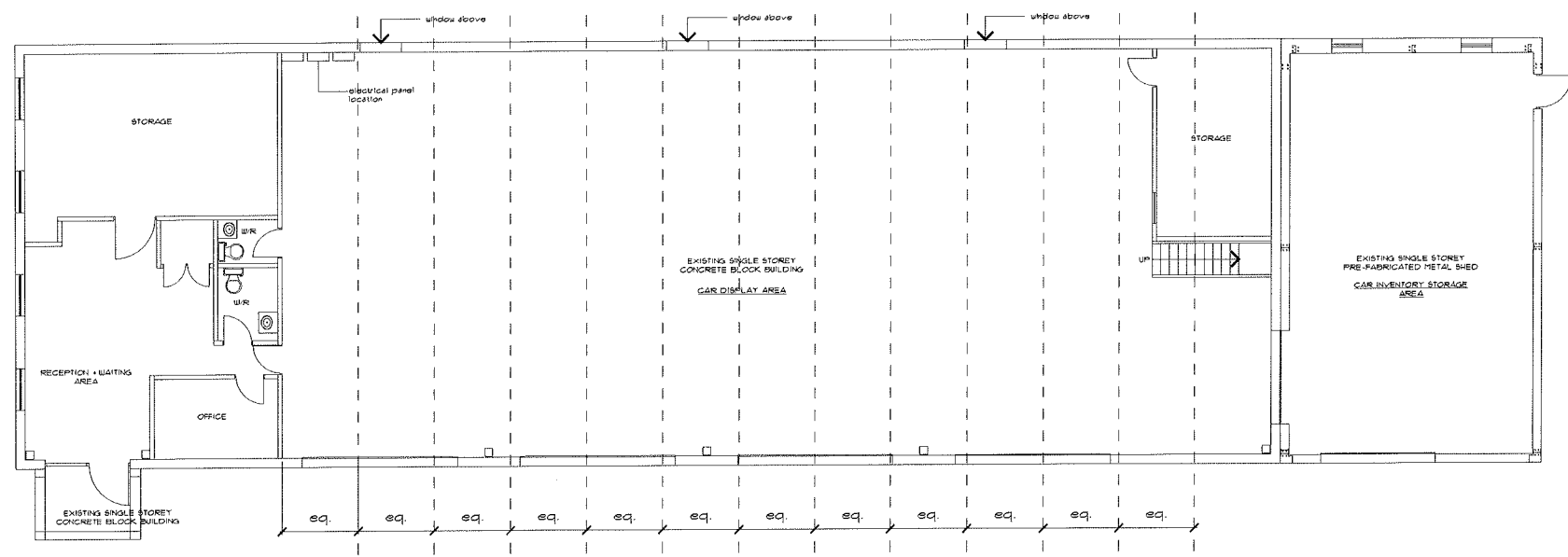
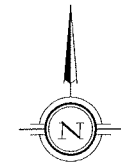
(signature of the owner(s), or where the owner is a firm or corporation, the signature of an officer of the owner.)

Daljit Singh

(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**



**SITE INFORMATION:**

SITE AREA : 2172.00 S.M. .536 Ac.

ZONING : M2

**GROSS FLOOR AREA :**

EXISTING GARAGE BUILDING :  
 GROUND FLOOR : 444.26 S.M. / 81.98 S.F.

PROPOSED TEMPORARY SHED :  
 GROUND FLOOR : 92.90 S.M. 1000 S.F.

TOTAL GROSS FLOOR AREA : 537.16 S.M. 5,782 S.F.

**BUILDING SETBACK ( FOR PROPOSED SHED ) :**

SIDE YARD - EAST : 3.00 m  
 REAR YARD - NORTH : 3.66 m

**BUILDING HEIGHT :**  
 FROM C/L OF RUTHERFORD ROAD SOUTH : 4.5 m 14'-9"

**PARKING REQUIRED :**

1 CAR/23.00 SM<sup>2</sup>  
 537.16 SM<sup>2</sup> / 23.00 SM<sup>2</sup> = 24 CARS

- TOTAL PARKING REQ. REQ. : 24 CARS  
 - HANDICAPPED PARKING REQUIRED : 1 CAR

**PARKING PROVIDED :** 24 CARS

REGULAR PARKING (2.7m x 5.4m) PROVIDED : 23 CARS  
 HANDICAPPED PARKING (4.05 x 5.4m) PROVIDED : 1 CARS

**LOADING AREA PROVIDED :**

REGULAR PARKING (3.7m x 9.0m) PROVIDED : 0 SPACES

NO.	REVISIONS	MARK VOID ALL COPIES PREVIOUS FINAL DATE	DATE	BY
3.	ISSUED FOR COA		2024 MAY 01	R.D.
2.	REVISED & REISSUED FOR SITE PLAN REVIEW		2021 NOV. 06	R.D.
1.	ISSUED FOR PRELIMINARY REVIEW		2017 OCT. 11	R.D.

**FLOOR PLAN**

SCALE: 1:200

210 RUTHERFORD ROAD SOUTH  
 BRAMPTON, ONTARIO  
**FOR: SKYDOME AUTOMOTIVE**

ARCHITECT  
 RAVI  
 DOIPHODE

109-155 HURON ST. SUITE # 100 TORONTO ONT M5S 1A7  
 TEL: 416-485-1872 FAX: 416-485-8382  
 EMAIL: rdopho-de@mpstgco.ca



DRAWN BY:	S.B.	PROJECT NO.	<b>24413</b>
CHECKED BY:	R.D.	DWG. NO.	<b>101</b>
DATE	MAY 2024		
ISSUED	MAY 2024		

FLOWER CITY



BRAMPTON.CA

## Parking Calculation Worksheet

Date: 05/07/2024

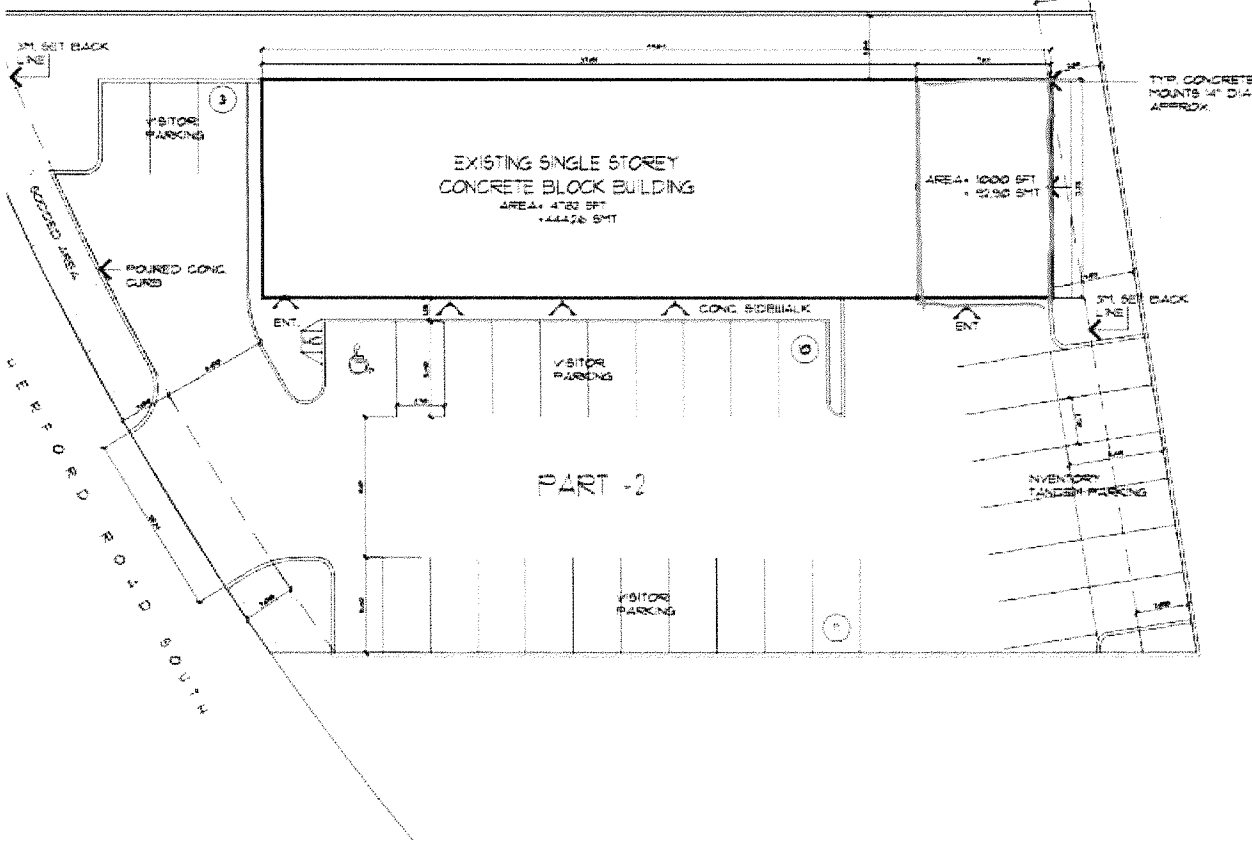
Applicant Name: \_\_\_\_\_

Street Address: 210 Rutherford Rd. South, Brampton

Building /Unit	Company Name	Type of Business	Area of Unit (in m <sup>2</sup> )
1	<i>Car Empire Auto Sales Inc.</i>	<i>CLASS E - AUTO SERVICE STATION Renting/ Leasing/ Buying/ Selling</i>	537.16
	REQUIRED PARKING = 24 nos. 1 parking space for each 23 square metres of gross commercial floor area or portion thereof.	TOTAL PARKING PROVIDED = 24 nos. Accessible Parking = 1 nos. Regular Parking = 23 nos.	
		Inventory Parking = 12 nos.	

TOTAL NUMBER OF PARKING SPACES PROVIDED: 24 Nos. (Provided) + 12 nos. inventory parking

STEEL SHED DRAWINGS REFER TO  
 HEAVY STEEL SHED FABRICATION  
 VGS PREPARED BY  
 TEEL BUILDINGS LTD."



SITE INFORMATION


1	BASED FOR GSA	DATE FOR PT
1	REVISED + REDUCED AREA PLAN REVIEW	DATE FOR
1	SELECT FOR PRELIMINARY REVIEW	DATE FOR
NO	REVISION: NONE AND ALL COPIES PROVIDED FINAL DATE	DATE

### SITE PLAN

SCALE: N.T.S.

210 RUTHERFORD ROAD SOUTH  
 BRAMPTON, ONTARIO  
 FOR: SKYDOME AUTOMOTIVE

**DAYO BALAM**  
 PROFESSIONAL ENGINEER  
 CIVIL  
 REG. NO. 55,352, P. ENG.

ONTARIO ASSOCIATION OF PROFESSIONAL ENGINEERS  
**Dayo Balaam**  
 DAYO BALAM, P. ENG.  
 BRAMPTON, ONTARIO  
 416-605-1100

DESIGN BY: S.B.	PROJECT NO: <b>24</b>
CHECKED BY: P.D.	
DATE: MAY 2024	
ISSUED: MAY 2024	

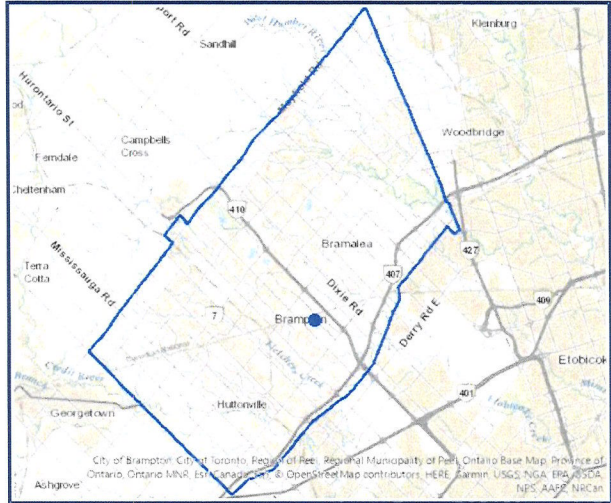
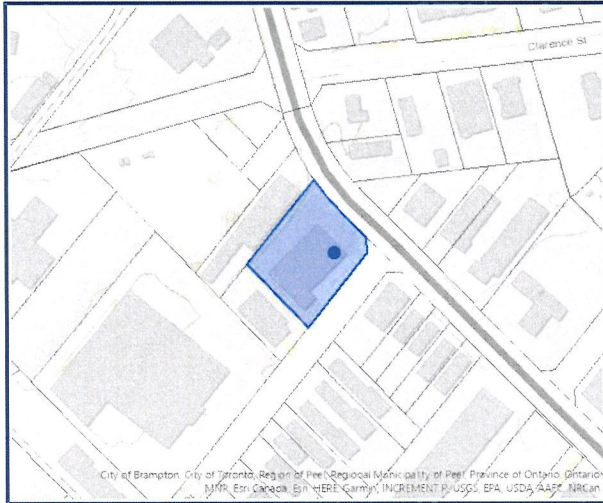
**For 159 RUTHERFORD RD S**

BRAMPTON, ON, L6W 3N5

**Roll Number:** 10-02-0-021-12601-0000

**Ward:** 3

**Property Description:** CON 2 EHS PT LOT 3 RP 4393 PART 1



**Councillors**

**City Councillor**



**Dennis Keenan**  
 905.874.2603  
 905.874.2644  
[dennis.keenan@brampton.ca](mailto:dennis.keenan@brampton.ca)  
[Website](#)

**Regional Councillor**



**Martin Medeiros**  
 905.874.2634  
 905.874.2644  
[martin.medeiros@brampton.ca](mailto:martin.medeiros@brampton.ca)  
[Website](#)



## List of Businesses

### 5 Nearest Businesses:

BRAMPTON KITCHENS	0.00 km
159 RUTHERFORD RD S	
905-457-8181	
<a href="#">Website</a>	
BRAMPTON KITCHEN CABINETS	0.04 km
159 RUTHERFORD RD S	
905-457-8181	
<a href="#">Website</a>	
ALTRA RENTALS LTD.,	0.07 km
216 RUTHERFORD RD S	
905-459-3701	
<a href="#">Website</a>	
PLANET TRUCKS AND TRAILER REPAIR	0.09 km
153 RUTHERFORD RD S	
905-796-3888	
<a href="#">Website</a>	
RUTHERFORD COLLISION CENTRE	0.09 km
161 RUTHERFORD RD S	
905-456-3116	
<a href="#">Website</a>	

## Planning

**Lot Number:** 3  
**Concession Number:** CON. 2 E.H.S.  
**Secondary Plan Area:** 5  
**Registered Plan:** R-D-80  
**Subdivision Assumption:** 08/02/1968  
**Draft Plan Number:**  
**Site Plan Number:** SP09-043.000  
**Condominium Number:**  
**Property Code Description:** Industrial

## Zoning

**Zone Code:** M2  
**Category:** [INDUSTRIAL](#)  
**Type:** [M2](#)  
**Special Section:**  
**Split Zoned:** NO

---

*This version of consolidated zoning is for convenience purposes only. For more information and interpretation, please contact City Zoning staff at 905-874-2090.*

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## List of Building Permits

Permit Number	Sub Category	Work Proposed	In Date
11-120429-000-00	Permanent	New	03/21/2011

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Page 3 of 3

# Ali Baba Motors Canada



4.7 ★ (98) · Used car dealer in Brampton, Ontario ·

Open

- Overview
- Photos
- Used Cars
- Reviews



CALL



DIRECTIONS



SHARE



WEBSITE



159 Rutherford Rd S, Brampton, ON L6W 1L4



Open · Closes 6 p.m. ▼



(647) 985-4486



alibabamotors.ca  
<https://alibabamotors.ca>



## Ali Baba Motors

It was a great experience in purchasing a car from Alibaba. Awesome dealing hand, with lots of variety in used cars. Mainly explains everything in detail ...

## For 216 RUTHERFORD RD S

BRAMPTON, ON, L6W 3J6

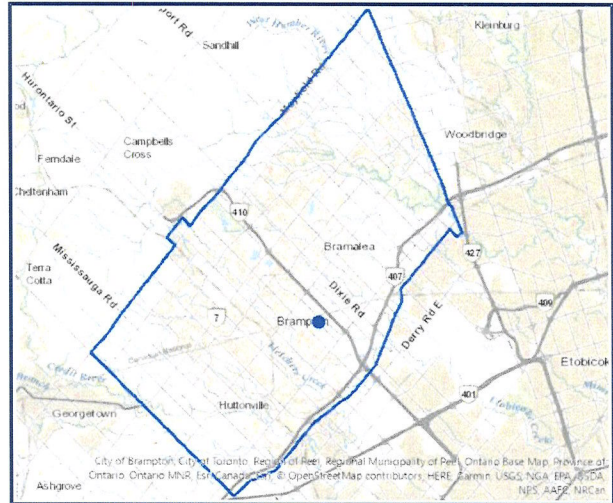
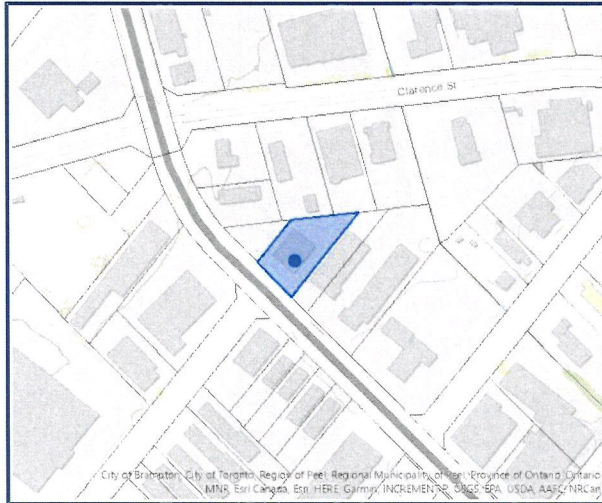
**Roll Number:**

10-02-0-021-14800-0000

**Ward:**

3

**Property Description:**



## Councillors

### City Councillor



**Dennis Keenan**  
 905.874.2603  
 905.874.2644  
[dennis.keenan@brampton.ca](mailto:dennis.keenan@brampton.ca)  
[Website](#)

### Regional Councillor



**Martin Medeiros**  
 905.874.2634  
 905.874.2644  
[martin.medeiros@brampton.ca](mailto:martin.medeiros@brampton.ca)  
[Website](#)

## List of Businesses

### 5 Nearest Businesses:

BODYWORKS AUTO COLLISION 214 RUTHERFORD RD S 905-453-1932 <a href="#">Website</a>	0.01 km
ALTRA RENTALS LIMITED 216 RUTHERFORD RD S 905-450-3701	0.02 km
NEELS FRAME AND AUTO COLLISION CENTRE LTD. 1-220 RUTHERFORD RD S 905-796-9888	0.05 km
HOMEOPATHIC HEALTH CENTRE 209-220 RUTHERFORD RD S 416-357-2242 <a href="#">Website</a>	0.05 km
DOUBLE LINE TRANSPORT SYSTEM 204-220 RUTHERFORD RD S 905-459-0002 <a href="#">Website</a>	0.05 km

## Planning

**Lot Number:** 3  
**Concession Number:** CON. 2 E.H.S.  
**Secondary Plan Area:** 5  
**Registered Plan:** R-D-80  
**Subdivision Assumption:** 08/02/1968  
**Draft Plan Number:**  
**Site Plan Number:**  
**Condominium Number:**  
**Property Code Description:** Commercial

## Zoning

**Zone Code:** M2  
**Category:** [INDUSTRIAL](#)  
**Type:** [M2](#)  
**Special Section:**  
**Split Zoned:** NO

---

*This version of consolidated zoning is for convenience purposes only. For more information and interpretation, please contact City Zoning staff at 905-874-2090.*

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## List of Building Permits

Permit Number	Sub Category	Work Proposed	In Date
22-202335-000-00	Permanent	New	01/10/2022

Printed 04/29/2024 03:03:59 PM  
Page 3 of 3



## Bristol Truck Rental Brampton

4.4 ★★★★★ (73)

Truck rental agency in Brampton, Ontario · Open

OVERVIEW

PRODUCTS

SERVICES

DIRECTORY

REVIEWS



CALL



DIRECTIONS



SHARE



WEBSITE



216 Rutherford Rd S, Brampton, ON L6W 3J6



Serves Brampton and nearby areas



Open · Closes 5:30 p.m. ▾



**Services:** 24 Foot Straight Truck Rentals, Car Rental, Cargo Van Rentals, Cube Trucks Rentals,...







# Zoning Non-compliance Checklist

File No.

A-2024-0149

Applicant: 2121256 Ontario Inc.

Address: 210 Rutherford Rd S

Zoning: M2

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit motor vehicle sales, rentals, and leasing,	whereas the by-law does not permit the uses.	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

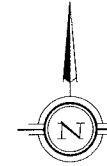
2024/05/08

Date

Received / Revised

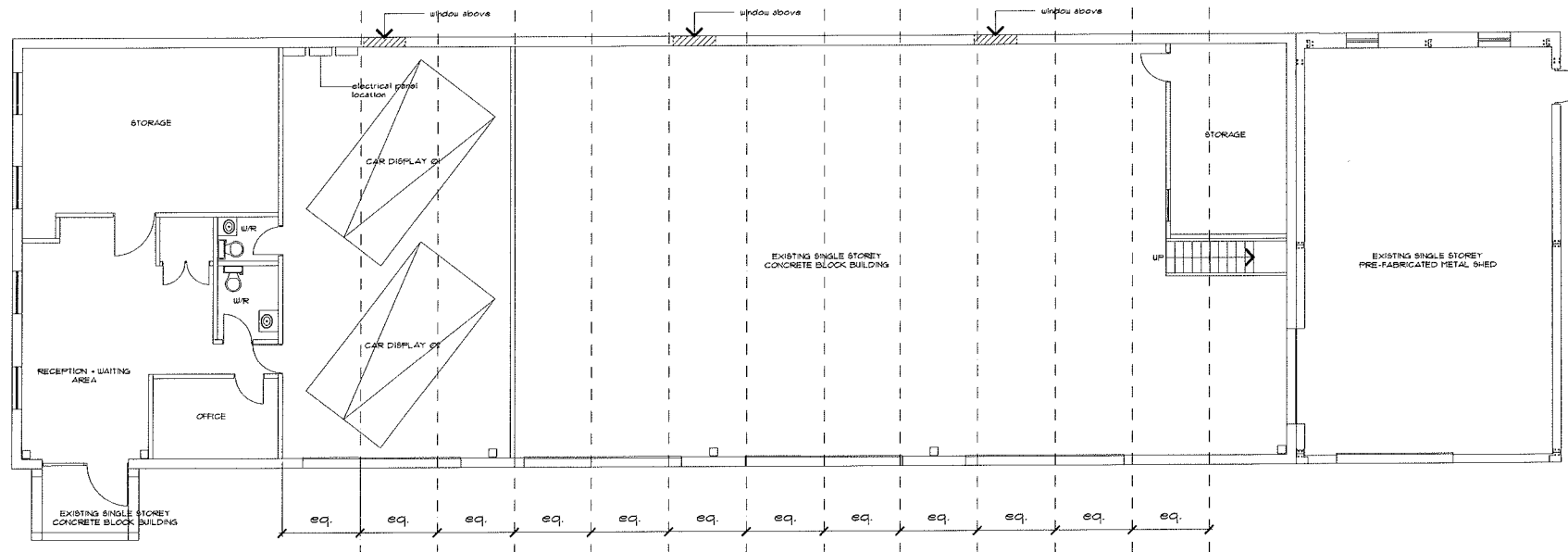
JUN 14 2024

Committee of Adjustment



<b>SITE INFORMATION:</b>	
SITE AREA :	2172.00 S.M. .536 Ac.
ZONING :	M2
<b>GROSS FLOOR AREA :</b>	
EXISTING GARAGE BUILDING :	
GROUND FLOOR :	444.26 S.M. 4781.98 S.F.
PROPOSED TEMPORARY SHED :	
GROUND FLOOR :	92.90 S.M. 1000 S.F.
TOTAL GROSS FLOOR AREA :	537.16 S.M. 5,782 S.F.
<b>BUILDING SETBACK ( FOR PROPOSED SHED ) :</b>	
SIDE YARD-EAST :	3.00 m
REAR YARD - NORTH:	3.66 m
BUILDING HEIGHT :	
FROM C/L OF RUTHERFORD ROAD SOUTH:	4.5 m '14'-9"
<b>PARKING REQUIRED :</b>	
1 CAR/23.00 SMT	
537.16 SMT / 100.00 SMT =	24 CARS
TOTAL PARKING REQUIRED :	24 CARS
HANDICAPPED PARKING REQUIRED :	1 CAR
<b>PARKING PROVIDED :</b>	
REGULAR PARKING (2.7mx5.4m) PROVIDED :	23 CARS
HANDICAPPED PARKING (4.05x5.4m) PROVIDED :	1 CAR
<b>LOADING AREA PROVIDED :</b>	
REGULAR PARKING (3.7mx9.0m) PROVIDED :	0 SPACES

NO.	REVISIONS	MARK VOID ALL COPIES PREVIOUS FINAL DATE	DATE	BY
4	REVISED AND ISSUED FOR COA		2024 JUNE 12	R.D.
3	ISSUED FOR COA		2024 MAY 01	R.D.
2	REVISED & REISSUED FOR SITE PLAN REVIEW		2022 NOV. 06	R.D.
1	ISSUED FOR PRELIMINARY REVIEW		2022 OCT. 11	R.D.



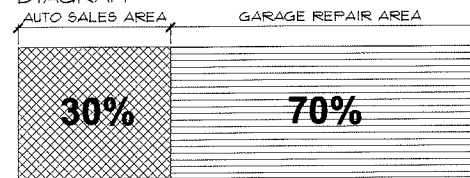
**FLOOR PLAN**

SCALE: 1:200

210 RUTHERFORD ROAD SOUTH  
BRAMPTON, ONTARIO

**FOR: SKYDOME AUTOMOTIVE**

**AREA ALLOCATION  
DIAGRAM**



AUTO SALES AREA  
= 1921.19 sq.ft.

GARAGE REPAIR  
AREA  
= 4028.97 sq.ft.

ARCHITECT  
RAWI  
DOIPHODE

100 EDWARD GLENWAY, SUITE # 1803 TORONTO, ON M2H 2E1  
TEL: 416-548-3420 FAX: 416-425-2342  
EMAIL: rdolphode@ymail.com



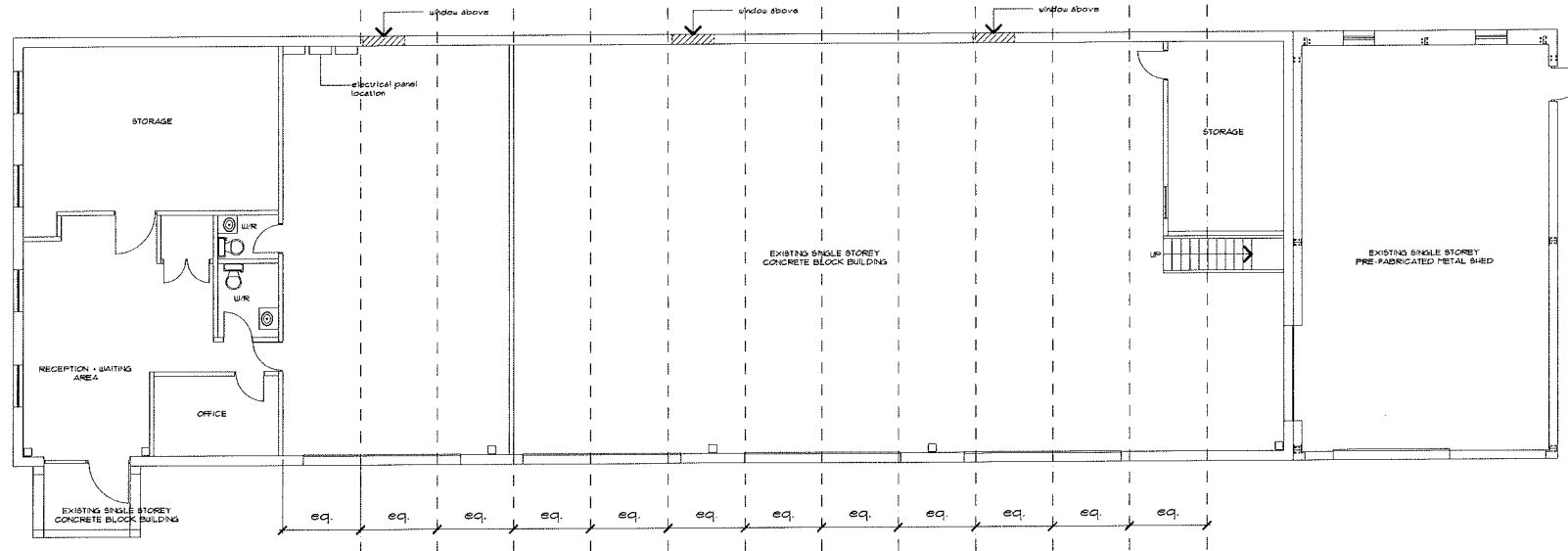
DRAWN BY	S.B.
CHECKED BY	R.D.
DATE	JUNE 2024
ISSUED	JUNE 2024

PROJECT NO.	<b>24413</b>
DWG. NO.	<b>101</b>

Received / Revised

JUN 14 2024

Committee of Adjustment



SITE INFORMATION:	
SITE AREA :	2' 72.00 S.M. .536 Ac.
ZONING :	MZ
GROSS FLOOR AREA :	
EXISTING GARAGE BUILDING :	444.26 S.M. 4/81.98 S.F.
PROPOSED TEMPORARY SHED :	92.90 S.M. 1'000 S.F.
GROSS FLOOR :	
TOTAL GROSS FLOOR AREA :	537.16 S.M. 5,782 S.F.
BUILDING SETBACK ( FOR PROPOSED SHED ) :	
SIDE YARD - EAST :	3.00 m
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FROM C/L OF RUTHERFORD ROAD SOUTH :	4.5 m '14' 9"
PARKING REQUIRED :	
1 CAR/23.00 SM <sup>2</sup>	
537.16 SM <sup>2</sup> / 109.00 SM <sup>2</sup> =	24 CARS
- TOTAL PARKING REQUIRED :	
- HANDICAPPED PARKING REQUIRED :	1 CAR
PARKING PROVIDED :	
REGULAR PARKING (2.7m x 5.4m) PROVIDED :	23 CARS
HANDICAPPED PARKING (4.05 x 5.4m) PROVIDED :	1 CAR
LOADING AREA PROVIDED :	
REGULAR PARKING (3.7m x 9.0m) PROVIDED :	0 SPACES

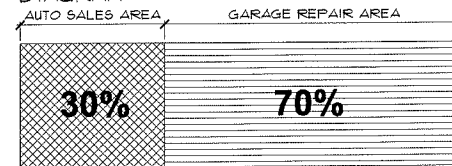
NO.	REVISIONS	MARK VOID ALL COPIES PREVIOUS FINAL DATE	DATE	BY
4	REVISED AND ISSUED FOR COA		2024 JUNE 12	R.D.
3	ISSUED FOR COA		2024 MAY 07	R.D.
2	REVISED + REISSUED FOR SITE PLAN REVIEW		2023 NOV. 06	R.D.
1	ISSUED FOR PRELIMINARY REVIEW		2022 OCT. 11	R.D.

FLOOR PLAN

SCALE: 1:200

210 RUTHERFORD ROAD SOUTH  
BRAMPTON, ONTARIO  
FOR: SKYDOME AUTOMOTIVE

AREA ALLOCATION  
DIAGRAM



AUTO SALES AREA  
= 1921.19 sq.ft.

GARAGE REPAIR  
AREA  
= 4028.97 sq.ft.

ARCHITECT  
RAWI  
DOIPHODE

100 - BERRARD GLENWAY, SUITE # 1000 TORONTO - ONTARIO CAN.  
TEL: 416-324-1820 FAX: 416-425-2362  
EMAIL: rdoiphode@rdoiphode.ca

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
RAWI GAJARANIAN DOIPHODE  
LICENCE  
6360

DRAWN BY	S.B.
CHECKED BY	R.D.
DATE	JUNE 2024
ISSUED	JUNE 2024

PROJECT NO.	24413
DWG. NO.	101

JUN 14 2024

Committee of Adjustment

June 11, 2024

The City of Brampton,  
Committee of Adjustment,  
2 Wellington Street,  
Brampton, ON L6Y 4R2.

**Attention: Fernandes Megan,**

**Re: Skydome Automotive: COA application  
210 Rutehrford Road South,  
Brampton, Ontario**

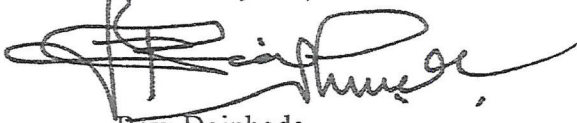
Dear Sir/ Madam,

Based upon our general review, which was carried out in accordance with the performance standards of the Ontario Association of Architects, Architect Ravi Doiphode has determined that the Auto sales & repair shop Interior layout, at 210 Rutherford Road South, Brampton, Ontario, is in general conformity with the architectural design documents which formed the basis for the issuance of the building permit and any changes thereto authorized by the Chief Building Official.

We further confirm that "In the above-mentioned premise there are 30% is office & sales area, and remaining 70 % is auto repair shop."

If you need any other confirmation, kindly called undersigned as your convenience.

Yours very truly,



Ravi Doiphode,  
B.Arch., O.A.A., I.I.A., LEED -AP, MRAIC, ARIBA, CHARTERED ARCHITECT,  
M. Arch. (Urban Design)



**CITY OF BRAMPTON**

**COMMITTEE OF ADJUSTMENT**

I, Clara Vani, of the City of Brampton, in the Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Secretary-Treasurer of the Committee of Adjustment for the City of Brampton and as such have knowledge of the facts herein deposed to.
2. On **Wednesday June 6, 2024** I caused to be posted by mail, a true copy of the Notice of Public Hearing to all persons within a 60-metre radius of the subject property:

**APPLICATION NUMBER:**

**A-2024-0149**

**NAME OF APPLICANT:**

**2121256 Ontario Inc.  
c/o Graham M. Tobe**

**LEGAL DESCRIPTION:**

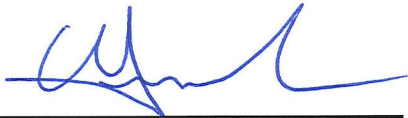
**Con 2 , EHS Part Lot 3, RP RD80, Part  
6, PCL A45, RP 43R1460, Parts 2,  
3Ward 3**

**Declared Before Me at the**

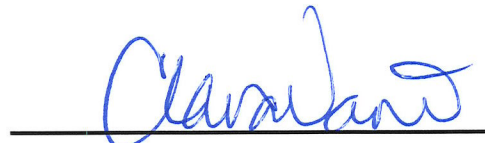
**City of Brampton, In The**

**Region of Peel, This**

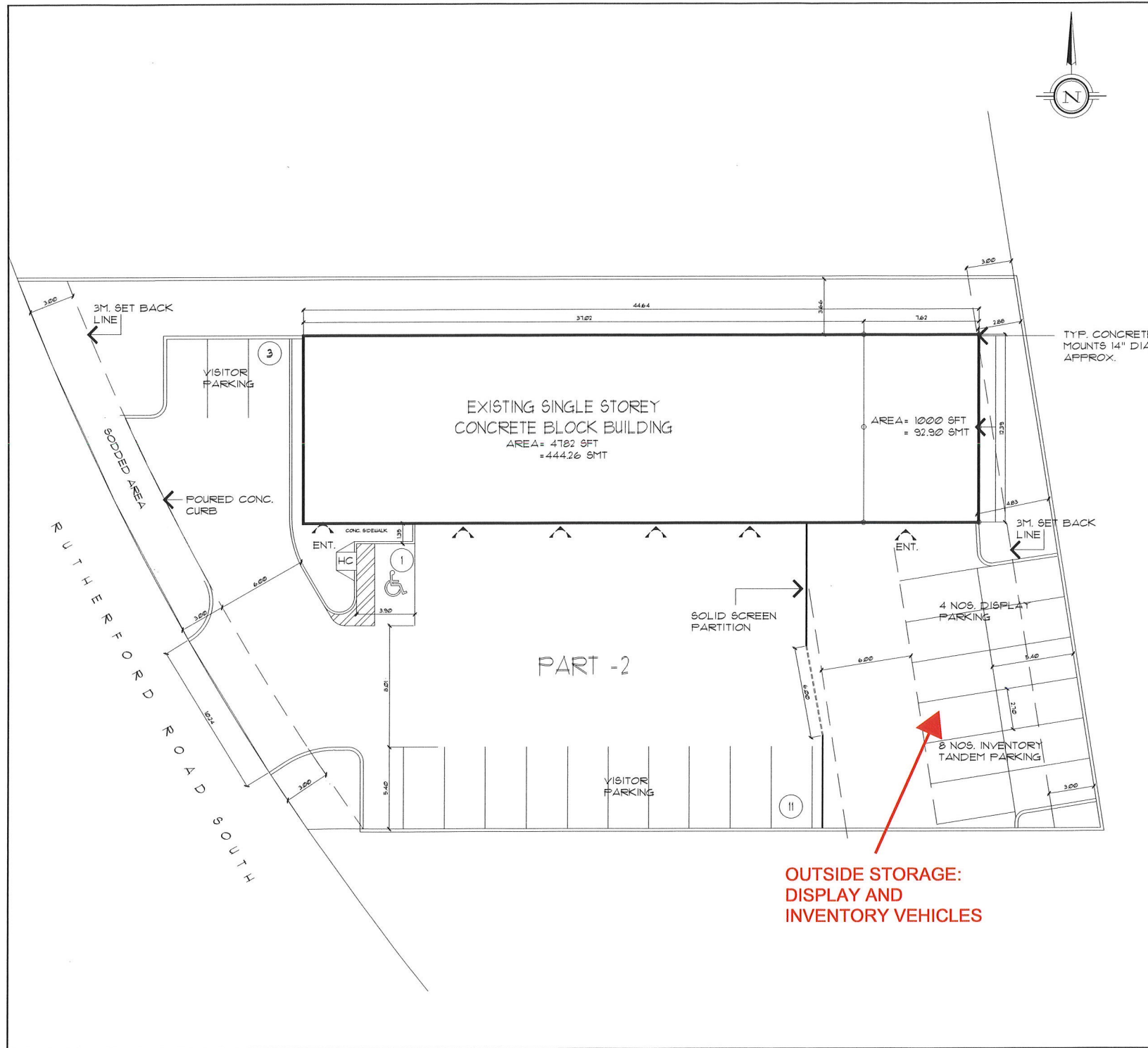
**10<sup>th</sup> of June 2024**



**A Commissioner, Etc.**



CHARLOTTE GRAVLEV, Deputy Clerk  
The Corporation of The City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 1C4  
A Commissioner, etc., ...  
in the Regional Municipality of Peel



**SITE INFORMATION:**

SITE AREA :	2' 72.00 S.M. .536 Ac.
ZONING :	M2
GROSS FLOOR AREA :	
EXISTING GARAGE BUILDING :	444.26 S.M. 4781.98 S.F.
PROPOSED TEMPORARY SHED :	92.90 S.M. 1000 S.F.
GROUND FLOOR :	
TOTAL GROSS FLOOR AREA :	537.16 S.M. 5,782 S.F.
BUILDING SETBACK ( FOR PROPOSED SHED ) :	
SIDE YARD-EAST :	3.00 m
REAR YARD - NORTH :	3.66 m
BUILDING HEIGHT :	4.5 m 14'-9"
FROM C./L. OF RUTHERFORD ROAD SOUTH :	
<del>PARKING REQUIRED :</del>	
<del>1 CAR / 23.00 SM =</del>	
<del>537.16 SM / 100.00 SM =</del>	24 CARS
<del>- TOTAL PARKING REQUIRED :</del>	24 CARS
<del>- HANDICAPPED PARKING REQUIRED :</del>	1 CAR
PARKING PROVIDED :	24 CARS
REGULAR PARKING (2.7m x 5.4m) PROVIDED :	23 CARS
HANDICAPPED PARKING (4.05x5.4m) PROVIDED :	1 CAR
LOADING AREA PROVIDED :	
REGULAR PARKING (3.7m x 9.0m) PROVIDED :	6 SPACES

NO.	REVISIONS	MARK VOID ALL COPIES PREVIOUS FINAL DATE	DATE	BY
3	ISSUED FOR COA		2024 MAY 07	R.D.
2	REVISED & REISSUED FOR SITE PLAN REVIEW		2023 NOV 06	R.D.
1	ISSUED FOR PRELIMINARY REVIEW		2023 OCT. 11	R.D.

**SITE PLAN**

SCALE: N.T.S.

210 RUTHERFORD ROAD SOUTH  
BRAMPTON, ONTARIO  
**FOR: SKYDOME AUTOMOTIVE**

ARCHITECT  
**RAW**  
DOLPHODE

100 SHEPPARD AVE. EAST, SUITE # 1000 TORONTO, ON M2C 2E4  
TEL: 416 424-1870 FAX: 416 425-2382  
EMAIL: rdolphode@symptec.ca

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
*Raw*  
RAW GAJANAN DOLPHODE  
LICENCE  
6360

DRAWN BY	S.B.
CHECKED BY	R.D.
DATE	JUNE 2024
ISSUED	JUNE 2024

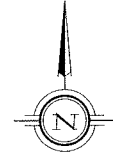
PROJECT NO.	<b>24413</b>
DWG. NO.	<b>100</b>

**OUTSIDE STORAGE:  
DISPLAY AND  
INVENTORY VEHICLES**

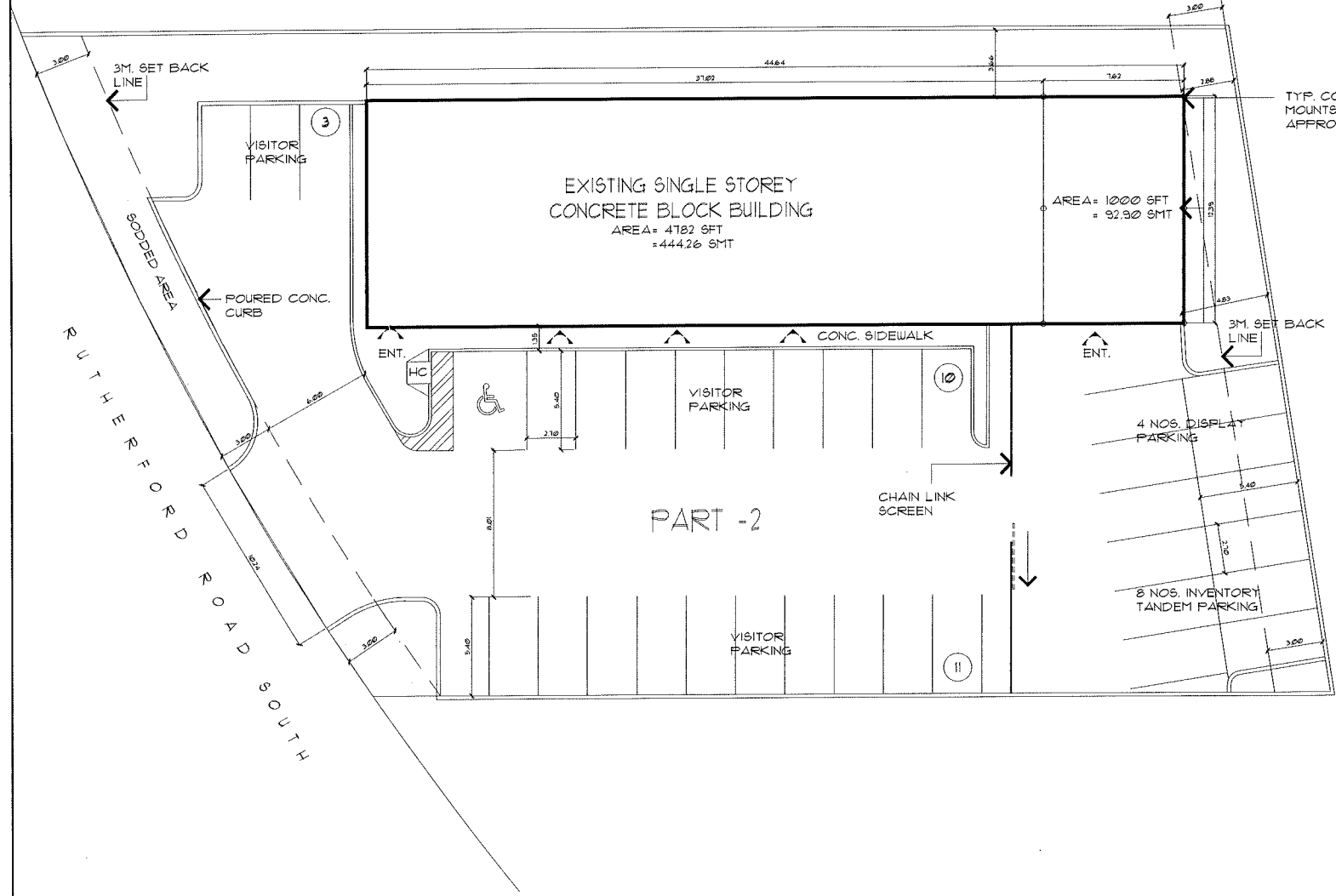
Received / Revised

JUN 14 2024

Committee of Adjustment



NOTE:  
FOR DETAIL SHED DRAWINGS, REFER TO  
ATTACHED STEEL SHED FABRICATION  
DRAWINGS PREPARED BY  
"NORSTEEL BUILDINGS LTD."



**SITE INFORMATION:**

SITE AREA :	2172.00 S.M.	536 Ac.
ZONING :	M2	
<b>GROSS FLOOR AREA :</b>		
EXISTING GARAGE BUILDING :		
GROUND FLOOR :	444.26 S.M.	4781.98 S.F.
PROPOSED TEMPORARY SHED :		
GROUND FLOOR :	92.90 S.M.	1000 S.F.
TOTAL GROSS FLOOR AREA :	537.16 S.M.	5782 S.F.
<b>BUILDING SETBACK ( FOR PROPOSED SHED ) :</b>		
SIDE YARD-EAST :	3.00 m	
REAR YARD - NORTH :	3.66 m	
BUILDING HEIGHT :		
FROM C/L OF RUTHERFORD ROAD SOUTH :	4.5 m	14'-9"
<b>PARKING REQUIRED :</b>		
1 CAR/23.00 SMT		24 CARS
537.16 SMT / 100.00 SMT =		1 CAR
TOTAL PARKING REQUIRED :		24 CARS
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<b>PARKING PROVIDED :</b>		
REGULAR PARKING (2.7m x 5.4m) PROVIDED :		23 CARS
HANDICAPPED PARKING (4.05m x 5.4m) PROVIDED :		1 CAR
<b>LOADING AREA PROVIDED :</b>		
REGULAR PARKING (3.7m x 9.0m) PROVIDED :		0 SPACES

NO.	REVISIONS	MARK VOID ALL COPIES PREVIOUS FINAL DATE	DATE	BY
3	ISSUED FOR COA		2024 MAY 01	RD
2	REVISED & REISSUED FOR SITE PLAN REVIEW		2022 NOV. 06	RD
1	ISSUED FOR PRELIMINARY REVIEW		2022 OCT. 11	RD

**SITE PLAN**

SCALE: N.T.S.

210 RUTHERFORD ROAD SOUTH  
BRAMPTON, ONTARIO  
**FOR: SKYDOME AUTOMOTIVE**

**ARCHITECT**  
RAW  
DOIPHODE

100 CREEPER CREEKWAY, SUITE 1100 TORONTO, ON M2H 2S2  
TEL: 416-465-1820 FAX: 416-465-2385  
WWW: rdophode.com EMAIL: rdophode@mpmcc.ca

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
RAW  
GARNANI DOIPHODE  
LICENCE  
6380

DRAWN BY	S.B.	PROJECT NO.	<b>24413</b>
CHECKED BY	R.D.	DWG. NO.	100
DATE	MAY 2024		
ISSUED	MAY 2024		