



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2024-0388

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)** Jaswinder Brar; Amandeep Singh (2674585 Ontario Ltd.) INC L.S.
Address 13997 Kennedy Road
Caledon ON, L7C2H3
Phone # 647-633-8636 **Fax #** _____
Email INFO@KINGDOMTEAM.CA

2. **Name of Agent** Gursewak Singh
Address Unit 2, 177 Zenway Boulevard, Vaughan ON L4H 3H9
Phone # 905-965-1610 **Fax #** _____
Email Singhplan@outlook.com

3. **Nature and extent of relief applied for (variances requested):**

To permit an motor vehicle repair shop (classified as a Class B Repair and Servicing use under the Business Licensing category) for the owners personal fleet of earth moving equipment and dumptrucks, excluding any auto body repair use. The use will be wholly located within the building and an accessed through the existing High Lift Overhead door in the rear of the existing building.

To maintain the existing 26.0 parking spaces whereas the By-law requires 32.42 parking spaces.

4. **Why is it not possible to comply with the provisions of the by-law?**

Whereas the By-law under the M4-2677 designation does not permit this use.
Whereas the By-law requires 32.42 parking spaces for the existing and proposed uses.

5. **Legal Description of the subject land:**
Lot Number PCL BLOCK 13-1
Plan Number/Concession Number SEC 43M-955
Municipal Address 21 STEELWELL ROAD

6. **Dimension of subject land (in metric units)**
Frontage 40.04
Depth 129.46
Area 0.494 Ha

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

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 1394.95SQM 1 storey industrial building (classified F2) containing an Office (194.45 SQM) and Warehousing (1200.50 SQM) areas. The building was approved through a site plan agreement.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

none proposed.

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	18.67
Rear yard setback	45.68
Side yard setback	6.19 (N)
Side yard setback	6.09 (S)

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: October 4th 2019
11. Existing uses of subject property: Warehousing and Associated Office
12. Proposed uses of subject property: Existing use + proposed Motor Vehicle Repair Shop for company fleet
13. Existing uses of abutting properties: Manufacturing, vacant industrial lot, warehousing, motor vehicle repair shops
14. Date of construction of all buildings & structures on subject land: 1996
15. Length of time the existing uses of the subject property have been continued: 28
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 ^{4th} ~~12TH~~ DAY OF ~~SEPTEMBER~~ ^{October}, 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, GURSEWAK SINGH, 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
CITY OF BRAMPTON
IN THE REGION OF
PEEL THIS 4 DAY OF
Oct, 2024

Valerie Low
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 21, 2027.

[Handwritten Signature]

Signature of Applicant or Authorized Agent

[Handwritten Signature]
A Commissioner etc.

FOR OFFICE USE ONLY

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 Oct 4, 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: 21 Steelwell Road, Brampton ON

I/We, Jaswinder Brar, Amandeep Singh (2674585 Ontario Ltd.) ^{INC CS}
please print/type the full name of the owner(s)

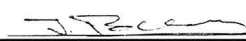
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Gursewak Singh - King Consultants 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 05 day of September, 2024.



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

Sign here

(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: 21 Steelwell Road, Brampton

I/We, Jaswinder Brar, Amandeep Singh (2674585 Ontario Ltd.)
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 05 day of September, 2024.

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

(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.

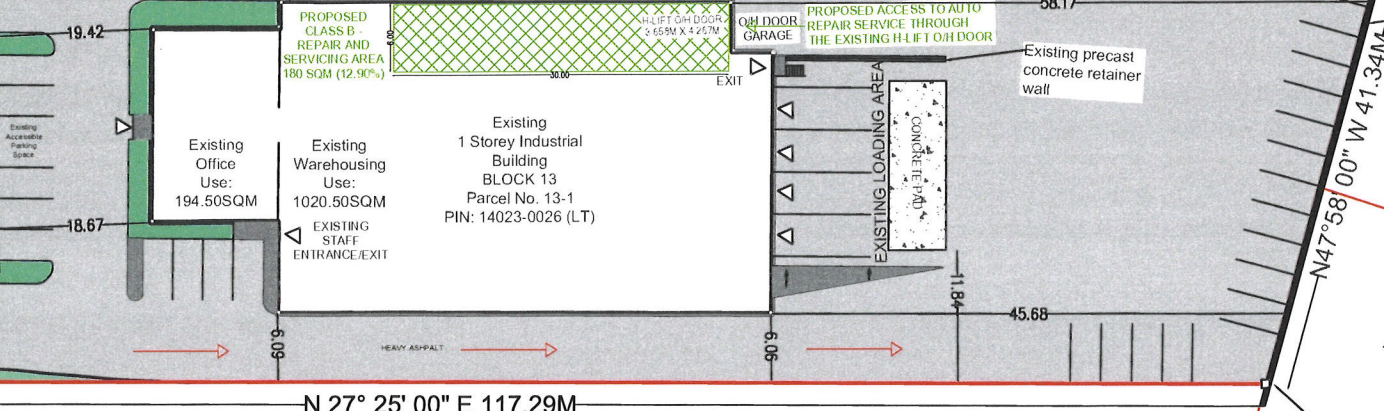
NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

STEELWELL ROAD
(DEDICATED BY PLAN 43M-955)
Parcel Street-1, Section 43M-955

BLOCK 14
Parcel No. 14-1

N 27° 25' 00"E 129.46M

N 65° 06' 00" W 40.04M



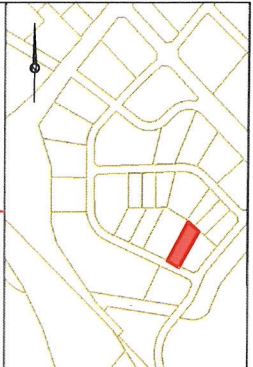
BLOCK 24

BLOCK 25

BLOCK 26

BLOCK 14
Parcel No. 14-1 - Owned by Client

N 27° 25' 00" E 117.29M



KEYMAP 1:10000

21 Steelwell Road, Brampton, ON, L6T 5P7

Boundary information collected and referenced from Plan Document 02M-385 Plan of Subdivision and information derived from the SP96-07-000 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 Ordinance) for the owner's personal fleet of east moving equipment and bring trucks in a portion of the building, excluding any auto-body repair use, whereas the By-law Under the M3-2677 designation does not permit this use.

To maintain the existing 26.0 parking spaces whereas the By-law requires 32.42 parking spaces in the existing site plan uses within the existing building.

NOT SCALED FOR CONSTRUCTION

PCL BLOCK 14-1 SEC 43M-955 BY DP708
Plan No. 02M-385
Date: 21-09-2024 (19/24)

Paper scale: 1:500
Measurements in MM

King Consultant Inc.
177 Zennedy Blvd
Windsor, ON L4M 1H9
888.868.8110
singleplan@shaw.com



No.	Description	Date
01	Concept Site Plan for Submission	09/13/2024

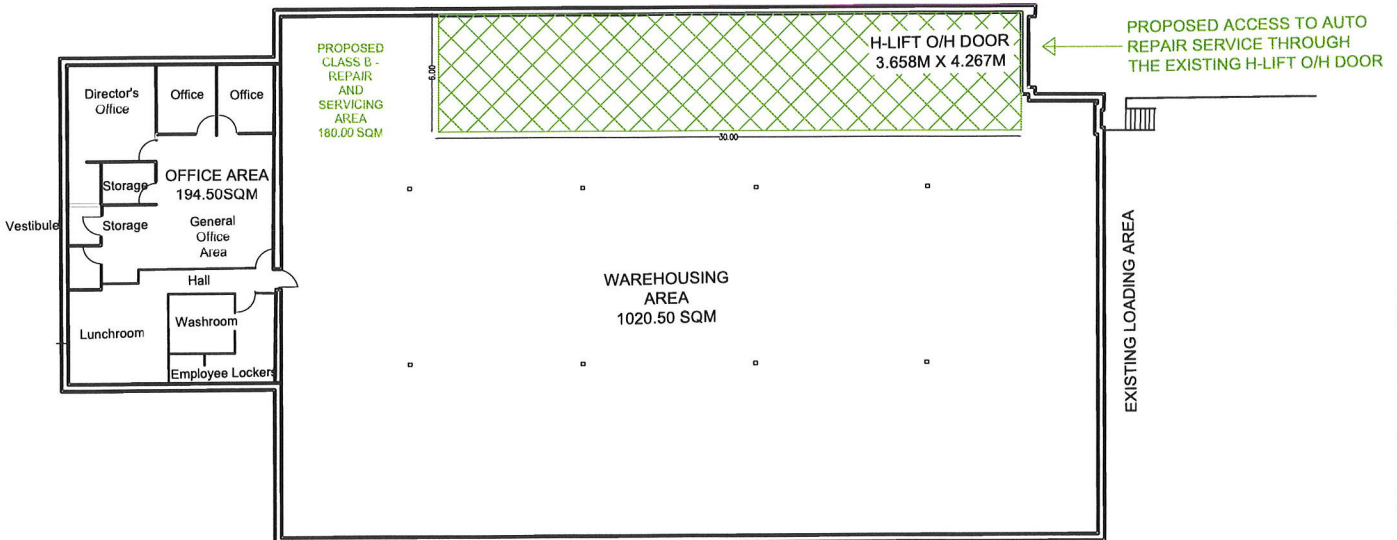
EXISTING SITE CONDITIONS
21 STEELWELL ROAD

CONCEPT SITE PLAN

Project number 0061
Date 09/13/2024
Drawn by MS
Checked by GS

A01

Scale 1:500



Enlarged View of Existing Interior Layout

*Derived from the approved building permit drawings.

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 32.42 parking spaces are required from the combined uses on-site whereas the site plan approved, and existing parking spaces provides 26.0 parking stalls. The site is deficient of 6.42 parking spaces.

Zoning Non-compliance Checklist

File No. A-2024-0388

Owner: Jaswinder Brar; Amandeep Singh

Address: 21 STEELWELL RD

Zoning: M3-2677

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle repair shop,	whereas the by-law does not permit the use.	33.1.1 (1)
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
GFA			
TOWER SEPARATION			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To permit a total of 26 parking spaces	whereas the by-law requires a minimum 33 parking spaces;	30.5
SCHEDULE "C"			

Philip Gaspar
Reviewed by Zoning

September 13, 2024
Date



King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

September 12th, 2024
Committee of Adjustment
Planning, Building and Economic Development
City of Brampton
City Hall
2 Wellington St West
Brampton, Ontario L6Y 4R2

Attn: Planning, Building and Development Staff, City of Brampton

RE: Request for Variance for 21 Steelwell Drive, Brampton

King Consultants Inc. is the planning consultant representing the registered owners, 2674585 Ontario Ltd. (Kingdom Team), of the above-noted property in the City of Brampton. We are applying to the Committee of Adjustment to seek relief from the Zoning By-law 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 use, whereas the By-law Under the M3-2677 designation does not permit this use. The use will be wholly located within the building and accessed through the existing High Lift Overhead door in the rear of the existing building. The primary use on-site involves a dry warehouse (mainly equipment, parts and packaged machinery) and an accessory associate office for their operational purposes.

The subject property is legally described as PCL BLOCK 13-1, SEC 43M-955; S/T DP2708 City of Brampton; PIN: 14028-0026 ARN: 211015011619724.

Description of Subject Lands

The subject lands are located on the north side of Steelwell Road and the northeast of the Westcreek Boulevard in Brampton, Ontario. The site measures a total of 0.494 Hectares in area (1.22 acres) and is supported by a frontage of 40.04m, a width of 41.34m, a depth of 129.46m, and two driveway access onto the subject lands from the initial site plan. The lot was created through subdivision agreement 43M-955. The site is occupied by a 1394.95 SQM F2 Industrial one storey building with the office area occupying 194.45 SQM area and the 1200.50 SQM is occupied for warehousing purposes. The original manufacturing use (occupied 600 SQM) was removed upon the sale of the property by the previous owner. The approved building represents a lot coverage of 28%, provides 26 established parking spaces and 5 loading spaces from the approved site plan (SP96-037.000) based on the site statistics of the previous uses within the building.

The City of Brampton's *Official Plan* designates the lands as *Industrial*. The Regionally approved *Brampton Plan 2023 Schedule 1A City Structure* designates the property as *Employment Areas* and *Schedule 2 Designations* labels the property as *Employment*. *Highway 410 and Steeles Plan Area 5* establish the subject lands as *General Employment Area 2*. The current zoning for the subject lands is *Industrial Three Special Section 2677 (M3-2677)* under the City's Zoning By-Law 327-07; 204-2010.

The parking By-law provides the following regulations based on the existing uses and the proposed:



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Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

Existing:

20.3.1. Office: 1 parking space for each 30 square metres of gross commercial floor area or portion thereof needs to provide 15.42 parking stalls for this use.

30.5.a for Warehousing uses where Office use is 15% or less of the total gross floor area needs to provide 7.0 parking spaces for this use.

Proposed:

Motor Vehicle Repair Shop: 1 parking space for each 18 squares metres of gross floor area or portion thereof needs to provide 10.0 parking stalls for this use.

A total of 32.42 parking spaces are required from the combined uses on-site whereas the site plan approved, and existing parking spaces provides 26.0 parking stalls. The site is deficient 6.42 parking stalls, despite the proposed use only repairing company fleet earth moving equipment and dump trucks. The proposed repair and service use only requires one mechanic certified by the Ministry and two assistant mechanics for the operation. The Office use including the director comprises of 6 staff + 1 admin staff and the warehousing use only has 3 employees to manage the use.

Surrounding Uses and Variances

The surrounding uses in this industrial subdivision predominantly includes manufacturing, distribution, motor vehicle repair shop, offices, fabricators, logistics and hotel uses. The properties to the north are occupied by a construction material supplier, distributors and a charitable organization (adjoined at the rear lot), to the west are parts manufacturers, distributors and motor vehicle repair companies, to the south automobile warehouse, a plastics manufacturer and auction house, and to the east the Coca Cola bottling and distribution plant.

Within the same subdivision and street, the Committee of Adjustment approved the following Motor Vehicle Repair Shops wholly located within a portion of the building with conditions:

- File A07-82 85 Steelwell Road (under the same zoning)
- File A10-170 150 Hedgedale Road (Under the same zoning)

Description of the Variance

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 use, whereas the By-law under the M3-2677 designation does not permit this use. The use will be wholly located within the building and accessed through the existing High Lift Overhead door in the rear of the existing building.

To maintain the existing 26.0 parking spaces whereas the By-law requires 32.42 parking spaces for the existing and proposed uses within the existing building.

The City of Brampton's *Official Plan* designates the lands as *Industrial*. The Regionally approved *Brampton Plan 2023 Schedule 1A City Structure* designates the property as *Employment Areas* and *Schedule 2 Designations* labels the property as *Employment*. *Highway 410 and Steeles Plan Area 5* establish the subject lands as *General Employment Area 2*. The current zoning for the subject lands is *Industrial Three Special Section 2677 (M3-2677)* under the City's Zoning By-Law 327-07; 204-2010.



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Current Situation

Maintains the General Intent and Purpose of the Official Plan

The property is designated “*Employment Area*” under *Schedule 1A City Concept* and “*Employment*” under *Schedule A General Land Use*. Under the *Secondary Plan Area 5*, the subject lands are designated as *General Employment Area 2* which permits a variety of industrial, associated use and motor vehicle repair shops. The nature of the variance and extent do not contravene the policies and objectives of the *Official Plan*.

Maintains the General Intent and Purpose of the Zoning By-law

The subject lands are designated *Industrial Three Special Section 2677* which permits a variety of industrial uses, associated accessory use to the principal industrial use and some non-industrial uses. 33.1.1.a.1 permits the following: *The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use*. The proposed variance is to inspect and service (as per the Class B Repair and Servicing use) the company fleet of earth moving equipment and dump trucks on-site as a part of the operation. No external clients or members of the public will be allowed to use the proposed. Furthermore, the proposed only comprises 12.90% of the total existing use and does not detract from the principal warehousing and accessory office use of the existing building. The proposed use maintains the general intent and purpose of the By-law.

Desirable for the Appropriate Development of the Land

The requested Variance is appropriate as the surrounding industrial subdivision contains similar uses and the Committee of Adjustment has approved similar proposals within the same zoning and special sections category. The proposal does not negatively impact the neighboring properties and is wholly located within the existing structure while continuing to maintain the existing principal and accessory use. Usage is effectively screened from the front yard and street line as well the side yards abutting other businesses. Lastly, the proposed adds value to the existing site operation and consolidates multiple uses in one parcel to generate further economic development in employment areas. Therefore, the proposed variance is desirable and appropriate development of the land.

Minor in Nature

The requested variance is wholly located within a portion of the existing structure. The proposed does not require major renovations or modifications to the existing building or even require additional implements to the interior for the proposed repairs and servicing. In general, the proposed does not detract away from the principal and accessory use established by the approved site plan and will not interfere in the usability, functionality and performance of the warehousing space. No changes are proposed to the site performance standards and regulations apart from the minor uptick in parking required; albeit will not create additional traffic as the repairs and services are only for the company property. Therefore, the Variance can be considered minor in nature.



King Consultants Inc.
Land Use Planning and Development Consultants

T: 905-965-1610
Gursewak@kingconsults.ca

We trust that the above materials are in order. Should you require any further information, do not hesitate to contact the undersigned.

Warm regards,

Gursewak Singh
Director, Planner
King Consultants Inc.
Provisional Member MCIP, RPP
Unit 2, 177 Zenway Blvd
Vaughan, ON L4H 3H9
905-965-1610
singhplan@outlook.com
