

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

Address18 BRAM COURT UNIT 7, BRAMPTON, ON

26W 326

Phone #4164580987

Fax #

EmailJAIDEEP@GMAIL.COM

2.

Name of AgentMANPREET KOHLI

Address66 ENMOUNT DR, BRAMPTON, ON

LOT 4C9

Phone #437 984 5005

Fax #

EmailPANJABDESIGN@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 Number1

Plan Number/Concession NumberPLAN M325 PT BLK I

Municipal Address18 BRAM COURT UNIT 7, BRAMPTON, ON

6.

Dimension of subject land (in metric units)

Frontage6.32

Depth16.15

Area102.06 SQ M

7.

Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All YearX

Private Right-of-Way

Seasonal Road

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

☒

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]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON  
THIS 09 DAY OF SEPT, 2024.

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

I, 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.  
[Signature]  
A Commissioner etc.

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

[Signature]  
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  
VL

**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**

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

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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 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.

DecuSigned 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.)

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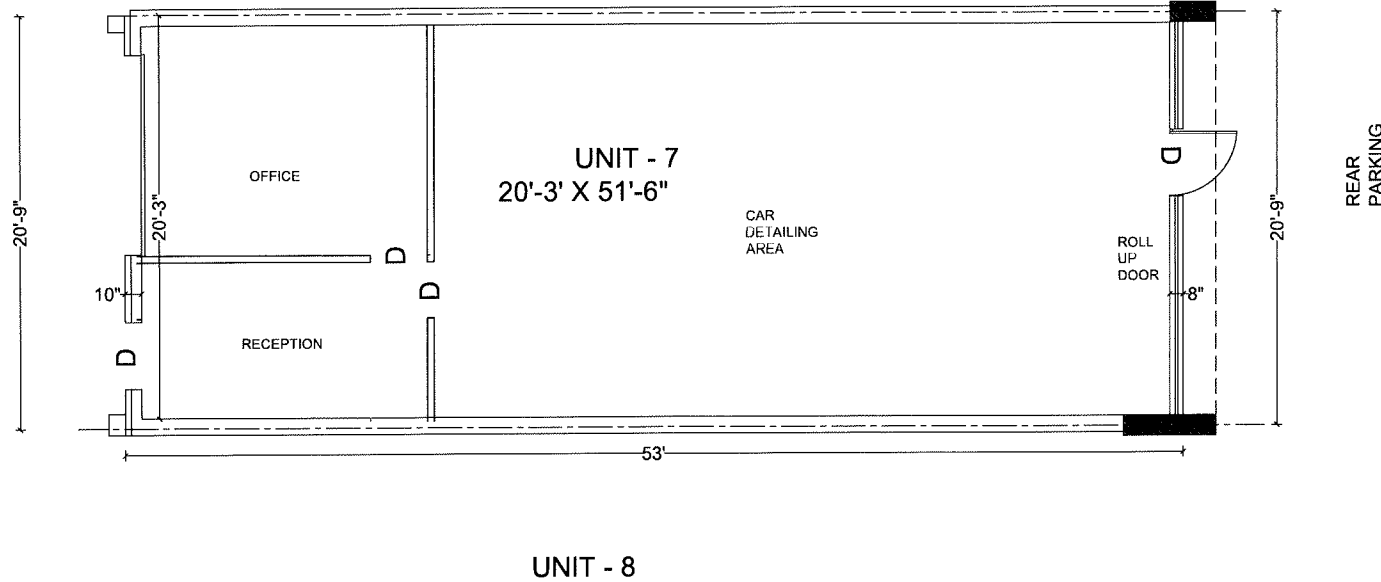
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FRONT  
PARKING



REAR  
PARKING

**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:**

**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



*[Handwritten Signature]*

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]*

Parking Calculation  
Worksheet

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5.	Sharma Car Accessory	Car accessory and window tint	102.20	1/18
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# Parking Calculation

Firm BCIN: 110812



*Handwritten signature*

The site plan for Bramstelee Road shows a layout with the following features and dimensions:

- Units:** A row of nine units labeled UNIT 1 through UNIT 9. UNIT 7 is highlighted with a green border. Dimensions for UNIT 7 are 16.15 (width) and 23.9 (depth).
- 18 BRAM CRT:** A central corridor or common area with a width of 1.2.
- 20 BRAM CRT:** A large rectangular area to the right of the units, with a width of 11.51.
- REAR DOCKING AREA:** An area between the units and the 20 BRAM CRT, with a width of 20.57.
- Parking:**
  - 24 PARKINGS:** Located on the left side of the site, with a width of 2.7 and a depth of 6.04.
  - 17 PARKINGS:** Located on the right side of the site, with a width of 66.50 and a depth of 9.16.
- Dimensions:**
  - Overall width: 77.55
  - Overall depth: 93.95
  - Unit 1 width: 6.73
  - Unit 2 width: 6.73
  - Unit 3 width: 6.73
  - Unit 4 width: 6.73
  - Unit 5 width: 6.73
  - Unit 6 width: 6.73
  - Unit 7 width: 16.15
  - Unit 8 width: 6.73
  - Unit 9 width: 6.73
  - Unit 1 width depth: 1.2
  - Unit 2 depth: 1.2
  - Unit 3 depth: 1.2
  - Unit 4 depth: 1.2
  - Unit 5 depth: 1.2
  - Unit 6 depth: 1.2
  - Unit 7 depth: 23.9
  - Unit 8 depth: 1.2
  - Unit 9 depth: 1.2
  - 20 BRAM CRT width: 11.51
  - REAR DOCKING AREA width: 20.57
  - 18 BRAM CRT width: 1.2
  - 24 PARKINGS width: 2.7
  - 17 PARKINGS width: 66.50
  - 24 PARKINGS depth: 6.04
  - 17 PARKINGS depth: 9.16
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  - 20 BRAM CRT depth: 11.51
  - REAR DOCKING AREA depth: 20

GENERAL NOTES:

Individual BCIN: 20565  
Firm BCIN: 110812

SIGNATURE:



NO.	REVISION/ ISSUE	DATE
1.	INITIAL ISSUE	

FIRM NAME &amp; ADDRESS:

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**

FEB 03 2025

Committee of Adjustment

**SONEIL MARKHAM INC. o/a  
SONEIL BRAM 101820**



46 West Drive,

Brampton, Ontario, Canada L6T 3T6

Phone: (905) 565-0360 | Fax: (905) 799-6821 | E-mail: [info@soneil.com](mailto:info@soneil.com)

Website: [www.soneilinvestments.com](http://www.soneilinvestments.com)

**Authorization Letter**

Date: January 29<sup>th</sup>, 2025

To whom may it concern,

The Tenant at Soneil Bram 101820 Unit 7 – Paul Auto detailing has two designated parking spots along with 2 additional parking's in the parking lot for use.

Yours truly,  
Soneil Bram 101820 Inc.  
Per: Management

Per our discussion in our previous meeting, I am writing to provide a comprehensive analysis of the business operations and parking requirements. This report addresses the specific points requested regarding operational parameters and parking arrangements.

**BUSINESS OPERATIONS AND PARKING ASSESSMENT**

Operating Hours:  
Monday – Saturday: 9PM - 6PM  
Saturdays: 10AM - 5PM

Business Type:  
Private, only open to used car dealerships, automotive body shops, and car garages by appointment only. Walk-Ins are not accepted.

Public Access:  
Business is not open to the general public. We’re only open to the types of businesses listed previously.

Staffing:  
Only the owner and some family members are on site.

Parking Survey Analysis:  
This survey was done on **Jan 27 , 2025** from **9:30AM – 5:30PM** at **18 Bram Crt.** The table below is for the parking spaces occupied for the units.

Time	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Total
9:30 AM - 10:00 AM	0	0	1	1	1	1	2	0	0	6
10:00 AM - 10:30 AM	0	0	0	1	1	1	2	0	0	5
10:30 AM - 11:00 AM	1	0	0	1	1	1	2	0	0	6
11:00 AM - 11:30 AM	1	0	0	1	1	1	2	0	0	6
11:30 AM - 12:00 PM	1	0	0	1	1	1	2	0	0	6

FEB 03 2025

Committee of Adjustment

12:00 PM - 12:30 PM	1	0	0	1	1	1	2	0	0	6
12:30 PM - 1:00 PM	1	0	0	1	1	1	2	0	0	6
1:00 PM - 1:30 PM	1	0	0	1	1	1	2	0	0	6
1:30 PM - 2:00 PM	1	0	0	1	1	1	2	0	0	6
2:00 PM - 2:30 PM	1	0	0	1	1	1	2	0	0	6
2:30 PM - 3:00 PM	1	0	0	1	1	0	2	0	0	5
3:00 PM - 3:30 PM	1	0	0	1	1	0	2	0	0	5
3:30 PM - 4:00 PM	1	0	0	1	1	0	2	0	0	5
4:00 PM - 4:30 PM	1	0	0	1	1	0	2	0	0	5
4:30 PM - 5:00 PM	1	0	0	1	1	0	2	0	0	5
5:00 PM - 5:30 PM	1	0	0	1	1	0	2	0	0	5

Below is the Staffing information for **18 Bram Crt** for the survey done on **Jan 27th, 2025** from **9:30AM - 5:30PM**.

Unit 1	Run by Owner
Unit 2	1 Employee*

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Unit 3	Run by Owner
Unit 4	1 Employee
Unit 5	Run by Owner
Unit 6	1 Employee**
Unit 7	Run by Owner
Unit 8	No Staff Present
Unit 9	Run by Owner

\* Unit 2 employee present from 11:00 AM to 4:30 PM

\*\* Unit 6 employee present from 9:30 AM to 2:30 PM

This survey was done on **Jan 27th, 2025** from **9:30AM – 5:30PM** at **20 Bram Crt.** The table below is for the parking spaces occupied for the units.

Time	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Total
9:30 AM - 10:00 AM	1	1	2	1	1	1	0	0	1	8
10:00 AM - 10:30 AM	1	1	2	1	1	1	0	0	1	8
10:30 AM - 11:00 AM	1	1	2	1	1	1	0	0	1	8
11:00 AM - 11:30 AM	1	1	2	1	1	1	0	0	1	8
11:30 AM - 12:00 PM	1	1	2	1	1	1	0	0	1	8
12:00 PM - 12:30 PM	1	1	2	1	1	1	0	0	1	9

12:30 PM - 1:00 PM	1	1	2	1	1	1	0	0	1	9
1:00 PM - 1:30 PM	1	1	2	1	1	1	0	0	1	9
1:30 PM - 2:00 PM	1	1	0	0	1	1	0	0	1	6
2:00 PM - 2:30 PM	1	1	0	0	1	1	0	0	1	5
2:30 PM - 3:00 PM	1	1	0	0	1	1	0	0	1	5
3:00 PM - 3:30 PM	1	1	0	0	1	1	0	0	1	5
3:30 PM - 4:00 PM	1	1	0	0	1	1	0	0	1	5
4:00 PM - 4:30 PM	1	1	0	0	1	1	0	0	1	5
4:30 PM - 5:00 PM	1	1	0	0	1	1	0	0	1	5
5:00 PM - 5:30 PM	1	1	0	0	1	1	0	0	1	5

Current Parking Allocation

The unit currently has a standard allocation of two parking spaces. The owner has purchased two additional parking spaces, bringing the total allocation to four spaces.

Below is the Staffing information for **20 Bram Crt** for the survey done on **February 27th, 2024** from **9:30AM - 5:30PM**.

Unit 1	2 Employees
Unit 2	1 Employee

Received / Revised  
FEB 03 2025  
Committee of Adjustment

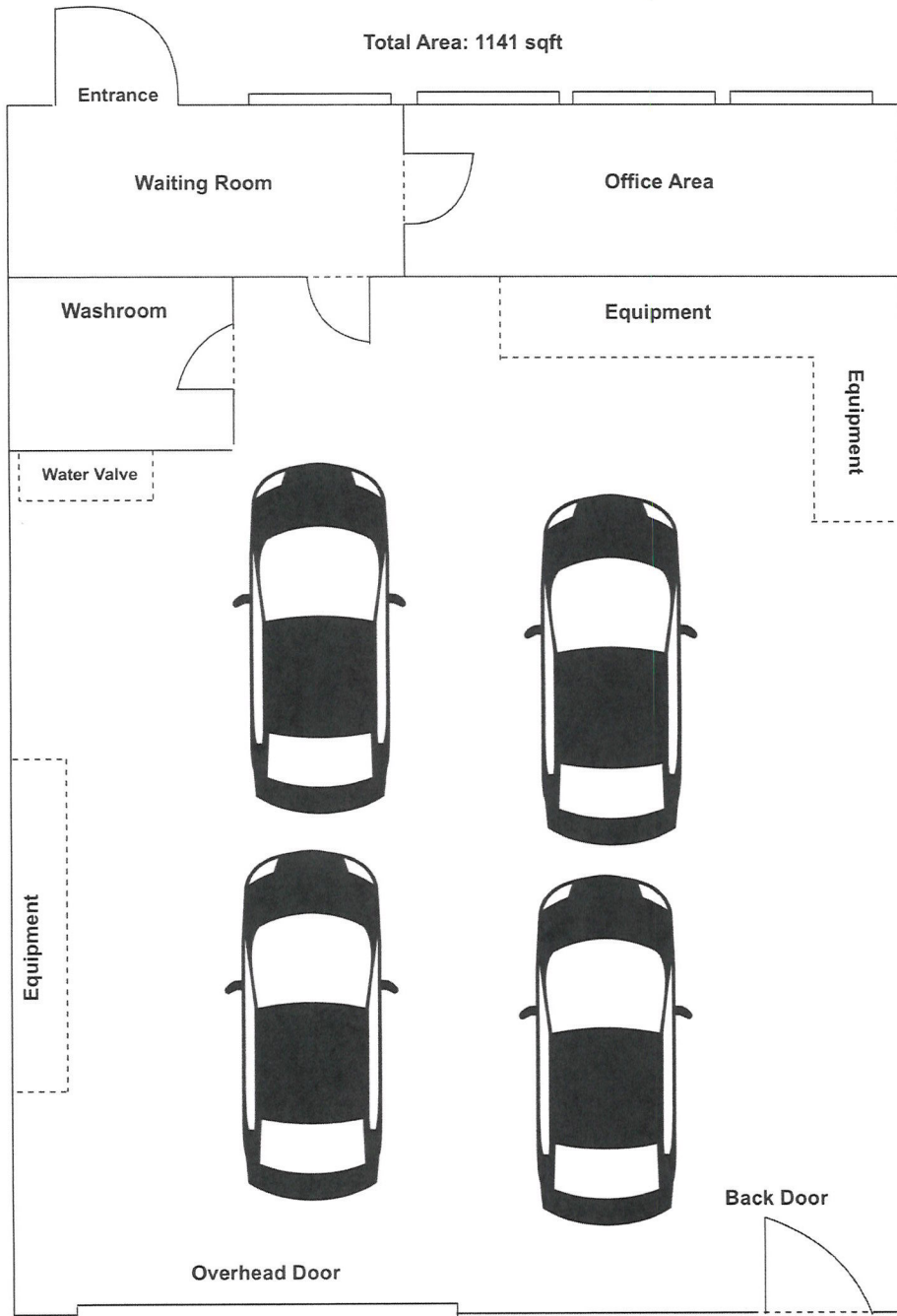
Unit 3	1 Employee
Unit 4	1 Employee
Unit 5	2 Employees
Unit 6	1 Employee
Unit 7	No Staff Present
Unit 8	1 Employee*
Unit 9	1 Employee**

\* Unit 8 employee present from 12:30 PM to 4:30 PM

\*\* Unit 9 employee present from 11:00 AM to 4:30 PM

**Internal Parking Capacity:**

There is a maximum of 4 cars that can be stored in the unit at one time.



**Vehicle Storage Protocol:**

Completed vehicles are not stored for pickup. Using service plates, we drop completed vehicles off at the business to which the vehicle belongs to. Completed vehicles are not stored overnight either, and they must be dropped off as well.



MANPREET KOHLI

# 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