



Report Committee of Adjustment

Filing Date: October 10th, 2024
Hearing Date: November 12th, 2024

File: A-2024-0388

**Owner/
Applicant:** Jaswinder Brar, Amandeep Singh & 2674585 Ontario Inc.
Gursewak Singh

Address: 21 Steelwell Road

Ward: WARD 3

Contact: Marcia Razao, Planning Technician

Recommendations:

That application A-2024-0388 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
 2. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit;
 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

Existing Zoning

The property is zoned 'Industrial 3 Special Section 2677 (M3-2677)', according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To permit a motor vehicle repair shop, whereas the by-law does not permit the use.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Industrial' in the 2006 Official Plan and 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (Area 6). The subject property is designated as 'Employment Areas' (Schedule 1A – City Structure) and 'Employment' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

A range of ancillary uses can be supported within Official Plan designation that are considered 'Industrial', uses such as light and heavy industrial uses are permitted within the Industrial designation. The 'General Employment 2' designation within the Highway 410 and Steeles Secondary Plan permits motor vehicle repair and body shops. Brampton Plan 2023 designates the lands as 'Employment (Industrial)' which permits vehicle repair and body shops, is consistent with the variance being requested. The requested variance is not considered to have significant impacts within the context of the Official Plan. The nature and extent of the proposed variance is considered to maintain the general intent and purpose of the Official Plan.

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

The variance is requested to permit a motor vehicle repair shop, whereas the by-law does not permit the use. The property is zoned 'Industrial Three (M3-2677)', a zone which does not specifically allow motor vehicles repair shops however, the zone does include several industrial uses such as manufacturing, cleaning, packaging, processing, repairing, of assembly of goods. City staff have reviewed the variance and have no objections or concerns. A condition of approval is recommended that the owner obtain a building permit for any alterations to the building prior to occupancy of the unit which will further address matters associated with the change of use. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to permit a motor vehicle repair shop, whereas the by-law does not permit the use. Existing employment areas will continue to adapt to changing markets, redevelop and intensify as there are shifts within the economy at a local level. This use is permitted in the larger context of our present and future official plan and the subject area's secondary plan. The proposed use is not anticipated to have a significant impact on the overall function of the property given its proposed scale. Subject to the recommended conditions, the variance is considered to be desirable for appropriate development of the land.

4. Minor in Nature

The variance is requested to permit a motor vehicle repair shop is considered to be minor in nature due to its limited scope and lack of significant impact on the surrounding uses or the broader community. The use will be introduced in an existing building, there is no changes to the exterior to the building and the site has sufficient parking to accommodate the change. Subject to the recommended conditions of approval, the variance is considered to be minor in nature.

Respectfully Submitted,

Marcia Razao

Marcia Razao, Planning Technician

Appendix A (Site Photos)

