



Report Committee of Adjustment

Filing Date: September 13, 2024

Hearing Date: March 25, 2025

File: A-2024-0357

**Owner/
Applicant:** SONEIL MARKHAM INC.

Address: 18 Bram Court, Unit 7

Ward: WARD 3

Contact: Rajvi Patel, Planner I

Recommendations:

That application A-2024-0357 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the owner to obtain a building permit for any alterations to the building prior to occupancy of the unit;
 3. That a site plan application shall be submitted within 60 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services;
 4. That there be no outside display of motor vehicles for sale within the front yard soft landscaping and within the parking area designated for employees and visitors at the front of the property;
 5. That the applicant provides the required \$660 planning review fee to the Toronto and Region Conservation Authority as per their letter dated March 17, 2025;
 6. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

The applicant is proposing a motor vehicle washing establishment (motor vehicle detailing) as the principal use in Unit 7 at 18 Bram Court. No construction or building additions are proposed to the existing building. The minor variance application was previously deferred at the November 12, 2024, Committee of Adjustment hearing.

Existing Zoning:

The property is zoned 'Industrial Two (M2)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a motor vehicle washing establishment in Unit 7, whereas the by-law does not permit the use;
2. To permit a total of 41 parking spaces, whereas the by-law requires a minimum 60 parking spaces; and
3. To permit a 0 car stacking spaces, whereas the by-law requires 10 car stacking spaces.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The subject property is designated 'Business Corridor' in the Official Plan and 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (Area 5).

The 'Business Corridor' Official Plan designation permits a broad range of employment and employment-related uses. Certain lands within the Business Corridor designation are planned to accommodate a broad range of business, service, and institutional uses to serve the general public and adjacent employment areas. Section 4.4.1 provides that a number of uses shall be prohibited on lands designated Business Corridor including auto-body paint and repair, automobile repair, etc. The overall intent of the Business Corridor designation is to designate high-quality employment areas along major arterial roads.

The subject lands are further designated as 'General Employment 2' in the Highway 410 and Steeles Secondary Plan (Area 5). The General Employment 2 in addition to the General Employment 1 designation allows for a broad range of industrial uses including but not limited to motor vehicle repair and body shops and storage of goods and outdoor storage areas, only as accessory to an industrial use.

As per the Regionally-Approved Brampton Plan, the subject property is designated the following:

- Employment Areas – Schedule 1A
- Mixed-Use Employment – Schedule 2
- Provincially Significant Employment Zone – Schedule 5

On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The subject lands are recognized to be located within a Provincially Significant Employment Zone (PSEZ). PSEZ's are identified by the Province for the purposes of long-term planning for job creation and economic development.

The general intent of Employment Areas is to provide employment uses such as manufacturing, warehousing, logistics, office, and associated commercial, retail and ancillary uses, while ensuring their long-term protection for the City's economic prosperity as well as diversifying the economic base for existing and future businesses. Section 2.2.8.2 (d) of Brampton Plan provides that Employment Areas will generally ensure that new development is compatible with the land uses and pattern of adjacent and surrounding development.

Lands designated Mixed-Use Employment will be to accommodate a broad range of office, business and business park, service, and institutional uses to serve the general public and adjacent Employment Areas in a more compact, vertical and urban form in support of the designation's proximity to the transit network. One of the permitted uses within the Mixed-Use Employment Zone includes a limited range of light industrial uses may be permitted with the permitted commercial uses.

The requested variances relate to permitting a motor vehicle washing establishment (motor vehicle detailing operation) within Unit 7. The subject lands are located within an industrial area primarily consisting of manufacturing uses, warehousing uses, office uses, motor vehicle repair uses, and permitted motor vehicle washing establishment uses and motor vehicle sales uses, therefore, the requested variance is not anticipated to negatively impact the industrial use and character of the surrounding area. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent and purpose of the Official Plan.

The requested variances are to permit a motor vehicle washing establishment and reduced parking spaces. The overall intent of the Business Corridor designation is to designate high-quality employment areas along major arterial roads. This particular property is not located on an arterial road, is not highly visible, and is not anticipated to detract from the Business Corridor image. The requested variances are not considered to have significant impacts within the context of the Official Plan and Secondary Plan policies and are considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The subject property is currently zoned 'Industrial Two,' (M2), according to By-law 270-2004, as amended.

Variance 1 is requested to permit a motor vehicle washing establishment in Unit 7, whereas the by-law does not permit the use. The intent of the by-law in restricting the motor washing establishment use is to reflect the use of the subject lands as an industrial use.

The subject property is zoned M2 which permits a range of industrial uses including motor vehicle repair and body shop uses and accessory uses associated with the permitted uses listed in Section 32.1 of the Zoning By-law. The requested variance to permit a motor vehicle washing establishment in Unit 7 are not expected to negatively impact the uses of the lands as the M2 Zone permits some motor vehicle related uses, such as a motor vehicle repair and service uses. A motor vehicle washing establishment is similar in nature to these uses and will not create any adverse impacts to other permitted uses on site with within the surrounding area. Subject to the recommended conditions of approval, Variance 1 is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 2 is requested to permit a total of 41 parking spaces, whereas the by-law requires a minimum 60 parking spaces. The intent of the by-law in regulating minimum parking requirements for industrial properties is to ensure that the site can accommodate the parking demand generated by the permitted uses on the property.

A Parking Demand Survey for the proposed vehicle detailing and washing establishment, prepared by the Applicant, dated February 3, 2025, was submitted with the minor variance application (Appendix B). City staff reviewed the survey and found it to be satisfactory. The survey provides information about the business operations on site, operating hours, number of employees, etc. The report provides that the detailing business will have a total of two employees on site, is appointment based, and cars will not be stored on site. The proposed motor vehicle detailing use has sufficient space to accommodate employees and customers as a total of four parking spaces are allocated to Unit 7 (Appendix C) and four vehicles can be stored within the unit, which is not anticipated to negatively impact the function of the site. Therefore, subject to the recommended conditions of approval, Variance 2 is considered to maintain the general intent and purpose of the Zoning By-law.

Variance 3 is requested to permit a 0 car stacking spaces, whereas the by-law requires 10 car stacking spaces. The intent of the by-law in requiring 10 car stacking spaces is to accommodate the anticipated number of vehicles that would be used for an automated vehicle washing facility without disrupting the site's functionality.

The intended business operation for Unit 7 is for a motor vehicle detailing use. The motor vehicle detail use has no automated function which does not require stacking spaces and will operate within the confines of the unit. This is an appointment based service, meaning that multiple vehicles are not anticipated to be waiting on the property to access the service at any time, nor is the service automated. Variance 3 is considered to maintain the general intent and purpose of the By-law.

3. Desirable for the Appropriate Development of the Land

Variances 1 and 3 relate to permitting a motor vehicle washing establishment and stacking spaces. The proposed motor vehicle washing establishment will be the primary use of the unit and is compatible with the surrounding area and with the other permitted uses on the property. The intended business operation for Unit 7 is for a motor vehicle detailing/ washing establishment that has no automated function and since it will operate within the confines of the unit, it is not anticipated to affect the site's functionality or inhibit the functionality of neighbouring businesses. Staff note that a building permit is required for any building alterations to create a new unit or alter the separation of existing units. Subject

to the recommended conditions of approval, Variances 1 and 3 are considered to be desirable for the appropriate development of the land.

Variance 2 is requested to permit the proposed site conditions for 41 parking spaces. Through the review of the aforementioned parking survey, staff are of the opinion that the vehicle parking for the users of the site (employees and visitors) can be sufficiently accommodated with the 41 parking spaces shown on the provided site plan. Additionally, the storage of vehicles within the unit optimizes space utilization on the site and helps meet parking needs without impacting site accessibility or functionality, as confirmed by City Traffic Services. A condition of approval is recommended that a site plan application shall be submitted within 60 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services. Subject to the recommended conditions of approval, Variance 2 is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

Variance 1 is requested to permit a motor vehicle washing use in Unit 7. The variance is not considered to significantly impact the use of the site and will continue to maintain the existing Industrial area and employment function of the property. Subject to the recommended conditions of approval, Variance 1 is considered minor in nature.

Variances 2 is requested to permit parking reductions to the overall site. The proposed parking reduction of 41 parking spaces is not anticipated to negatively impact the daily function and operation of the subject property or adjacent properties. Through the review of the Parking Demand Survey submitted by the Applicant, City Traffic Staff find that sufficient parking will be provided for both employee and customers. Staff recommend a condition of approval that there be no outside display of motor vehicles for sale within the front yard soft landscaping and within the parking area designated for employees and visitors at the front of the property. Subject to the recommended conditions of approval, Variance 2 is considered to be minor in nature.

Variance 3 is requested to permit 0 stacking spaces for a motor vehicle washing establishment. The motor vehicle detail use has no automated function which does not require stacking spaces. The business operation is limited to within the unit which will not impede the ongoing operation of the existing permitted industrial uses on site, nor will it create any adverse impacts to the surrounding area. Variance 3 is considered to be minor in nature.

Respectfully Submitted,

Rajvi Patel

Rajvi Patel, Planner I

Appendix A – Existing Site Conditions



**Appendix B – Parking Demand Survey, prepared by Punjab Design and Constructions, dated
February 3, 2025**

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

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*

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

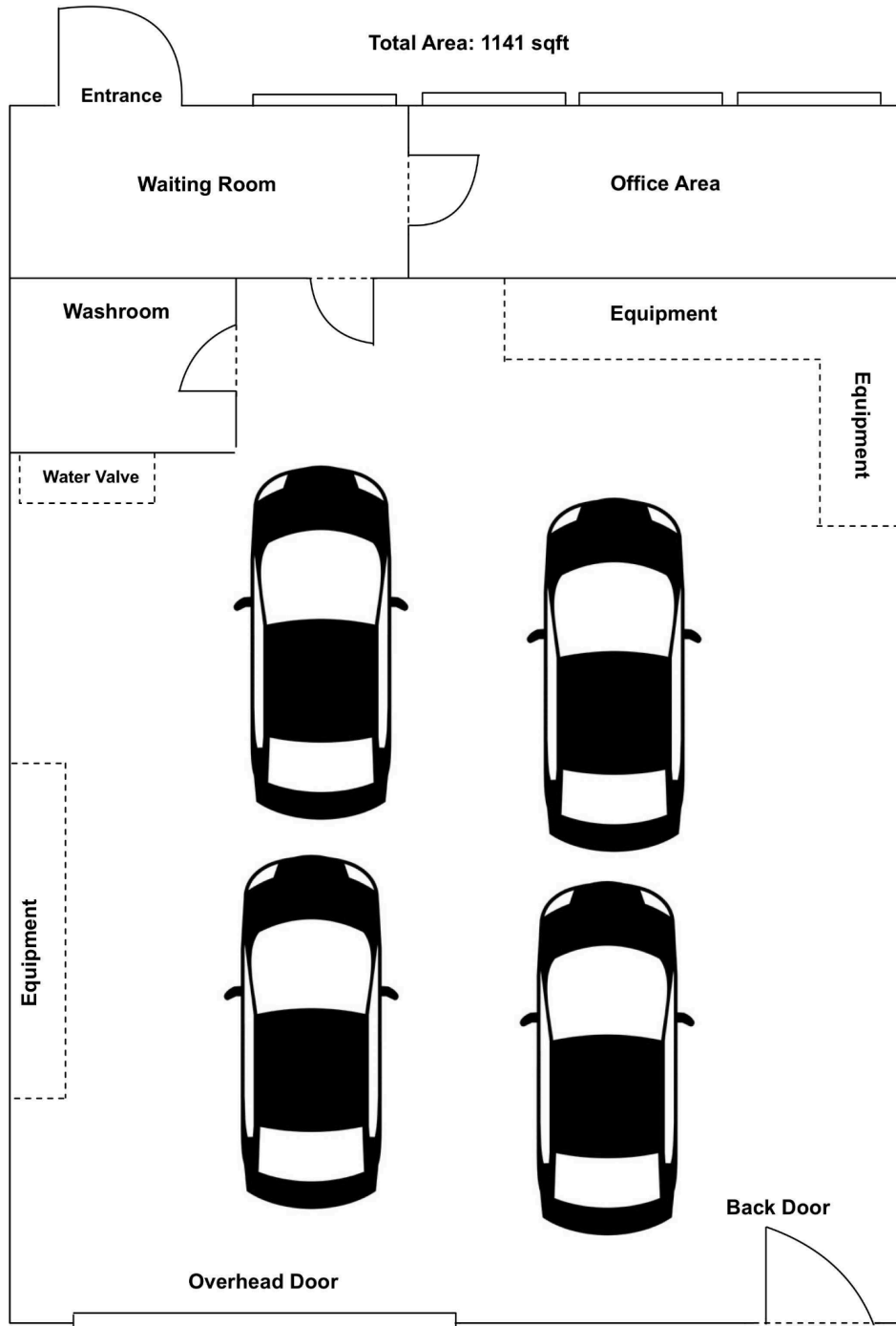
Unit 3	1 Employee
Unit 4	1 Employee
Unit 5	2 Employees
Unit 6	1 Employee
Unit 7	No Staff Present
Unit 8	1 Employee*
Unit 9	1 Employee**

* 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

Appendix C – Allocated Parking Space Letter, dated January 29, 2025

**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
Website: www.soneilinvestments.com

Authorization Letter

Date: January 29th, 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