

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-2025-0033
Property Address: 110 Orenda Road
Legal Description: Con 2, EHS, Part Lot 4, RP 43R12439, Part 2, Ward 3
Agent: King Consultants Inc., c/o Gursewak Singh
Owner(s): Jm 110 Orenda Inc.,
c/o Munish Kumar Sharma and Jagtar Raman
Other applications: nil
under the *Planning Act*

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 a motor vehicle sales establishment in conjunction with motor vehicle repair, whereas the by-law does not permit a motor vehicle sales establishment; and
2. To permit a motor vehicle storage area (20 parking spots) associated with a motor vehicle sales establishment, whereas the by-law does not permit a motor vehicle storage area.

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.

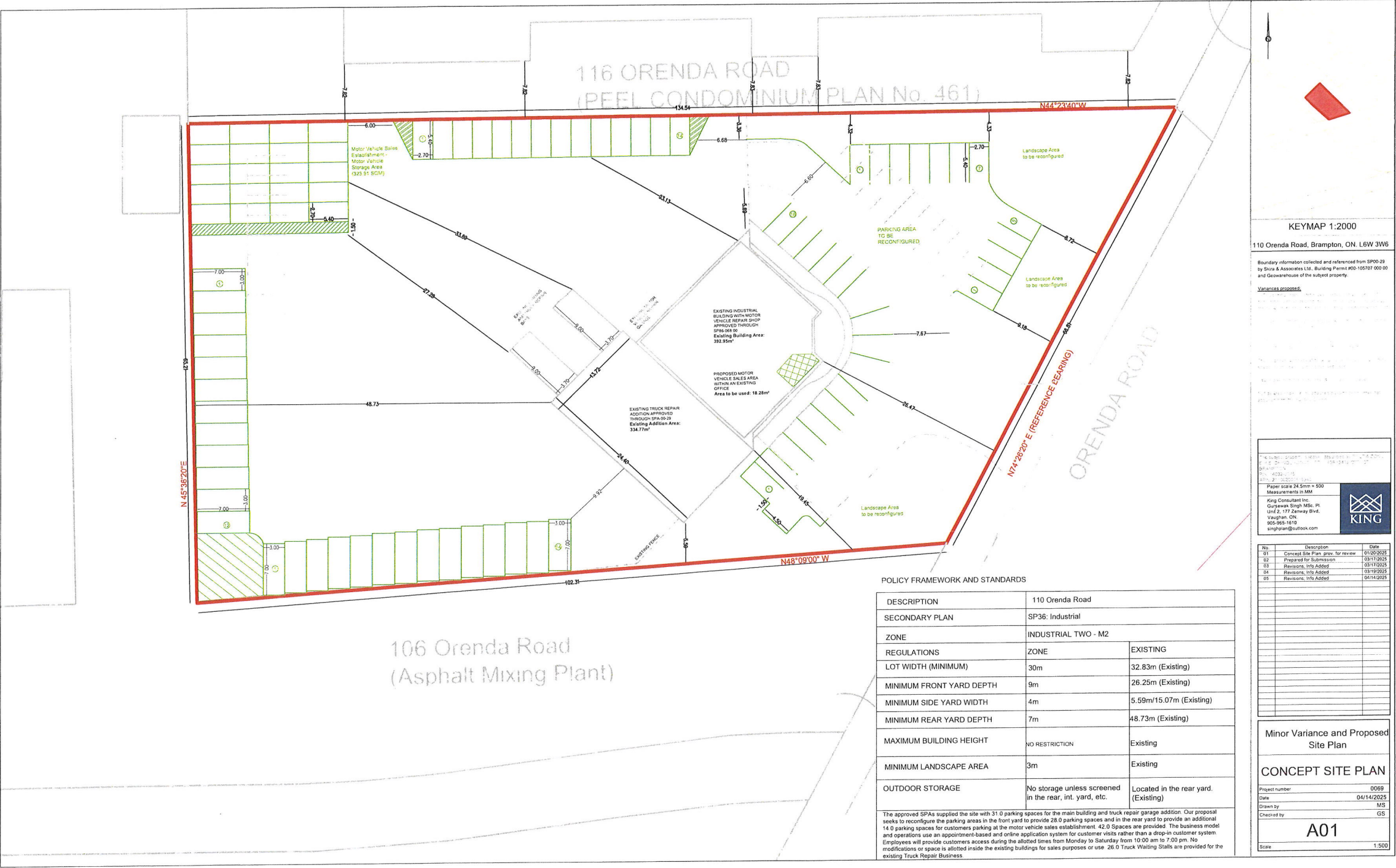
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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



KEYMAP 1:2000

110 Orenda Road, Brampton, ON. L6W 3W6

Boundary information collected and referenced from SPOO-29 by Shira & Associates Ltd., Building Permit #00-105707-000 and Geowarehouse of the subject property.

Variances proposed:

1. To vary the use of the property from Industrial to Motor Vehicle Sales Establishment, Motor Vehicle Storage Area, and Motor Vehicle Repair Shop.

2. To vary the lot area from 1.00 ha to 1.00 ha.

3. To vary the lot width from 30.00 m to 30.00 m.

4. To vary the lot depth from 102.31 m to 102.31 m.

5. To vary the lot area from 1.00 ha to 1.00 ha.

6. To vary the lot width from 30.00 m to 30.00 m.

7. To vary the lot depth from 102.31 m to 102.31 m.

8. To vary the lot area from 1.00 ha to 1.00 ha.

9. To vary the lot width from 30.00 m to 30.00 m.

10. To vary the lot depth from 102.31 m to 102.31 m.

11. To vary the lot area from 1.00 ha to 1.00 ha.

12. To vary the lot width from 30.00 m to 30.00 m.

13. To vary the lot depth from 102.31 m to 102.31 m.

14. To vary the lot area from 1.00 ha to 1.00 ha.

15. To vary the lot width from 30.00 m to 30.00 m.

16. To vary the lot depth from 102.31 m to 102.31 m.

17. To vary the lot area from 1.00 ha to 1.00 ha.

18. To vary the lot width from 30.00 m to 30.00 m.

19. To vary the lot depth from 102.31 m to 102.31 m.

20. To vary the lot area from 1.00 ha to 1.00 ha.

21. To vary the lot width from 30.00 m to 30.00 m.

22. To vary the lot depth from 102.31 m to 102.31 m.

23. To vary the lot area from 1.00 ha to 1.00 ha.

24. To vary the lot width from 30.00 m to 30.00 m.

25. To vary the lot depth from 102.31 m to 102.31 m.

26. To vary the lot area from 1.00 ha to 1.00 ha.

27. To vary the lot width from 30.00 m to 30.00 m.

28. To vary the lot depth from 102.31 m to 102.31 m.

29. To vary the lot area from 1.00 ha to 1.00 ha.

30. To vary the lot width from 30.00 m to 30.00 m.

31. To vary the lot depth from 102.31 m to 102.31 m.

32. To vary the lot area from 1.00 ha to 1.00 ha.

POLICY FRAMEWORK AND STANDARDS

DESCRIPTION	110 Orenda Road	
SECONDARY PLAN	SP36: Industrial	
ZONE	INDUSTRIAL TWO - M2	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	32.83m (Existing)
MINIMUM FRONT YARD DEPTH	9m	26.25m (Existing)
MINIMUM SIDE YARD WIDTH	4m	5.59m/15.07m (Existing)
MINIMUM REAR YARD DEPTH	7m	48.73m (Existing)
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Located in the rear yard. (Existing)

The approved SPAs supplied the site with 31.0 parking spaces for the main building and truck repair garage addition. Our proposal seeks to reconfigure the parking areas in the front yard to provide 28.0 parking spaces and in the rear yard to provide an additional 14.0 parking spaces for customers parking at the motor vehicle sales establishment. 42.0 Spaces are provided. The business model and operations use an appointment-based and online application system for customer visits rather than a drop-in customer system. Employees will provide customers access during the allotted times from Monday to Saturday from 10:00 am to 7:00 pm. No modifications or space is allotted inside the existing buildings for sales purposes or use. 26.0 Truck Waiting Stalls are provided for the existing Truck Repair Business.

Minor Variance and Proposed Site Plan

CONCEPT SITE PLAN

Project number: 0069
Date: 04/14/2025
Drawn by: MS
Checked by: GS

A01

Scale: 1:500