

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: 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 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

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
- (Tree symbols) DENOTES DECIDUOUS TREE
- (Tree symbols) DENOTES CONIFEROUS TREE
- LSS DENOTES LIGHT STANDARD CONCRETE
- CB DENOTES CATCHBASIN
- MH DENOTES MANHOLE
- MW DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- UP DENOTES UTILITY POLE
- MHW DENOTES MANHOLE WATER
- BB DENOTES BELL BOX
- SI DENOTES SIGN
- MV DENOTES GAS VALVE
- PVC0.100 DENOTES DRAIN INLET (PVC)
- TS DENOTES TRAFFIC SIGNAL

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.

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.)

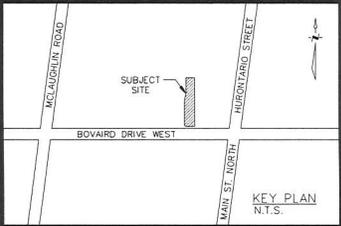
EXISTING ZONING	= M1A-160 (INDUSTRIAL ONE)
PROPOSED ZONING	= M1A-160 (INDUSTRIAL ONE)
USE OF BUILDING 'B'	= SUPPLIER OF STONE FOR CONSTRUCTION OF BUILDINGS
EXISTING USE OF BUILDING 'A'	= WAREHOUSE INCL. ACCESSORY RETAIL
PROPOSED USE OF BUILDING 'A'	= MOTOR VEHICLE SALES ESTABLISHMENT INCL. ACCESSORY MOTOR VEHICLE REPAIR SHOP
ADJACENT USE OF LAND	= SEE PLAN

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

IRONSIDE DRIVE

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

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



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, M9L 1W6

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

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

EXISTING RESIDENTIAL
 ZONE: R2A-R14 (RESIDENTIAL)
 OFFICIAL PLAN DESIGNATION: NEIGHBORHOOD

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

BOVAIRD DRIVE WEST

