

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-2024-0388
Property Address: 21 Steelwell Road
Legal Description: Plan M955, Block 13, Ward 3
Agent: Gusewak Singh
Owner(s): 2674585 Ontario Inc.
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, November 12, 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 repair shop, whereas the by-law does not permit the use.

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, November 7, 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, November 7, 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.

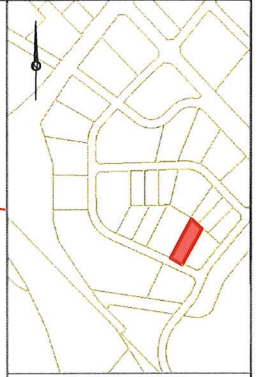
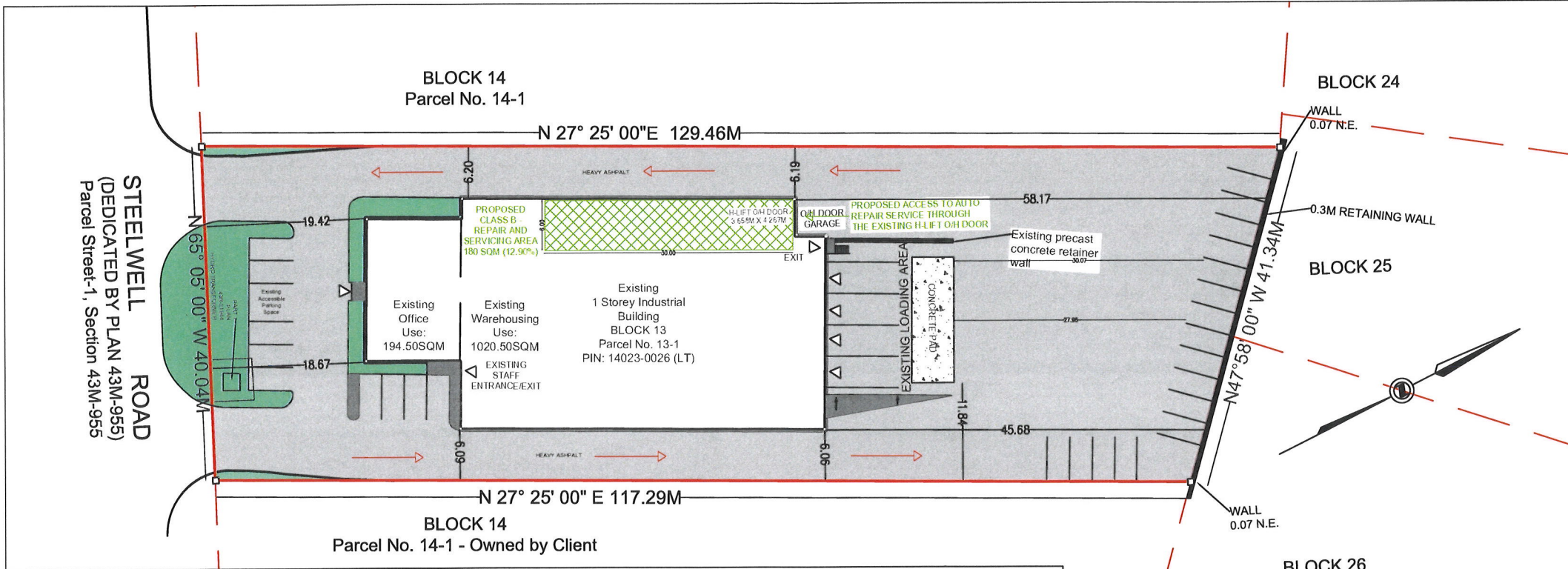
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 30th day of October 2024

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



KEYMAP 1:10000
21 Steelwell Road, Brampton, ON. L6T 5P7

Boundary information collected and referenced from Plan Document 43M-955 Plan of Sub-division and information derived from the SP56-07-000 and approved building permits pulled from the City of Brampton Building Division.

Variances proposed
To permit a motor vehicle repair shop (classified as a Class B Repair and Servicing use under the Business Licensing category) for the owner's personal fleet of earth moving equipment and dump trucks in a portion of the building, excluding any auto body repair uses, whereas the By-law Under the M3-2677 designation does not permit this use.

NOT SCALED FOR CONSTRUCTION

PCL BLOCK 13-1, SEC 43M-955; S/T DP293
 Plan No: 10/22/2024
 Date: 10/22/2024

Project scale: 24.3mm = 500
 Measurements in MM

King Consultant Inc.
 177 Zimway Blvd
 Vaughan, ON L4H 3H5
 905-565-1610
 info@kingconsult.com

No	Description	Date
01	Concept Site Plan For Submission	09/17/2024
02	Revision for Submission	10/22/2024

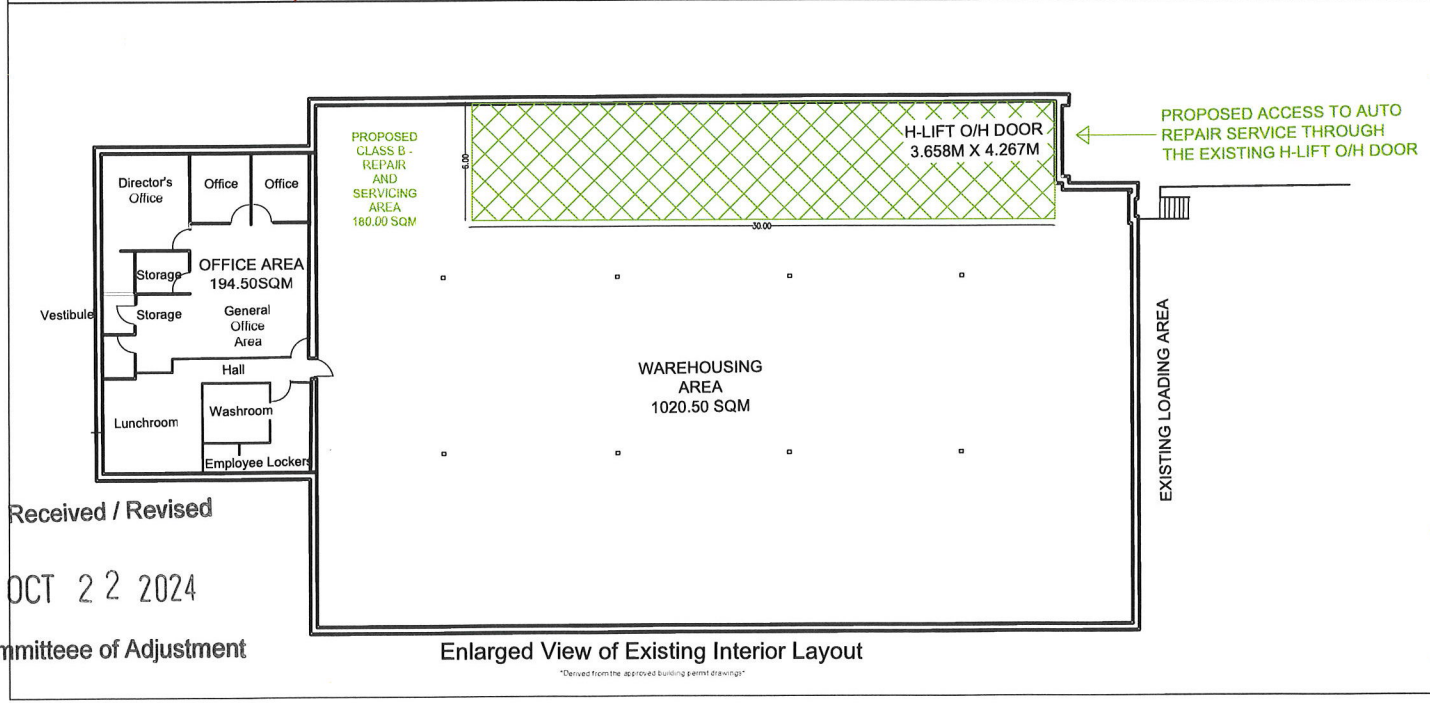
EXISTING SITE CONDITIONS
21 STEELWELL ROAD

CONCEPT SITE PLAN

Project number: 0061
 Date: 10/22/2024
 Drawn by: MS
 Checked by: GS

A01

Scale: 1:500



POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	21 STEELWELL ROAD	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 2	
ZONE	INDUSTRIAL THREE SS 2677 - M3-2677	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	40.04m (Existing)
MINIMUM FRONT YARD DEPTH	9m	18.67m (Existing)
MINIMUM SIDE YARD WIDTH	4m	6.06/6.19m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7m	45.68m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	None proposed

A total of 26.0 parking stalls are currently existing and provided. Zoning Staff calculated warehouse + associated office requires a combined total of 23.5 parking spaces, therefore, the site is oversupplied and has sufficient parking stalls for the proposed variance.

Received / Revised

OCT 22 2024

Committee of Adjustment

Enlarged View of Existing Interior Layout

Derived from the approved building permit drawings