

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

FILE NUMBER: A-2024-0397

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)** 3824 STEELES AVE E LTD
Address 260 Glenforest Drive, Thornhill, ON

Phone # 4164148602 **Fax #** _____
Email info@starlineleasing.ca

2. **Name of Agent** Arash Bahamin
Address 805-4789 Yonge St,
Toronto, M2N 0G3

Phone # 4166685838 **Fax #** _____
Email Arash.Bahamin@utes.ca

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

To permit for a cars rental and financing office and parking

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

In line with the nature of the current neighborhood use (employment) and the nature of the by-law and Official Plan intent

5. **Legal Description of the subject land:** PT LT 1 CON 8 ND TORONTO GORE AS IN R01112436 ; S/T AN EASEMENT OVER PT 7, 43R27626 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF PEEL AS IN
Lot Number 1
Plan Number/Concession Number _____
Municipal Address 3824 Steeles Ave E, Brampton, ON L6Y 5H6

6. **Dimension of subject land (in metric units)**
Frontage 54.91
Depth 73.76
Area 4119.1

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.)

One storey dwelling with 103.5sqm area and a detached garage with 43.70 sqm area

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No proposed buildings - Existing remains

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	22.67
Rear yard setback	42.26
Side yard setback	25.74
Side yard setback	15.58
PROPOSED	
Front yard setback	22.67
Rear yard setback	42.26
Side yard setback	25.74
Side yard setback	15.58

10. Date of Acquisition of subject land: 2010
11. Existing uses of subject property: Home Office
12. Proposed uses of subject property: Car Dealership to 10 cars on site
13. Existing uses of abutting properties: Contractors yard-vacant lands
14. Date of construction of all buildings & structures on subject land: 60's
15. Length of time the existing uses of the subject property have been continued: 50 years

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 _____

Arash Bahamin

 Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Brampton
 THIS 11 DAY OF August, 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, Arash Bahamin Behrouz Beklodeh OF THE UTES Inc OF Toronto Thornhill
 IN THE 11th OF Aug, 2024 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 REXDALE OF
PEEL THIS 11 DAY OF
Oct, 2024

Valerie Low
 a Commissioner, etc.,
 Province of Ontario,
 for the Corporation of the
 City of Brampton.
Arash Bahamin

 Signature of Applicant or Authorized Agent

Valerie Low

 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 11, 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: 3824 Steeles Ave E, Brampton, ON L6Y 5H6

I/We, Bahram Barkhordarian (1965192 Ontario Inc)
please print/type the full name of the owner(s)

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

Arash Bahamin from UTES 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 15th day of August, 2024.

Bahram Barkhordarian ((3824 STEELES AVE E LTD))

(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.

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: 3824 Steeles Ave E, Brampton, ON L6Y 5H6

I/We, Bahram Barkhordarian (1965192 Ontario Inc)
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 15th day of August, 2024.

Bahram Barkhordarian (3824 STEELES AVE E LTD)

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

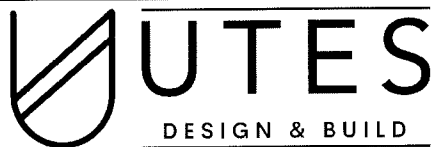
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

PROPOSED OFFICE (CAR RENTAL & FINANCING)

**3824 STEELES AVE E,
BRAMPTON, ON L6T 0A1**



805-4789 Yonge St, Toronto, M2N 0G3
T - 647-372-2721 | C - 416-668-5838
info@utes.ca
utes.ca

GENERAL NOTES 1.0

Drawings:

1. Owner and contractor is fully responsible for verifying all existing structural condition prior to any work. Any and all discrepancies shall be reported to UTES Inc. Prior to any work. Owner and contractor is fully responsible for shoring existing structure prior to any work.
2. DO NOT SCALE DRAWINGS
3. If any conflict of discrepancy exists in the drawings documents, the following priority sequence is to be followed:
 - Drawings of a later date supersede drawings of an earlier date
 - Larger scales drawings supersede those of a smaller scale
 - the specifications supersede the drawings
5. Mechanical and electrical contractors are to cross reference the architectural and engineering drawings through-out the course of the project and report any discrepancies to the architect before proceeding

Permits & Inspections:

1. NO DEMOLITION OR CONSTRUCTION IS TO START WITHOUT ISSUANCE OF A VALID BUILDING PERMIT.
2. Upon completion of the work, the contractors shall pay for and obtain a signed release from the municipality having jurisdiction indicating that the work is complete and the permit is signed off.
3. The contractor shall give all required notices for inspections as required by the building permit and all authorities having jurisdiction.
4. The architect will abide by the mechanic's lien act in his/her review of all progress invoices on the project

Cooperation & Protection:

1. Each contractor is responsible for all necessary cutting and patching required by their respective trades.
2. Protection: The general contractor shall protect all finished work from construction any damage arising from any cause shall be made good by the general contractor to the satisfaction of the architect.
3. Protection: Contractor to provide protection over any base building equipment during all phases of construction.

Substitutions:

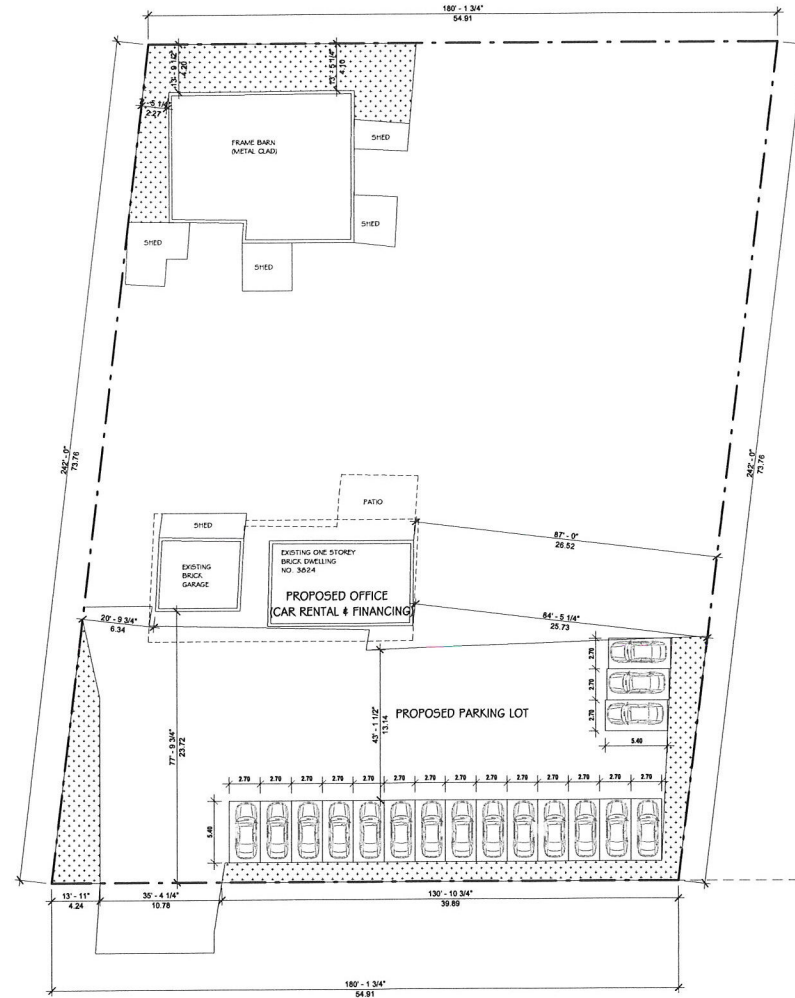
1. No substitution for any product or material will be accepted unless authorized by the architect in the form of an addendum.

Building Code Compliance Note:

1. These drawings do not represent a comprehensive and exhaustive guide for compliance with the Ontario Building Code. It is assumed that the contractor has reasonably sufficient knowledge of the Ontario Building Code in order to perform all work as per these drawings in such a way that will comply with all aspects of the OBC and will not contravene any other applicable laws.

Legal:

Drawings issued by UTES Inc are for illustration and design intent purposes only. All Architectural, Mechanical, Electrical, Plumbing, Structural, Sprinkler, Suppression system and life safety items are to be as per outlined in municipal permit approved drawings as per issued by associated professional engineer and respective trades.



STEELES AVE EAST

LANDSCAPE CALCULATIONS STATS	
TOTAL FRONT YARD LANDSCAPE AREA	1231.48SQ.M
TOTAL REQUIRED SOFT LANDSCAPING(70%)	862.04SQ.M
TOTAL EXISTING SOFT LANDSCAPING(14.20%)	176.03SQ.M

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE UTES INC. REPRODUCTION OF DRAWINGS, IN WHOLE OR IN PARTS IS STRICTLY FORBIDDEN WITHOUT THE ENGINEER'S WRITTEN PERMISSION. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE INTERPRETATIONS OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ENGINEER WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION. THE ENGINEER WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ENGINEER BEFORE COMMENCING WORK.

NO.	DESCRIPTION	DATE
5	ISSUED FOR PERMIT	JULY 08 2024
4	ISSUED FOR REVIEW	JUNE 26 2024
3	ISSUED FOR REVIEW	JUNE 20 2024
2	ISSUED FOR REVIEW	JUNE 19 2024
1	ISSUED FOR REVIEW	JUNE 12 2024

UTES
DESIGN & BUILD
805 - 4789 Yonge St, Toronto, M2N 0G3
T: 647-372-2721 C:416-6685838

Project :

Car Office

3824 Steeles Ave E, Brampton, ON L6T 0A1

Drawing Name :

SITE PLAN

Proj no. : PS2485 Date : AUG 30, 2024

Drawn by : ES Scale : 1:300

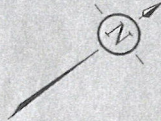
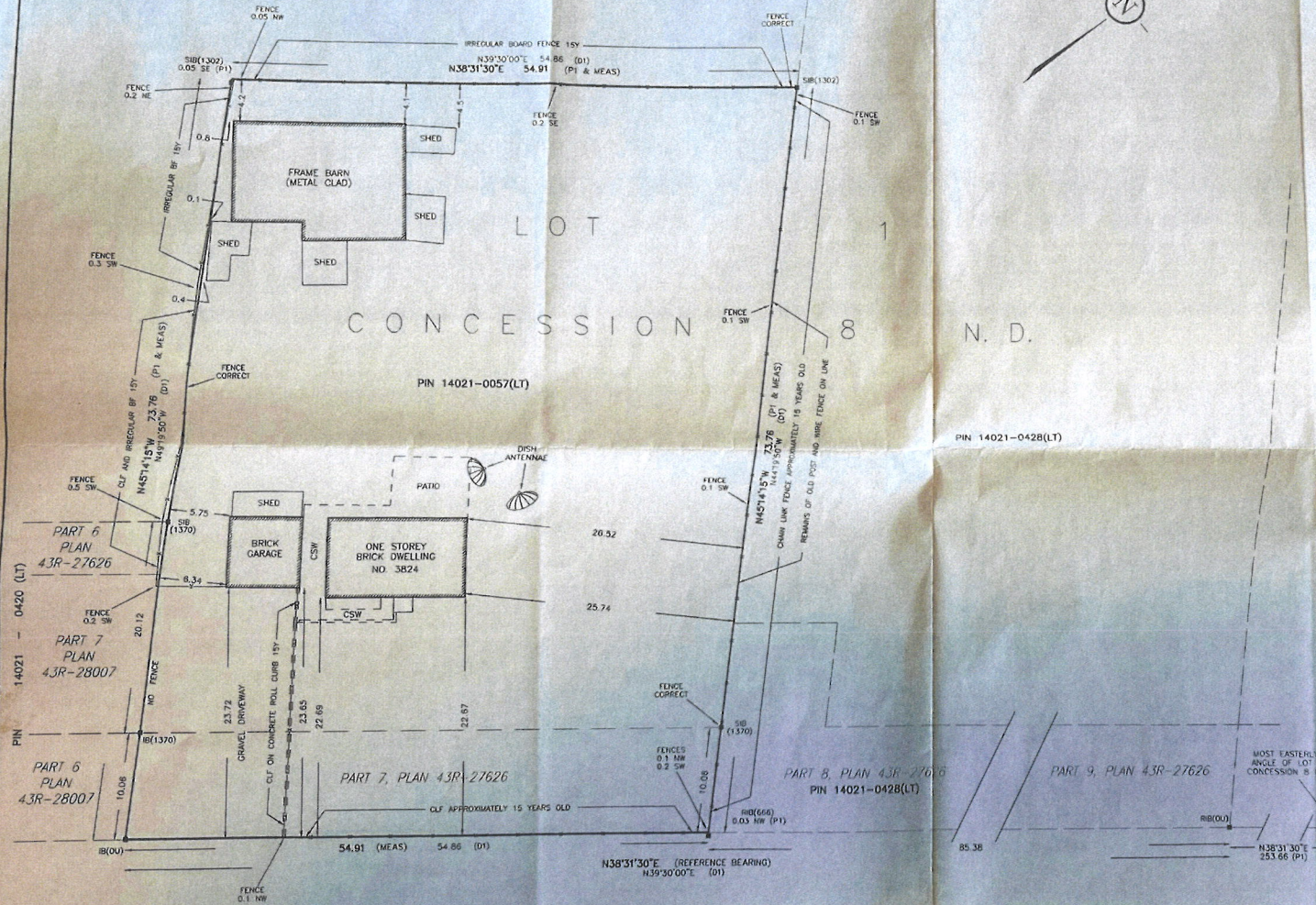
Checked by : AB

Sheet No. :



A1.00

PART 2, PLAN 43R-18034
PIN 14021-0420(LT)



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF

**PART OF LOT 1
CONCESSION 8
NORTHERN DIVISION**

IN THE GEOGRAPHIC TOWNSHIP OF TORONTO GORE, COUNTY OF PEEL, NOW IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

B.J. STASSEN, O.L.S.

SCALE 1:300



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES AND LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF STEELES AVENUE EAST HAVING A BEARING OF N38°31'30\"/>

■	denotes	FOUND MONUMENT
□	denotes	PLANTED MONUMENT
SIB	denotes	STANDARD IRON BAR
IB	denotes	IRON BAR
RIB	denotes	ROUND IRON BAR
OU	denotes	ORIGIN UNKNOWN
D1	denotes	INSTRUMENT #01112436
P1	denotes	PLAN 43R-27626
SF	denotes	BOARD FENCE
CLF	denotes	CHAIN LINK FENCE
TSY	denotes	APPROXIMATELY 15 YEARS OLD
CSW	denotes	CONCRETE SIDEWALK
ND	denotes	NORTHERN DIVISION

THIS REPORT WAS PREPARED FOR JOHN AND LORETA ABELA AND ANGELO ABELA THEIR AGENTS AND SOLICITORS. THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON AUGUST 28, 2004.

DATE AUGUST 27, 2004

B.J. Stassen
B.J. STASSEN
Ontario Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1520791

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3).



ORIGINAL ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF TORONTO AND TORONTO GORE, KNOWN AS

STEELES AVENUE EAST

PIN 14021-0220(LT)

PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH REPORTING LETTER
DATED AUGUST 27, 2004.

© Copyright B.J. Stassen, O.L.S., 2004.
No person may copy, reproduce, distribute or alter this plan in whole
or in part without the written permission of B.J. Stassen, O.L.S.



B.J. Stassen Limited
ONTARIO LAND SURVEYOR

89 Mill Street North
Brampton, Ontario
L6X 1T5
telephone (905) 459-7814

24046

For Ministry Use Only
A l'usage exclusif du ministère



Ministry of
Government Services

Ministère des
Services gouvernementaux

**Ontario
CERTIFICATE**
This is to certify that these
articles are effective on

CERTIFICAT
Ceci certifie que les présents
statuts entrent en vigueur le

Ontario Corporation Number
Numéro de la société en Ontario

1965192

NOVEMBER 15 NOVEMBRE, 2016

[Signature]
Director / Directeur

17

Business Corporations Act / Loi sur les sociétés par actions

Form 1
Business
Corporations
Act

Formule 1
Loi sur les
sociétés par
actions

**Articles of Incorporation
Statuts Constitutifs**

1. The name of the corporation is: (Set out in BLOCK CAPITAL LETTERS)
Dénomination sociale de la société : (Écrire en LETTRES MAJUSCULES SEULEMENT)

3	8	2	4	S	T	E	E	L	E	S	A	V	E	N	U	E	E	A	S	T	L	T	D

2. The address of the registered office is:
Adresse du siège social :

3824 Steeles Ave. East

(Street & Number or R.R. Number & If Multi-Office Building give Room No.)
(Rue et numéro ou numéro de la R.R. et, s'il s'agit d'un édifice à bureaux, numéro du bureau)

Brampton

(Name of Municipality or Post Office)
(Nom de la municipalité ou du bureau de poste)

ONTARIO L 6 T 0 A 1

(Postal Code)
(Code postal)

3. Number of directors is/are:
Nombre d'administrateurs :

Fixed number
Nombre fixe

OR minimum and maximum
OU minimum et maximum

1

10

4. The first director(s) is/are:
Premier(s) administrateur(s) :

First name, middle names and surname
Prénom, autres Prénoms et nom de famille

Address for service, giving Street & No. or R.R. No.,
Municipality, Province, Country and Postal Code
Domicile élu, y compris la rue et le numéro, le numéro de la
R.R. ou le nom de la municipalité, la province, le pays et le
code postal

Resident Canadian?
Yes or No
Résident canadien?
Oui/Non

BAHRAM BARKHORDARIAN

260 GLENFOREST DRIVE
THORNHILL ONTARIO L4J 8N3

Yes



Registered Owner's Authorization Form

Application For:

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Consultation | <input type="checkbox"/> Draft Plan of Common Element Condominium |
| <input checked="" type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Draft Plan of Standard Condominium |
| <input checked="" type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Draft Plan of Vacant Land Condominium |
| <input type="checkbox"/> Block Plan Amendment | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Draft Plan of Subdivision | |

1. APPLICANT INFORMATION:

Applicant Name: Title:

Address: Company:

City/Province: Telephone:

Postal Code: Email:

2. OWNER(S) INFORMATION (if different from applicant information above)

Owner's Name:

Address: Project Name:

City/Province: Telephone:

Postal Code: Email:

3. SITE INFORMATION:

Municipal Address: Ward #:

Legal Description: Assessment Roll Number:

Area (ha): Width (m): Frontage (m): Depth (m):

Registered Plan: Reference Plan:

4. PROPOSAL INFORMATION (Provide sufficient information to describe the scale and scope of the proposal.):



5. REGISTERED OWNER'S AUTHORIZATION - To be completed by the registered owner(s)

I (we) Bahram Barkhordarian (3824 STEELES AVE E LTD) am (are) the registered owner(s) of the subject site.
I (we) authorize Arash Bahamin to prepare, submit and speak to this request for this application, on my (our) behalf.

Owner Signature(s): Bahram Barkhordarian Digitally signed by Bahram Barkhordarian
DN: cn=US, email=arash@steeles.ca, cn=Bahram Barkhordarian
Date: 2024.08.15 12:26:29-0400 Dated:
 Dated:

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.

6. ACKNOWLEDGEMENTS AND DECLARATION

I (we) confirm that the drawings and materials submitted in support of this application are complete and have been submitted in accordance with the requirements. I (we) understand that this application may not be accepted as 'complete' until such time as the Planning and Development Services Department is satisfied with the content and form of the drawings and materials submitted in support of this application.

I (we) agree and acknowledge that this application and any supporting material, including any studies and drawings, filed in support of this application, is public information, and forms part of the public record. I (we) hereby consent to the COB making copies of and releasing this application and any supporting information for COB's use in the processing of this application or at the request of a third party, without further notice to or permission from the applicant.

I (we) hereby state that I (we) have the authority to bind my (our) consultants to the terms of this acknowledgement and declaration.

I (we) hereby declare that the statements made by me (us) in this application, are to the best of my (our) belief and knowledge, a true and complete representation of the purpose and intent of this application.

Applicant or Owner Signature(s): Dated:
 Dated:

7. AFFIDAVIT OF APPLICANT (Not required for Pre-Application Consultation and Site Plan Applications)

I, of the in the of solemnly declare that all the statements contained within the applicant are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is same force and effect as if I made under oath, and by virtue of "The Canada Evidence Act."

Declared before me at the in the of this day of , 20.

Stamp Here

Zoning Non-compliance Checklist

File No. A-2024-

Applicant: Bahram Barkhordarian
 Address: 3824 Steeles Ave East
 Zoning: RE2
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit the use of a motor vehicle sales establishment.	Whereas the by-law does not permit motor vehicle sales.	11.2.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE	To permit 14.29 percent landscaping in the front yard.	Whereas the by-law requires 70 percent landscaping in the front yard.	11.2.2(j)
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
 Reviewed by Zoning

September 27, 2024
 Date