



**King Consultants Inc.**  
Land Use Planning and Development Consultants

A-2024-0268

T: 905-965-1610

Gursewak@kingconsults.ca

October 4<sup>th</sup>, 2024  
Committee of Adjustment  
Planning, Building and Economic Development  
City of Brampton  
City Hall  
2 Wellington St West  
Brampton, Ontario L6Y 4R2

Received / Revised

OCT 03 2024

Committee of Adjustment

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

**RE: Request for Minor Variances for 153 Rutherford Road South, Brampton**

King Consultants Inc. is the planning consultant representing the registered owner, A.D. Corporation, 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 the following provisions in this multi-tenanted building:

- A proposed Motor Vehicle sales establishment for luxury vehicles wholly located within Unit A of the existing structure, ancillary to the established and licensed car vehicle repair shop (in Unit B), referred to as Tenant A in this letter.
- A proposed Truck Detailing Use wholly located within Unit C of the existing structure, ancillary to the established and licensed truck repair shop (in Unit D classified as a Class B Repair and Servicing use under the Business Licensing category), referred to as Tenant B in this letter.

The application was originally deferred as we requested more time to complete a Parking Justification Study, Swept Path Analysis and a modified design for the parking and proposed uses as Staff requested a site plan agreement to be required. The Site Plan Control process will allow the variances to be established in accordance with the specific transportation standards, landscaping standards and site functionality requirements to be met.

The subject property is legally described as PT LT 3 CON 2 EHSCH PT 1, 43R434 CITY OF BRAMPTON;  
PIN: 14031-0119 ARN: 211002002114902.

**Description of Subject Lands**

The subject lands are located on the southwest side of Rutherford Road South and south of Clarence Street in Brampton, Ontario. The site measures a total of 1.03 acres and is supported by a frontage of 32.85m, a width of 30.71m, a depth of 140.97m, and two full movement access driveways from Rutherford Road South. The lot was created through a division of the original lot in 1965 (BI970 & 43R434) and the structure on-site was established through a site plan agreement with the City of Brampton (SP87-152.000). The currently has two access driveways on Rutherford Road S and entrance and exit lanes to the rear yard. The site is occupied by 1888.10 SQM F2 Industrial one storey building with the four defined units known as Unit A, Unit B, Unit C and Unit D. Tenant A currently occupies a licensed motor vehicle repair within Unit B (589.92SQM) and proposing an ancillary indoor motor vehicle sales establishment with displays wholly located inside Unit A (552.45SQM). Tenant B currently occupies a licensed truck repair and servicing shop within Unit D and proposes an ancillary truck detailing operation within Unit C (207.27SQM).

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*



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*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 Two (M2)* under the City's Zoning By-Law 327-07; 204-2010.

## **Surrounding Uses and Variances**

The surrounding uses in this industrial and commercial area predominantly include autobody, motor vehicle and commercial vehicles repairs and shops, manufacturing, offices, fabricators, logistics and minor commercial units. The properties to the north are occupied by a construction material supplier and grandfathered asphalt batch plant, 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 repair uses, industrial multi-tenanted uses, offices and warehouse, a plastics manufacturer and auction house, and to the east the area consist of a truck wash, motor vehicle sales establishments, truck and car repair, warehousing and multi-tenanted commercial and industrial buildings.

Within the Secondary Plan area and along Rutherford Road S employment lands, the Committee of Adjustment approved the following Motor Vehicle Sales Establishments and Truck Detailing (related services such as car wash) with approval/approval with conditions:

- File A11-006 307 Clarence Street (Motor Vehicle Sales Establishment)
- File A09-029 307 Clarence Street (Motor Vehicle Washing)
- File A16-038 311 Clarence Street (Motor Vehicle Sales and Leasing)
- File A13-119 311 Clarence Street (Motor Vehicle Sales and Leasing)
- File A12-079 329 Clarence Street (Motor Vehicle Sales and Equipment)
- File A-2021-0190 214 Rutherford Road S (Motor Vehicle Sales, Rental & Leasing)
- File A10-180 159 Rutherford Road S (Motor Vehicle Sales, Rental & Leasing)
- File A19-030 236 Rutherford Road S (Motor Vehicle Sales, Rental & Leasing)
- File A16-163 171 Rutherford Road S (Motor Vehicle Sales Establishment)
- File A99-091 266 Rutherford Road S Unit 3 (Motor Vehicle Sales Establishment)
- File A04-356 255 Rutherford Road S (Motor Vehicle Washing)
- File A06-149 71 Stafford Drive (Wash Bay Facility)
- File A04-243 73 Stafford Drive (Motor Vehicle Sales)
- File A06-141 73 Stafford Drive (Truck Wash Facility)
- File A17-125 75 Stafford Drive (Motor Vehicle Sales Establishment)

## **Description of the Variance**

We are seeking the following relief from the Zoning By-law, as amended:

- To permit a Truck Detailing use, whereas the By-law does not permit the use.
- To permit a Motor Vehicle Sales Establishment, whereas the By-law does not permit the use.
- To permit 34.0 parking spaces, whereas the By-law requires 92.0 parking spaces.
- To permit tandem parking spaces in conjunction with a Motor Vehicle Sales Establishment, whereas the By-law only permits tandem parking spaces in conjunction with a Motor Vehicle Repair Shop.





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## **Parking Study and Swept Path Assessment**

The registered owner retained the services of Traffic+ Engineering Ltd. to provide a parking study to understand the reduction in parking spaces and demonstrate that the proposed truck detailing use and the existing truck repair use are accessible and functional through a swept path analysis. The Zoning By-law prescribes a parking ratio calculation of 92.0 spaces from combining all uses on-site whereas a ratio of 34 spaces is proposed for all proposed uses. Traffic+ Engineering Ltd. also assessed the swept path of Truck passing through the side yard lanes to the rear yard.

The Study concludes the following key findings in support of the proposed variances:

- **Parking Justification:** The study concluded that the proposed 17 parking spaces for the Truck Detailing operation and 30 parking spaces for the Vehicle Sales Establishment are sufficient to meet the parking demands of customers, employees, and visitors.
- **Swept Path Assessment:** The assessments demonstrated that tractor trucks can maneuver around the site without any obstructions, ensuring smooth operations for both the Truck Detailing and Vehicle Sales Establishment.
- **Site Layout:** No building additions or construction are proposed. The existing units will be used for the new operations, maintaining the current site layout.
- **Proxy Site Surveys:** Surveys at similar businesses confirmed that the proposed parking supply is adequate based on observed parking demands.

We note the 30 parking spaces noted in the Study include the 15 spaces provided for display wholly located within Unit A. The findings support the establishment of both ancillary uses to the existing operations and provide no concerns for the overall site operation. Further technical review and establishment of the uses will be dealt with in the Site Plan process. The proposed tandem parking supports the objectives of the By-law and the Official Plan to provide efficient parking spaces for the existing and proposed uses in Unit A & B while achieving the reinstatement of the landscape strip in the front yard as required.

## **Planning Analysis & Section 45(1)**

### Maintains the General Intent and Purpose of the Official Plan

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*, which permits a variety of industrial, associated use and motor vehicle repair shops. The proposed variances seek to permit an ancillary truck detailing operation to accompany an existing truck repair and an ancillary motor vehicle sales establishment to an existing motor vehicle repair operation within the same building. The *Official Plan* and *Secondary Plan Area 5* permit a broad range of uses which cover the proposed uses as accessory or ancillary to permitted uses. 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 Two* which permits a variety of industrial uses, associated accessory use to the principal industrial use and some non-industrial uses. 32.1.1.a.1 permits the following: *the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop*. Furthermore, 32.1.1.c.4 further permits purposes accessory to the other permitted purposes that are incidental, subordinate and exclusively to the principal use of the lot and buildings thereon, located on the same lot. The proposed permitted uses





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generally maintain the intent of the Zoning By-law as the uses are ancillary and therefore accessory to the established uses on-site.

The proposed variance to permit 34.0 parking spaces whereas the By-law requires 92.0 parking spaces combines the total parking ratio (existing and proposed) across all uses on-site. The Parking By-law only accounts for SQM per parking spaces required as a means of providing ample parking spaces but does not identify the employee and customer counts typically required for a specific business. The proposed truck detailing ancillary to the existing truck repair is appointment based only and provided as an additional service once repairs are complete. As Traffic Staff required, two truck waiting stalls have been provided to ensure no queuing or stalling occurs in the drive aisles and garage area. The proposed motor vehicle sales establishment ancillary to the existing motor vehicle repair operation features a display of used luxury vehicles wholly located within Unit A. The existing and proposed uses contemplated by Tenant A allow for the repair and resale of used luxury vehicles that are sold to or commissioned for repair and resale by customers. No external displays are proposed, and no displays are proposed outside of the Unit to ensure safety and security from theft or vandalism.

The proposed variance to permit tandem parking spaces in conjunction with a Motor Vehicle Sales Establishment, whereas the By-law only permits tandem parking spaces in conjunction with a Motor Vehicle Repair Shop. The tandem parking is in the front yard against the front wall of Unit A and B. The tandem parking spaces remove the existing drive aisle and parking spaces that encroached into the Municipal Right-of-Way and reinstates the required 3.0M landscape buffer against Rutherford Road S and a two-metre walkway.

The Parking Justification Study and swept path assessment further supports that the site operations will not be impacted and while not adhering to the prescribed By-law, the proposed achieve the intent established by the regulations and standards for site performances.

The proposed permitted uses generally maintain the intent of the Zoning By-law as the uses are ancillary and therefore accessory to the established uses on-site.

## Desirable for the Appropriate Development of the Land

The requested Variance is appropriate as the surrounding industrial and commercial lands in the planning area contains similar uses and the Committee of Adjustment has approved similar proposals within the same zoning and special sections categories. 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 operations 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 variances are wholly located within portions of the existing structure. The proposed uses are ancillary and subordinate uses to the existing principal uses. The approval and licensed existing uses were approved with reduced parking ratios within a 4-unit multi-tenanted building. The proposal consolidates ancillary uses with the existing operations under two tenants while maintaining similar employee numbers and sufficient spaces for customers as per the findings of the supporting Parking Justification Study and parking surveys. The variances proposed for the site performances standards arise from staff comments to ensure the site functionality and objectives of the By-law are minor in nature and do not anticipate major changes to the site operation. Therefore, the variances can be considered minor in nature.



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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

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Flower City



brampton.ca

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

FILE NUMBER: A-2024-0268

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)** A.D. CORPORATION (SAM MATHARU)  
**Address** 153 Rutherford Road South, Brampton, L6W 3N5  
**Phone #** 416-275-0557 **Fax #** \_\_\_\_\_  
**Email** accounts@doabatruck.com

2. **Name of Agent** Gursewak Singh - King Consultants Inc  
**Address** 31 Sherwood Crescent, Brampton ON, L6X 2C9  
**Phone #** 905-965-1610 **Fax #** \_\_\_\_\_  
**Email** singhplan@outlook.com

3. **Nature and extent of relief applied for (variances requested):**  
- To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with the existing motor vehicle repair shop (Class B - Repair and Servicing -20231106) whereas the By-law does not permit a washing establishment under the M2 - Industrial Two designation  
- To permit 0 parking spaces and 0 stacking spaces whereas the By-law requires a minimum of 5 parking spaces and 10 stack spaces  
- To permit the existing 34 parking stalls whereas the By-law requires 15 parking spaces

4. **Why is it not possible to comply with the provisions of the by-law?**  
The Zoning By-law permits a motor vehicle repair and servicing use but does not permit motor vehicle washing establishment (motor vehicle detailing) under the M2 - Industrial Two designation as an ancillary/accessory use.

5. **Legal Description of the subject land:**  
**Lot Number** 3  
**Plan Number/Concession Number** CON 2 EHS CH PT 1, 43R434  
**Municipal Address** 153 Rutherford Road South, Brampton

6. **Dimension of subject land (in metric units)**  
**Frontage** 32.83M  
**Depth** 141.13M  
**Area** 1.028 Acres

7. **Access to the subject land is by:**  
Provincial Highway  Seasonal Road   
Municipal Road Maintained All Year  Other Public Road   
Private Right-of-Way  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: List all structures (dwelling, shed, gazebo, etc.)

Existing 1888.10 SQM industrial building divided into Unit A (552.45SQM), B(589.92SQM), C(207.27SQM), and D(538.46SQM). The proposed use will be located in Unit C.

**PROPOSED BUILDINGS/STRUCTURES** on the subject land:

N/A

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 15.21M  
 Rear yard setback 20.01M  
 Side yard setback 3.75M  
 Side yard setback 3.70M

**PROPOSED**

Front yard setback \_\_\_\_\_  
 Rear yard setback \_\_\_\_\_  
 Side yard setback \_\_\_\_\_  
 Side yard setback \_\_\_\_\_

10. Date of Acquisition of subject land: August 20, 2015

11. Existing uses of subject property: Industrial Uses; motor vehicle repair and servicing, dry warehousing

12. Proposed uses of subject property: motor vehicle detailing

13. Existing uses of abutting properties: Asonat; plant, office uses, motor vehicle wash, motor vehicle sales, motor vehicle repair, warehousing

14. Date of construction of all buildings & structures on subject land: 1971

15. Length of time the existing uses of the subject property have been continued: 1971

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 27th DAY OF June, 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, Gursewak Singh - King Consultants Inc., 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

Region OF Peel

IN THE City OF

Brampton THIS 04 DAY OF

July, 20 24.

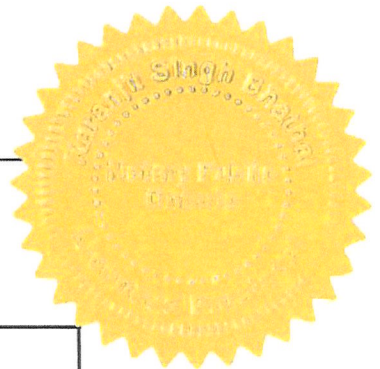
*[Handwritten Signature]*

A Commissioner etc.

*[Handwritten Signature]*

Signature of Applicant or Authorized Agent

**KARANJIT SINGH BHATHAL**  
Licensed Paralegal, Notary Public,  
& Commissioner For Taking Affidavits  
GS Brar Law Professional Corporation  
LSO # P16729



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 JULY 10, 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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 153 Rutherford Road South, Brampton


I/We, A.D. CORPORATION (SAM MATHARU)  
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 Consultant 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 04 day of JULY, 2024.

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

SAM MATHARU  
(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**

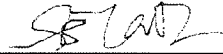
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 153 Rutherford Road South, Brampton

I/We, A.D. CORPORATION (SAM MATHARU)  
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 04 day of JULY, 2024.



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

SAM MATHARU  
(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**

# Zoning Non-compliance Checklist

File No. A-2024- 0268
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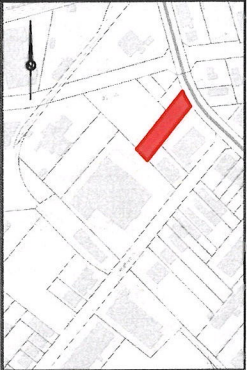
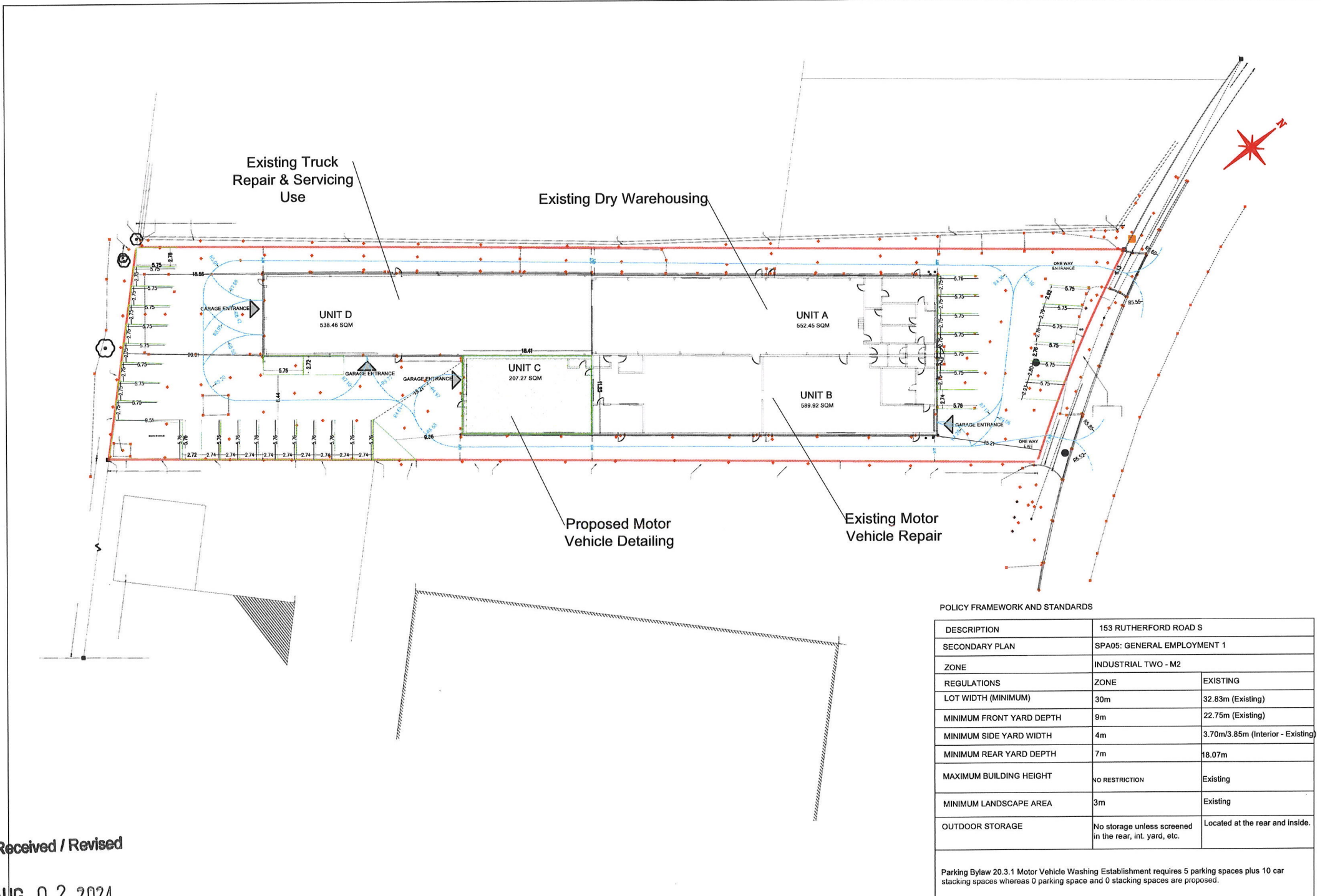
Applicant: A.D. Corporation  
 Address: 153 Rutherford Road South  
 Zoning: M2  
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with the existing motor vehicle repair shop	Whereas the by-law does not permit a motor vehicle washing establishment.	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To permit 34 parking spaces.	Whereas the by-law requires 74 parking spaces.	20.3.1
STACKING	To permit 0 stacking spaces for a motor vehicle washing establishment	Whereas the by-law requires 10 car stacking spaces.	20.3.1
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
 Reviewed by Zoning

July 9, 2024  
 Date





KEYMAP 1:2000

153 Rutherford Rd S, Brampton, ON. L6W 3J6

Boundary information collected and referenced from Genesis Land Surveying Ltd. fresh Boundary Survey of the subject property.

NOT SCALED FOR CONSTRUCTION.

To understand the existing site standards and functionality of the site to determine parking ratio.

Paper scale 24.5mm = 500  
Measurements in MM  
King Consultant Inc.  
Gurpreet Singh  
31 Sherwood Crescent,  
Brampton, ON.  
905-855-1810  
singhpln@outlook.com



No.	Description	Date
01	Concept Site Plan prov. for review	11/03/2023
02	Concept Site Plan Revisions	12/10/2023
03	Concept Site Plan Revisions	08/01/2024

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	32.83m (Existing)
MINIMUM FRONT YARD DEPTH	9m	22.75m (Existing)
MINIMUM SIDE YARD WIDTH	4m	3.70m/3.85m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7m	18.07m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located at the rear and inside.

Parking Bylaw 20.3.1 Motor Vehicle Washing Establishment requires 5 parking spaces plus 10 car stacking spaces whereas 0 parking space and 0 stacking spaces are proposed.

EXISTING SITE CONDITIONS  
153 RUTHERFORD RD S

CONCEPT SITE PLAN

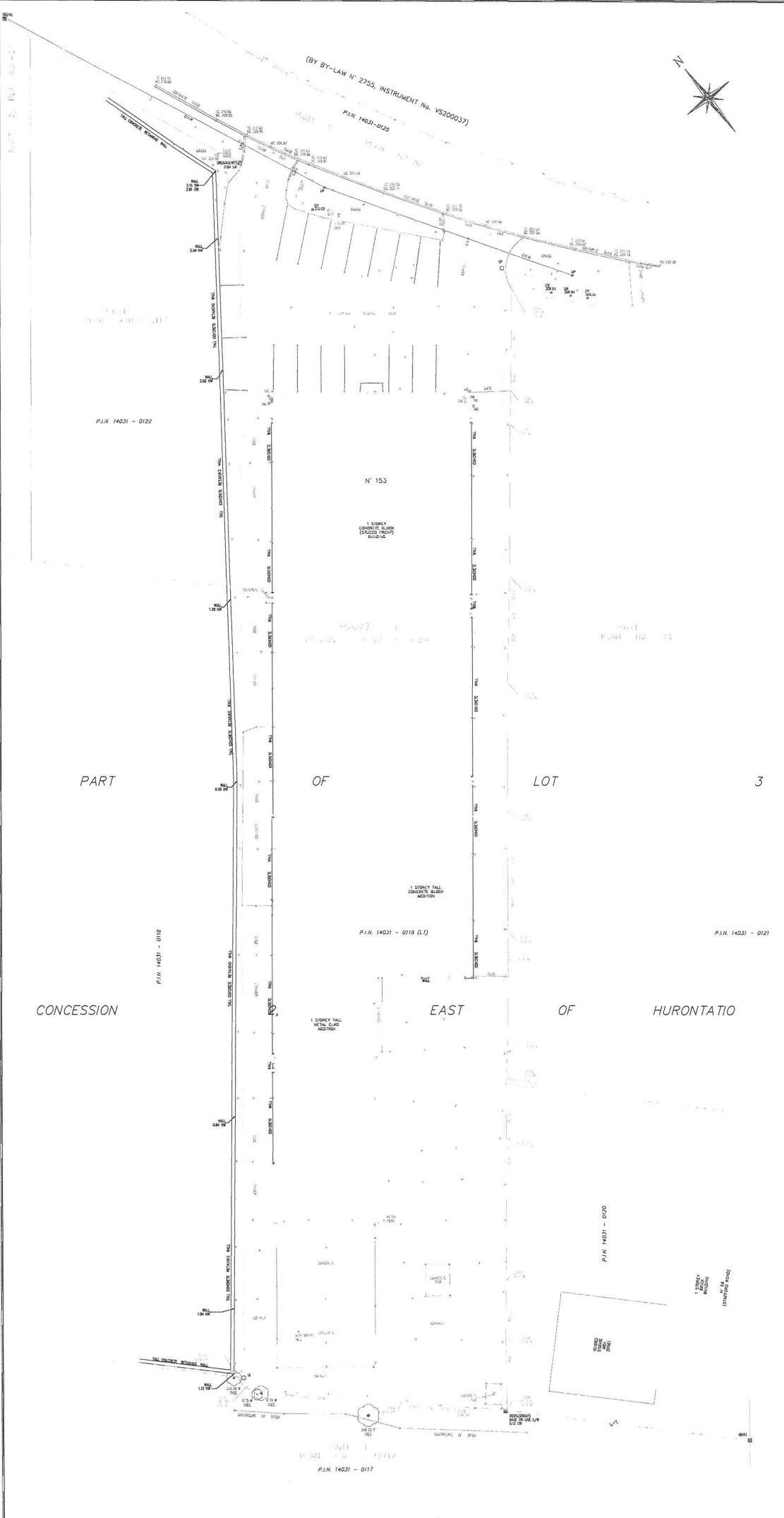
Project number 0034  
Date 08/02/2024  
Drawn by MS  
Checked by GS

A01

Scale 1:500

Received / Revised

AUG 02 2024



PART OF L.O. 3  
 CONCESSION 2  
 EAST OF HURONTARIO STREET  
 (FORMERLY TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEELE)  
 CITY OF BRANTFORD  
 REGIONAL MUNICIPALITY OF PEELE  
 SCALE: 1:500  
 METRES



THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF GENESIS LAND SURVEYING INC. IS STRICTLY PROHIBITED.

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

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED OCTOBER 18TH, 2023.  
 2. THIS PLAN AND REPORT WERE PREPARED FOR A.D. CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF PART 1 HAVING A BEARING OF N 30° 44' 50" E AS SHOWN ON PLAN 43R-43A.

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF BRANTFORD BENCHMARK N° 171 WITH A PUBLISHED ELEVATION OF 207.170 METRES.

PART OF LOT 3  
 CONCESSION OF EAST OF HURONTARIO STREET



CD	DEMOTES	MONUMENT PLANTED
W1	---	MONUMENT FOUND
CC	---	WITNESS
OC	---	CUT CROSS
IB	---	IRON BAR
CP	---	CONCRETE PIN
SIB	---	STANDARD IRON BAR
P1	---	PLAN 43R-43A
P2	---	PLAN 43R-2117
BUS	---	PLAN OF SURVEY BY B.J. STASSEN LIMITED
PI	---	D.L.S., DATED JUNE 6TH, 1984
PI-N	---	NOT IDENTIFIED
N,S,E,W	---	PROPERTY IDENTIFICATION NUMBER
MEAS	---	NORTH, SOUTH, EAST, WEST
MEAS	---	MEASURED
UP	---	UTILITY POLE
OW	---	UTILITY WIRE
D.H.W	---	OVERHEAD UTILITY WIRES
CS	---	CATCH BASIN
MH	---	MAINTENANCE HOLE
DS/GS	---	DOOR/GARAGE SILL ELEVATION
TC/BC	---	TOP/BOTTOM OF CURB
U/S	---	UNDERSIDE OF EAVES ELEVATION
U/W	---	TOP OF WALL ELEVATION
GA	---	GAS METER
MB	---	METAL BOLLARD

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON OCTOBER 18TH, 2023.

OCTOBER 18TH, 2023  
 DATE  
 MALIK MALEK  
 ONTARIO LAND SURVEYOR

**GENESIS**

10 FOUR SEASONS PLACE, 10TH FLOOR  
 BRANTFORD, ONT. N9Y 5H7  
 T 519-491-2553 | F 519-491-9784  
 WWW.GENESISLANDSURVEY.COM

DRAFTED BY: GSA | CHECKED BY: MM | PROJECT NO. GLS-1865

Received / Revised

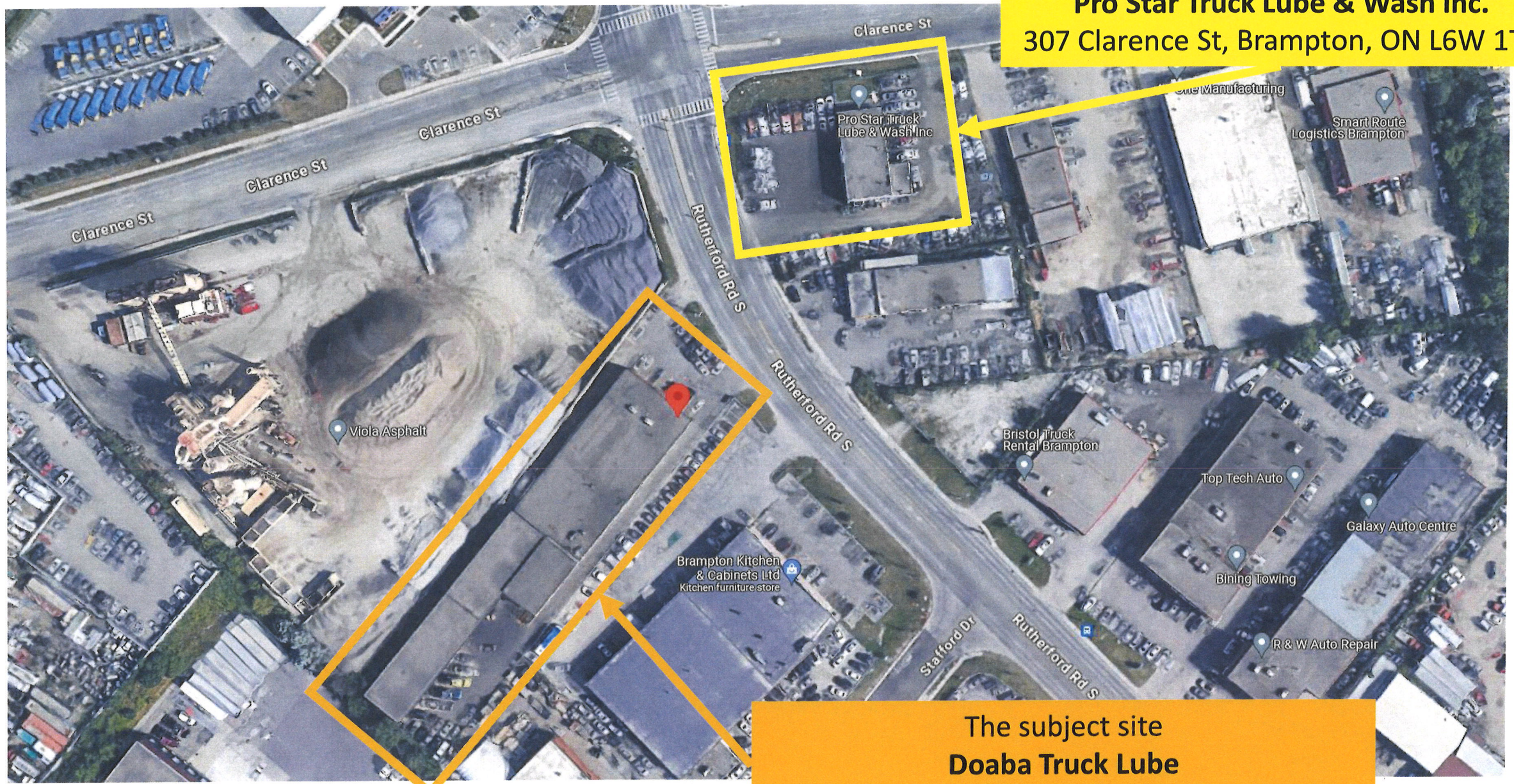
AUG 02 2024

Committee of Adjustment





**Proxy site#1**  
**Pro Star Truck Lube & Wash Inc.**  
307 Clarence St, Brampton, ON L6W 1T6



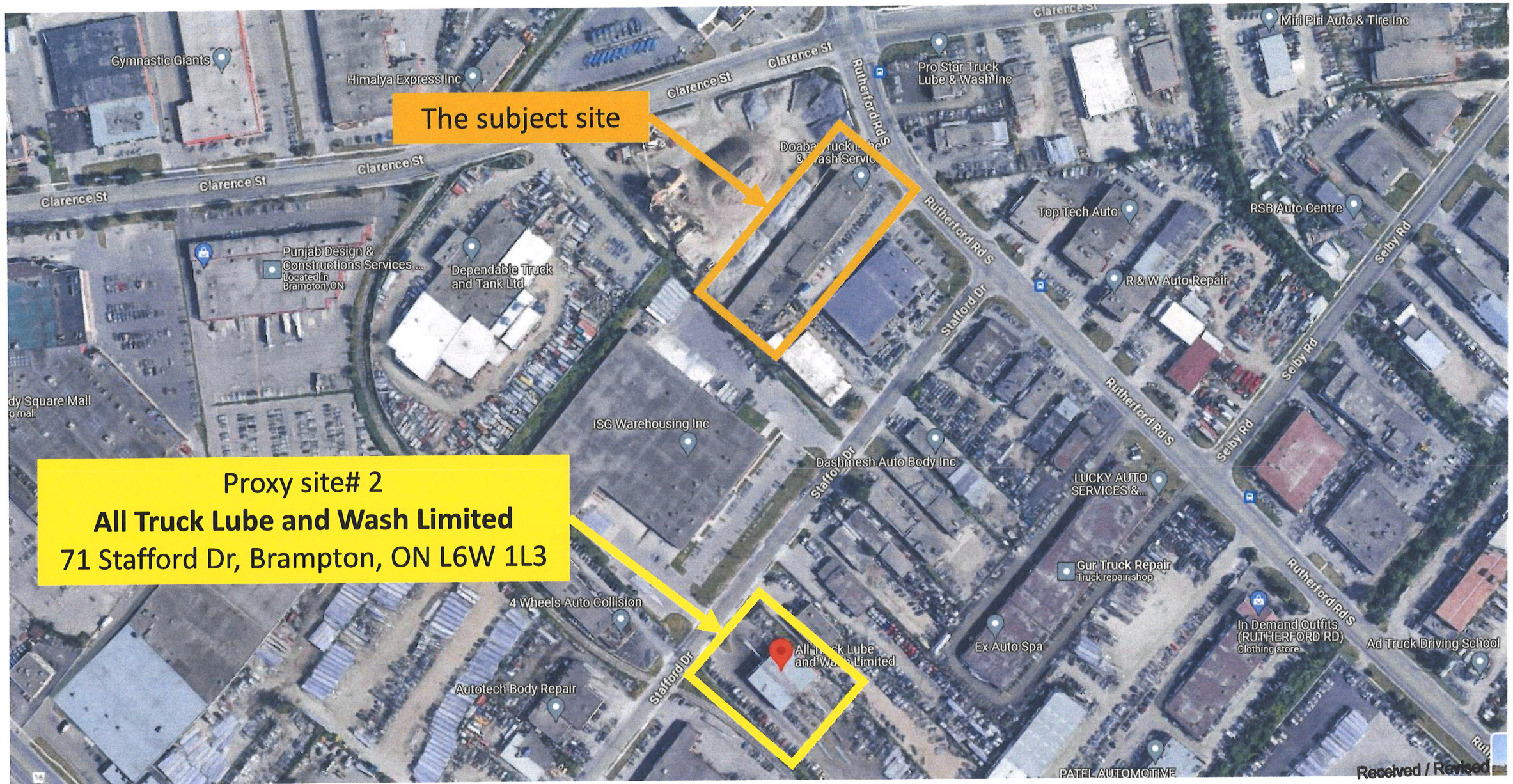
**The subject site**  
**Doaba Truck Lube**  
153 Rutherford Rd S, Brampton, ON L6W 3J6

Received / Revised

AUG 01 2024

Committee of Adjustment





**The subject site**

**Proxy site# 2**  
**All Truck Lube and Wash Limited**  
**71 Stafford Dr, Brampton, ON L6W 1L3**

Received / Revised





The subject site

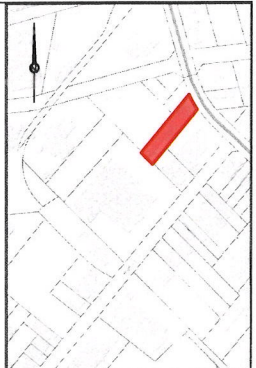
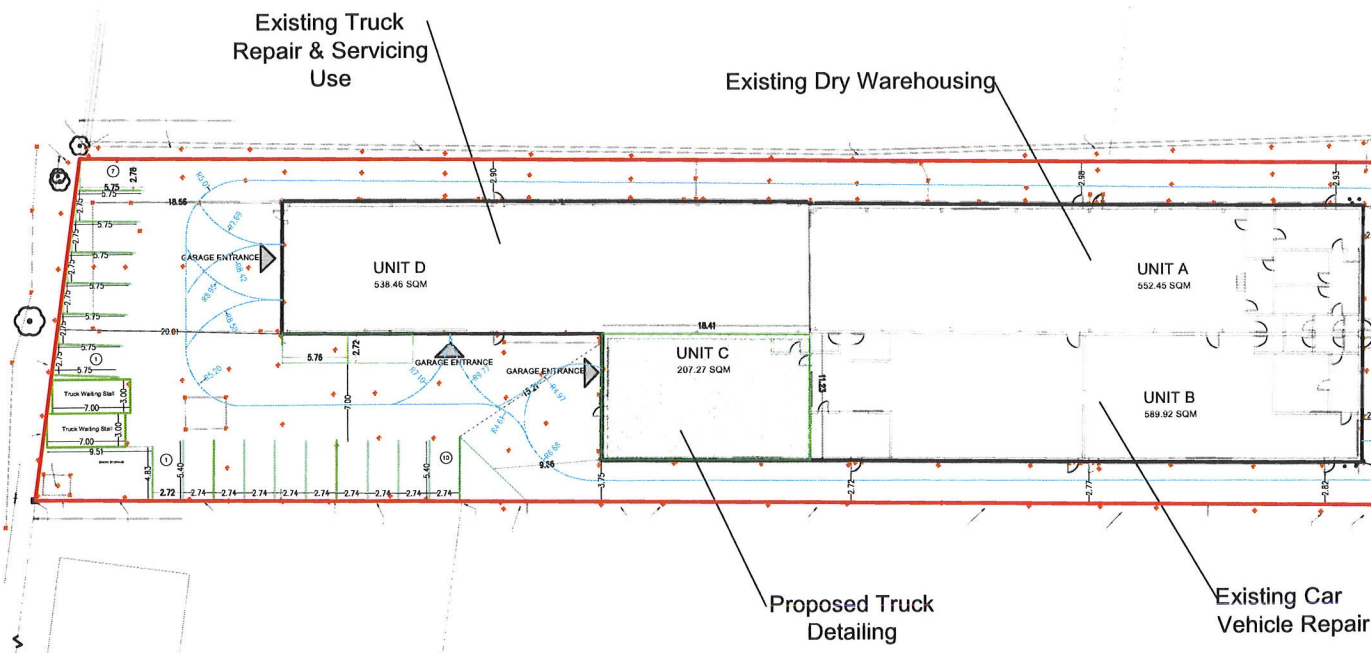
Proxy site# 3  
**GS TRUCK WASH**  
25 Hale Rd, Brampton, ON L6W 3J9

Received / Revised

AUG 01 2024

Committee of Adjustment





KEYMAP 1:2000  
153 Rutherford Rd S, Brampton, ON, L6W 3J6

Received / Revised  
SEP 04 2024  
Committee of Adjustment

Boundary information collected and referenced from Genesis Land Surveying Ltd. fresh Boundary Survey of the subject property.

NOT SCALED FOR CONSTRUCTION.  
To understand the existing site standards and functionality of the site to determine parking ratio.  
Paper scale 24.5mm = 500  
Measurements in MM  
King Consultant Inc.  
Gurpreet Singh  
31 Sherwood Crescent,  
Brampton, ON  
905-965-1610  
singhplan@outlook.com



No.	Description	Date
01	Concept Site Plan, prev. for review	11/03/2023
02	Concept Site Plan Revisions	12/10/2023
03	Concept Site Plan Revisions	08/20/2024

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	32.83m (Existing)
MINIMUM FRONT YARD DEPTH	9m	22.75m (Existing)
MINIMUM SIDE YARD WIDTH	4m	3.70m/3.85m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7m	18.07m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located at the rear and inside.

Parking Bylaw 20.3.1 Motor Vehicle Washing Establishment requires 5 parking spaces plus 10 car stacking spaces whereas 0 parking space and 0 stacking spaces are proposed for the Truck detailing operation. 32.0 parking spaces provided.

EXISTING SITE CONDITIONS  
153 RUTHERFORD RD S

CONCEPT SITE PLAN

Project number 0034  
Date 08/02/2024  
Drawn by MS  
Checked by GS

A01

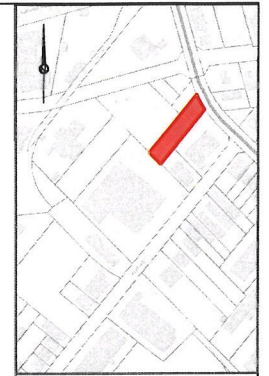
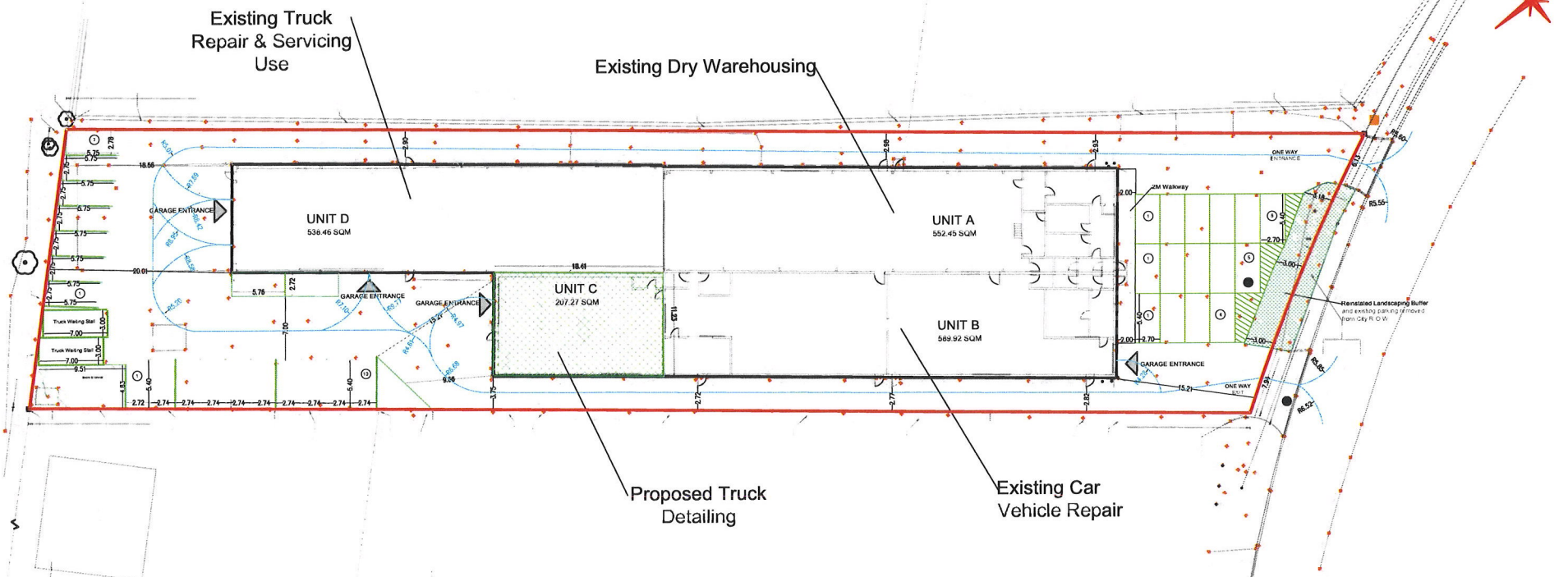
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Received / Revised

AUG 28 2024

Committee of Adjustment



KEYMAP 1:2000

153 Rutherford Rd S, Brampton, ON. L6W 3J6

Boundary information collected and referenced from Genesis Land Surveying Ltd. Fresh Boundary Survey of the subject property.

NOT SCALED FOR CONSTRUCTION.

To understand the existing site standards and functionality of the site to determine parking ratio.

Paper scale 24.5mm = 500 Measurements in MM

King Consultant Inc.  
 21 Sheppard Crescent,  
 Brampton, ON  
 505-505-1818  
 king@kingconsult.com



No	Description	Date
01	Concept Site Plan, prov. for review	11/01/2023
02	Concept Site Plan Revisions	12/10/2023
03	Concept Site Plan Revisions	08/02/2024

EXISTING SITE CONDITIONS  
 153 RUTHERFORD RD S

CONCEPT SITE PLAN

Project number: 0034  
 Date: 08/02/2024  
 Drawn by: MS  
 Checked by: GS

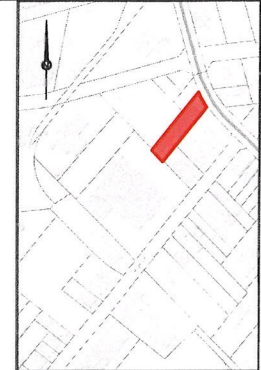
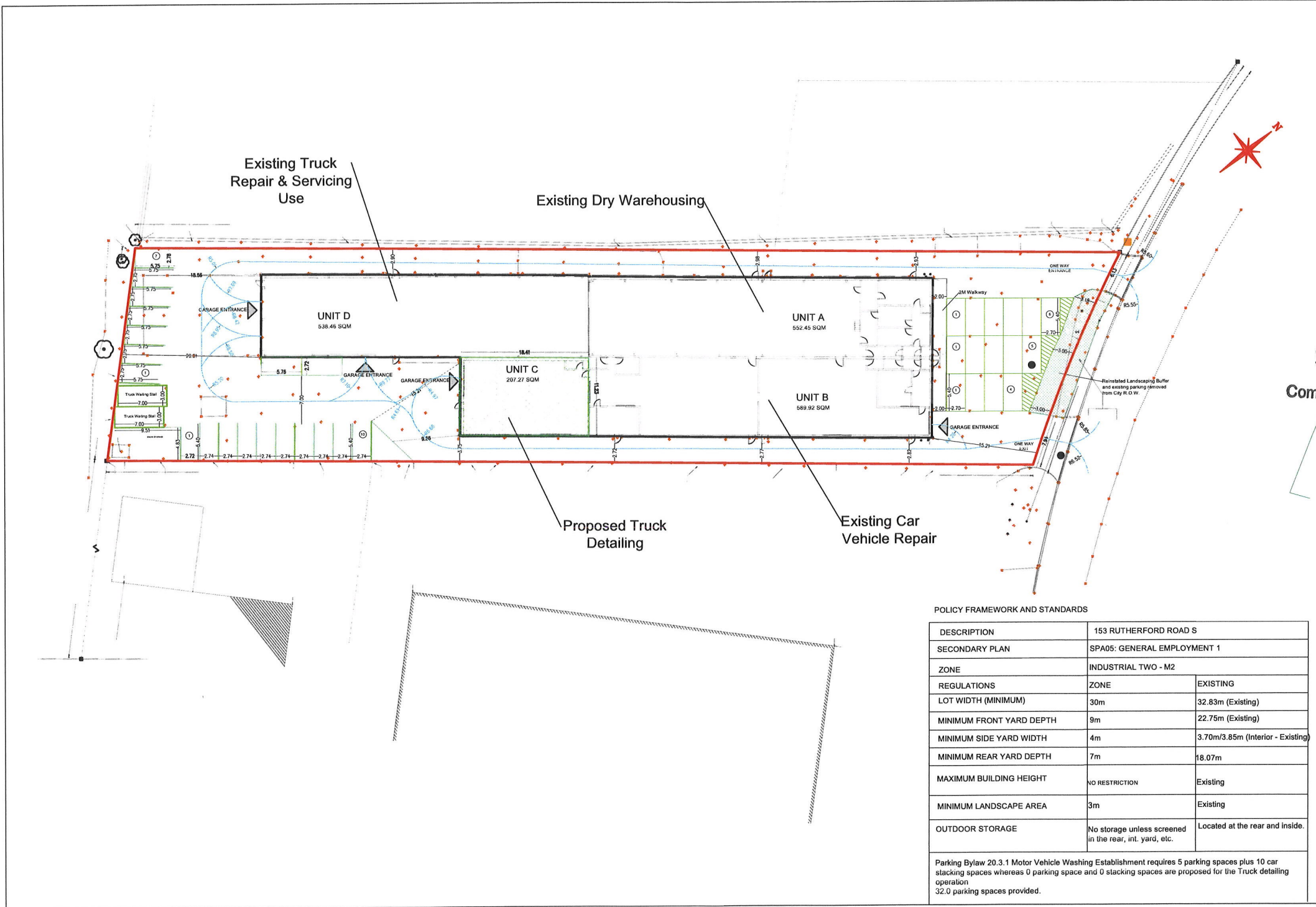
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POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	32.83m (Existing)
MINIMUM FRONT YARD DEPTH	9m	22.75m (Existing)
MINIMUM SIDE YARD WIDTH	4m	3.70m/3.85m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7m	18.07m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located at the rear and inside.

Parking Bylaw 20.3.1 Motor Vehicle Washing Establishment requires 5 parking spaces plus 10 car stacking spaces whereas 0 parking space and 0 stacking spaces are proposed for the Truck detailing operation  
 32.0 parking spaces provided.



KEYMAP 1:2000  
153 Rutherford Rd S, Brampton, ON. L6W 3J6

Received / Revised  
SEP 04 2024  
Committee of Adjustment

Boundary information collected and referenced from Genesis Land Surveying Ltd. fresh Boundary Survey of the subject property.

NOT SCALED FOR CONSTRUCTION.  
To understand the existing site standards and functionality of the site to determine parking ratio.  
Paper scale 24.5mm = 500  
Measurements in MM  
King Consultant Inc.  
Gurpreet Singh  
31 Sherwood Crescent,  
Brampton, ON  
905-865-1810  
singhplan@outlook.com

No.	Description	Date
01	Concept Site Plan - prev. for review	11/03/2023
02	Concept Site Plan Revisions	12/10/2023
03	Concept Site Plan Revisions	06/20/2024

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
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MINIMUM SIDE YARD WIDTH	4m	3.70m/3.85m (Interior - Existing)
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Parking Bylaw 20.3.1 Motor Vehicle Washing Establishment requires 5 parking spaces plus 10 car stacking spaces whereas 0 parking space and 0 stacking spaces are proposed for the Truck detailing operation. 32.0 parking spaces provided.

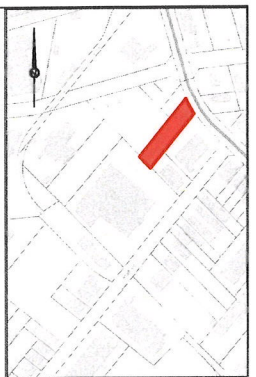
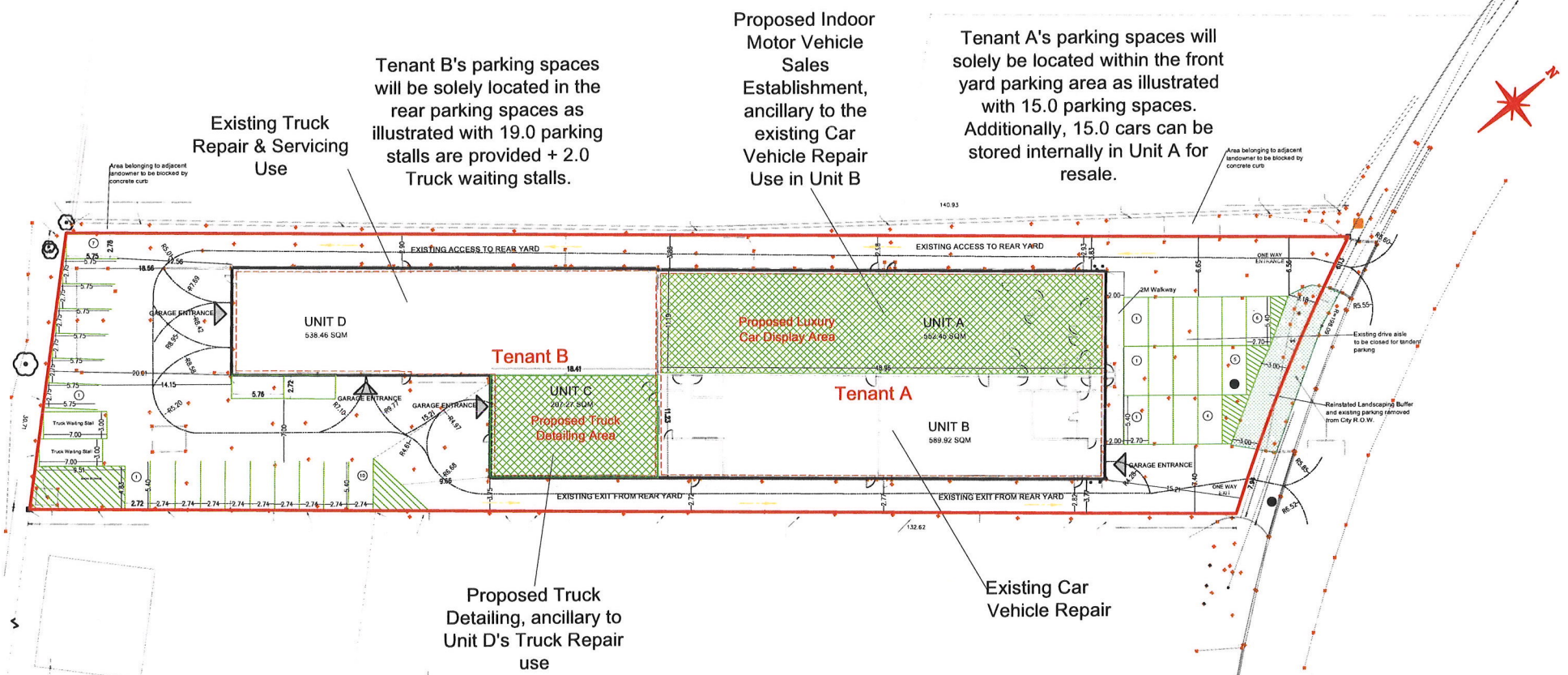
EXISTING SITE CONDITIONS  
153 RUTHERFORD RD S

CONCEPT SITE PLAN

Project number 0034  
Date 09/02/2024  
Drawn by MS  
Checked by GS

A01  
Scale 1:500





KEYMAP 1:2000

153 Rutherford Rd S, Brampton, ON, L6W 3J6

Boundary information collected and referenced from Genesis Land Surveying Ltd. Fresh Boundary Survey of the subject property.

Variations proposed:

To permit an ancillary truck detailing use in Unit C for the existing Truck Repair in Unit D whereas the By-law does not permit this use in the M2 Zone.

To permit an ancillary indoor motor vehicle sales establishment use in Unit A for the existing Car Vehicle Repair in Unit B whereas the By-law does not permit this use in the M2 Zone.

32.0 parking stalls are provided across the whole site and divides the front yard and rear yard parking between Tenant A (15.0 parking stalls) and Tenant B (17.0 parking stalls + 2.0 Truck waiting stalls) whereas the Plan examiner has determined 92.0 parking stalls are required for all uses on-site.

A minimum drive aisle of 2.70m whereas the By-law requires a minimum width of 3.0m.

NOT SCALED FOR CONSTRUCTION.

PTLT 3 0018 EMBSON PT. 43824 CITY OF BRAMPTON  
 Plan: 1422-115  
 Arch: 2/10/2024 11:45:02

Paper scale 24.5mm = 500  
 Measurements in MM.  
 King Consultant Inc.  
 Gursavak Singh  
 Unit 2, 177 Zerrway Blvd,  
 Vaughan, ON  
 905-865-1610  
 singh@kingconsult.com



No.	Description	Date
01	Concept Site Plan prov. for review	11/03/2023
02	Concept Site Plan Revisions	12/10/2023
03	Concept Site Plan Revisions	08/20/2024
04	Concept Site Plan Revisions	09/04/2024

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
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MINIMUM REAR YARD DEPTH	7m	18.07m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located at the rear and inside.

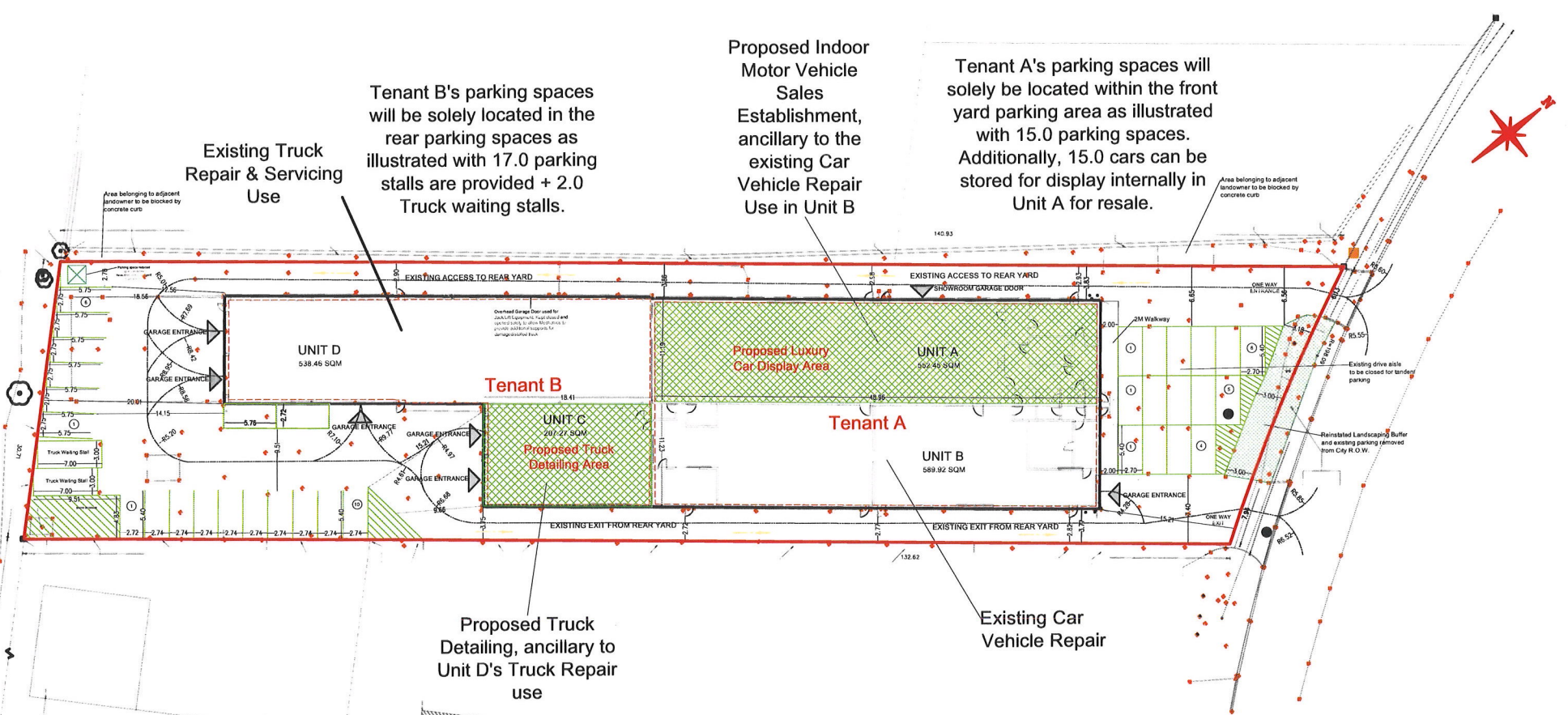
92.0 parking stalls required for all combined uses listed on-site whereas 34.0 parking stalls are proposed. Minimum Drive Aisle of 2.70m whereas the By-law requires a minimum width of 3.0m.

EXISTING SITE CONDITIONS  
 153 RUTHERFORD RD S

CONCEPT SITE PLAN

Project number: 0034  
 Date: 09/04/2024  
 Drawn by: MS  
 Checked by: GS  
 Scale: 1:500

A01



Tenant B's parking spaces will be solely located in the rear parking spaces as illustrated with 17.0 parking stalls are provided + 2.0 Truck waiting stalls.

Proposed Indoor Motor Vehicle Sales Establishment, ancillary to the existing Car Vehicle Repair Use in Unit B

Tenant A's parking spaces will solely be located within the front yard parking area as illustrated with 15.0 parking spaces. Additionally, 15.0 cars can be stored for display internally in Unit A for resale.

Existing Truck Repair & Servicing Use

Proposed Truck Detailing, ancillary to Unit D's Truck Repair use

Existing Car Vehicle Repair



KEYMAP 1:2000

153 Rutherford Rd S, Brampton, ON. L6W 3J6

- Boundary information collected and referenced from Genesis Land Surveying Ltd. Boundary Survey of the subject property.
- Variances proposed:
- To permit a Truck Detailing use, whereas the By-law does not permit the use.
  - To permit a Motor Vehicle Sales Establishment, whereas the By-law does not permit the use.
  - To permit 34.0 parking spaces, whereas the By-law requires 92.0 parking spaces.
  - To permit tandem parking spaces in conjunction with a Motor Vehicle Sales Establishment, whereas the By-law only permits tandem parking spaces in conjunction with a Motor Vehicle Repair Shop.

APPLICATION A-2024-0268

PT. LT. 3 COR. 2 E/4CH PT. 1, 43R424 CITY OF BRAMPTON.  
 PINK: 14031118  
 ANN.: 1510466/1514902

Paper scale 24.5mm = 500  
 Measurements in MM

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No.	Description	Date
01	Concept Site Plan, prev. for review	11/03/2023
02	Concept Site Plan Revisions	12/10/2023
03	Concept Site Plan Revisions	08/20/2024
04	Concept Site Plan Revisions	09/04/2024
05	Additional variances added	10/01/2024

Minor Variance and Proposed Site Plan

CONCEPT SITE PLAN

Project number: 0034  
 Date: 10/01/2024  
 Drawn by: MS  
 Checked by: GS

A01

Scale: 1:500

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
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MINIMUM SIDE YARD WIDTH	4m	3.70m/3.85m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7m	18.07m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located at the rear and inside.

- 92.0 parking stalls required for all combined uses listed on-site whereas 34.0 parking stalls are proposed.
- To permit tandem parking spaces in conjunction with a Motor Vehicle Sales Establishment, whereas the By-law only permits tandem parking spaces in conjunction with a Motor Vehicle Repair Shop.

Received / Revised  
 OCT 17 2024  
 Committee of Adjustment







1119-34 Leith Hill Road  
Toronto, ON M2J 1Z4

Phone: (514) 891-3972  
Email: Nabil@TrafficPlus.ca  
Website: TrafficPlus.ca

# Report

**Date**

September 13, 2024

**Our Reference:**

20240024

**Client Contact Information**

Gursewak Singh MSc. Pl., Provisional Member MCIP, RPP  
Director, Planner  
King Consultants Inc.

**Re: Parking Justification Study and Swept Path Assessment  
Proposed Truck Detailing and Vehicle Sales Establishment  
Rutherford Road South, City of Brampton**

---

**Content**

Traffic+ Engineering Ltd. is pleased to submit this Parking Justification Study and AutoTURN Swept Path Assessment in support of a Minor Site Plan Amendment application for the proposed Truck Detailing operation, as well as for the proposed Vehicle Sales Establishment. The two proposed business operations (Truck Detailing and Vehicle Sales Establishment) will operate in the existing single storey building that is currently operating as a truck repair shop and a car repair shop. The subject building where the proposed Truck Detailing operation and Vehicle Sales Establishment will operate is located along Rutherford Road South in the City of Brampton, Ontario.

The subject site is accessed via two full-movement driveways located along Rutherford Road South. The two proposed businesses will operate in the already existing vacant units in the building. The Truck Detailing will operate in an existing two unutilised wash bays, and the Vehicle Sales Establishment will operate in an empty unit located in the same building.

**It should be noted that there are no proposed building additions or any construction to the existing building.** The total Gross Floor Area (GFA) is approximately 1,888.1 m<sup>2</sup> (20,323.34 ft<sup>2</sup>).

**Study**

The purpose of this study is to provide a parking justification for each proposed business operation, which are the Truck Detailing and Vehicle Sales Establishment, that will reflect the current and proposed business use and the number of employees expected to work at each establishment.



The logo for Traffic+ Engineering Ltd. features the word "Traffic" in a bold, white, sans-serif font, followed by a white plus sign inside a black square. The entire logo is enclosed within a red rectangular border.

Engineering Ltd.

1119-34 Leith Hill Road  
Toronto, ON M2J 1Z4

Phone: (514) 891-3972  
Email: Nabil@TrafficPlus.ca  
Website: TrafficPlus.ca

Report

Additionally, swept path assessments are undertaken to demonstrate that the tractor trucks can maneuver around the site without any obstruction.

## Conclusions

The findings and conclusions of our study are as follows:

- Based on the site plan prepared by King Consultant Inc. dated September 2024, a truck detailing operation and a vehicle sales establishment are proposed;
- The two businesses will operate in existing units, there are no proposed building additions or any construction to the existing building;
- Site access is accommodated by two full movement driveways, located along Rutherford Road South;

### Truck Detailing Operation

- The site layout can easily accommodate the manoeuvring of a typical tractor truck around the site without any issues;
- Parking justification study was undertaken, by performing interview surveys at two proxy sites approved by City's staff. These sites are:
  1. Pro Star Truck Lube & Wash Inc.  
307 Clarence St, Brampton, ON L6W 1T6
  2. All Truck Lube and Wash Limited  
71 Stafford Dr, Brampton, ON L6W 1L3
- Parking surveys results concluded that the proposed **17 parking spaces** will be more than sufficient to accommodate parking demand from customers, employees, and visitors.

### Vehicles Sales Establishment

- Regarding the Vehicles Sales Establishment, the proposed parking supply of **30 parking spaces** will more than sufficient to accommodate the parking demand for employees, and customers.



The logo for Traffic+ Engineering Ltd. features the word "Traffic" in a bold, white, sans-serif font, followed by a white plus sign inside a black square. The entire logo is enclosed within a red rectangular border.

Engineering Ltd.

1119-34 Leith Hill Road  
Toronto, ON M2J 1Z4

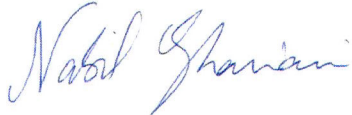
Phone: (514) 891-3972  
Email: [Nabil@TrafficPlus.ca](mailto:Nabil@TrafficPlus.ca)  
Website: [TrafficPlus.ca](http://TrafficPlus.ca)

Report

In conclusion, the site parking supply will accommodate the parking demand from the proposed two businesses. Also, truck tractors can maneuver around the site, as they currently do, without any issues.

We trust the enclosed sufficiently addresses your needs. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink that reads "Nabil Ghariani".

Mr. Nabil Ghariani, P.Eng., PTOE, M.S.C.E.  
President and CEO

The logo for Traffic+ Engineering Ltd. features the word "Traffic" in a bold, black, sans-serif font, followed by a black plus sign inside a white square. The entire logo is enclosed within a red rectangular border.

Engineering Ltd.

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## Appendices

**Appendix A:** Site Plan

**Appendix B:** Swept Path Assessments – Vehicle Characteristics

## 1.0 Introduction

### 1.1 Study Overview

Traffic+ Engineering Ltd. was retained by King Consultants Inc. to undertake a parking justification study for the proposed Truck Detailing operation, as well as for the proposed Vehicle Sales Establishment, and the study includes swept path assessments for tractor trucks to demonstrate that these types of vehicles can maneuver around the site and the parking area located in the back of the building without any restrictions.

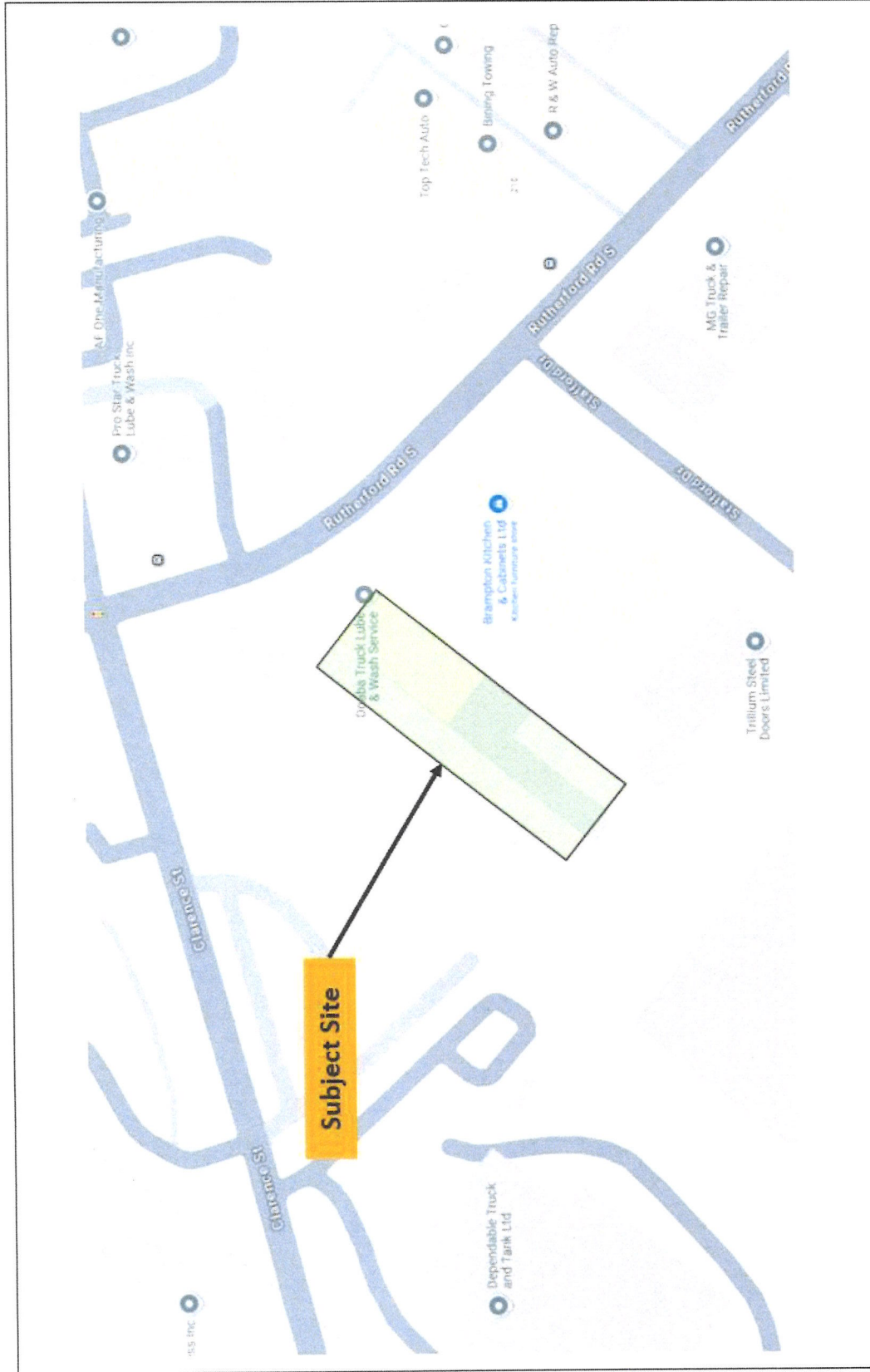
The subject property is an existing building where currently there are a truck repair shop as well as a car mechanics. However, the truck repair shop is proposing to provide an additional truck service that is a truck detailing business to be operating in the existing two unutilised wash bays that are currently connected to the existing truck repair shop. It should be noted that **the operation of the truck detailing business will be considered as ancillary to the truck repair business and not as a separate business operation.**

In addition to the proposed Truck Detailing operation, a Vehicle Sales Establishment is being proposed to operate in the same building, in an existing empty unit which will be converted as a showroom for used luxury vehicles only. The site is currently accessed via two full movement driveways both located along Rutherford Road South.

### 1.2 Study Area and Proposed Site Plan

The approximate location of the subject site is illustrated in **Figure 1**. The community surrounding the subject site is comprised of light / medium industrial area, comprising mainly of truck and car repair shops.





**Figure 1:**  
Approximate Site Location

## 2.0 Existing Conditions

Under existing conditions, the building has currently three businesses that are fully operational, which are the following:

- Truck repair shop, which will be expanding to include a truck detailing operation;
- Car repair shop (1); and
- Car repair shop (2)/ which will be expanding to include a used vehicle sales establishment

It should be noted and emphasised that there are no proposed additions or construction planned in this application. The subject property is located at 153 Rutherford Road South, in the City of Brampton. The site is currently accessed via two full movement driveways both located along Rutherford Road South.

### 2.1 Existing Road Network

The existing road network where the site is located is described below:

- **Rutherford Road South:** is a City of Brampton corridor, north-south Minor Arterial in the City of Brampton as per the City of Brampton Road Classification and is comprised of four (4) lanes with a median “Two-way Left Turn Lane”. Continuous pedestrian sidewalk is found on the north side of the corridor and on-street parking is not permitted at all time. The posted speed limit is 60 km/h in the vicinity of the proposed development.

## 3.0 Proposed Development

Based on the site plan prepared by King Consultant Inc. dated September 2024, **Figure 2** and **Figure 3**, illustrates the location of the two wash bays for truck detailing operation, as well as the unit where the vehicle sales establishment will operate as a “used luxury car showroom”.

Full site plan is found in **Appendix A**.

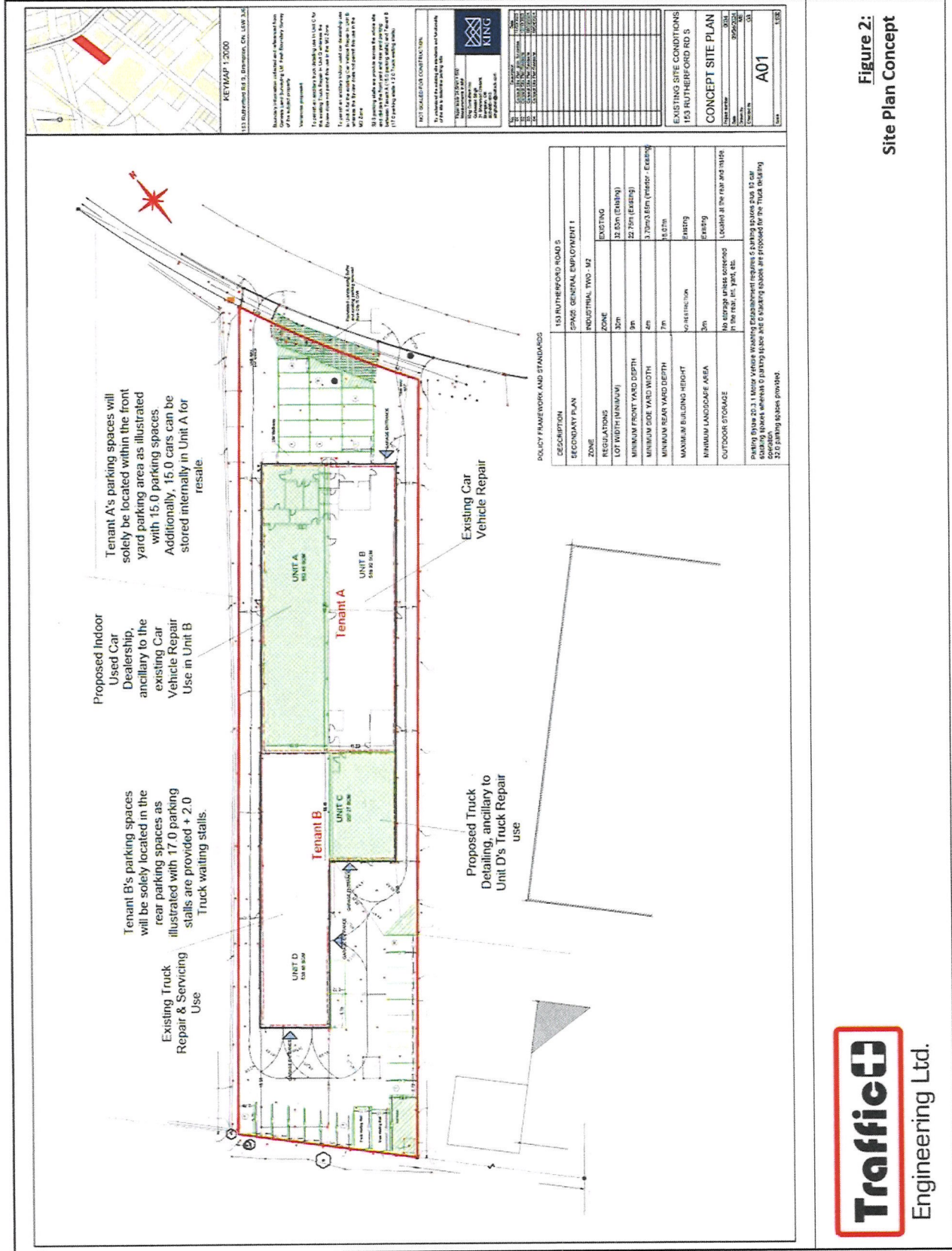


Figure 2: Site Plan Concept



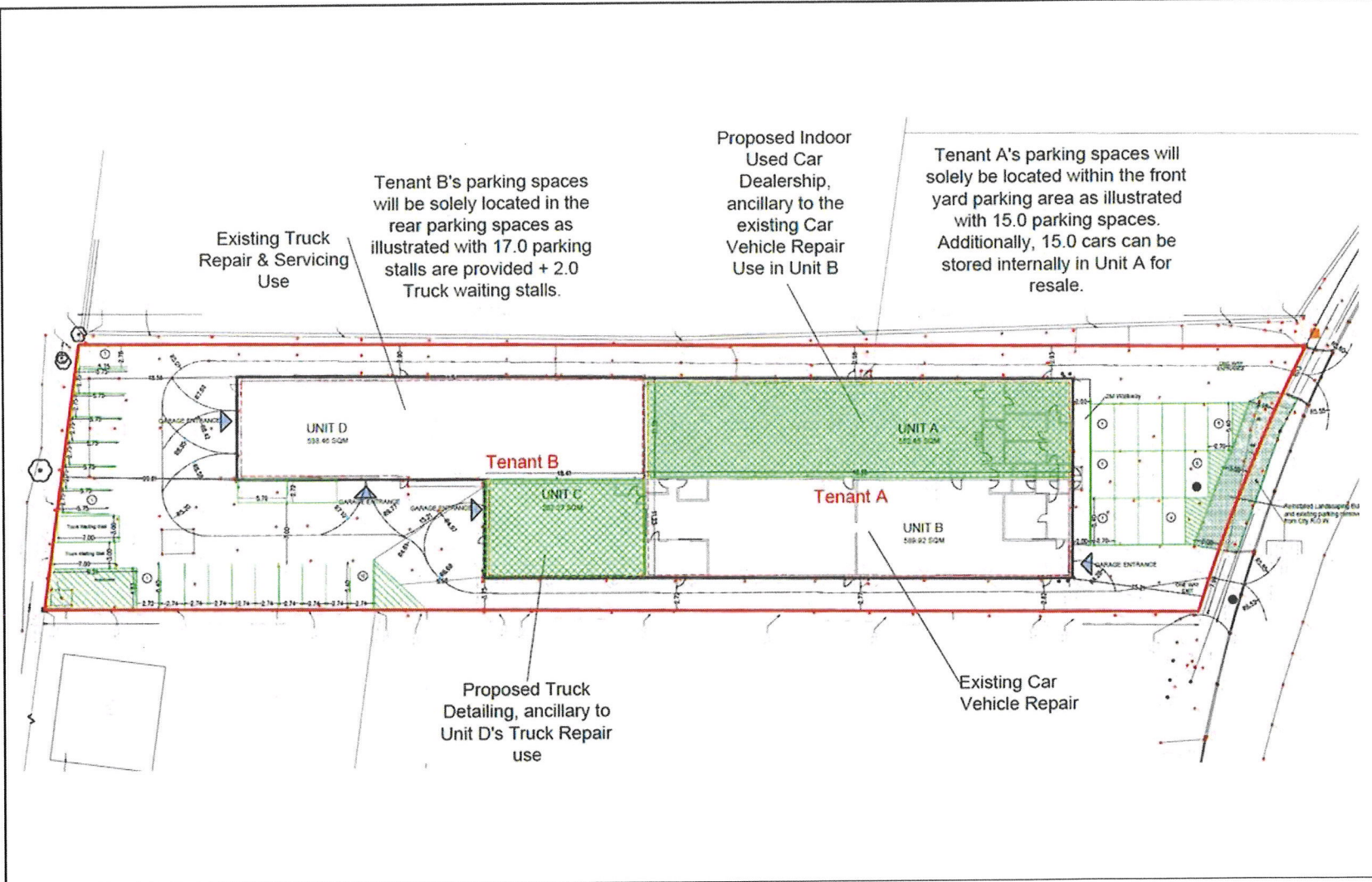


Figure 3:  
Site Plan Concept



## 4.0 Site Circulation Assessments

Based on the proposed site layout that includes parking stalls for employees and customers for both the existing truck repair shop and the proposed truck detailing business, the swept path assessments will focus on tractor truck maneuverability at the driveways, the alleyways and at the parking area, and the truck wash bays located in the back of the subject site.

The assessments will consist of undertaking numerous swept paths to demonstrate that the tractor trucks can easily maneuver and exit the site without any obstructions.

### 4.1 Type of Truck for the Swept Path Assessments

In consultation with the City of Brampton, it was requested that the type of vehicle that should be used is a tractor truck for the swept path assessment.

### 4.2 Swept Path Assessments

The trucks circulation assessments along the driveway, at the parking area and the truck wash bays located in the back of the building were completed using AutoTurn 11 software package.

Based on the comprehensive AutoTurn assessments, tractor truck can maneuver around the site without any obstruction.

Detailed AutoTurn assessments in different locations around the proposed development are illustrated in **Figures 4 – 8**.

Vehicles dimensions and turning movement radii specifications for tractor truck used in the assessments and replicated in AutoTurn software, are found in **Appendix B**.







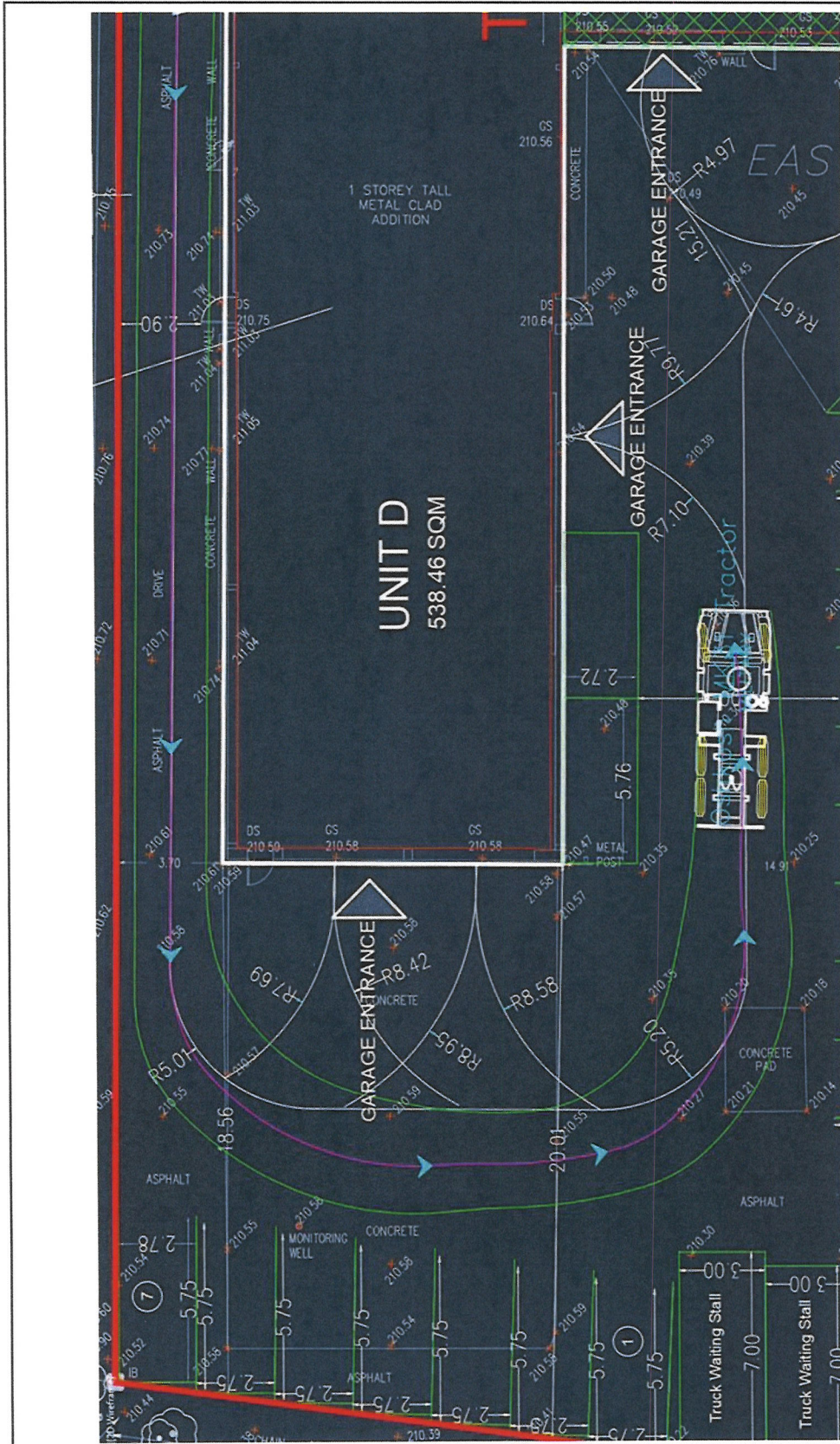
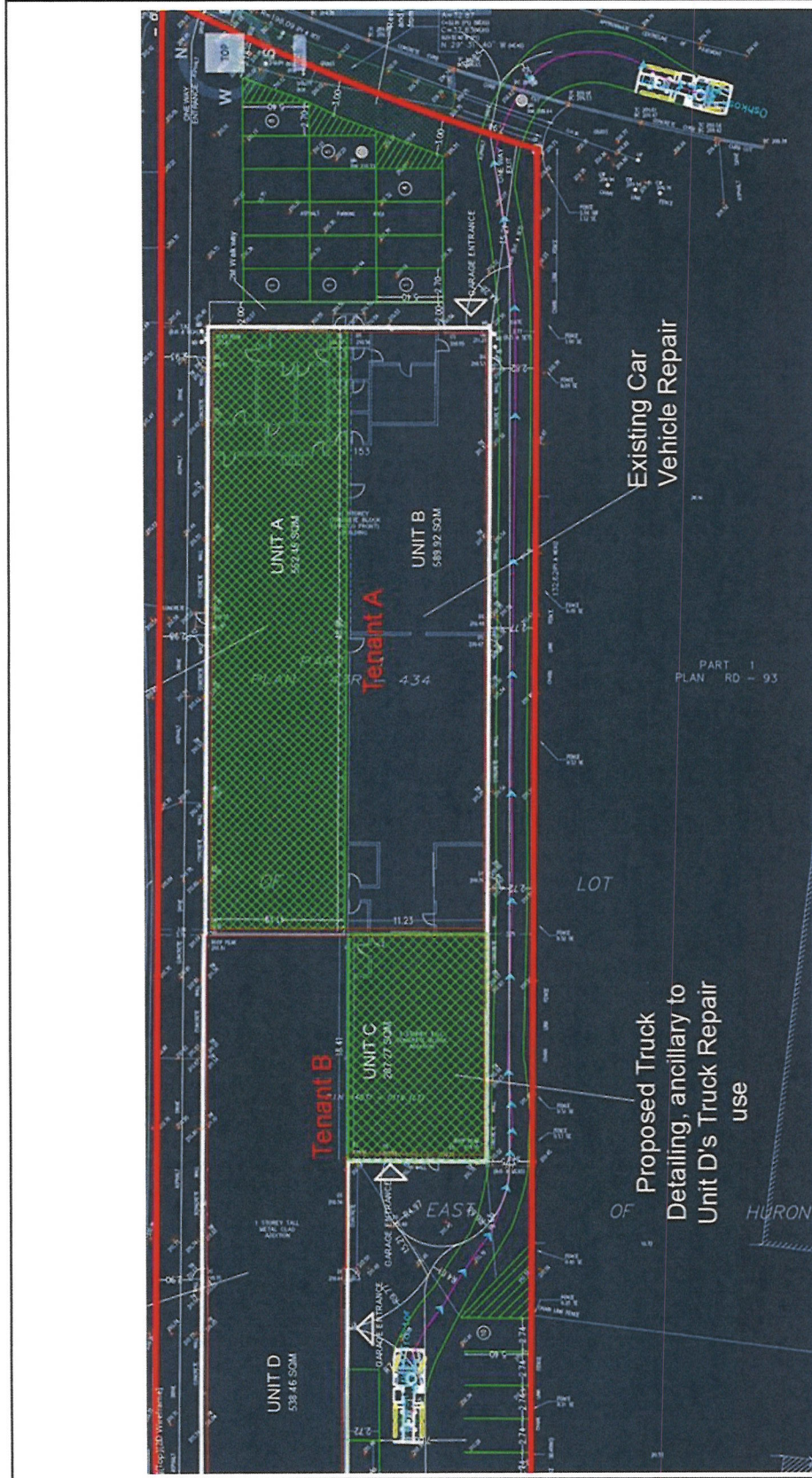


Figure 5:  
Tractor Truck - Swept Path Assessment  
(NTS)



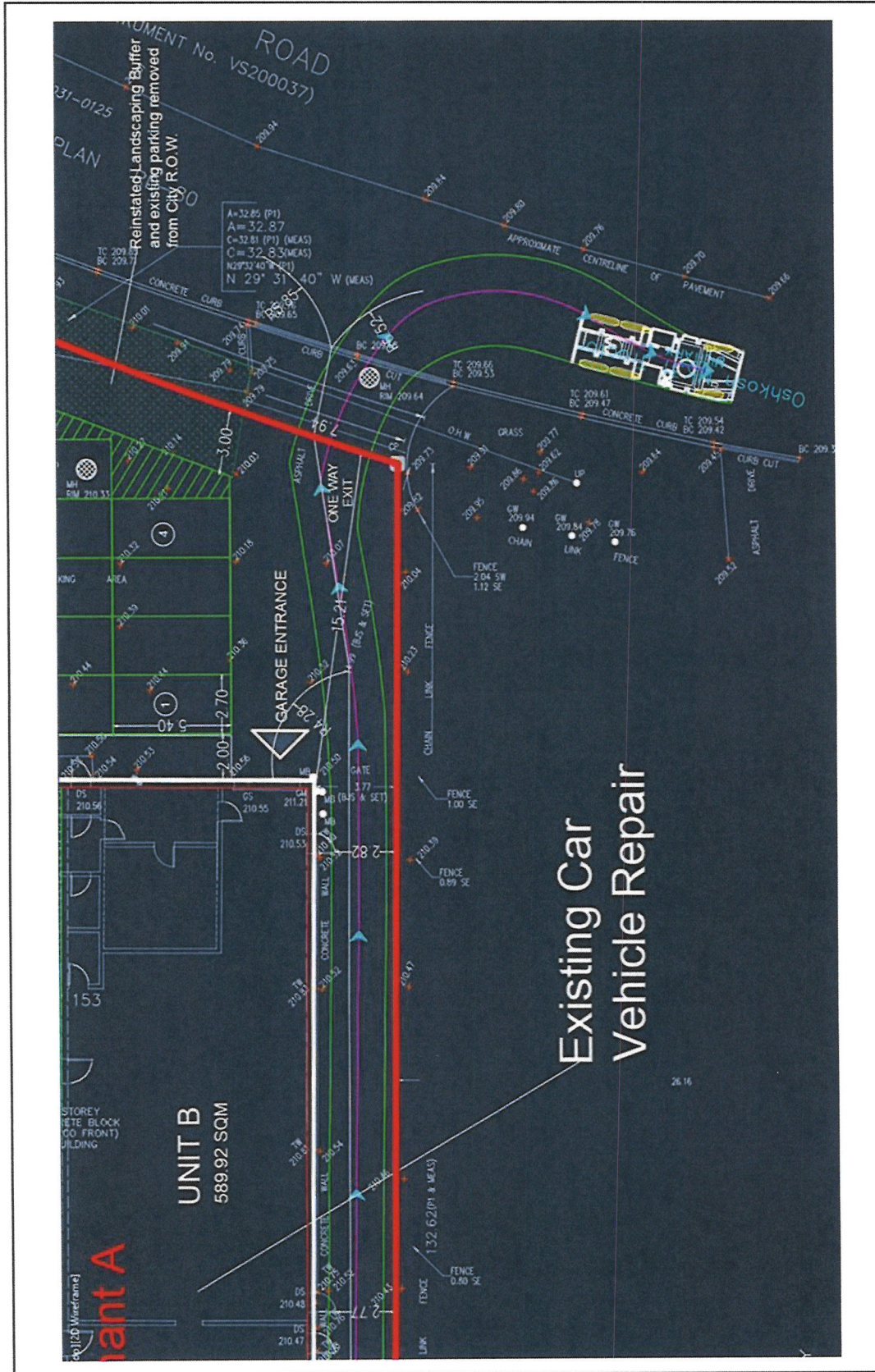






**Figure 7:**  
Tractor Truck - Swept Path Assessment  
(NTS)





**Figure 8:**  
Tractor Truck - Swept Path Assessment  
(NTS)



## 5.0 Parking Justification Study

Based on the site plan, the surface areas of truck repair shop and the proposed truck detailing business, which will operate as an ancillary to the truck repair shop are as follows:

- Truck Repair Shop: 538.46 m<sup>2</sup>
- Truck Detailing Business: 207.27 m<sup>2</sup>

The minimum required parking spaces that should be supplied based on the City of Brampton “Zoning By-Law 270 – 2004”, is shown in **Table 1**

**Table 1: Minimum Parking Requirement - City of Brampton “Zoning By-Law 270 – 2004”**

City of Brampton	Type of Establishment	Parking Requirement (As per By-law)	Minimum Parking Requirement	Total Minimum Parking Required
Zoning By-Law 270 – 2004	Motor Vehicle Washing Establishment	5 parking spaces plus 10 car stacking spaces	15	45
	Motor Vehicle Repair Shop or Motor Vehicle Body Shop	1 parking space for each 18 square metres of gross floor area or portion thereof but 50 percent of the required parking spaces may be tandem parking spaces	30	

Based on the above table 1, the minimum parking space that should be provided for both the truck repair shop and the proposed truck detailing business is equal to 45 parking spaces. However, given the limitation of the site area, the maximum parking spaces that can be supplied are **17 parking spaces for personal vehicles** and **2 parking spaces for tractor truck**.

Hence, a shortfall of 28 parking spaces for personal vehicles (to be used by employees and customers).

Based on this finding, City staff requested to undertake a parking justification study to demonstrate that the proposed parking supply of 17 parking spaces can accommodate the future parking demand.

## 6.0 Scope of Work and Methodology

This study is to justify that the proposed parking supply for the truck repair shop and the truck detailing operation can accommodate the future parking demand.

Parking surveys were conducted at similar businesses that operate both truck repair shops and truck detailing businesses which are located within the area of the subject site. After consultation with City staff, two proxy sites were approved to conduct such parking surveys.

The approved proxy sites that were approved by City staff are as follows:

1. Pro Star Truck Lube & Wash Inc.

307 Clarence St, Brampton, ON L6W 1T6

2. All Truck Lube and Wash Limited  
71 Stafford Dr, Brampton, ON L6W 1L3

## 7.0 Proxy Sites Parking Surveys

The truck repair shops with truck detailing businesses are very specialised types of businesses, where truck drivers drop off their trucks and get a ride back home. Once the trucks are repaired, they will come to pick them up.

This means that the onsite parking is mainly used by employees or trucks parked to get repaired or detailed.

These surveys will provide both, the number of employees using their vehicles to come to work and park on the site, as well as trucks parked waiting to get serviced.

It should be noted that all truck repair shops operate by appointments only, and only accept drop-off on an exceptional basis (if the business has space).

### 7.1 Pro Star Truck Lube & Wash Inc

“Pro Star Truck Lube & Wash Inc.” is located at 307 Clarence St., City of Brampton. It is mainly comprised of a single one-storey building which can be accessed via a single full movement access driveway located along Rutherford Road S.

**Figure 9** illustrates the site location.

It should be noted that the parking survey was focusing on the number of employees using their personal vehicles to get to the job site. After discussion with the business operation manager on the site, the following information was provided:

The total parking supply for cars is equal to 5 cars

Total number of employees: **5 employees**

5 employees work on the truck repair section

2 employees, from the total of 5 employees, will be dedicated to truck detailing, whenever they are needed.

Out of all 5 employees, there are:

3 employees that come to work either by bus or being dropped-off by family members

2 employees use their personal vehicles to come to work

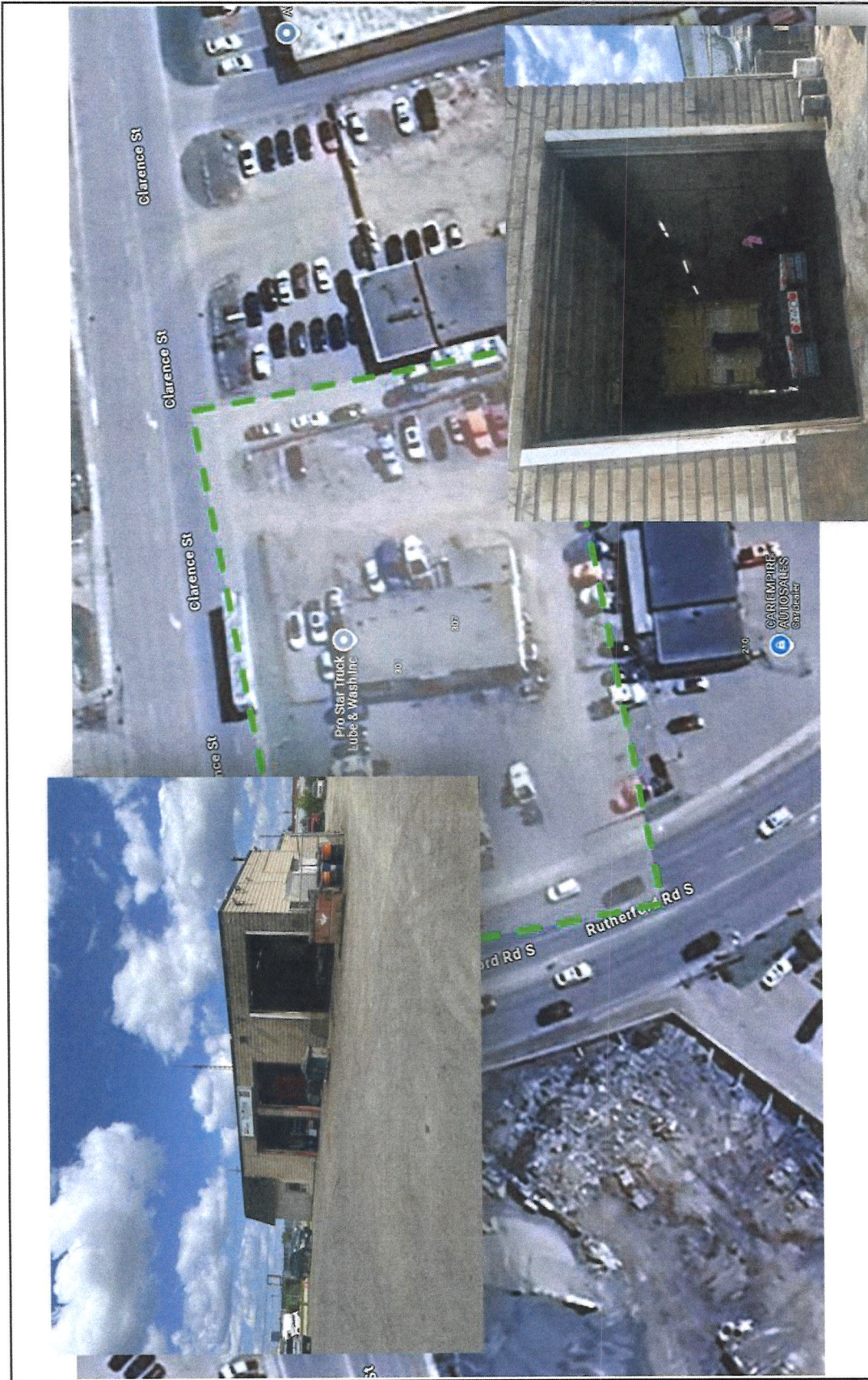


Regarding trucks parked on the site, only four (4) tractor trucks were parked on the site.

**Findings:**

Based on the survey, there were ONLY two parking spaces that were occupied by two employees' cars.

Additionally, there were FOUR tractor trucks parked on the site waiting to be serviced. No other trucks were expected for the day.



**Figure 9:**  
"Pro Star Truck Lube & Wash Inc." – 307 Clarence St, City of Brampton (NTS)



## 7.2 All Truck Lube and Wash Limited

“All Truck Lube and Wash Limited” is located at 71 Stafford Drive, Brampton. It is comprised of a single building which can be accessed via a single full movement access driveway located off Stafford Drive.

**Figure 5** illustrates the site location.

Similarly to the above site, the parking survey was focusing on the number of employees using their personal vehicles to get to the job site. After discussion with the business operation manager on the site, the following information was provided:

The total parking supply for cars is equal to 5 cars

Total number of employees: **10 employees**

10 employees work on the truck repair section

2 employees, from the total of 10 employees, will be dedicated to truck detailing if they are needed.

Out of 10 employees there are:

7 employees that come to work either by bus or being dropped-off by family members

3 employees use their personal vehicles to come to work

Regarding trucks parked on the site, only three (3) tractor trucks were parked on the site.

### Findings:

Based on the survey, there were THREE parking spaces that were occupied by employees' cars.

Additionally, there were THREE tractor trucks parked on the site waiting to be serviced. No other trucks were expected for the day.



Figure 10:  
"All Truck Lube and Wash Limited" - 71 Stafford Dr., City of Brampton (NTS)



### 7.3 Parking Survey Results

In summary, the following Table 2 shows the survey results at each proxy site.

**Table 2: Summary Survey Results**

Proxy Sites	Personal Vehicles Parked	Tractor Trucks Parked
"Pro Star Truck Lube & Wash Inc." - 307 Clarence St.	2	4
"All Truck Lube and Wash Limited" - 71 Stafford Dr.	3	3

Based on the surveys results, it can be concluded that the maximum parking spaces that should be provided for a truck repair shop with a truck detailing business are **three (3) parking spaces**.

It should also be noted that the subject site has currently a total of 9 employees, where:

- 6 employees that come to work either by bus or being dropped-off by family members
- 3 employees use their personal vehicles to come to work

Based on the parking survey results along with the existing number of employees at the subject site located at 153 Rutherford Road South, **three (3) parking spaces will be more than sufficient to accommodate parking demand** for the existing truck repair shop and the proposed truck detailing business which will operate as an ancillary to the truck repair.

The **proposed site parking supply is equal to 17 parking spaces**, which will be ample to accommodate customers, employees and visitors to the site.

Finally, given that the current site is already operating as a truck repair shop, the site has never experienced shortage in parking for customers, employees, and visitors, as well as for tractor trucks.

## 8.0 Vehicle Sales Establishment

In addition to the Truck Detailing business, a Vehicle Sales Establishment for used cars is also being proposed in the subject site, at 153 Rutherford Road South.

### 8.1 Operations of the Vehicle Sales Establishment

The proposed Vehicle Sales Establishment will operate in one of the current empty units. The inside of the unit will be a showroom for vehicles to be sold as well as the sales office. The total surface area of the unit is equal to 552.45 m<sup>2</sup>.

Regarding parking for customers and employees, there are proposed parking stalls located in front of the building, abutting Rutherford Road South.

### 8.2 Parking Estimation

Based on the City of Brampton “Zoning By-Law 270 – 2004”, it does not provide any parking rate for Vehicle Sales Establishment.

After discussions with City staff, it was requested to use “warehouse” parking rates to estimate the minimum parking requirement.

The minimum parking requirement based on “Zoning By-Law 270 – 2004” for warehouse is summarized in **Table 3**.

**Table 3: Minimum Required Parking Supply – Vehicles Sales Establishment**

City of Brampton	Type of Establishment	Parking Requirement (As per By-law)	Minimum Parking Requirement
Zoning By-Law 270 – 2004	Warehouse	1 parking space for each 90 square metres of gross floor area	6

Based on the calculations, the minimum required parking spaces for the Vehicle Sales Establishment is equal to **6 parking spaces**.

### 8.3 Proposed Parking Supply

The Vehicles Sales Establishment will supply **15 parking spaces** located inside the building for display the vehicles for sale. Moreover, there will an **additional 15 parking spaces** located outside the building fronting Rutherford Road South, with a **total parking supply equal to 30 parking spaces to be shared with employees, and customers**.



## 8.4 Conclusion

In conclusion, the Vehicles Sales Establishment will provide a surplus in parking supply equal to 24 parking spaces, given that the minimum required parking spaces is equal to 6 parking spaces.

## 9.0 Findings and Conclusions

The findings and conclusions of our study are as follows:

- Based on the site plan prepared by King Consultant Inc. dated September 2024, a truck detailing operation and a vehicle sales establishment are proposed;
- The two businesses will operate in existing units, there are no proposed building additions or any construction to the existing building;
- Site access is accommodated by two full movement driveways, located along Rutherford Road South;

### Truck Detailing Operation

- The site layout can easily accommodate the manoeuvring of a typical tractor truck around the site without any issues;
- Parking justification study was undertaken, by performing interview surveys at two proxy sites approved by City's staff. These sites are:
  3. Pro Star Truck Lube & Wash Inc.  
307 Clarence St, Brampton, ON L6W 1T6
  4. All Truck Lube and Wash Limited  
71 Stafford Dr, Brampton, ON L6W 1L3
- Parking surveys results concluded that the proposed **17 parking spaces** will be more than sufficient to accommodate parking demand from customers, employees, and visitors.

### Vehicles Sales Establishment

- Regarding the Vehicles Sales Establishment, the proposed parking supply of **30 parking spaces** will more than sufficient to accommodate the parking demand for employees, and customers.

In conclusion, the site parking supply will accommodate the parking demand from the proposed two businesses. Also, truck tractors can maneuver around the site, as they currently do, without any issues.



# APPENDIX A

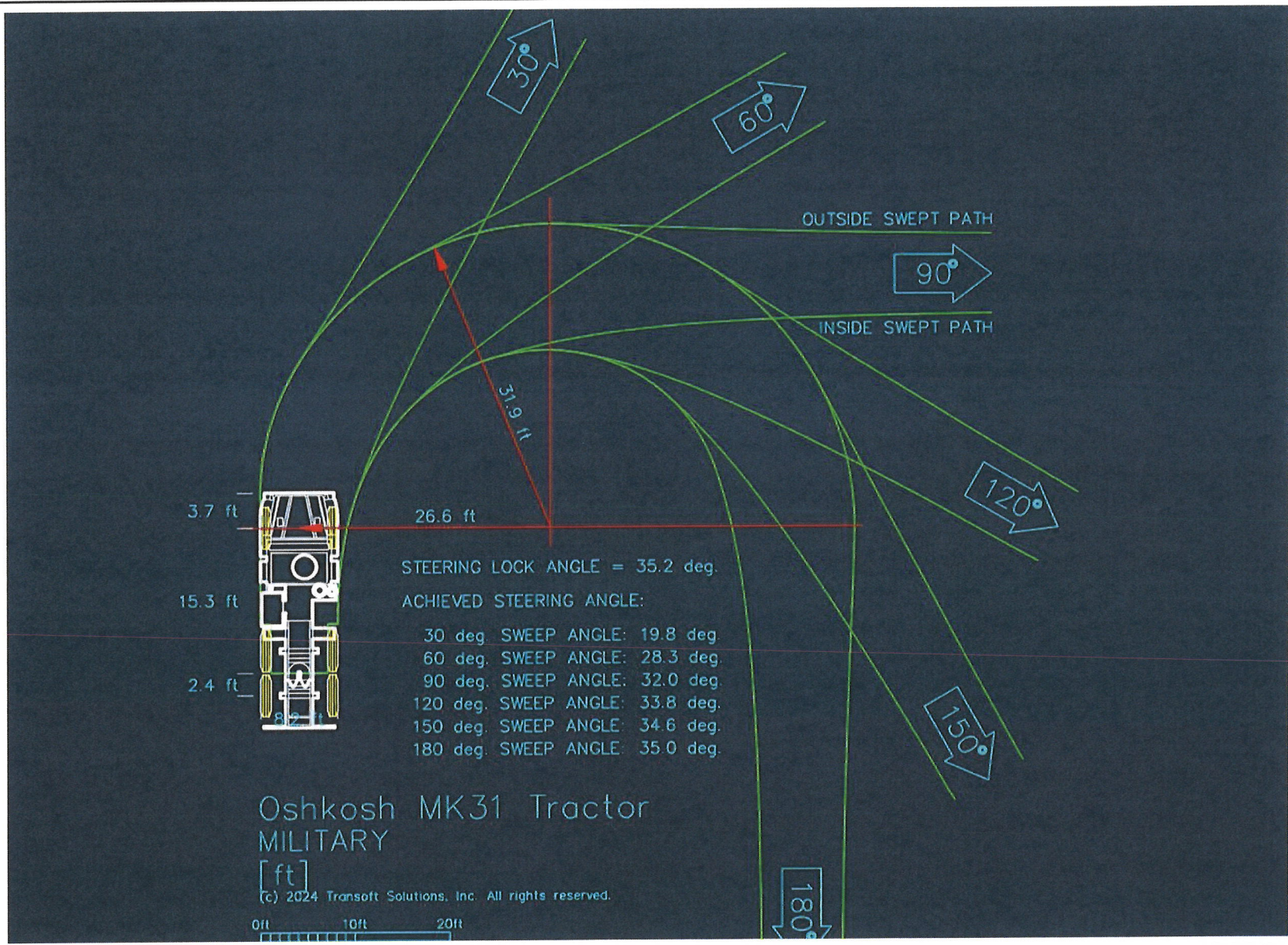
## Site Plan



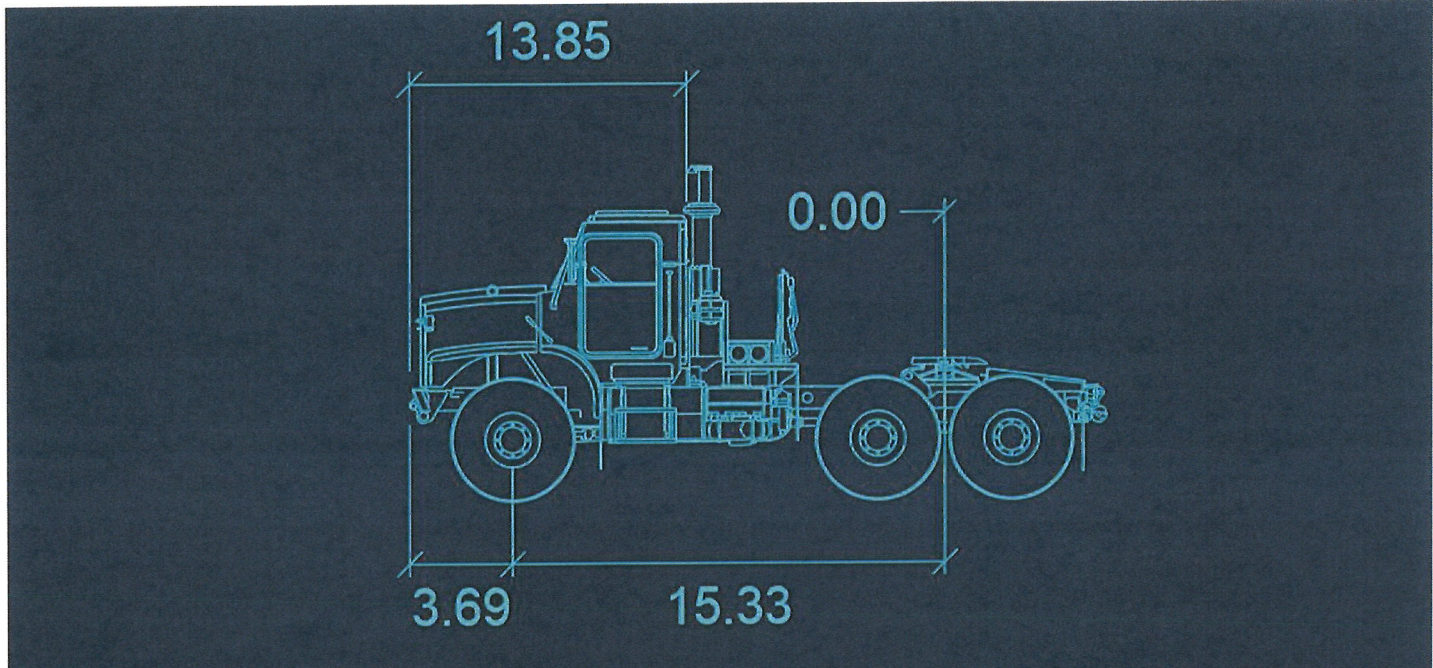


# APPENDIX B

## Swept Path Assessments







Oshkosh MK31 Tractor

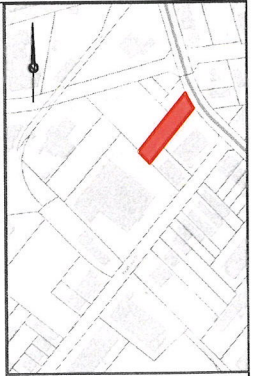
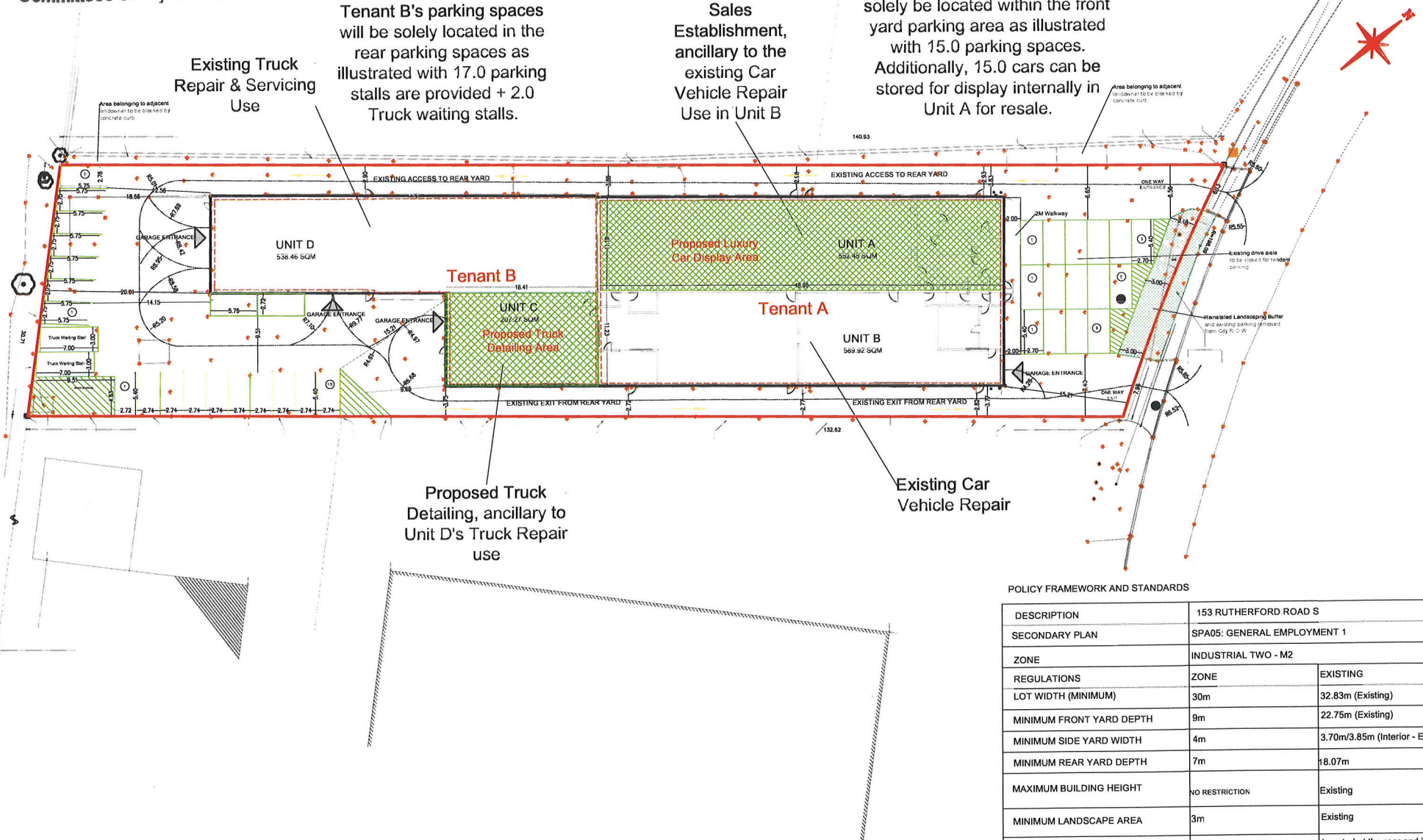
	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 35.2



Received / Revised

OCT 03 2024

Committee of Adjustment



153 Rutherford Rd S, Brampton, ON, L6W 3J6

Boundary information collected and referenced from Genesis Land Surveying Ltd. Boundary Survey of the subject property.

Variances proposed

- To permit a Truck Detailing use, whereas the By-law prohibits such use.
- To permit a Motor Vehicle Sales establishment.
- To permit 34.0 parking spaces, whereas the By-law prohibits more than 15.0 parking spaces.
- To permit tandem parking spaces in conjunction with a 2.0m wide aisle, whereas the By-law prohibits such use.

APPLICATION A-2024-0268

PT. LT. 3 CON. 2 EHSCHPT 1, 43R434 CITY OF BRAMPTON, ON. L6W 3J6

Paper scale 24.5mm = 500 Measurements in MM

King Consultant Inc.  
Our Level 5, 177 Zimway Blvd  
Vaughan, ON  
L4L 1R1  
king@kingconsultant.com



No	Description	Date
01	Concept Site Plan - review for review	11/01/2023
02	Concept Site Plan Revisions	12/05/2023
03	Concept Site Plan Revisions	05/20/2024
04	Concept Site Plan Revisions	09/01/2024
05	Approval Variance Request	10/01/2024

Minor Variance and Proposed Site Plan

CONCEPT SITE PLAN

Project number: 0034  
Date: 10/01/2024  
Drawn by: MS  
Checked by: GS  
**A01**  
Scale: 1:500

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	153 RUTHERFORD ROAD S	
SECONDARY PLAN	SPA05: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	32.83m (Existing)
MINIMUM FRONT YARD DEPTH	9m	22.75m (Existing)
MINIMUM SIDE YARD WIDTH	4m	3.70m/3.85m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7m	18.07m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located at the rear and inside.

92.0 parking stalls required for all combined uses listed on-site whereas 34.0 parking stalls are proposed

whereas the By-law prohibits tandem parking spaces in conjunction with a Motor Vehicle Repair Shop.



# Zoning Non-compliance Checklist

**File No.**  
**A-2024-0268 REVISED**

Received / Revised

Applicant: A.D. Corporation  
Address: 153 Rutherford Road  
Zoning: M2  
By-law 270-2004, as amended

JAN 14 2025  
Committee of Adjustment

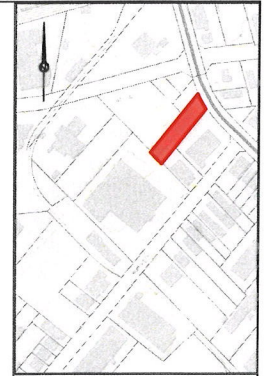
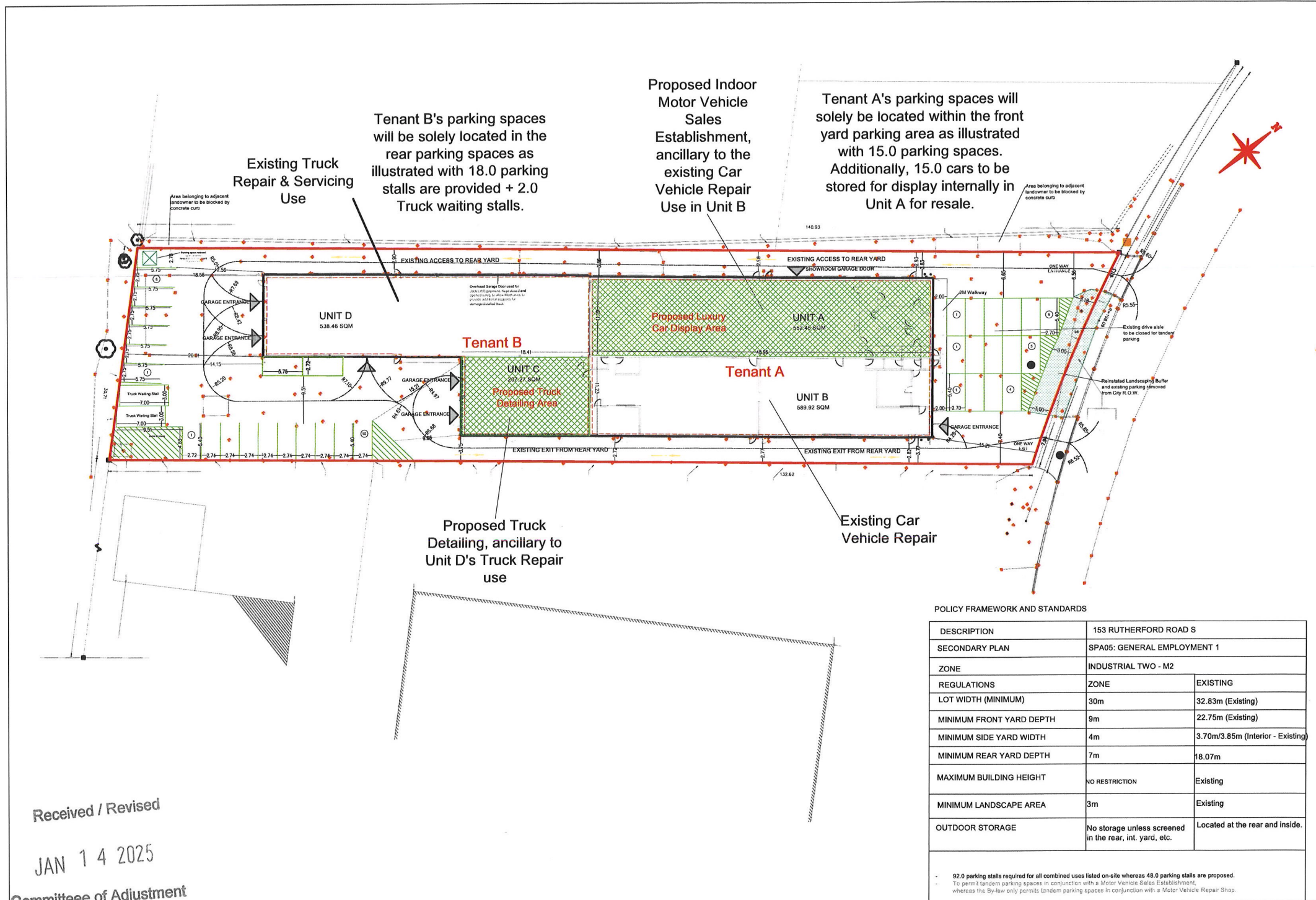
Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle washing establishment (motor vehicle detailing operation) in conjunction with an existing motor vehicle repair shop	Whereas the by-law does not permit a motor vehicle washing establishment.	32.1.1
	To permit a motor vehicle sales establishment in conjunction with an existing motor vehicle repair shop	Whereas the by-law does not permit a motor vehicle sales establishment	32.1.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
PARKING	To permit 33 parking spaces	Whereas the by-law requires a minimum 90 parking spaces for the proposed uses	20.3.1
STACKING	To permit 0 stacking spaces for a motor vehicle washing establishment	Whereas the by-law requires a minimum 10 vehicle stacking spaces	20.3.1
TANDEM PARKING	To permit 5 tandem parking spaces associated with a vehicle sales establishment	Whereas the by-law does not permit tandem parking associated with a vehicle sales establishment	20.3.1
OTHER – DECK			

Elizabeth Corazzola

Reviewed by Zoning

January 14, 2025

Date



KEYMAP 1:2000  
153 Rutherford Rd S, Brampton, ON. L6W 3J6

Boundary information collected and referenced from Genesis Land Surveying Ltd. Boundary Survey of the subject property.

Variances proposed:

- To permit a Truck Detailing use, whereas the By-law does not permit the use.
- To permit a Motor Vehicle Sales Establishment, whereas the By-law does not permit the use.
- To permit 48.0 parking spaces, whereas the By-law requires 92.0 parking spaces.
- To permit tandem parking spaces in conjunction with a Motor Vehicle Sales Establishment, whereas the By-law only permits tandem parking spaces in conjunction with a Motor Vehicle Repair Shop.

**APPLICATION A-2024-0268**

PLOT 3 CON 2 ENCH PT 1, 438434 CITY OF BRAMPTON.  
PINC: 140310119  
ADM: 4110000011802

Paper scale 24 5mm = 500 Measurements in MM

King Consultant Inc.  
Gursaraj Singh  
Unit 2, 177 Gateway Blvd,  
Vaughan, ON  
905-895-1810  
singhraj@outlook.com

No.	Description	Date
01	Concept Site Plan, prov. for review	11/03/2023
02	Concept Site Plan Revisions	12/10/2023
03	Concept Site Plan Revisions	08/20/2024
04	Concept Site Plan Revisions	08/04/2024
05	Additional variances added	10/01/2024
06	Revisions	07/13/2025

Minor Variance and Proposed Site Plan

**CONCEPT SITE PLAN**

Project number: 0034  
Date: 01/13/2024  
Drawn by: MS  
Checked by: GS

**A01**

Scale: 1:500

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Received / Revised  
JAN 14 2025  
Committee of Adjustment