

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

FILE NUMBER: A-2025-0007

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)** A&V CAVALLO INVESTMENTS LTD (c/o Anthony Cipriani)
Address 180 BOVAIRD DRIVE W, BRAMPTON ON. L7A 0H3

Phone # 416-618-6238 **Fax #**
Email cavallom@hotmail.com

2. **Name of Agent** MAINLINE PLANNING SERVICES INC. (C/O JOSEPH PLUTINO)
Address PO BOX 319, VAUGHAN ON. L0J 1C0

Phone # 905-893-0046 **Fax #**
Email NMOORE@MAINLINEPLANNING.COM

3. **Nature and extent of relief applied for (variances requested):**
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.

4. **Why is it not possible to comply with the provisions of the by-law?**
Exception 160 states that the site shall only be used for the following purposes:
- the retailing and indoor and outdoor storage of building equipment and supplies.

5. **Legal Description of the subject land:**
Lot Number LOT 11
Plan Number/Concession Number CON 1
Municipal Address 180 BOVAIRD DRIVE WEST

6. **Dimension of subject land (in metric units)**
Frontage 61.0 m
Depth 292.6 m
Area 16,485.9 m²

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.)

Two (2) one-storey commercial buildings.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A.

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	BLDG 'A': 40.3m,	BLDG 'B': 188.5 m
Rear yard setback	BLDG 'A': 165.5m,	BLDG 'B': 30.4m
Side yard setback	WEST - BLDG 'A': 17.1m,	BLDG 'B': 14.3m
Side yard setback	EAST - BLDG 'A': 7.0m,	BLDG 'B': 8.0m
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: 1976
11. Existing uses of subject property: Commercial
12. Proposed uses of subject property: Commercial
13. Existing uses of abutting properties: Commercial
14. Date of construction of all buildings & structures on subject land: circa 1976
15. Length of time the existing uses of the subject property have been continued: circa 1976

16. (a) What water supply is existing/proposed?
Municipal ☒
Well ☐ Other (specify) _____
- (b) What sewage disposal is/will be provided?
Municipal ☒
Septic ☐ Other (specify) _____
- (c) What storm drainage system is existing/proposed?
Sewers ☒
Ditches ☐ Other (specify) _____
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?

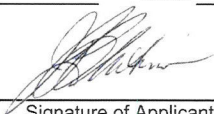
Yes ☐ No ☒

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 of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Vaughan _____

THIS 25th DAY OF September, 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, Joseph Plutino, OF THE City _____ OF Vaughan _____

IN THE Region _____ OF YORK _____ 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 Vaughan _____

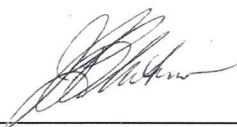
IN THE Region _____ OF

York THIS 25th DAY OF

September, 2024.



A Commissioner etc.



Signature of Applicant or Authorized Agent

Nicholas George Moore,
a Commissioner, etc., Province of Ontario,
for Mainline Planning Services Inc.
Expires December 27, 2026.

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 December 24, 2024

Date Application Deemed Complete by the Municipality Mertelyn

Revised 2022/02/17

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: 180 Bovaird Drive W


I/We, A&V CAVALLO INVESTMENTS LTD. (c/o Anthony Cipriani)
please print/type the full name of the owner(s)

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

MAINLINE PLANNING SERVICES 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 25th day of September, 2024.



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

Anthony Cipriani

(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: 180 Bovaird Dr W

I/We, A&V CAVALLO INVESTMENTS LTD. (c/o Anthony Cipriani)
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 25th day of September, 2024.



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

Anthony Cipriani

(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

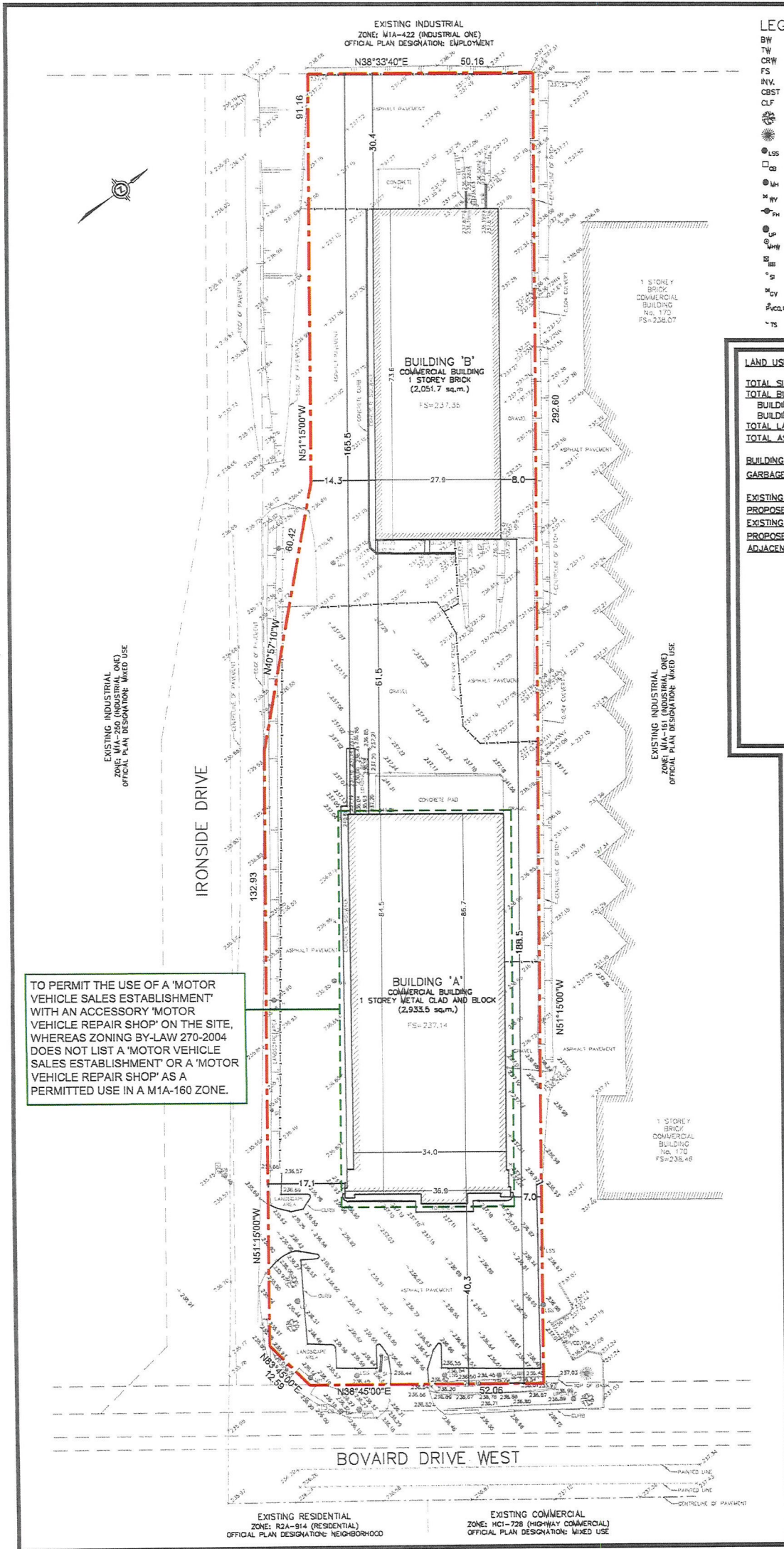


NEWPORT
180 Bovaird Dr W
File #: XX.

Updated: Dec 18, 2024

Parking Table

Building	Use	Sq.ft (approx.)	Sq.m (approx.)	Rate	Spaces Required
A	Showroom	15,000	1,393.5	1 / 23m ² GFA	60.59
	Office	5,000	464.5	1 / 30m ² GFA	15.48
	Body Shop	7,500	696.8	1 / 18m ² GFA	38.71
	Detailing	2,800	260.1	5 parking + 10 stacking	5
	Tire / Rim Area	2,800	260.1	1 / 18m ² GFA	14.45
	Other (remaining space not listed in markup)	1,117	103.8	1 / 60m ² GFA	1.73
B	Industrial	22,084	2,051.7	1 / 60m ² GFA	34.20
TOTAL					170.16



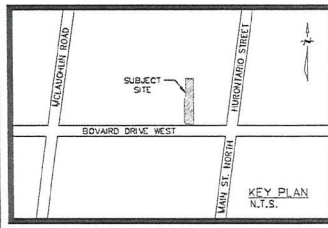
- LEGEND**
- BW DENOTES BOTTOM OF RETAINING WALL ELEVATION
 - TW DENOTES TOP OF RETAINING WALL ELEVATION
 - CRW DENOTES CONCRETE RETAINING WALL
 - FS DENOTES FINISHED SILL ELEVATION
 - INV. DENOTES CULVERT INVERT ELEVATION
 - CBST DENOTES CURB STONES
 - CLF DENOTES CHAIN LINK FENCE
 - (Tree symbol) DENOTES DECIDUOUS TREE
 - (Tree symbol) DENOTES CONIFEROUS TREE
 - LS 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
 - PVC100 DENOTES DRAIN INLET (PVC)
 - TS DENOTES TRAFFIC SIGNAL

LAND USE SCHEDULE

TOTAL SITE AREA	= 16,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES	= 4,905.2 sq.m. (29.8%)
BUILDING 'A'	= 2,933.5 sq.m.
BUILDING 'B'	= 2,051.7 sq.m.
TOTAL LANDSCAPED AREA	= 832.0 sq.m. (5.0%)
TOTAL ASPHALT, GRAVEL AREA	= 10,748.7 sq.m. (65.2%)

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

EXISTING ZONING	= M1A-160 (INDUSTRIAL ONE)
PROPOSED ZONING	= M1A-160 (INDUSTRIAL ONE)
EXISTING USE OF LAND	= MIXED USE
PROPOSED USE OF LAND	= MIXED USE
ADJACENT USE OF LAND	= SEE PLAN



LEGAL DESCRIPTION

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

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

1	SEP-24	ISSUED FOR MUNICIPAL APPROVAL	J.P.P.
NO.	DATE	DESCRIPTION	BY
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.W.	1 = 250	MV
DATE	ISSUED	CITY FILE NO.	
SEP-24	J.P.P.		



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

N38°33'40"E 50.16

BUILDING 'B'
COMMERCIAL BUILDING
1 STOREY BRICK
(2,051.7 sq.m.)
FS#237.35

1 STOREY
BRICK
COMMERCIAL
BUILDING
No. 170
FS#238.07

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

IRONSIDE DRIVE

EXISTING INDUSTRIAL
ZONE: M1A-161 (INDUSTRIAL ONE)
OFFICIAL PLAN DESIGNATION: MIXED USE

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.

BUILDING 'A'
COMMERCIAL BUILDING
1 STOREY METAL CLAD AND BLOCK
(2,933.5 sq.m.)
FS#237.14

1 STOREY
BRICK
COMMERCIAL
BUILDING
No. 170
FS#238.45

BOVAIRD DRIVE WEST

EXISTING RESIDENTIAL
ZONE: R2A-314 (RESIDENTIAL)
OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

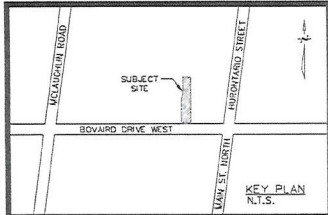
EXISTING COMMERCIAL
ZONE: H21-728 (HIGHWAY COMMERCIAL)
OFFICIAL PLAN DESIGNATION: MIXED USE

LEGEND

- BW DENOTES BOTTOM OF RETAINING WALL ELEVATION
- TW DENOTES TOP OF RETAINING WALL ELEVATION
- CRW DENOTES CONCRETE RETAINING WALL
- FS DENOTES FINISHED SILL ELEVATION
- INV. DENOTES CULVERT INVERT ELEVATION
- CBST DENOTES CURB STONES
- CLF DENOTES CHAIN LINK FENCE
- DT DENOTES DECIDUOUS TREE
- CT DENOTES CONIFEROUS TREE
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- CB DENOTES CATCHBASIN
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- MHW DENOTES MANHOLE WATER
- BB DENOTES BELL BOX
- S DENOTES SIGN
- GV DENOTES GAS VALVE
- PVCI.100 DENOTES DRAIN INLET (PVC)
- TS DENOTES TRAFFIC SIGNAL

LAND USE SCHEDULE

TOTAL SITE AREA	= 15,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES	= 4,905.2 sq.m. (29.8%)
BUILDING 'A'	= 2,933.5 sq.m.
BUILDING 'B'	= 2,051.7 sq.m.
TOTAL LANDSCAPED AREA	= 832.0 sq.m. (5.0%)
TOTAL ASPHALT, GRAVEL AREA	= 10,748.7 sq.m. (65.2%)
BUILDING HEIGHT	= ±5.6 m (ONE STOREY)
GARAGE	= STORED INDOORS
EXISTING ZONING	= M1A-160 (INDUSTRIAL ONE)
PROPOSED ZONING	= M1A-160 (INDUSTRIAL ONE)
EXISTING USE OF LAND	= MIXED USE
PROPOSED USE OF LAND	= MIXED USE
ADJACENT USE OF LAND	= SEE PLAN



LEGAL DESCRIPTION

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

NOTE:
ALL SURVEY INFORMATION PROVIDED BY THAI
SHAMUGARAJAH SURVEYING LTD. ONTARIO LAND SURVEYORS
4101 WESTON ROAD, UNIT 1 TORONTO, ONTARIO, M3J 1Y6

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



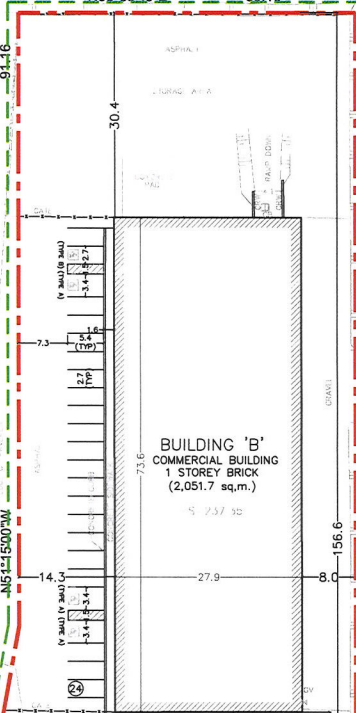
EXISTING INDUSTRIAL
ZONE: M1A-250 (INDUSTRIAL ONE)
OFFICIAL PLAN DESIGNATION: MIXED USE

IRONSIDE DRIVE

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-422 (INDUSTRIAL ONE)
OFFICIAL PLAN DESIGNATION: EMPLOYMENT

N38°33'40"E 50.16



1 STOREY
BRICK
COMMERCIAL
BLDG
No. 73
FS-235.07

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

1 STOREY
BLOCK
COMMERCIAL
BLDG
No. 170
FS-238.46

LEGEND

- BW DENOTES BOTTOM OF RETAINING WALL ELEVATION
TW DENOTES TOP OF RETAINING WALL ELEVATION
CRW DENOTES CONCRETE RETAINING WALL
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LAND USE SCHEDULE

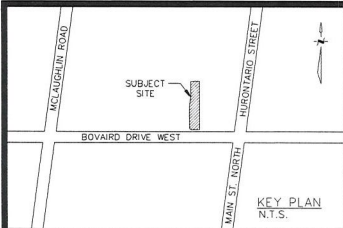
TOTAL SITE AREA: = 16,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES = 5,230.5 sq.m. (31.7%)
BUILDING 'A' = 3,178.8 sq.m.
BUILDING 'B' = 2,051.7 sq.m.
TOTAL LANDSCAPED AREA = 832.0 sq.m. (5.0%)
TOTAL ASPHALT, GRAVEL AREA = 10,423.4 sq.m. (63.3%)

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

REQUIRED PARKING = 180 TOTAL
BLDG (A): = 145
BLDG (B): = 35
PROVIDED PARKING = 165 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 PEEL

NOTE:
ALL SURVEY INFORMATION PROVIDED BY THAM SHANMUGARAJAH SURVEYING LTD., ONTARIO LAND SURVEYORS
4101 WESTON ROAD, UNIT 1 TORONTO, ONTARIO, M5L 1W6

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REVISIONS

mainline
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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.		

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



NEWPORT
180 Bovaird Dr W
File #: XX.

Parking Table

Updated: Dec 18, 2024

Building	Use	Sq.ft (approx.)	Sq.m (approx.)	Rate	Spaces Required
A	Showroom	15,000	1,393.5	1 / 23m ² GFA	60.59
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	Body Shop	7,500	696.8	1 / 18m ² GFA	38.71
	Detailing	2,800	260.1	5 parking + 10 stacking	5
	Tire / Rim Area	2,800	260.1	1 / 18m ² GFA	14.45
	Other (remaining space not listed in markup)	1,117	103.8	1 / 60m ² GFA	1.73
B	Industrial	22,084	2,051.7	1 / 60m ² GFA	34.20
TOTAL					170.16

FEB 18 2025

Committee of Adjustment



February 18, 2025

Committee of Adjustment
City of Brampton
2 Wellington Street W, 1st Floor
Brampton, Ontario, L6Y 4R2

RE: Minor Variance – 180 Bovaird Drive West – File: A-2005-0007, Owner: A&V CAVALLO INVESTMENTS LTD.

Mainline Planning Services Inc. is authorized by A&V Cavallo Investments Ltd. ('the owner') to act as their agent with respect to the above-referenced matter.

City Staff Direction

We are instructed by planning staff to apply to the Committee of Adjustment to allow the proposed 'motor vehicles sales establishment' including accessory land uses, parking and stacking space relief noted below.

The Proposed Variances:

1. To permit a motor vehicle sales establishment including the following accessory uses: office, motor vehicle repair shop, and motor vehicle washing establishment (detailing), whereas Bylaw 270-2004 is site specific to allow a Building Supply and Lumber Store at this location (see M1A-160 zone).
2. To allow 165 parking spaces on the site, whereas Bylaw 270-2004 requires 171 parking spaces on the site.
3. To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing), whereas Bylaw 270-2004 requires 10 car stacking spaces for the motor vehicle washing establishment (detailing).

Executive Summary: Planning Opinion

It is our considered and professional planning opinion that the Committee has the authority to approve this proposal as the variance requested is minor in nature and meets the four tests as required by Section 45. (1) of the Planning Act. Our opinion is further supported by the planning merits as follows.

The Four Tests

1. The Variances are Minor in Nature:

Variance 1: To Permit a Motor Vehicle Sales Establishment Use

- ✓ The **subject property is surrounded by commercial uses** including several 'motor vehicle sales establishments' including Chevrolet, Hyundai, Toyota, Chrysler, and Nissan Dealerships. [see Figure 1]
- ✓ The site-specific component of **the Zoning By-law permits a commercial establishment** (a 'building supplies and equipment' use including 'retail' and 'indoor and outdoor storage' uses).
- ✓ The existing Lumberland tenant will be vacating the premises, leaving the property underutilized.
- ✓ **The proposal is similar to the permitted existing commercial use and other commercial uses** near the property. [see Figure 1]
- ✓ It is our considered and professional planning opinion that **the proposal is minor** and will not cause an impact on adjacent properties that is not otherwise contemplated in the By-law.

Variance 2: Parking Variance

- ✓ The proposal **provides 165 parking spaces whereas the By-law requires 171 parking spaces.**

- ✓ **The parking reduction is minor** as 50 to 70 indoor parking spaces are provided within the retail showroom and within the auto service area of the building.
- ✓ It is our considered and professional planning opinion that **the proposal is minor as the parking reduction is small in number** and represents a parking space shortfall of 4% (6 parking spaces).

Variance 3: Car Stacking Variance

- ✓ **The vehicle 'detailing' space accessory to the auto service area** of the car dealership.
- ✓ **A technical variance is needed** as the 'detailing space' is NOT associated with an automatic 'car wash', which requires 10 car stacking spaces.
- ✓ It is our considered and professional planning opinion that **a variance to provide 0 car stacking spaces whereas the By-law requires 10 is minor** and will not cause any adverse impact on adjacent properties than would otherwise be permitted by the By-law.

2. The Proposal is Desirable for the Appropriate Development of Land, Building and Structure:

- ✓ The proposal is **desirable to the owner** as the building will be leased to a Car Dealership.
- ✓ The proposal is **desirable to Bramptonians** as the Car Dealership will bring significant new and stable jobs to the surrounding residential community.
- ✓ The proposal is **desirable to the City of Brampton** as the property will be improved and productive providing additional tax revenue needed by the City to support the high quality services Bramptonians expect.
- ✓ It is therefore our considered and professional planning opinion that **the proposal is desirable and appropriate for the planned function of the property**.

3. The Proposal Maintains the General Intent and Purpose of the Official Plan ('OP'):

- ✓ The proposal is allow a car dealership within an OP designated '**Mixed-Use Employment**' area where **commercial and service commercial uses are permitted**.
- ✓ **OP Policy 2.2.8.13.e) supports the proposal** to install a 'Car Dealership' ... "*along the edge of the Mixed-Use Employment designation abutting Neighbourhoods.*"
- ✓ It is therefore our considered and professional planning opinion that **the proposal maintains the general intent and purpose of the OP**.

4. The Proposal Maintains the General Intent and Purpose of the Zoning By-law ('ZBL'):

- ✓ The subject property is zoned M1A-160 (Industrial One).
- ✓ **Exception 160 states that the property shall only be used for ...** "*the retailing and indoor and outdoor storage of building equipment and supplies*".
- ✓ **The proposed car dealership business is similar to permitted commercial and service commercial uses also fronting along Bovaird Drive** and near the subject property.
- ✓ It is therefore our considered and professional planning opinion that **the proposal maintains the general intent and purpose of the ZBL**.

In conclusion, it is our considered and professional planning opinion that **the proposal is minor in nature and satisfies the 4 tests in the Planning Act**. We respectfully request the Committee's approval as the proposal is justified and represents good planning.

Thank you in advance for your considerate attention to this matter. Should you require anything further, kindly contact the undersigned or my colleague Nicholas Moore at 905-893-0046 or by email at nmoore@mainlineplanning.com.

Sincerely,
mainline planning services inc.



Joseph P. Plutino, M.C.I.P., R.P.P.

<u>PIN No.</u>	<u>Dealership</u>	<u>Civic Address</u>
*	<i>SUBJECT PROPERTY</i>	180 Bovaird Dr W
1	Frost Chevrolet Buick GMC Ltd.	150 Bovaird Dr W
2	Attrell Hyundai	100 Canam Cres
3	Attrell Toyota	110 Canam Cres
4	Brampton Chrysler Dodge Jeep Ram	190 Canam Cres
5	Brampton North Nissan	195 Canam Cres
6	Mazda of Brampton	15 Van Kirk Dr
7	Subaru of Brampton	9 Canam Cres
8	Kia of Brampton	85 Canam Cres
9	Planet Ford	111 Canam Cres
10	Brampton Mitsubishi	47 Bovaird Dr W
11	Performance Auto Group	105 Van Kirk Dr
12	22G Auto Sales	506 Main St N

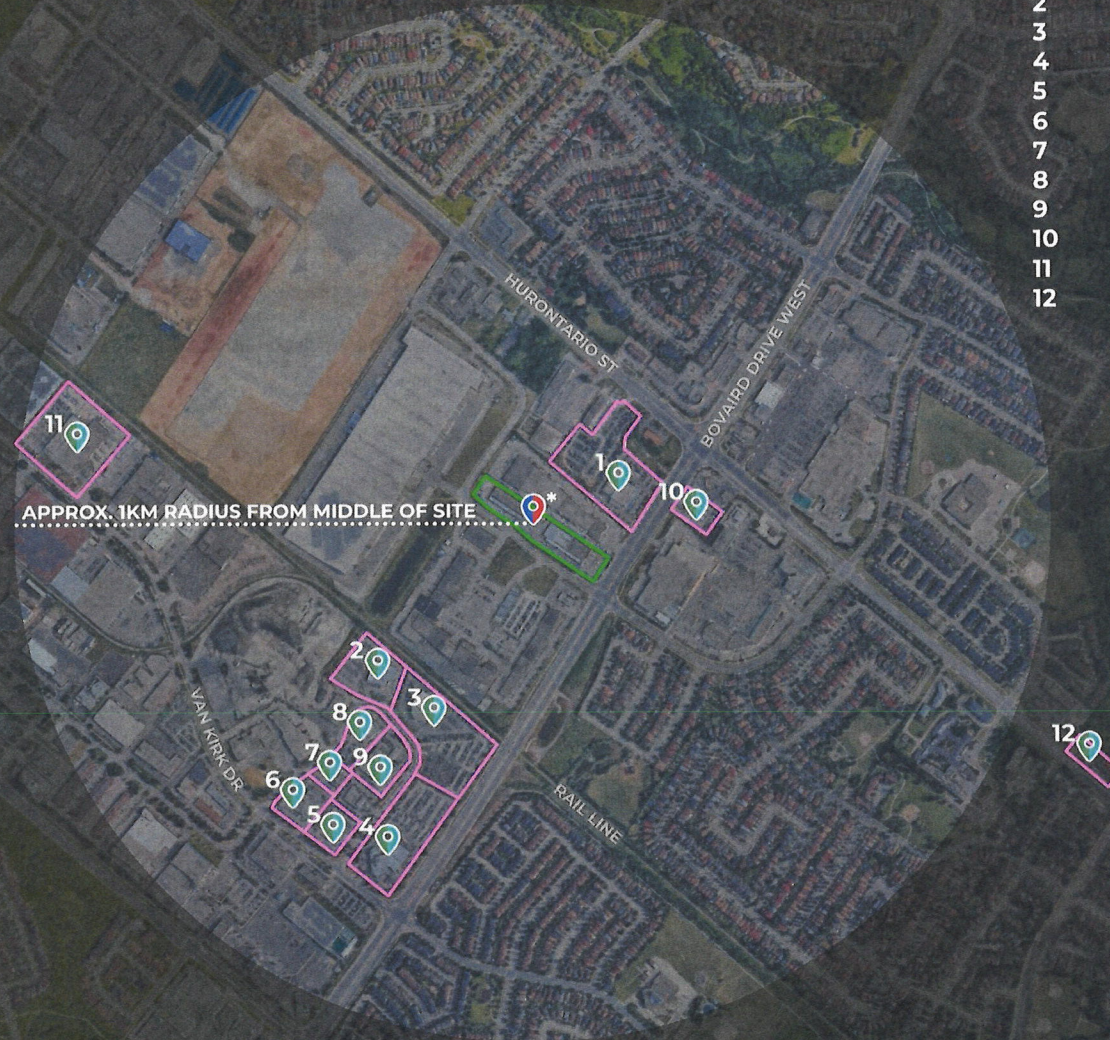


Figure 1
Car Dealerships Near 180 Bovaird Dr W



Memorandum

To: Huzefa Ansari
Traffic Planning Analyst, City of Brampton

From: Nicholas Moore
Junior Planner, Mainline Planning Services Inc.

Date: February 11, 2025

Subject: 180 Bovaird Drive W (A-2025-0007)

Comments:

The incoming business to 180 Bovaird Drive W is a motor vehicle sales company. The type of services provided by the business are car and light truck sales and servicing. The business hours of operation are 8am to 8pm.

The City of Brampton’s Zoning Bylaw 270-2004, as amended, requires the following parking allocation
(Rates confirmed by Lesley Barbuto – Plans Examiner, City of Brampton on December 18th 2024):

Building	Use	Sqm (approx.)	Rate	Spaces Required
A	Showroom	1,393.5	1 / 23m² GFA	60.59
	Office	464.5	1 / 30m² GFA	15.48
	Repair Shop	696.8	1 / 18m² GFA	38.71
	Servicing	260.1	5 parking + 10 stacking	5.00
	Tire / Rim Area	260.1	1 / 18m² GFA	14.45
	Other (remaining area)	103.8	1 / 60m² GFA	1.73
B	Industrial	2,051.7	1 / 60m² GFA	34.20
TOTAL				170.16

The site will provide 165 parking spaces. As such, a minor variance is required to allow 165 parking spaces, whereas the Bylaw requires 171 parking spaces (a 4% [6 parking spaces] reduction).

The dealership will provide a repair service for their customers as an accessory to their primary business function, which is to sell cars.

cc: Lesley Barbuto (Plans Examiner, City of Brampton)
Megan Fernandes (Planner I, City of Brampton)
Allan Parsons, MCIP, RPP (Director of Planning, City of Brampton)
Joseph Plutino, MCIP, RPP (Principal, Mainline Planning Services Inc.)



January 29, 2025

Committee of Adjustment
City of Brampton, Clerks Office
2 Wellington Street West, 1st Floor
Brampton, ON L6Y 4R2

Attention: Clara Vini, Secretary Treasurer, Committee of Adjustment

Re: Committee of Adjustment File No. B-2024-0008. 21 Van Kirk Drive, Brampton.

Mainline Planning Services Inc. is retained by Mantella Corporation ('owner') to act as their agent for the above-referenced matter.

On behalf of the owner, we respectfully request a **deferral of the above-referenced application** until May as the owner is working with city staff to register the condominium (File: DPC-2023-0004) in April.

Thank you in advance for your considerate attention to this matter.

Sincerely,
mainline planning services inc.

A handwritten signature in black ink, appearing to read "J. Plutino", is written over a faint, light-colored circular stamp or watermark.

Joseph P. Plutino, M.C.I.P, R.P.P
cc. client

Zoning Non-compliance Checklist

File No.
A-2025-0007

Applicant: Cavallo Holdings Inc. (c/o Anthony Cipriani)
Address: 180 Bovaird Dr. W
Zoning: M1A - 160
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	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	160.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING	To allow 165 parking spaces on site To permit 0 car stacking spaces for the motor vehicle washing establishment (detailing)	Whereas the by-law requires 171 parking spaces Whereas the by-law requires 10 car stacking spaces for the motor vehicle washing establishment (detailing)	20 & 30
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
Reviewed by Zoning

December 18, 2024
Date



FEB 11 2025

Committee of Adjustment

Memorandum

To: Huzefa Ansari
Traffic Planning Analyst, City of Brampton

From: Nicholas Moore
Junior Planner, Mainline Planning Services Inc.

Date: February 11, 2025

Subject: 180 Bovaird Drive W (A-2025-0007)

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	Office	464.5	1 / 30m ² GFA	15.48
	Repair Shop	696.8	1 / 18m ² GFA	38.71
	Servicing	260.1	5 parking + 10 stacking	5.00
	Tire / Rim Area	260.1	1 / 18m ² GFA	14.45
	Other (remaining area)	103.8	1 / 60m ² GFA	1.73
B	Industrial	2,051.7	1 / 60m ² GFA	34.20
TOTAL				170.16

The site will provide 165 parking spaces. As such, a minor variance is required to allow 165 parking spaces, whereas the Bylaw requires 171 parking spaces (a 4% [6 parking spaces] reduction).

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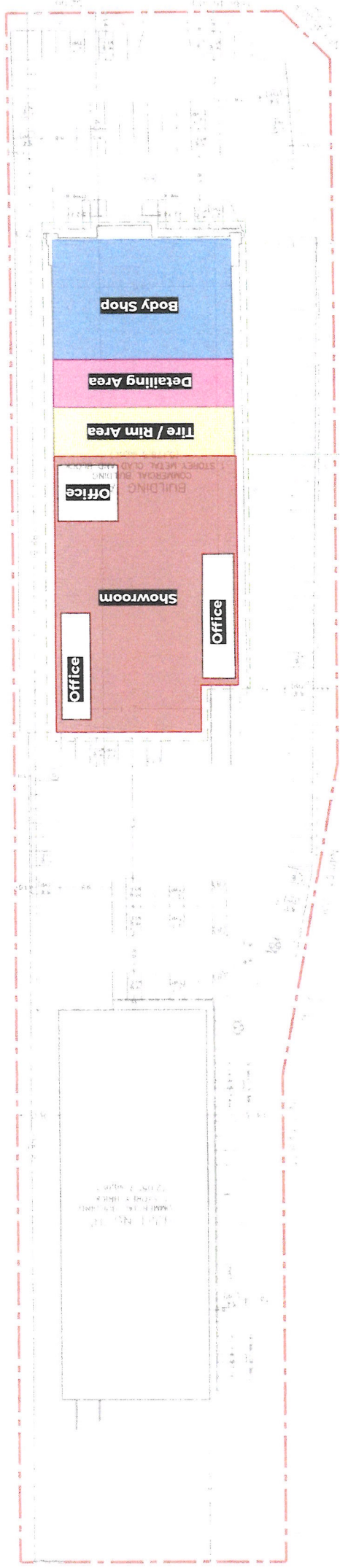


Revised/Revised

MAR 10 2025

Committee of Adjustment

Use Allocation:
Building 'A'



WATER MAIN
SEWER
GAS

mainline

WATER MAIN
SEWER
GAS

WATER MAIN
SEWER
GAS

WATER MAIN
SEWER
GAS

WATER MAIN
SEWER
GAS

WATER MAIN
SEWER
GAS



Received / Revised

MAR 28 2025

Committee of Adjustment

NEWPORT
180 Bovaird Dr W
File #: XX.

Parking Table

Updated: Dec 18, 2024

Building	Use	Sq.ft (approx.)	Sq.m (approx.)	Rate	Spaces Required
A	Showroom	15,000	1,393.5	1 / 23m ² GFA	60.59
	Office	5,000	464.5	1 / 30m ² GFA	15.48
	Body Shop	7,500	696.8	1 / 18m ² GFA	38.71
	Detailing	2,800	260.1	5 parking + 10 stacking	5
	Tire / Rim Area	2,800	260.1	1 / 18m ² GFA	14.45
	Other (remaining space not listed in markup)	1,117	103.8	1 / 60m ² GFA	1.73
B	Industrial	22,084	2,051.7	1 / 60m ² GFA	34.20
TOTAL					170.16



Received / Revised

MAR 28 2025

Committee of Adjustment

Parking Table

NEWPORT
180 Bovaird Dr W
File #: XX.

Updated: Mar 27, 2025

Building	Use	Sq.ft (approx.)	Sq.m (approx.)	Rate	Spaces Required
A	Showroom	15,000	1,393.5	1 / 23m ² GFA	60.59
	Office	5,000	464.5	1 / 30m ² GFA	15.48
	Body Shop	7,500	696.8	1 / 18m ² GFA	38.71
	Detailing	2,800	260.1	5 parking + 10 stacking	5
	Tire / Rim Area	2,800	260.1	1 / 18m ² GFA	14.45
	Other (remaining space not listed in markup)	1,117	103.8	1 / 60m ² GFA	1.73
B	Office	2,208	205.1	1 / 31m ² GFA	6.62
	Industrial	19,876	1,486.6	1 / 91m ² GFA	20.29
TOTAL					162.87



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

N38°33'40"E 50.16

TO PERMIT 155 PARKING SPACES ON SITE, WHEREAS THE BY-LAW REQUIRES 171 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.

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

IRONSIDE DRIVE

MAR 28 2025

Received/Revised

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

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
SI DENOTES SIGN
GV DENOTES GAS VALVE
DVI DENOTES DRAIN INLET (PVC)
TS DENOTES TRAFFIC SIGNAL

LAND USE SCHEDULE

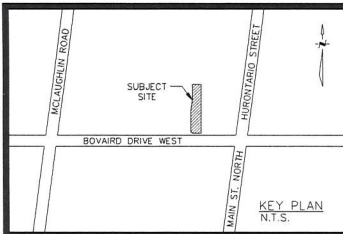
TOTAL SITE AREA: = 16,485.9 sq.m. (100.0%)
TOTAL BUILDING ENVELOPES = 5,230.5 sq.m. (31.7%)
BUILDING 'A' = 3,178.8 sq.m.
BUILDING 'B' = 2,051.7 sq.m.
TOTAL LANDSCAPED AREA = 832.0 sq.m. (5.0%)
TOTAL ASPHALT GRAVEL AREA = 10,423.4 sq.m. (63.3%)

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

REQUIRED PARKING = 171 TOTAL (INC. 6 ACC. SP.)
BLDG (A): 1 / 23 sq.m. = 128
BLDG (B): 1 / 60 sq.m. = 35
PROVIDED PARKING = 155 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 1W6

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.		

'Use' Allocation Building A

Committee of Adjustment

MAR 28 2025

Received / Revised



mainline