



FILE NUMBER: A-2024-0357

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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)** SONEIL MARKHAM INC
Address 18 BRAM COURT UNIT 7, BRAMPTON, ON

Phone # 4164580987 **Fax #** _____
Email JAIDEEP@GMAIL.COM

2. **Name of Agent** MANPREET KOHLI
Address 66 ENMOUNT DR, BRAMPTON, ON

Phone # 437 984 5005 **Fax #** _____
Email PANJABDESIGN@GMAIL.COM

3. **Nature and extent of relief applied for (variances requested):**
Variance is requested to get Automotive Detailing/ Reconditioning services use permitted whereas current zoning bylaws do not allow this use in subject property.

4. **Why is it not possible to comply with the provisions of the by-law?**
Current zoning bylaw does not allow Automotive Detailing/ Reconditioning use in subject property.

5. **Legal Description of the subject land:**
Lot Number 1
Plan Number/Concession Number PLAN M325 PT BLK I
Municipal Address 18 BRAM COURT UNIT 7, BRAMPTON, ON

6. **Dimension of subject land (in metric units)**
Frontage 6.32
Depth 16.15
Area 102.06 SQ M

7. **Access to the subject land is by:**
Provincial Highway
Municipal Road Maintained All Year **Seasonal Road**
Private Right-of-Way **Other Public Road**
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:

INDUSTRIAL UNIT GROUND AND GROSS FLOOR AREA 131.97 SQ M,

NUMBER OF STOREYS 1 STOREY
WIDTH 6.06 M , LENGTH 21.64 M

PROPOSED BUILDINGS/STRUCTURES on the subject land:

INDUSTRIAL UNIT GROUND AND GROSS FLOOR AREA 131.97 SQ M

NUMBER OF STOREYS 1 STOREY
WIDTH 6.06 M , LENGTH 21.64 M

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 7.66 M

Rear yard setback 12.46M

Side yard setback 11.51 M

Side yard setback 14.91 M

PROPOSED

Front yard setback 7.66 M

Rear yard setback 12.46 M

Side yard setback 11.51 M

Side yard setback 14.91 M

10. Date of Acquisition of subject land: OCT 2005

11. Existing uses of subject property: INDUSTRIAL

12. Proposed uses of subject property: INDUSTRIAL

13. Existing uses of abutting properties: INDUSTRIAL

14. Date of construction of all buildings & structures on subject land: OCT 2005

15. Length of time the existing uses of the subject property have been continued: 19 YEARS

16. (a) What water supply is existing/proposed?

Municipal Well

Other (specify) _____

(b) What sewage disposal is/will be provided?

Municipal Septic

Other (specify) _____

(c) What storm drainage system is existing/proposed?

Sewers
Ditches
Swales

Other (specify) _____

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 09 DAY OF SEPT, 20 24.

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, Manpreet Kohli, 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 13 DAY OF
September, 2024.

A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026

Signature of Applicant or Authorized Agent

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 Sept 13/24

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 18 BRAM COURT UNIT 7, BRAMPTON, ON

I/We, Neil Jain FOR SONEIL MARKHAM 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 22 day of AUGUST, 2024.

DocuSigned by:
Neil Jain

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

Neil Jain

(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

APPOINTMENT AND AUTHORIZATION OF AGENT

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L6Y 4R2

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please print/type the full name of the owner(s)

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

MANPREET KOHLI of Punjab Design and Constructions 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 22 day of AUGUST, 2024.

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GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 20565
Firm BCIN: 110812

SIGNATURE:

MANPREET KOHLI




NO.	REVISION/ISSUE	DATE
1.	INITIAL ISSUE	

FIRM NAME & ADDRESS:

PUNJAB DESIGN & CONSTRUCTIONS INC.
BCIN: 110812
PH: 437 984 5005

PROJECT NAME & ADDRESS:

**18 BRAM COURT
UNIT 7**

SHEET NAME:

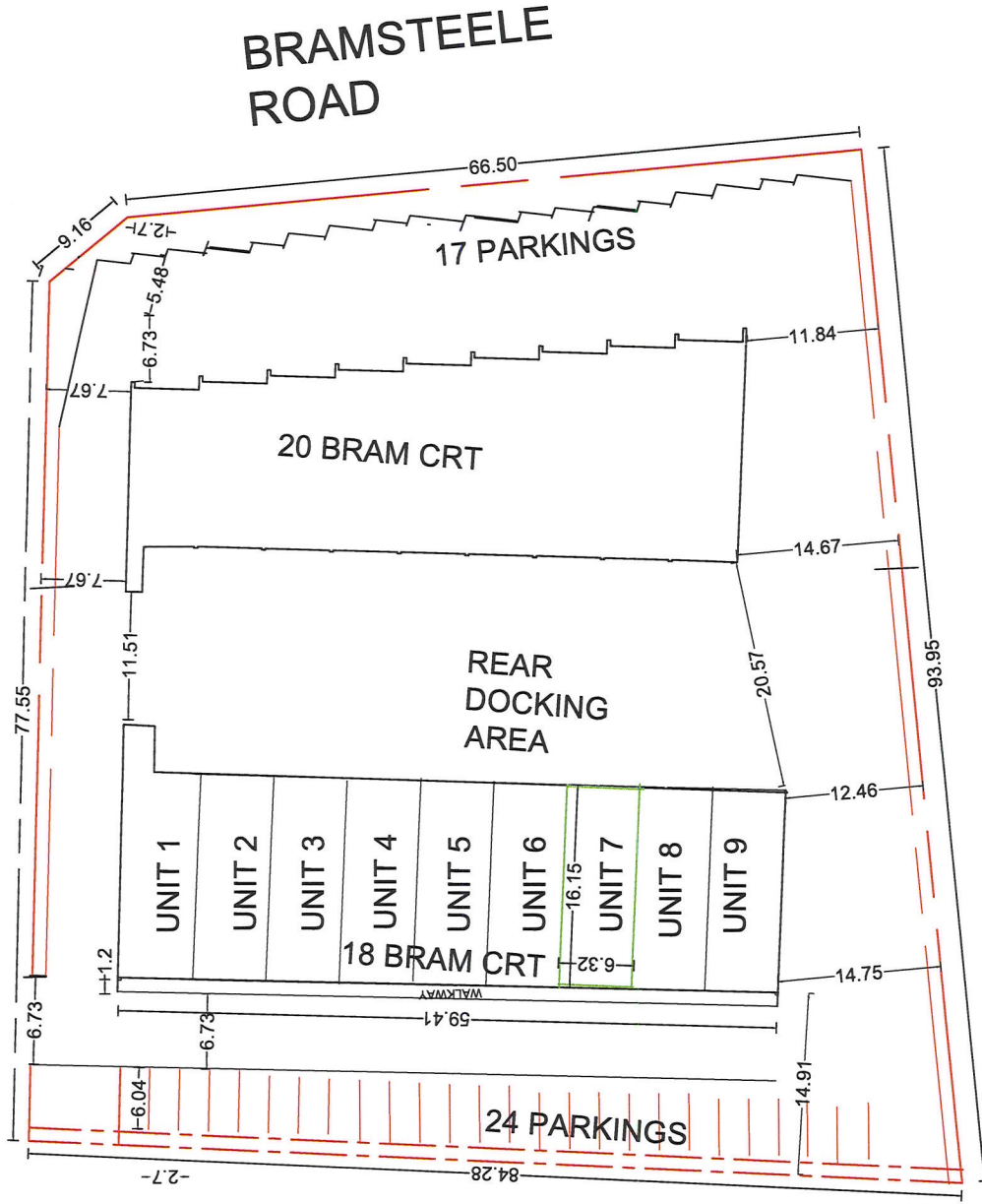
**SITE PLAN
DRAWING**

DATE:

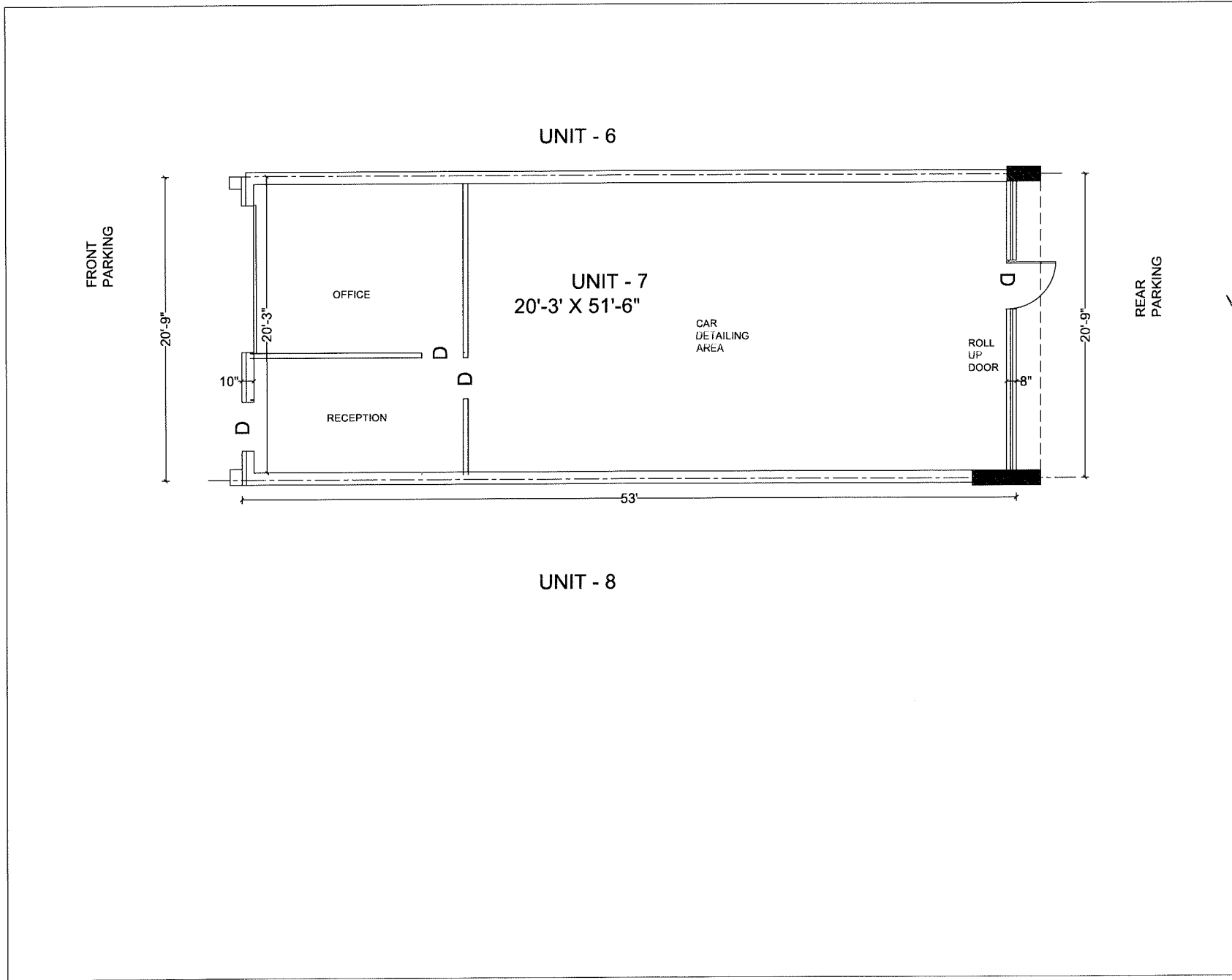
SCALE: 1 MM = .5 M

SHEET NO.: SP1

BRAM COURT



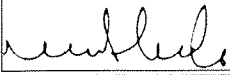

ALL DIMENTIONS IN METERS



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 BCIN: 110812
 PH: 437 984 5005

PROJECT NAME & ADDRESS:

**18 BRAM COURT
 UNIT 7**

SHEET NAME:

**FLOOR PLAN
 ARCHITECTURAL
 DRAWING**

DATE:

SCALE:

1:75

SHEET NO.:

A1

Parking Calculation Worksheet

SUB: Minor Variance application related to Unit 7, 18 Bram Court

Unit number	Company Name	Use	Area Sq m	
18 BRAM COURT (No Mezzanine)				
1.	Vacant Unit		102.20	1/60
2.	Techlogics Wholesale	Retail & Wholesale of Electronic products	102.20	1/19
3.	Deet-Hyd Ltd	Hydraulic machine repair shop	102.20	1/60
4.	Kitchen Ville Inc	Carpenter shop	102.20	1/60
5.	Sharma Car Accessory	Car accessory and window tint	102.20	1/18
6.	U spray Automotive Inc	Automotive paint shop	102.20	1/18
7.	Paul Auto Detailing	Auto Detailing and reconditioning (Proposed)	102.20	5 PS+ 10 SS
8.	Vacant		102.20	1/60
9.	Vacant		101.48	1/60
20 BRAM CRT (No Mezzanine)				
1.	ACE Group Logistics	Logistics Office	98.51	1/30
2.	ACE Group Logistics	Logistics Office	102.23	1/30
3.	Catering by Gregory	Take out Restaurant	105.94	1/20
4.	Catering by Gregory	Take out Restaurant	109.66	1/20
5.	Punjabi Roti	Take out Restaurant	113.38	1/20
6.	Libra Tek	Warehouse/Storage	117.10	1/90
7.	Vacant		120.81	1/60
8.	Ontario Spray Booth Ltd	Warehouse/Storage	124.53	1/90
9.	Ontario Spray Booth Ltd	Warehouse/Storage	128.25	1/90

Total Parkings= 24+ 17= 41



I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
Individual BCIN: 20565

59.51 parking spaces + 10 stacking spaces required

Parking Calculation

Firm BCIN: 110812



Handwritten signature

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[Handwritten signature]

Zoning Non-compliance Checklist

File No. A-2024-0357

Applicant: Manpreet Kohli
 Address: 18 Bram Crt- Unit 7
 Zoning: M2
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle washing establishment in Unit 7,	whereas the by-law does not permit the use.	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
PARKING	To permit a total of 41 parking spaces,	whereas the by-law requires a minimum 60 parking spaces.	20.3.1 & 30.5
PARKING	To permit 0 car stacking spaces,	whereas the by-law requires 10 car stacking spaces.	30.5
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

2024/09/12

Date