

Flower City



brampton.ca

FILE NUMBER:

A-2025-0033

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. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, 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) JM 110 ORENDA INC.c/o Munish Kumar Sharma & Jagtar Raman

Address 110 Orenda Road, Brampton ON L6W3W6

Phone # 905-453-4888

Fax # _____

Email rony@jmmotors.ca

2. Name of Agent Gursewak Singh - King Consultants Inc.

Address Unit 2, 177 Zenway Blvd, Vaughan ON L4H3H7

Phone # 9059651610

Fax # _____

Email Singhplan@outlook.com

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

To permit vehicle sales establishment in conjunction with the primary motor vehicle repair, whereas the By-law does not permit a motor vehicle sales establishment

4. Why is it not possible to comply with the provisions of the by-law?

The Zoning By-law permits repair and servicing uses but does not permit vehicle sales as an accessory/ancillary use to the main motor vehicle use under the M2-Industrial Two designation

5. Legal Description of the subject land:

Lot Number 4

Plan Number/Concession Number

CON 2 EHS

Municipal Address 110 Orenda Road

6. Dimension of subject land (in metric units)

Frontage 66.76

Depth

134.04

Area 0.7239 Ha

7. Access to the subject land is by:

Provincial Highway

Municipal Road Maintained All Year ☒

Private Right-of-Way

Seasonal Road

Other Public Road

Water

0. 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:

Two part structure approved under SP00-029.000: 392.95 SQM Office and
334.77 SQM Repair Garage. No changes or alterations are proposed to
the exterior and interior functions, heights, GFA's of the existing structures.
The proposed parking will be located solely in the rear yard.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

N/A

1. 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 26.25M

Rear yard setback 47.70M

Side yard setback 15.07M

Side yard setback 5.60M

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

0. Date of Acquisition of subject land: OCT. 1ST, 2023
1. Existing uses of subject property: Motor Vehicle Repair and trailer repair
2. Proposed uses of subject property: Motor Vehicle Repair with ancillary Motor Vehicle Sales Establishment
3. Existing uses of abutting properties: Asphalt Plant, vehicle repair, motor vehicle sales, manufacturing and storage
4. Date of construction of all buildings & structures on subject land: 1988 (main building) & 2000 (new addition)
5. Length of time the existing uses of the subject property have been continued: 1988 & 2000

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

Swales ☒

Other (specify)

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?

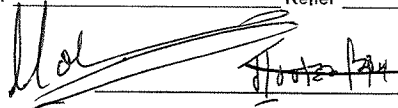
Yes No ☒

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 Region _____ OF Peel _____

THIS 20 DAY OF March, 2025

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.

MOHIT . KHATANA

I, Gursewak Singh _____ OF THE Region _____ OF Peel _____

IN THE City _____ OF Brampton _____ 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 Brampton

IN THE Region _____ OF _____

THIS 20 DAY OF March, 2025

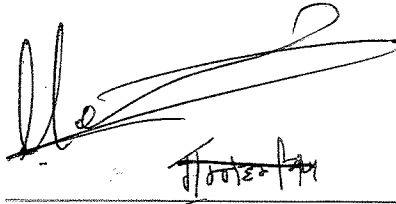
at _____ a Commissioner, etc.,

for the Corporation of the

City of Brampton.

Expires June 20, 2025.

A Commissioner etc.



Signature of Applicant or Authorized Agent

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

March 20, 2025
Mercelyn

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 110 Orenda Road

I/We, JM 110 OREDA INC. c/o Munish Kumar Sharma & Jagtar Raman
please print/type the full name of the owner(s)

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

Gursewak Singh
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 16 day of MARCH, 2025.

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

MUNISH KUMAR SHARMA
(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.

PERMISSION TO ENTER

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 110 Orenda Road

I/We, JM 110 ORENDA INC. c/o Munish Kumar Sharma & Jagtar Raman
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 15 day of MARCH, 2025

Jagtar Raman

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

MUNISH Kumar Sharma

(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**

8. Committee of Adjustment		
Residential Minor Variance Applications		
Above/Below Grade Variance (Door/Window)	\$11,949	Per Application
Driveway Variance	\$11,949	Per Application
Parking Variance	\$11,949	Per Application
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law	\$11,949	Per Application
All Other Variances	\$2,990	Per Variance
Maximum Fee	\$11,949	Per Application
Institutional, Commercial or Industrial (ICI) Minor Variance Applications		
Minor Variance Application	11,949	Per Application
"After the Fact" Variance (Residential or ICI) Variance application resulting from a registered complaint, construction inspection, building order or enforcement action.	\$11,949	Per Application
Consent Applications		
Consent Application – Lot Creation	\$10,157	Per Application
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$5,000	Per Notice
Consent Certificate	\$2,127	Per Certificate
Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none">• \$400 refund if withdrawn prior to internal circulation (By-law 231-2007).• \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007).• No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007).		



King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

March 17th, 2025
Committee of Adjustment
Planning, Building and Economic Development
City of Brampton
City Hall
2 Wellington St West
Brampton, Ontario L6Y 4R2

Attn: Planning, Building and Development Staff, City of Brampton

RE: Request for Minor Variances for 110 Orenda Road, Brampton

King Consultants Inc. is the planning consultant representing the registered owner, JM 110 ORENDA INC. of the above-noted property in the City of Brampton. We are applying to the Committee of Adjustment to seek relief from the Zoning By-law to permit an ancillary use in the rear yard for an existing Motor Vehicle operation:

1. To permit a motor vehicle sales establishment in conjunction with an existing motor vehicle repair shop whereas the by-law does not permit a motor vehicle sales establishment;
2. To permit a motor vehicle storage area for 20 motor vehicles associated with a vehicle sales establishment;

The subject property is legally described as PT LT 4 CON 2 E.H.S. CHINGUACOUSY PT 2, 43R12439 CITY OF BRAMPTON; PIN: 14032-0075; ARN: 211002000515340.

Description of Subject Lands

The subject lands are located on the north side of Orenda Road and west of Rutherford Road S in Brampton, Ontario. The site measures a total of 1.78 acres and is supported by a frontage of 66.76M, a width of 65.25m, a depth of 134.04m, and one full movement access driveway from Orenda Road. The on-site structure was established through a site plan agreement with the City of Brampton (SP86-063.000). There is one access driveway on Orenda Road and entrance and exit lanes to the front yard. The site is occupied by a 392.95 SQM Industrial one-storey building with an additional 334.77 SQM Repair Garage approved through SPA-00-24. The site currently operates a motor vehicle repair and trailer repair operation.

The City of Brampton's *Official Plan 2006 Schedule 1 City Concept* and *Schedule A general Land use Designations* designate the lands as *Central Area*. The Regionally approved *Brampton Plan 2023 Schedule 1A City Structure* designates the property as *Employment Areas*, and *Schedule 2 Designations* labels the property as *Employment*. *Queen Street Corridor Plan Area 36* establishes the subject lands as *Industrial*, which permits a variety of industrial, associated use and motor vehicle repair shops. The current zoning for the subject lands is *Industrial Two (M2)* under the City's Zoning By-Law 327-07; 204-2010.

Surrounding Uses and Variances

The surrounding uses in this industrial and commercial area predominantly include asphalt plant, motor vehicle, and commercial vehicle repairs and shops, as well as manufacturing, offices, fabricators, logistics, and minor commercial units. The properties to the north are occupied by a plastic manufacturing plant and asphalt batch plant. To the west are construction suppliers, and warehouse distributors, to the south



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automobile repair uses, truck yard; and to the east, the area consists of a motor vehicle repair establishment, motor vehicle body shop and car repair, gas station and multi-tenanted commercial.

Within the Queen Street Corridor Secondary Plan area and along/near Orenda Road, the Committee of Adjustment approved the following Motor Vehicle Sales Establishments with approval/approval with conditions:

- File A06-145 118 Orenda Road Unit 3 (Motor Vehicle Sales Establishment)
- File A-2020-0128 72 Orenda Road (Motor Vehicle Sales Establishment)
- File A-2020-0145 107 Orenda Road (Motor Vehicle Sales Establishment)
- File A01-110 101-103 Orenda Road (Motor Vehicle Sales Establishment)
- File A05-413 110 Rutherford Road S (Motor Vehicle Sales Establishment)
- File A03-307 32 Rutherford Road S (Motor Vehicle Sales Establishment)
- File A-2024-0069 73 Eastern Avenue (Motor Vehicle Sales Establishment)
- File A00-127 79A Eastern Avenue (Motor Vehicle Sales Establishment)
- File A-2023-0230 68 Eastern Avenue (Motor Vehicle Sales Establishment)
- File A12-071 25 Clark Boulevard (Motor Vehicle Sales Establishment)
- File A14-054 21 Clark Boulevard (Motor Vehicle Sales Establishment)
- File A-2021-0072 2 Kennedy Road S (Motor Vehicle Sales Establishment)

Description of the Variance

We are seeking the following relief from the Zoning By-law, as amended:

1. To permit a motor vehicle sales establishment in conjunction with an existing motor vehicle repair shop, whereas the by-law does not permit a motor vehicle sales establishment;
2. To permit a motor vehicle storage area for 20 motor vehicles associated with a vehicle sales establishment;

We note that the motor vehicle sales areas are in the rear yard (against the rear and east interior lot line). They represent an area of 323.91 SQM, which occupies approximately 4.49% of the total site area. Variances 1 and 2 relate to establishing an ancillary motor vehicle sales establishment use in conjunction with an existing motor vehicle repair shop. The site currently features four bay garage doors (3 for commercial motor vehicles and trailer repair & 1 bay door for motor vehicles) approved through SP86-063.000 and SPA-00-24. A buffer strip is provided in the parking area to delineate the space from the outdoor storage area used in the rear yard. 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 and rear yards to provide an additional 6.0 parking spaces for customers parking at the motor vehicle sales establishment. 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.

Planning Analysis & Section 45(1)

Maintains the General Intent and Purpose of the Official Plan

The City of Brampton's *Official Plan 2006 Schedule 1 City Concept* and *Schedule A general Land use Designations* designates the lands as *Central Area*. The Regionally approved *Brampton Plan 2023 Schedule*



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1A City Structure designates the property as *Employment Areas*, and *Schedule 2 Designations* labels the property as *Employment*. *Queen Street Corridor Plan Area 36* establishes the subject lands as *Industrial*, which permits a variety of industrial, associated use and motor vehicle repair shops. As per the Secondary Plan, commercial uses permitted by the Industrial designation shall accommodate the following: *A limited range and amount of retail, service and office uses to be generally, but not exclusively selected from a range of uses including sports and recreational facilities, event catering facilities, business and entertainment facilities, automobile service stations and repair facilities, limited service motels/hotels, local serving restaurants, computer related services, architectural, engineering and other scientific and technical services and other direct business related services in an industrial mall which also accommodates industrial uses.* The proposed variances seek to permit an ancillary and minor motor vehicle sales establishment for an existing motor vehicle repair use. **The nature of the variances and extent do not contravene the policies and objectives of the Official Plan.**

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

The subject lands are designated *Industrial Two*, which permits a variety of industrial uses, as well as accessory use for the principal industrial use and some non-industrial uses. 32.1.1.a.1 permits the following: *the manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials including a motor vehicle repair shop and a motor vehicle body shop.* Furthermore, 32.1.1.c.4 further permits purposes accessory to the other permitted purposes that are incidental, subordinate and exclusively to the principal use of the lot and buildings thereon, located on the same lot. **The proposed permitted uses generally maintain the intent of the Zoning By-law as the uses are ancillary and, therefore, accessory to the established uses on-site.**

Desirable for the Appropriate Development of the Land

The requested Variance is appropriate as the surrounding industrial and commercial lands in the planning area contain similar uses, and the Committee of Adjustment has approved similar proposals within the Secondary Plan area and zoning. The proposal does not negatively impact on the neighbouring properties and is wholly located within the rear yard while continuing to maintain the existing principal and accessory uses. Usage is effectively screened from the front yard and street line as well as the side yards abutting other businesses by screened fences. Lastly, the proposal represents an area of 4.49% and controls customer traffic through an appointment-based system. **Therefore, the proposed variance is desirable and appropriate development of the land.**

Minor in Nature

The requested variances are wholly located in a portion of the rear yard. The proposed uses are ancillary and subordinate uses to the existing principal uses. The approval and licensed existing uses were approved for 31.0 parking spaces calculated with the gross floor area of the existing building. The proposal does not require space within the existing structure as the business model is by online application only in an allotted time frame. 6.0 surplus parking spaces are provided adjacent to the motor vehicle storage area. The variances proposed do not adversely impact the functionality and objectives of the By-law and will only require parking re-striping. **Therefore, the variances can be considered minor in nature.**

In conclusion, the proposed variances for the land development are justified as they align with the surrounding commercial and industrial landscape while adhering to the principles of the Zoning By-law. The requested variances generally maintain the intent of the Official Plan and Zoning By-law; therefore, integrating the proposed ancillary use is minor in nature and will not adversely impact the existing site operation.



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We trust that the above materials are in order. Should you require any further information, do not hesitate to contact the undersigned.

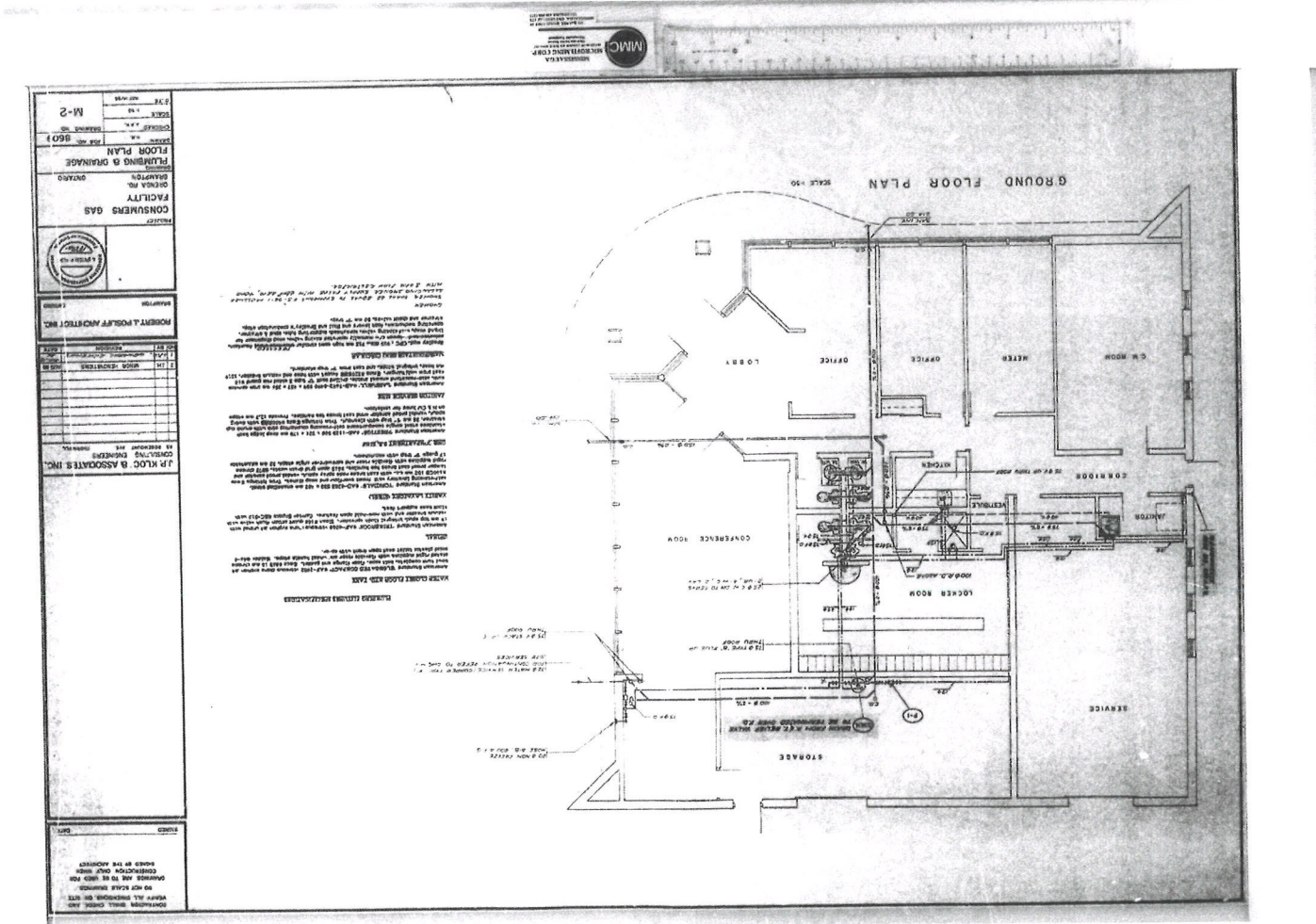
Warm regards,

Gursewak Singh MSc. Pl.
Director, Planner
King Consultants Inc.
Provisional Member MCIP, RPP
Unit 2, 177 Zenway Blvd
Vaughan, ON L4H 3H9
905-965-1610
singhplan@outlook.com



Land Use Planning and Development Consultants

Gursewak@kingconsults.ca



Zoning Non-compliance Checklist

File No.
A-2025-0033

Applicant: Gursewak Singh
Address: 110 Orenda Rd
Zoning: M2
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	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.	32.2.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
STORAGE	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.	32.2.2
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Shiza Athar

Reviewed by Zoning

2025/03/19

Date