



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

FILE NUMBER: A-2024-0413

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)** 1000340771 Ontario Inc.
Address 3 Executive Ct. Brampton. L6R 0K8

Phone # 416 - 580 - 6724 **Fax #** _____
Email raminder@teghproperties.com

2. **Name of Agent** Haroon Malik
Address 14 Torrance Woods, Brampton, ON L6Y 2N3

Phone # 647 - 770 - 3230 **Fax #** _____
Email haroon@wedesignbuild.ca

design @ we design build, ca

3. **Nature and extent of relief applied for (variances requested):**
To allow the proposed automotive sale (Used cars) at Units 3&4 - 2084 Steeles Ave. E

4. **Why is it not possible to comply with the provisions of the by-law?**
The property is zoned M2. The zoning by law (Section 32.1 M2) does not permit automotive sales. (There are exceptions in the neighboring units like Enterprise rent a car)

5. **Legal Description of the subject land:**
Lot Number 01
Plan Number/Concession Number RP - 766
Municipal Address 3&4-2084 Steeles Ave. E, Brampton ON L6T 1A7

6. **Dimension of subject land (in metric units)**
Frontage 20.2M
Depth 42.1 M
Area 857 Sq. M appx.

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 to Remain -----

PROPOSED BUILDINGS/STRUCTURES on the subject land:

-----Existing to Remain -----

- 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	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

PROPOSED

Front yard setback	N/A
Rear yard setback	N/A
Side yard setback	N/A
Side yard setback	N/A

- 10. Date of Acquisition of subject land: _____

- 11. Existing uses of subject property: Warehouse (Small equipments sale)

- 12. Proposed uses of subject property: Car Showroom / Automotive Sale (Used cars)

- 13. Existing uses of abutting properties: Warehouse

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

- 15. Length of time the existing uses of the subject property have been continued: 2 Years Appx.

- 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 _____

~~Signature~~ Ramiruela del Hoyo

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Brampton _____
THIS 31st DAY OF October, 2024.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

RAMINDER PAL SINGH

I, ~~Haroon Malik~~, 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 31 DAY OF
Oct, 2024

A Commissioner etc.

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

Ramiruela del Hoyo
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 Oct 31, 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: 384-2084 Steeles Ave. E, Brampton ON L6T 1A7

I/We, ~~Raminderpal Singh~~ 1000340771 ONTARIO INC (RS)
please print/type the full name of the owner(s)

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

HAroon Malik
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 4th day of October, 2024.

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

Raminderpal Singh
(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: 3&4-2084 Steeles Ave. E. Brampton ON L6T 1A7

I/We,

~~Raminderpal Singh~~

1000340771 ONTARIO INC (RS)

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 4th day of October, 2024.

Raminderpal Singh

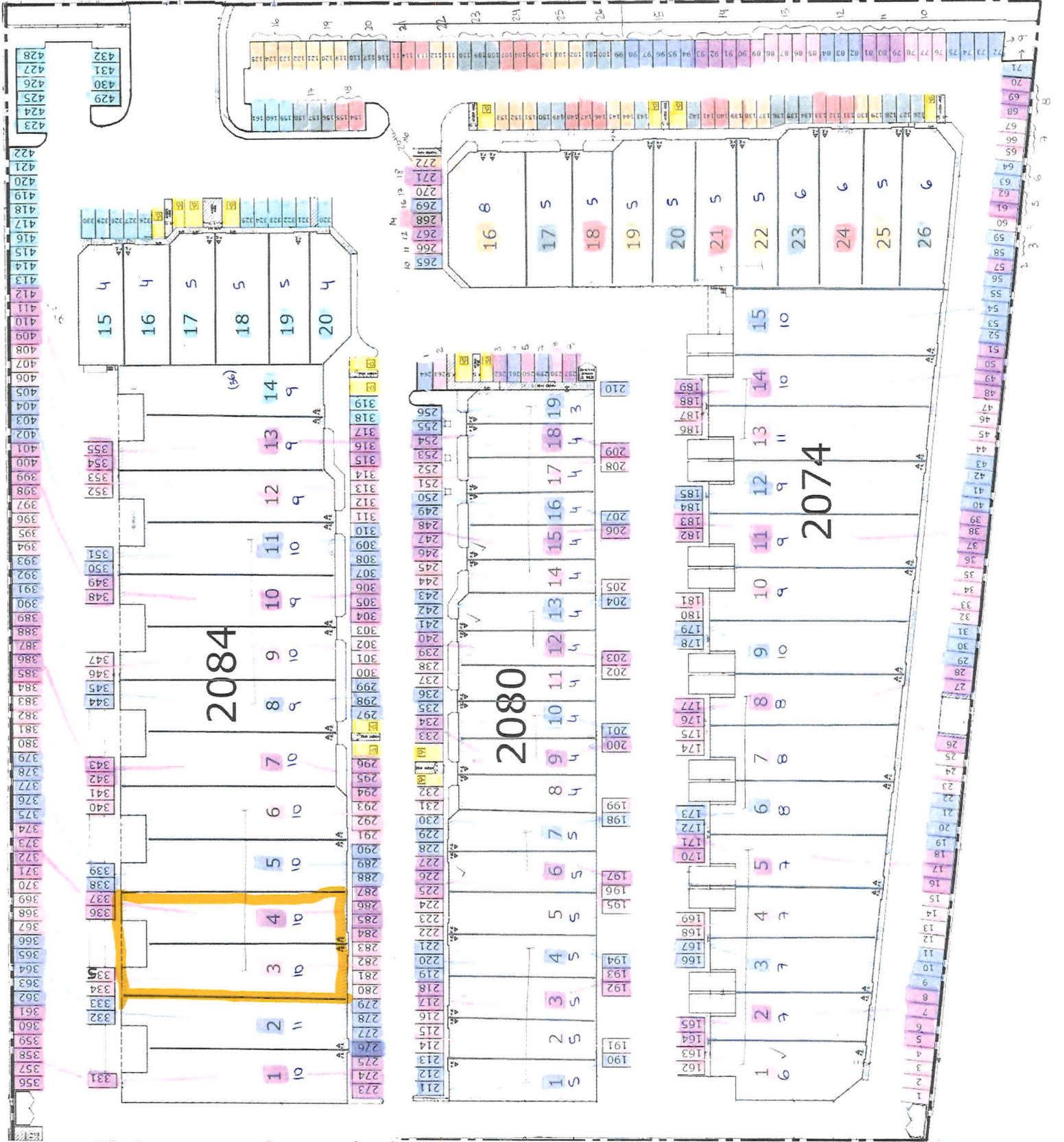
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Raminderpal Singh

(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



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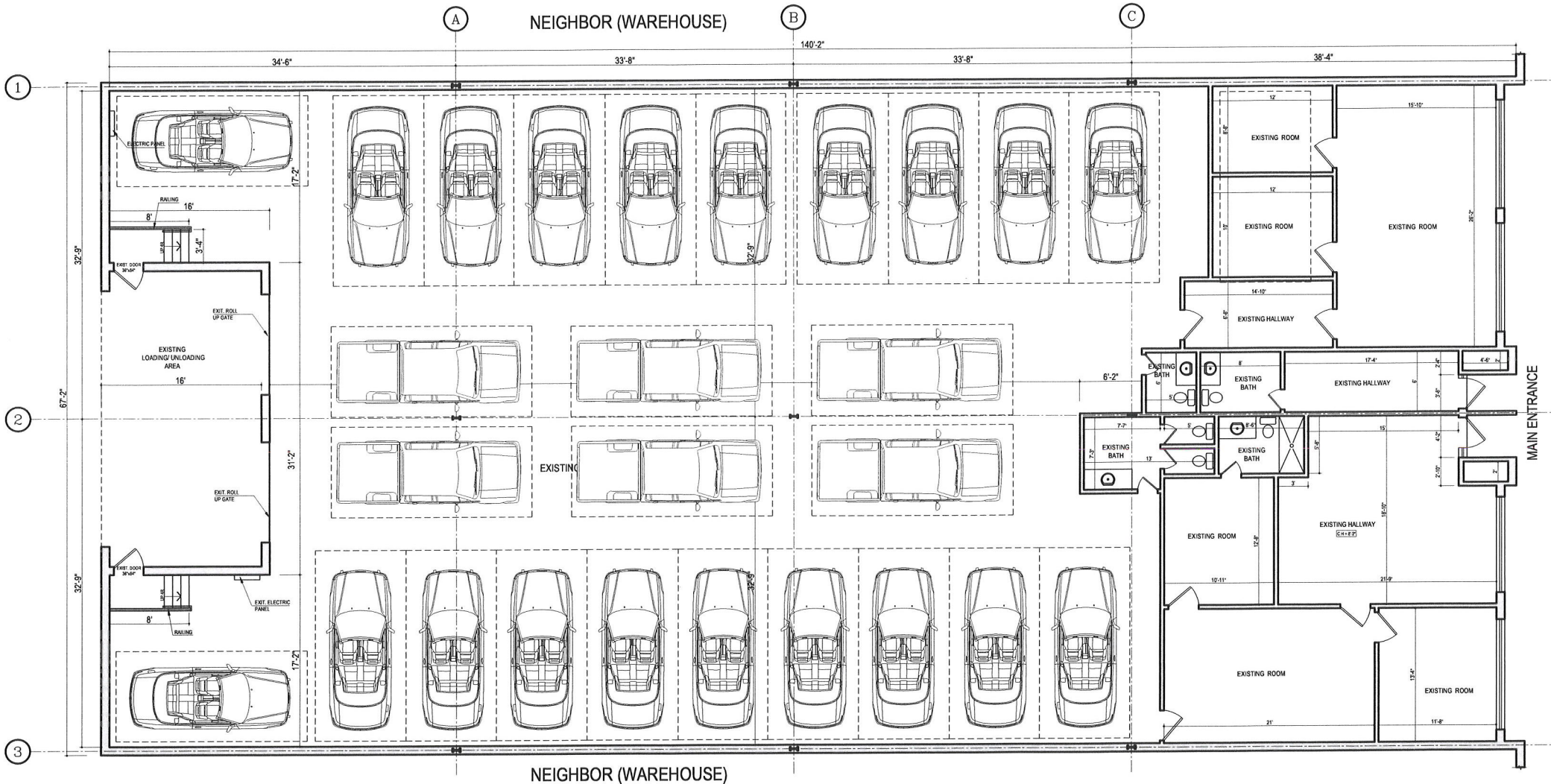
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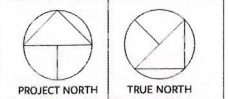
GENERAL NOTES:

COPYRIGHT REMAINS THE PROPERTY OF WEDESIGNBUILD INC. THESE PLANS, DESIGN AND INTELLECTUAL CONTENT ARE SOLELY THE PROPERTY OF WEDESIGNBUILD INC. AND MUST NOT BE LENT, REPRODUCED, HIRED OUT OR OTHERWISE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THE INFORMATION PROVIDED IN THESE DRAWINGS BEFORE START OF ANY JOB AT SITE. WORK NOT SPECIFICALLY DETAILED HEREIN SHALL BE EXECUTED TO THE SAME QUALITY & SAME STANDARDS THAT ARE MENTIONED FOR SIMILAR WORK. ALL WORKS SHALL BE DONE IN ACCORDANCE WITH CURRENT ONTARIO BUILDING CODE & RESPECTIVE CITY'S ZONING BY-LAWS AND STANDARDS.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION. IF THE SITE CONDITIONS ENCOUNTERED ARE DIFFERENT THAN SHOWN IN THE DRAWINGS, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS, ETC. CONSTRUCTION SHALL ONLY COMMENCE AFTER PERMIT APPROVAL HAS BEEN OBTAINED FROM ALL RESPECTIVE AUTHORITIES.

REV	DATE	DESCRIPTION



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEET THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
 REG. NO. 11591
 Haroon Mallik
 Name: 102742
 BORN: 11591
REGISTRATION INFORMATION
 REG. NO. 11591
 Haroon Mallik
 Name: 102742
 BORN: 11591

EXIST. / NEW MAIN FLOOR PLAN

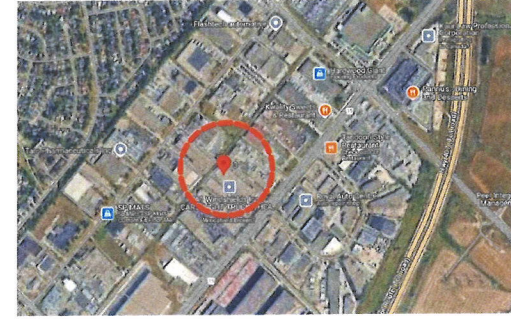
SCALE : N.T.S.

GROSS FLOOR AREA : 9225 SQ. FT. / 857 SQ.M.
 TOTAL NO. OF CARS : 26 CARS



PROJECT LOCATION

UNIT 3 & 4 - 2084 STEELES AVE. E., BRAMPTON



LOCATION PLAN

weDesignBuild Inc.
 MAKE IDEAS HAPPEN
 205 Advance Blvd Brampton ON L6T 4V9
 (647) 770 3230 info@weDesignBuild.ca
 www.weDesignBuild.ca

PROJECT TITLE
PROPOSED CAR SHOWROOM
 PROJECT ADDRESS
UNIT 3 & 4 -2084 STEELES AVENUE
 DRAWING TITLE
PROPOSED MAIN FLOOR PLAN
 PROJECT NO.
20240823

DRAWN
H.M.N. CHECKED
H.M.

DRAWING NO.
A101
 DATE MODIFIED
 OCTOBER 04, 2024

Committee of Adjustment,
City of Brampton,
2 Wellington Street West,
Brampton, ON L6Y 4R2

October 07, 2024

Subject: Unit 3 & 4 – 2084 Steeles Ave. E. Brampton. ON. L6R 0K8 – (M.V. Application)

Esteemed Members of the Committee of Adjustment,

I am writing to formally submit a minor variance application on behalf of the owner of the property in the subject line. We seek approval to permit the operation of an automotive sales business (specifically, used car sales) on the premises. The property is situated within an M2 zoning district, where the current zoning by-law (Section 32.1 M2) typically restricts its use as a car showroom or for car sales.

We contend that this proposed change is minor in nature, desirable for the optimal utilization of the property, and consistent with the overarching objectives of the zoning by-law and official plan. Additionally, there are precedents of similar businesses successfully operating within the same vicinity.

The application form & the proposal drawing are attached herewith.

Sincere Regards,

Haroon Malik

Zoning Non-compliance Checklist

A-2024-0413

File No. A-2024-0413

Applicant: Raminderpal Singh
 Address: 2084 Steeles Ave E, Unit 3 & 4
 Zoning: M2
 By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit a motor vehicle sales establishment	Whereas the by-law does not permit the use	32.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To permit 448 parking spaces to be provided on site	Whereas the by-law requires 575 parking spaces to be provided on site	30&20
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
 Reviewed by Zoning

October 30, 2024
 Date