



Report Committee of Adjustment

Filing Date: March 25th, 2025

Hearing Date: April 29th, 2025

File: A-2025-0033

**Owner/
Applicant:** JM 110 Orenda c/o Munish Kumar Sharma & Jagtar Raman
King Consultants c/o Gursewak Singh

Address: 110 Orenda Road

Ward: WARD 3

Contact: Marcia Razao, Planning Technician

Recommendations:

That application A-2025-0033 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. That the owner submit a Site Plan application within 90 days of the Committee's decision or within an extended period of time as approved by the Director of Development Services;
 3. That the Motor Vehicle Sales use shall only be permitted in conjunction with a permitted Motor Vehicle Repair use; and
 4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
-

Background:

Existing Zoning:

The property is zoned 'Industrial Two (M2)', according to By-law 270-2004.

Requested Variances:

The applicant is requesting the following variances:

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.

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.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Central Area' in the 2006 Official Plan and 'Industrial' in the Queen Street Corridor Secondary Plan (Area 36). The subject property is designated as 'Employment Areas' (Schedule 1A – City Structure) and 'Employment' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

Section 5.2.1 of the secondary plan directs that minor concentrations of directly related businesses support services are permitted within the industrial designation. The proposed motor vehicle sales use is intended to support the permitted motor vehicle repair use on the property. Further, section 5.2.6 directs that commercial uses in the industrial designation shall accommodate a limited range and amount of retail, service, and office uses. A condition of approval is recommended that the motor vehicle sales use only be permitted in conjunction with a permitted motor vehicle repair use to ensure that the sales use is operating on a limited scale and accessory to the permitted repair use. Subject to the recommended condition of approval, Variance 1 is considered to maintain the general intent of the official plan.

Variance 2 is not considered to have significant impacts within the context of the official plan subject to the recommended conditions of approval this variance is considered to maintain the general intent of the Official Plan

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

Variance 1 is requested 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. The property is zoned "Industrial Two (M2)" according to By-law 270-2004, as amended. The intent of the by-law in permitting a certain class of uses on a property is to ensure that the uses can function effectively together, and that the uses can be appropriately regulated by the standards within the zone category. The requested variance proposes to use a small portion of an existing unit for motor vehicle sales use, with the primary function of the unit remaining as motor vehicle repair.

Variance 2 seeks 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. The intent of the by-law in prohibiting outdoor storage on the property is to ensure that a certain aesthetic quality is maintained for the property. As per the site plan in Appendix B there is space at the rear of the property to display this storage. The parking location is still intended to uphold the overall

organization and functionality of the site and does not negatively impact the efficiency of vehicular circulation. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

Variance 1 is requesting to permit motor vehicle sales in conjunction with a permitted motor vehicle repair use is intended to allow the existing repair business to sell cars on the property, while maintaining the principle business within the unit as a motor vehicle repair shop. The additional use is not anticipated to have a significant impact on the overall function of the property given its proposed scale. A condition of approval is recommended that the sales use only be permitted in conjunction with a permitted repair use to ensure that the use is ancillary in nature.

Variance 2 is requesting 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. There are no parking requirements on this site, due to this the outdoor storage will not impact parking. A condition has been added to the Staff Report, stating that the owner submits a Site Plan application to the City for review, as new uses will be introduced, and the parking configuration will be altered. As there are loading spaces and truck trailer parking on the site as well, additional studies such as a Truck Swept Analysis may be required to demonstrate safe maneuverability of large vehicles on the site. Subject to the recommended conditions of approval, the requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

Variance 1 proposes to use a limited floor area within an existing industrial unit for motor vehicle sales, whereas the function of the unit will remain primarily for automobile repair, which is a permitted use. The requested variance is not anticipated to have any negative impacts on the function of permitted uses within the property and, subject to the recommended conditions of approval, will only operate in conjunction with a permitted use. Variance 2 proposes to permit a motor vehicle storage area (20 parking spots) associated with a motor vehicle sales establishment. This property has no parking requirements not effecting parking, the site has provided parking and the storage does not negatively impact the efficiency of vehicular circulation. Subject to the recommended conditions of approval, the requested variance is considered to be minor in nature.

Respectfully Submitted,

Marcia Razao

Marcia Razao, Planning Technician

Appendix A: Site Photos



Appendix B: Site Plan

