

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

Application Number:	A-2025-0007
Property Address:	180 Bovaird Drive West
Legal Description:	Con 1, WHS, Part Lot 11, Ward 2
Agent:	Mainline Planning Services Inc. (C/o Joseph Plutino)
Owner(s):	A & V Cavallo Investments Ltd., c/o Anthony Cipriani
Other applications: under the <i>Planning Act</i>	nil
Meeting Date and Time:	Tuesday, April 29, 2025, at 9:30 am
Meeting Location:	Hybrid in-person and virtual meeting – Council Chambers, 4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit motor vehicles sales establishment with accessory office, motor vehicle repair shop and motor vehicle washing establishment (detailing), whereas the by-law does not permit the use;
2. To allow 156 parking spaces on site, whereas the by-law requires 165 parking spaces;
3. To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing), whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing); and
4. To permit outside storage for the display of motor vehicles, whereas the by-law does not permit the use.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **12:00 pm on Thursday, April 24, 2025**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **12:00 pm on Thursday, April 24, 2025**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 14th day of April 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



EXISTING INDUSTRIAL
ZONE: M1A-422 (INDUSTRIAL ONE)
OFFICIAL PLAN DESIGNATION: EMPLOYMENT

N38°33'40"E 50.16

TO PERMIT 156 PARKING SPACES ON SITE, WHEREAS THE BY-LAW REQUIRES 165 PARKING SPACES

TO PERMIT 0 CAR STACKING SPACES FOR THE MOTOR VEHICLE WASHING ESTABLISHMENT (DETAILING), WHEREAS THE BY-LAW REQUIRES 10 CAR STACKING SPACES FOR THE MOTOR VEHICLE WASHING ESTABLISHMENT (DETAILING)

TO PERMIT THE USE OF A 'MOTOR VEHICLE SALES ESTABLISHMENT' WITH AN ACCESSORY 'MOTOR VEHICLE REPAIR SHOP' ON THE SITE, WHEREAS ZONING BY-LAW 270-2004 DOES NOT LIST A 'MOTOR VEHICLE SALES ESTABLISHMENT' OR A 'MOTOR VEHICLE REPAIR SHOP' AS A PERMITTED USE IN A M1A-160 ZONE.

EXISTING INDUSTRIAL
ZONE: M1A-250 (INDUSTRIAL ONE)
OFFICIAL PLAN DESIGNATION: MIXED USE

IRONSIDE DRIVE

TO PERMIT OUTSIDE STORAGE (OUTSIDE DISPLAY OF VEHICLES), WHEREAS THE BY-LAW DOES NOT PERMIT OUTSIDE STORAGE (OUTSIDE DISPLAY OF VEHICLES).

EXISTING INDUSTRIAL
ZONE: M1A-160 (INDUSTRIAL ONE)
OFFICIAL PLAN DESIGNATION: MIXED USE

BUILDING 'B'
COMMERCIAL BUILDING
1 STOREY BRICK
(2,051.7 sq.m.)

BUILDING 'A'
COMMERCIAL BUILDING
1 STOREY METAL CLAD AND BLOCK
(3,178.8 sq.m.)

LEGEND

- BW DENOTES BOTTOM OF RETAINING WALL
TW DENOTES TOP OF RETAINING WALL
CRW DENOTES CONCRETE RETAINING WALL
FS DENOTES FINISHED SILL ELEVATION
INV. DENOTES CULVERT INVERT
CBST DENOTES CURB STONES
CLF DENOTES CHAIN LINK FENCE
DENOTES DECIDUOUS TREE
DENOTES CONIFEROUS TREE
LSS DENOTES LIGHT STANDARD CONCRETE
CB DENOTES CATCHBASIN
MH DENOTES MANHOLE
WV DENOTES WATER VALVE
FH DENOTES FIRE HYDRANT
UP DENOTES UTILITY POLE
MHW DENOTES MANHOLE WATER
BB DENOTES BELL BOX
S DENOTES SIGN
GV DENOTES GAS VALVE
PVC0.106 DENOTES DRAIN INLET (PVC)
TS DENOTES TRAFFIC SIGNAL

LAND USE SCHEDULE

TOTAL SITE AREA: = 16,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES = 5,230.5 sq.m. (31.7%)
BUILDING 'A' = 3,178.8 sq.m.
BUILDING 'B' = 2,051.7 sq.m.
TOTAL LANDSCAPED AREA = 832.0 sq.m. (5.0%)
TOTAL ASPHALT, GRAVEL AREA = 10,423.4 sq.m. (63.3%)

BUILDING HEIGHT = ±5.6 m (ONE STOREY)
GARBAGE = STORED INDOORS

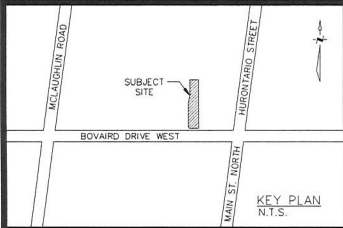
REQUIRED PARKING = 165 TOTAL (INC. 6 ACC. SP.)
PROVIDED PARKING = 156 TOTAL (INC. 6 ACC. SP.)

EXISTING ZONING = M1A-160 (INDUSTRIAL ONE)
PROPOSED ZONING = M1A-160 (INDUSTRIAL ONE)

USE OF BUILDING 'B' = SUPPLIER OF STONE FOR CONSTRUCTION OF BUILDINGS

EXISTING USE OF BUILDING 'A' = WAREHOUSE INCL. ACCESSORY RETAIL
PROPOSED USE OF BUILDING 'A' = MOTOR VEHICLE SALES ESTABLISHMENT INCL. ACCESSORY MOTOR VEHICLE REPAIR SHOP

ADJACENT USE OF LAND = SEE PLAN



LEGAL DESCRIPTION

PART OF LOT 11, CONCESSION 1
WEST OF HURONTARIO STREET
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEE

NOTE:
ALL SURVEY INFORMATION PROVIDED BY THAM SHANMUGARAJAH SURVEYING LTD. ONTARIO LAND SURVEYORS
4101 WESTON ROAD, UNIT 1 TORONTO, ONTARIO, M5L 1W5

NO.	DATE	DESCRIPTION	BY
1	SEP-24	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.

REVISIONS

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE

MINOR VARIANCE APPLICATION

PROJECT

180 BOVAIRD DRIVE
BRAMPTON, ONTARIO

DEVELOPER/OWNER

CAVALLO HOLDING INC.

DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	N.M.	1 = 250	MV
DATE	ISSUED	CITY FILE NO.	
SEP-24	J.P.P.		

Received/Revised

APR 11 2025

Committee of Adjustment

BOVAIRD DRIVE WEST

EXISTING RESIDENTIAL
ZONE: R2A-914 (RESIDENTIAL)
OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

EXISTING COMMERCIAL
ZONE: HC1-728 (HIGHWAY COMMERCIAL)
OFFICIAL PLAN DESIGNATION: MIXED USE