

FILE NUMBER: A-2025-0051

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) 2320478 ONTARIO INC.
Address 54 Nuggett Court, Brampton ON. L6T 5A9

Phone # 905-339-3014 Fax # _____
Email chester@nsafe.com

2. Name of Agent Gursewak Singh - King Consultants Inc.
Address Unit 2, 177 Zenway Blvd, Vaughan ON. L4H 3H9

Phone # 905-965-1610 Fax # _____
Email Singhplan@outlook.com

3. Nature and extent of relief applied for (variances requested):
To permit a Motor Vehicle Repair shop use having an area of 65.89 SQM (7.09%) ancillary to the primary manufacturing and warehousing operation. The proposed involves the repair of commercial motor vehicles and heavy machinery used for the delivery of materials and installation of products. No Motor Vehicle Body Shop use is proposed.

4. Why is it not possible to comply with the provisions of the by-law?
Whereas, the By-law under the "Industrial Three A" designation does not permit a Motor Vehicle Repair Shop use.

5. Legal Description of the subject land: PCL BLOCK 13-1, SEC 43M-955; S/T DP2708 City of Brampton
Lot Number PCL BLOCK 13-1
Plan Number/Concession Number 43M-955
Municipal Address 54 Nuggett Court

6. Dimension of subject land (in metric units)
Frontage 32.50m
Depth 126.96m
Area 0.99

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:

Existing 1988 F2 industrial Building having an area of 929 SQM and renovated through 17-105589-PO1-00 (Building permits). The internal components consist of approved offices, front rooms and warehousing/manufacturing area in the rear of the building accessed by three overhead garage doors. The building has an oil and grit separator in good standing and regularly inspected.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

No additional buildings are proposed. The proposed Motor Vehicle Repair area does not require any alterations or renovations for the Class B Auto Service Repair Station use.

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 15.21m
Rear yard setback 59.13m
Side yard setback 6.09m (S)
Side yard setback 7.72m (N)

PROPOSED

Front yard setback None proposed.
Rear yard setback None proposed.
Side yard setback None proposed.
Side yard setback None proposed.

0. Date of Acquisition of subject land: Feb 01, 2019
1. Existing uses of subject property: Industrial Use-Warehousing, Manufacturing, Storage of Goods
2. Proposed uses of subject property: To remain the Same.
3. Existing uses of abutting properties: Industrial Malls, Manufacturing, Warehousing and a Crematorium
4. Date of construction of all buildings & structures on subject land: 1988
5. Length of time the existing uses of the subject property have been continued: 1988

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?

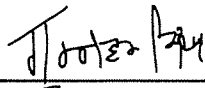
Yes ☐ No ☒

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 City OF Brampton
THIS 21 DAY OF May, 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.

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

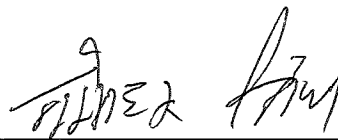
City OF Brampton

IN THE Region OF

Peel THIS 21 DAY OF

May, 2025

Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2025.



Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: _____

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

May 21, 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: 54 Nuggett Court

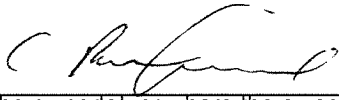
I/We, 2320478 ONTARIO INC.
please print/type the full name of the owner(s)

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

Gursewak Singh - King Consultants 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 14 day of May, 2025.



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

C.Budziak

(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: 54 Nuggett Court

I/We, 2320478 ONTARIO INC.
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 14 day of May, 2025.



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

C. Budziak

(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			
8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		
8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none">75% refund if withdrawn prior to internal circulation50% refund if withdrawn prior to circulation of public notice of a hearing.No refund if withdrawn once the circulation of the public notice of a hearing has occurred			



King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

May 16th, 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 Variance for 54 Nuggett Court, Brampton

King Consultants Inc. is the planning consultant representing the registered owner, 2320478 Ontario 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 to the existing industrial operation:

1. To permit a motor vehicle repair shop use whereas the By-law does not permit a motor vehicle repair shop in the Industrial Three A designation.

The subject property is legally described as PART BLK S PL 977 CHINGUACOUSY; PART BLK U PL 977 CHINGUACOUSY PARTS 26 & 28 43R14908; S/T RO739667, PARTIALLY RELEASED BY RO822877; S/T VS344874 CITY OF BRAMPTON; PIN: 14025-0025; ARN: 211010002502486.

Description of Subject Lands

The subject lands are located on the southeast side of Nuggett Court and north of the Nuggett Court and Bramhurst Avenue intersection in Brampton, Ontario. The site measures a total of 0.99 acres and is supported by a frontage of 30.52M, a width of 32.50m, a depth of 124.20m, and one full movement access driveway from Nuggett Court. The on-site structure was established through a site plan agreement with the City of Brampton (SP88-173.000) after the approval of Registered Plan M977. The site is occupied by an existing F2 Class 929.00 SQM Industrial one-storey building with an associated office area, dry storage (warehousing) and a manufacturing area located at the rear of the building. The site also underwent further improvements through building permit 17-105589- PO1-00. The Rear of the building continues to enjoy two full loading zone areas serviced by overhead garage doors (3.29m W x 4.26m H) and a third overhead garage of the same specifications. The operation is serviced by a oil and grit separator in good standing and regularly inspected. The site currently operates a manufacturing business that produces fall protection equipment, parts and installation with onsite heavy machinery and commercial motor vehicles.

The City of Brampton's *Official Plan 2006 Schedule 1 City Concept* and *Schedule A General Land Use Designations* designate the lands as *Industrial*. 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*. *Airport Intermodal Area Area 04* establishes the subject lands as *General Employment 1*, which permits a variety of industrial, associated uses, repair and servicing operations but excluding motor vehicle body shops and outdoor storage. The current zoning for the subject lands is *Industrial Three A (M3A)* under the City's Zoning By-Law 204-2010.

Surrounding Uses and Variances

The surrounding uses are indicative of the policies contained within the Airport Intermodal Secondary Plan Area 4 which generally bounded by North Drive and Cottrelle Boulevard to the north, the municipal boundary



King Consultants Inc.

Land Use Planning and Development Consultants

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to the south and east, and Torbram Road to the west. The area is comprised of predominantly a mix of employment uses approved through employment land development dating back to the 1980's and 1990's. This industrial and commercial area predominantly includes manufacturing, processing, recycling, wholesale suppliers, industrial malls and minor commercial units. The properties to the north are occupied by a telecommunication manufacturer and provider, a food manufacturer, plastics manufacturer and industrial malls consisting of suppliers. To the west is Torbram Road and open space land buffering residential development. To the east, a steel distributor, recycling operation, warehousing and logistics operations and a funeral home. To the immediate south, an industrial mall consisting of a restaurant and minor commercial uses related industrial adjacent businesses.

Description of the Variance

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

1. To permit a motor vehicle repair shop use whereas the By-law does not permit a motor vehicle repair shop in the Industrial Three A designation.

Variance 1 relates to a request to permit an ancillary motor vehicle repair use incidental to the existing industrial warehousing and manufacturing operation. The site currently operates as a manufacturing, storage and delivery and installation of fall protection equipment products. The site operation internally utilizes the front of the building for dry storage, the middle section for the existing offices and the rear for manufacturing as illustrated on the Minor Variance sketch. The business utilizes heavy machinery to move raw materials and supplies from the outdoor storage area to the manufacturing area. Once the materials have been processed and assembled, owner operator commercial vehicles pick-up and drop-off products through the loading zone.

We note that the proposed motor vehicle repair use will wholly be accessed through an existing overheard garage at the rear of the building. The area is proposed to be removed from the existing manufacturing area for the proposed Motor Vehicle Repair area measured having an area of 65.89m², a width of 3.29m and length of 19.80m. No renovations are proposed and required to implement the proposal within the building. The access is provided through a third overhead garage and does not impede or encumber the existing loading zones integral to the operation. The proposed represents an area of 7.09% of the total building area and represents an area of 14.81% in the manufacturing area. The rear area is paved and at-grade with no accessory structures. The area has unobstructed turning area as intended for the current use. The business utilizes highway transportation trucks with trailers and flatbeds for their materials which already maneuver with ease. We note the access provides above the minimum requirement for drive-aisles and widens towards the loading zone and parking area. Two parallel truck waiting stalls are provided, set backed and adjacent to the proposed repair area.

The existing site consists of 27.0 existing parking spaces provided in the front, interior side yard and rear of the site. We are proposing additional parking spaces along the interior side yard in the rear yard to increase the drive-aisle width along the access from the entrance to the rear yard. We note the total parking area per use adds up to 12.30 Parking Spaces (rounded up to 13.0) combining the existing warehousing, associated office, manufacturing and proposed motor vehicle repair. We are offering 29 parking spaces in total as surplus. The site only requires re-striping for these stalls.



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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* designate the lands as *Industrial*. 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*. The *Airport Intermodal Area Area 04 Secondary Plan* establishes the subject lands as *General Employment 1*. The Area 04 plan provides a land use framework for one of the large employment area of the City and permits a variety of industrial and commercial uses with minor institutional and special sites. As per the Secondary Plan, the *General Employment 1* designation permits a broad range of industrial uses including but not limited to warehousing and storage of goods, manufacturing, processing, repairing and servicing operations, but excludes motor vehicle body shops, and outdoor storage areas, only as accessory to an industrial use, which shall be screened from the public view. Furthermore, the Secondary Plan permits ancillary uses directly associated with principal industrial use and a residential unit for the maintenance of property.

The proposed variance seeks to permit an ancillary and minor motor vehicle repair area within the enclosed building without the need for improvements internally and site alteration externally. The designation permits repairing and servicing uses consistent with the proposal. **The nature of the variance and its ancillary use to the primary industrial use 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 Three A* 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 excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use*. The intent of the permitting By-law, as amended, is to provide a certain class of uses and permissions to ensure uses can function together without causing significant and negative impacts. We note that the request only seeks to utilize a small portion of the manufacturing area without the need for additional alterations and renovations. The existing loading areas integral to the operation of the manufacturing and warehousing components can continue to function and uphold the overall site function without impact. Vehicle circulation and maneuverability can continue with ease. The proposal does not involve a body shop use and does constitute a repair and servicing operation to support the existing industrial operation. Surplus parking has been provided to accommodate the additional use permissions and exceeds the required parking per the By-law. **The proposed generally maintains the intent of the Zoning By-law.**

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 heavier industrial uses that can be classified as obnoxious and restrictive. The Site does not require any internal or external upgrades to be implemented. Furthermore, the Site provides fencing and screening via natural buffering along the front yard, the position of the building and the rear yard (facing Torbram Road). The proposed motor vehicle repair use does not adversely affect the primary uses and the proposed scale represents an area of 7.09% which does not take away from the primary use. The proposed location is serviced by an oil and grit separator which will ensure the site will avoid contamination and adverse impact to human health. Lastly, the repairing and servicing component will support the company fleet and allow for on-site Ministry of Transportation inspections for highway classified machinery and commercial vehicles integral to the main operation. **Therefore, the proposed variance is desirable and appropriate development of the land.**



King Consultants Inc.

Land Use Planning and Development Consultants

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Gursewak@kingconsults.ca

Minor in Nature

The requested variance is minor in nature and represents a limited floor area compared to the primary and associated uses within the existing building. The function of the industrial building will remain unchanged and unimpeded by the inclusion of the proposed as the utilization of a third overhead door and sufficient setback is provided from the existing loading and parking area. We anticipate that the proposed will not adversely impact the permitted uses, the surrounding properties and uses in the contextual planning area. The proposed will only operate in conjunction with a permitted use. **Therefore, the variances can be considered minor in nature.**

In conclusion, the proposed variance is indicative of efficient and proper planning as it aligns 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.

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

JUN 11 2025

Committee of Adjustment



1119-34 Leith Hill Road
Toronto, ON M2J 1Z4
Phone: (514) 891-3972
Email: Nabil@TrafficPlus.ca
Website: TrafficPlus.ca

Response to Comments

Date

June 05, 2025

Our Reference:

20250007

City of Brampton Contact

Annie Thomson
Planning Technician
Planning, Building and Growth Management | City of Brampton
2 Wellington Street West | Brampton, ON | L6Y 4R2

**Re: Response to Comments – Swept Path Assessments Study
Proposed Motor Vehicle Repair Shop Use
54 Nuggett Court, City of Brampton**

Dear Ms. Thomson:

Traffic+ Engineering Ltd. was retained by 2320478 Ontario Inc. to address the comments submitted by City staff on June 3, 2025, to seek a relief from the Zoning By-law to permit an ancillary use to the existing industrial operation [To permit a motor vehicle repair shop use whereas the By-law does not permit a motor vehicle repair shop in the Industrial Three A designation].

The comments received from the City of Brampton (the “City”) staff have reviewed and addressed. Each City’s comment is below and our responses follow in blue.

- 1. **A swept path analysis, prepared by a recognized traffic engineering professional/consultant, is required for the following:**
 - a. The largest vehicle expected to use the proposed motor vehicle access through the overhead door
 - i. The analysis must demonstrate no conflict with vehicles in Parking Stalls #2 and #3, or the two loading bays.

Traffic+ Engineering Ltd. response:

The swept path assessment was undertaken using the City of Brampton Truck Tractor (without a trailer). **Figure 1** and **Figure 2** illustrate the swept path assessment for a vehicle accessing the overhead door.

Additional swept paths are included at the new proposed truck waiting stalls. **Figure 3** and **Figure 4** illustrate these swept paths assessments.





1119-34 Leith Hill Road
Toronto, ON M2J 1Z4

Phone: (514) 891-3972
Email: Nabil@TrafficPlus.ca
Website: TrafficPlus.ca

Response to Comments

- b. Passenger vehicle accessing parking stall #1.

Traffic+ Engineering Ltd. response:

A swept path assessment was undertaken using the typical TAC 2017 passenger vehicle entering and parking in Stall # 1. **Figure 5** and **Figure 6** illustrate the swept path assessments.

- 2. Please revise the Site Plan to show the truck waiting stalls in a more accessible location.**

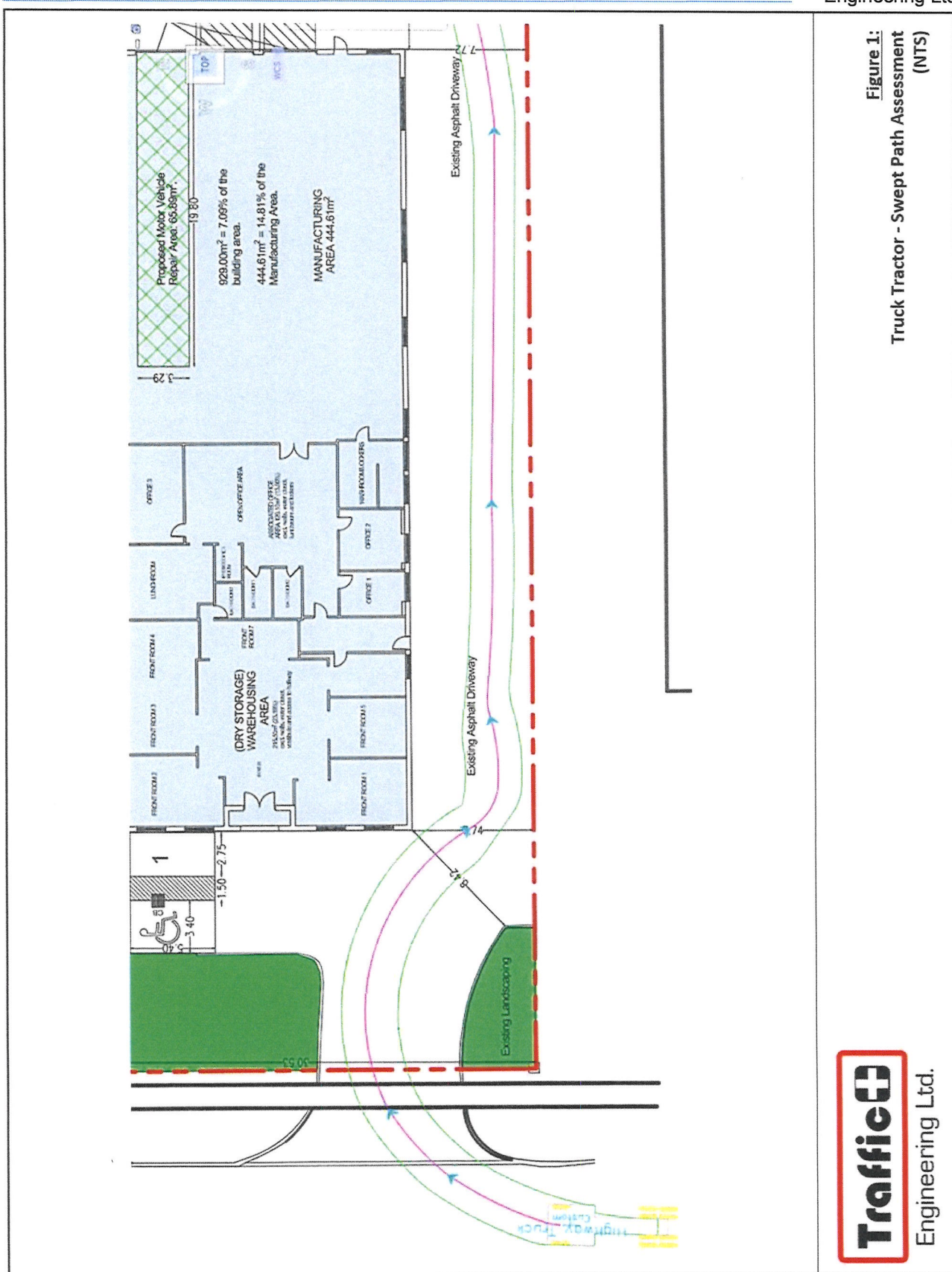
- a. Currently, the truck waiting stalls are inaccessible if a vehicle is parked in Parking Stall #2 or #3.

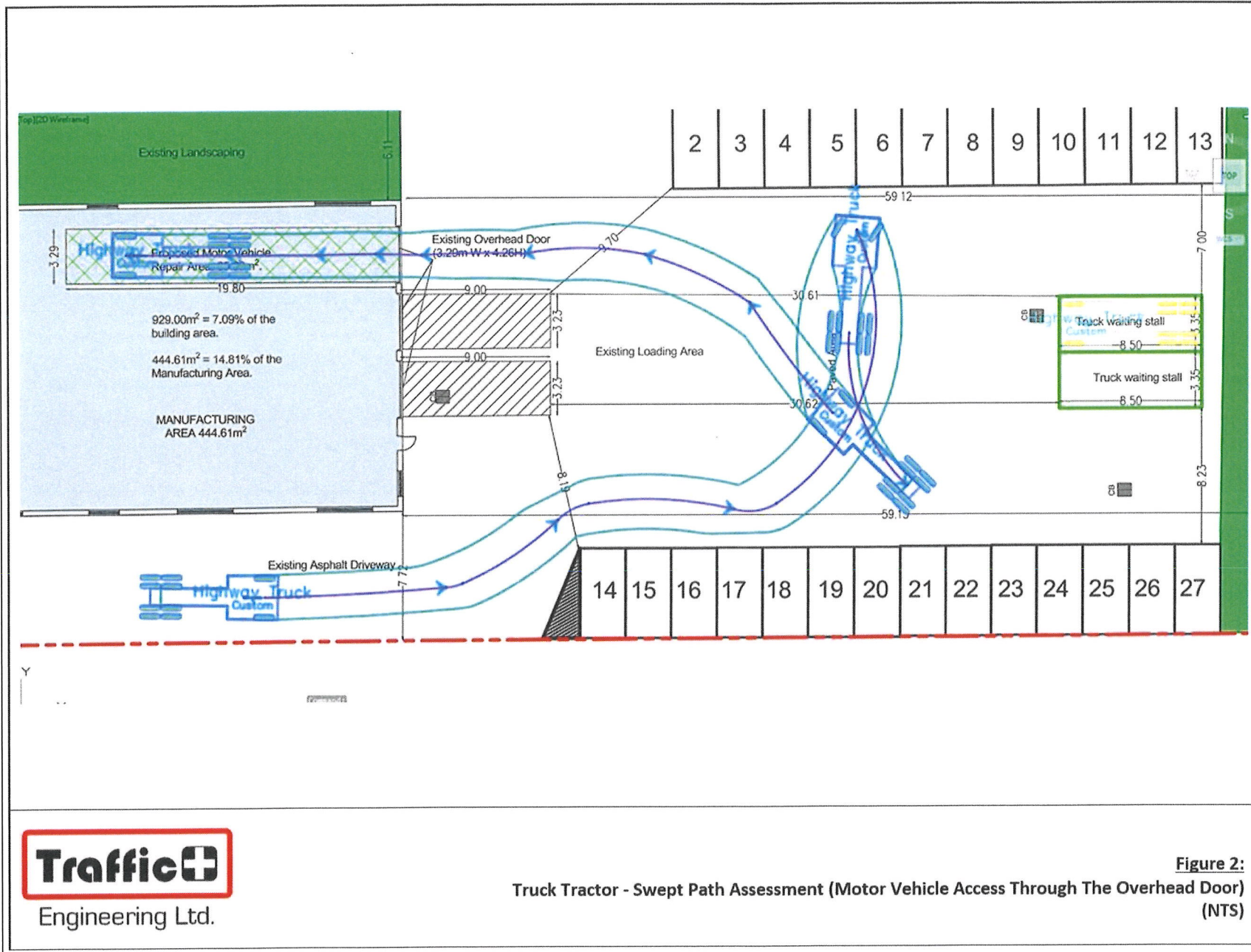
Traffic+ Engineering Ltd. response:

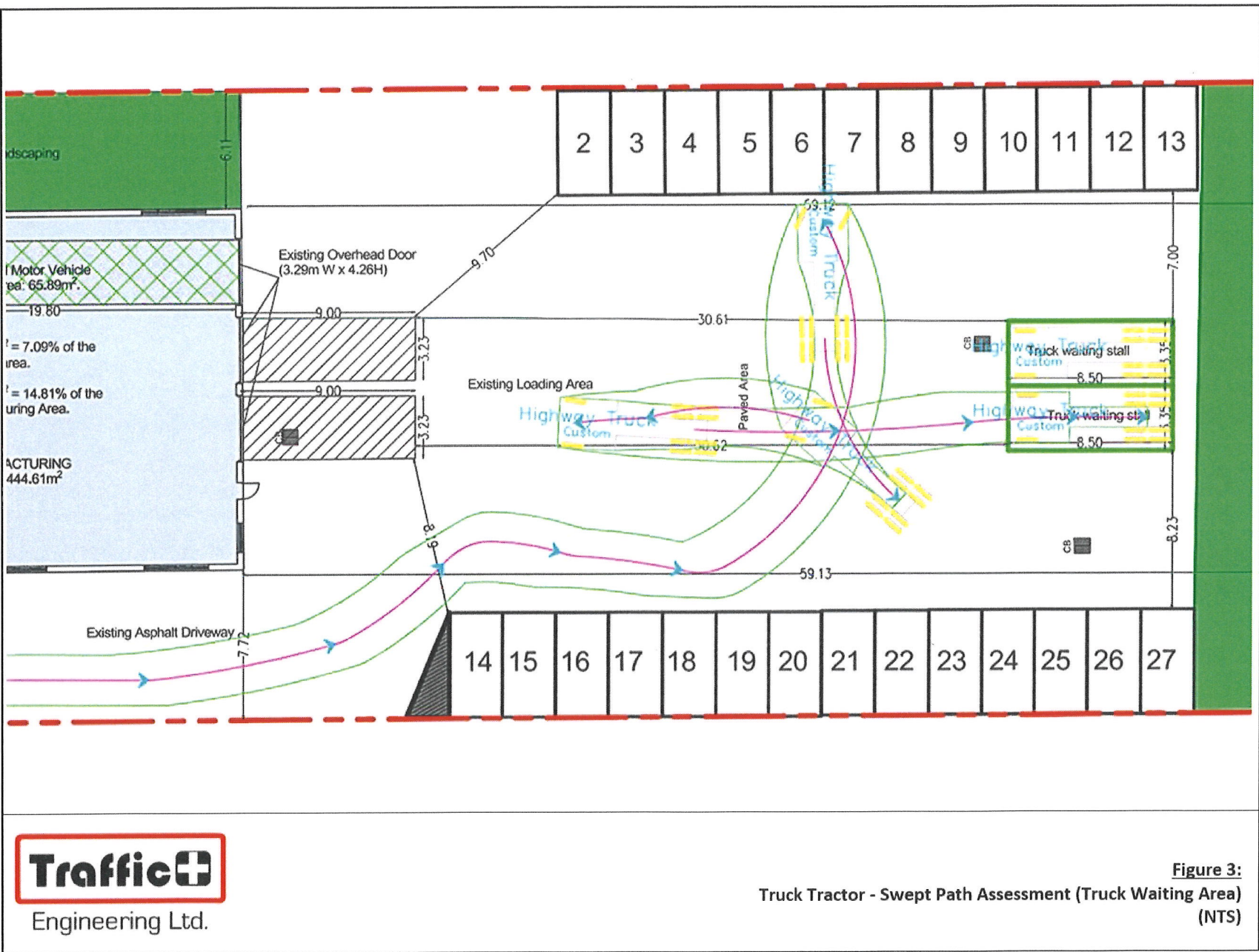
The truck waiting area has been relocated from the previous proposed location, to the back of the site where truck tractors can easily maneuver around the site and park without encroaching with any parked vehicle.

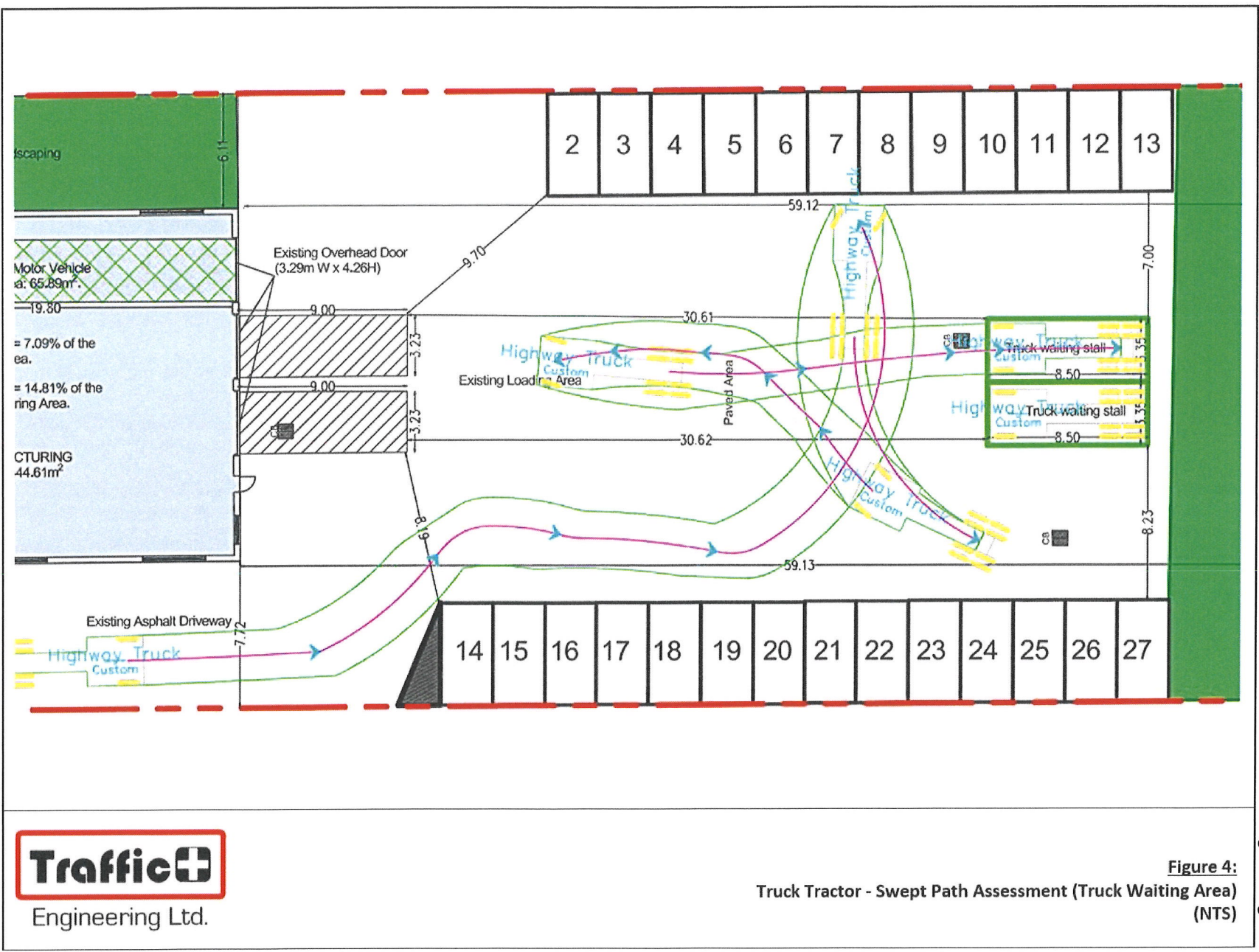
Appendix A includes the full site plan.

Appendix B illustrates the typical City of Brampton truck tractor dimensions and turning radii, and typical passenger vehicle (TAC) dimensions and turning radii









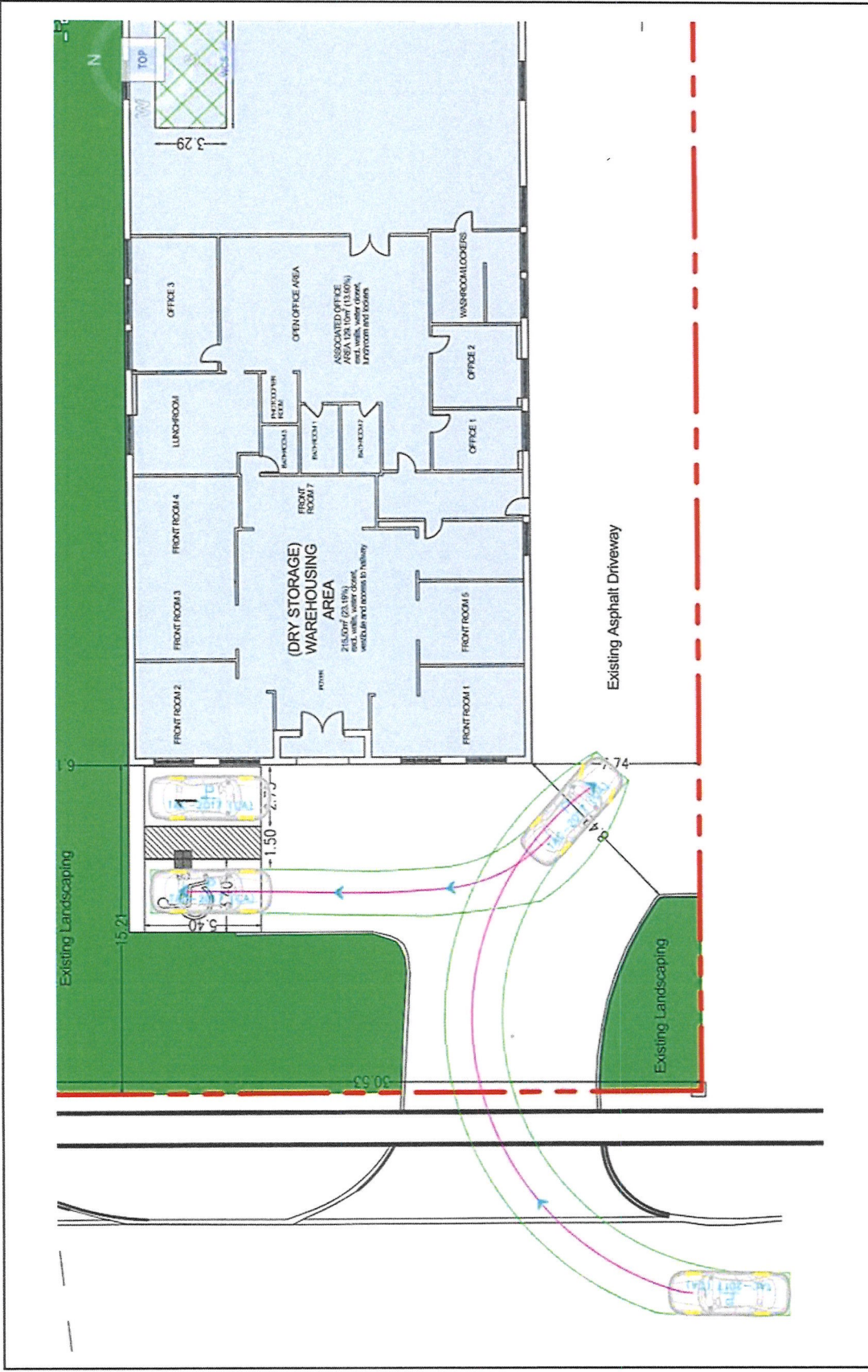


Figure 5:
Passenger Vehicle - Swept Path Assessment (Accessing Handicap Stall)
(NTS)

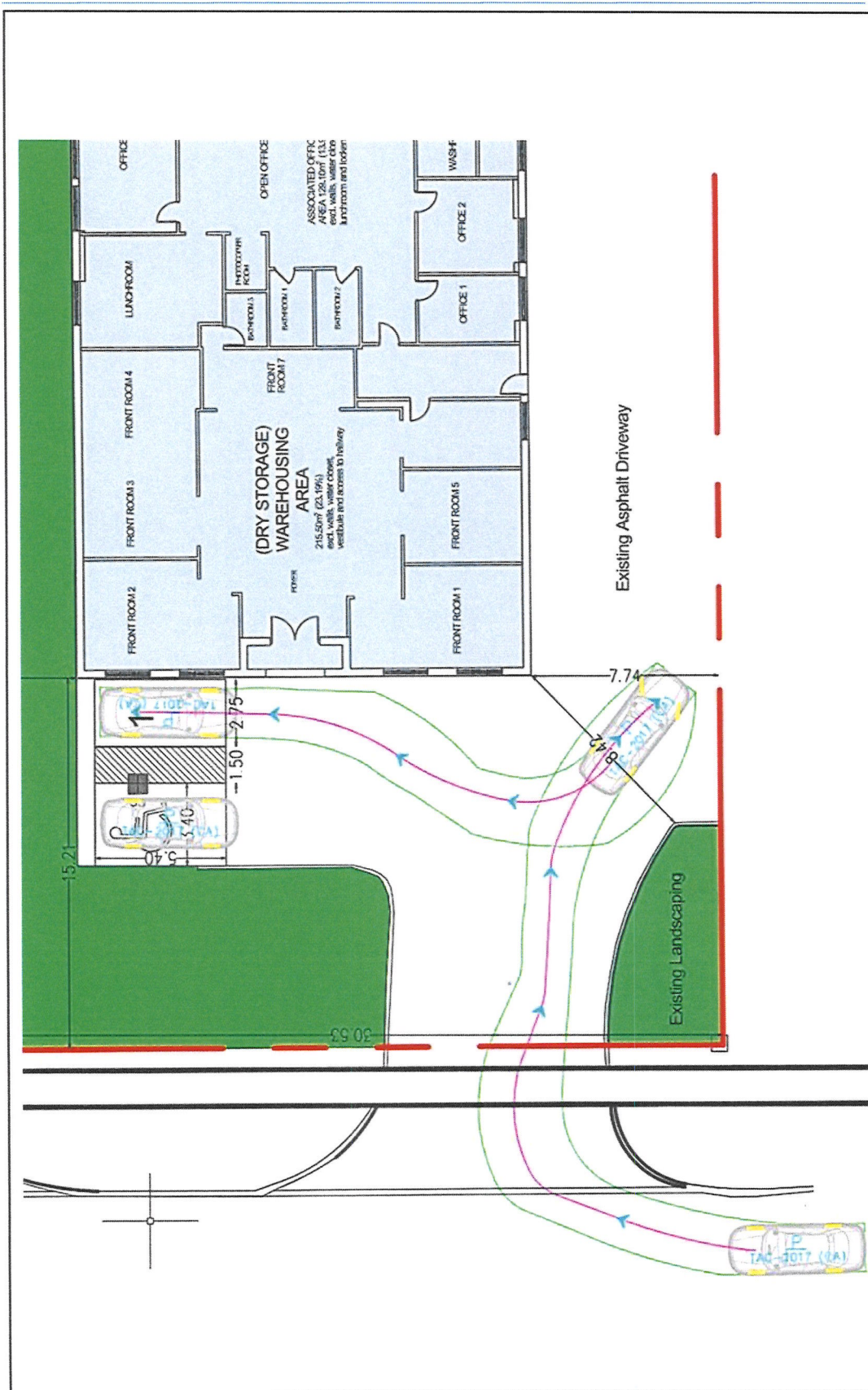


Figure 6:
Passenger Vehicle - Swept Path Assessment (Accessing Stall #1)
(NTS)

Response to Comments – Motor Vehicle Repair Shop
June 05, 2025



Please feel free to contact the undersigned if you have any questions or require further information.

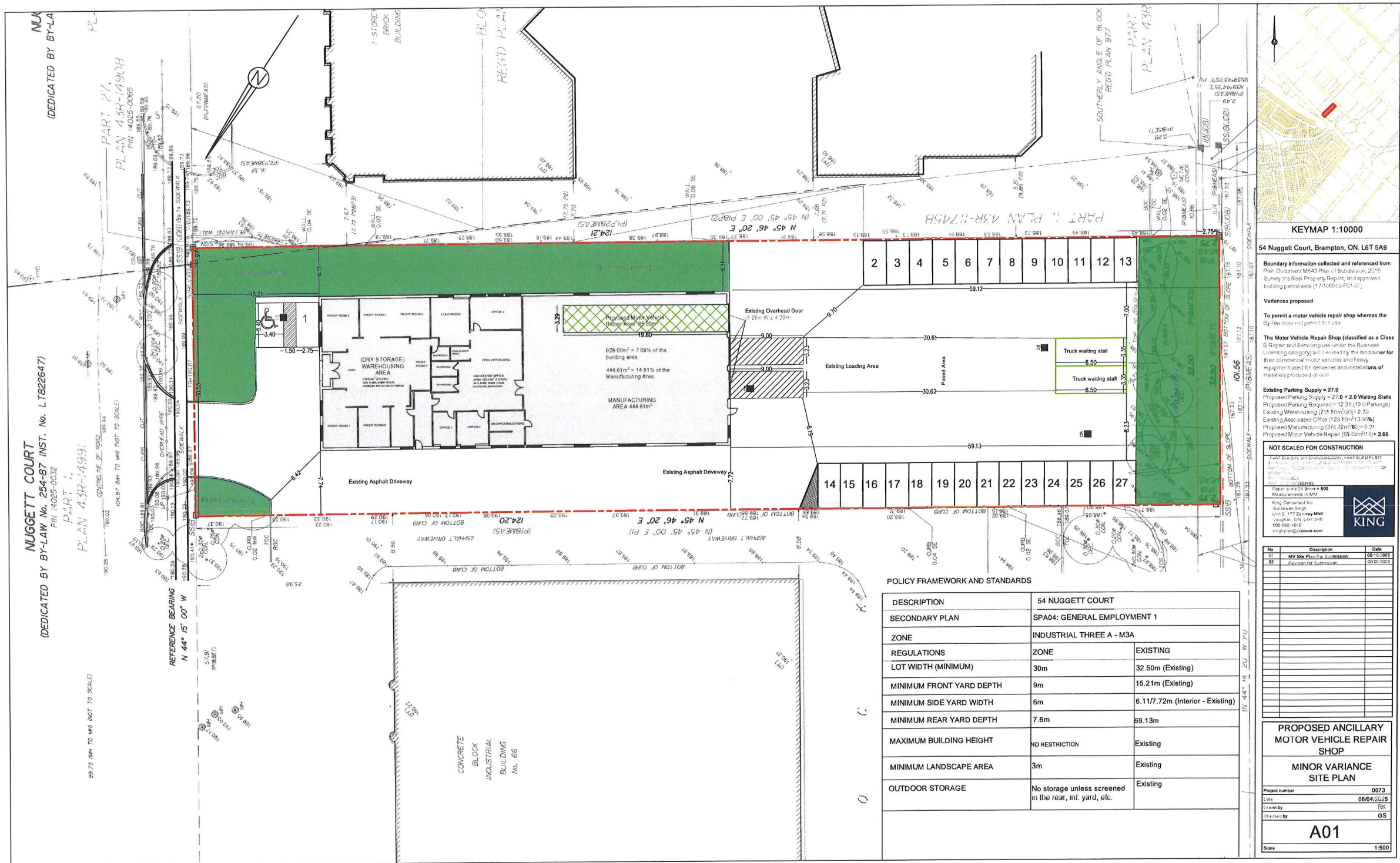
A handwritten signature in blue ink that reads "Nabil Ghariani".

Mr. Nabil Ghariani, P.Eng., PTOE, M.S.C.E.
President and CEO
Email: Nabil@TrafficPlus.ca
Tel# (514) 891-3972



APPENDIX A

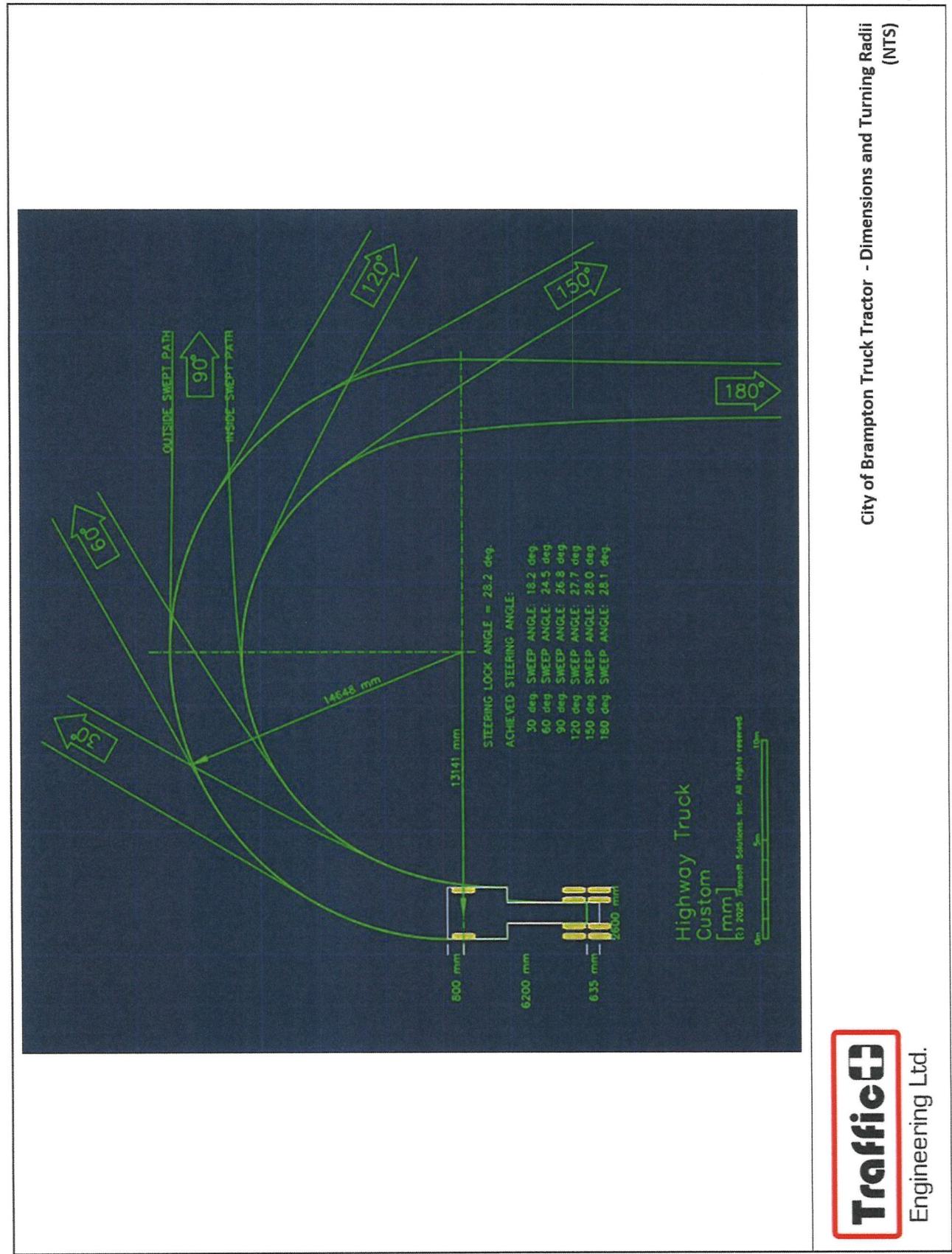
Site Plan

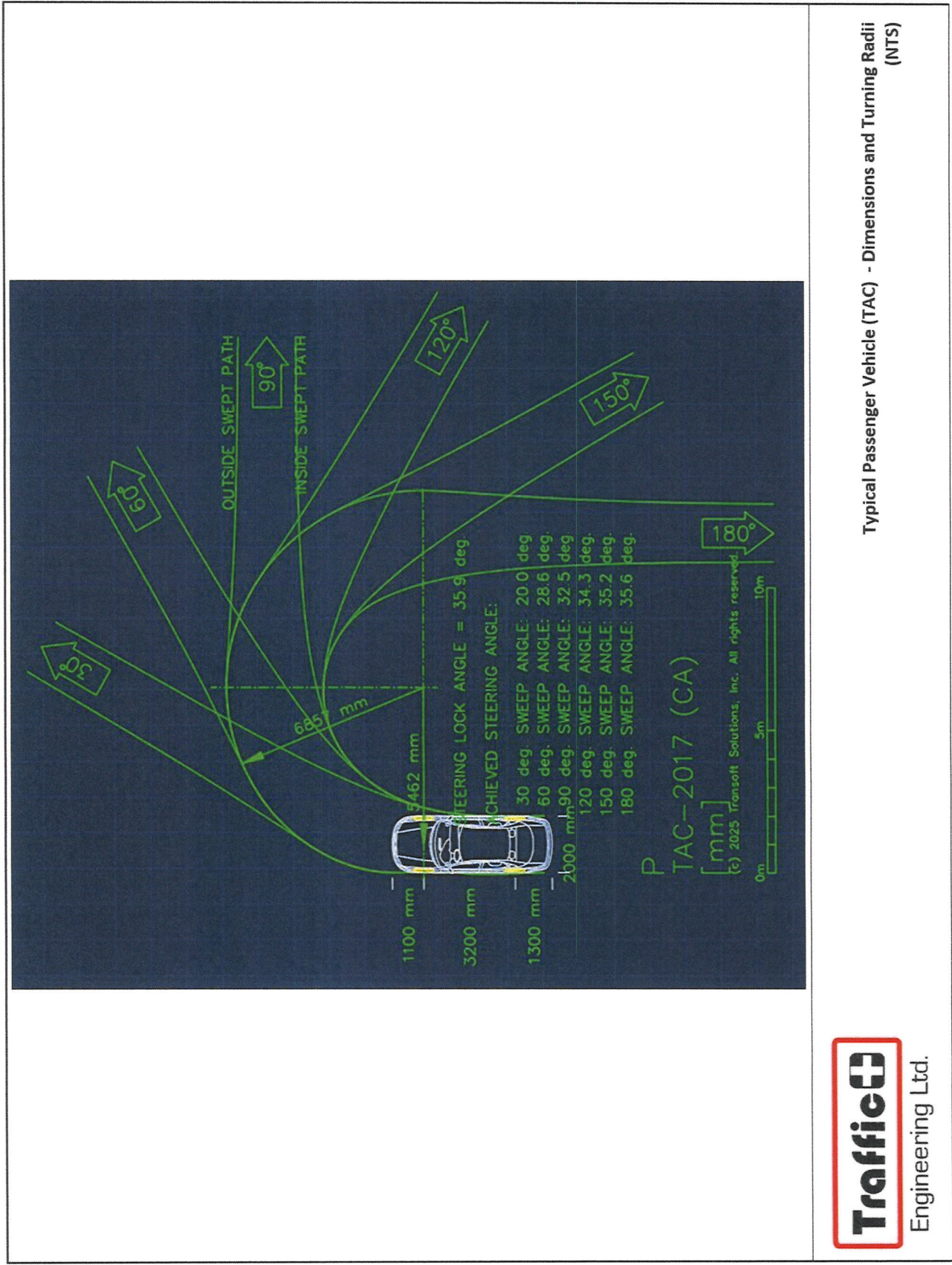
[illegible]

<p align="center">PROPOSED ANCILLARY MOTOR VEHICLE REPAIR SHOP</p>	
<p align="center">MINOR VARIANCE SITE PLAN</p>	
Project number	0073
Date	06/04/2025
Drawn by	RK
Checked by	GS
<p align="center">A01</p>	
Scale	1:500

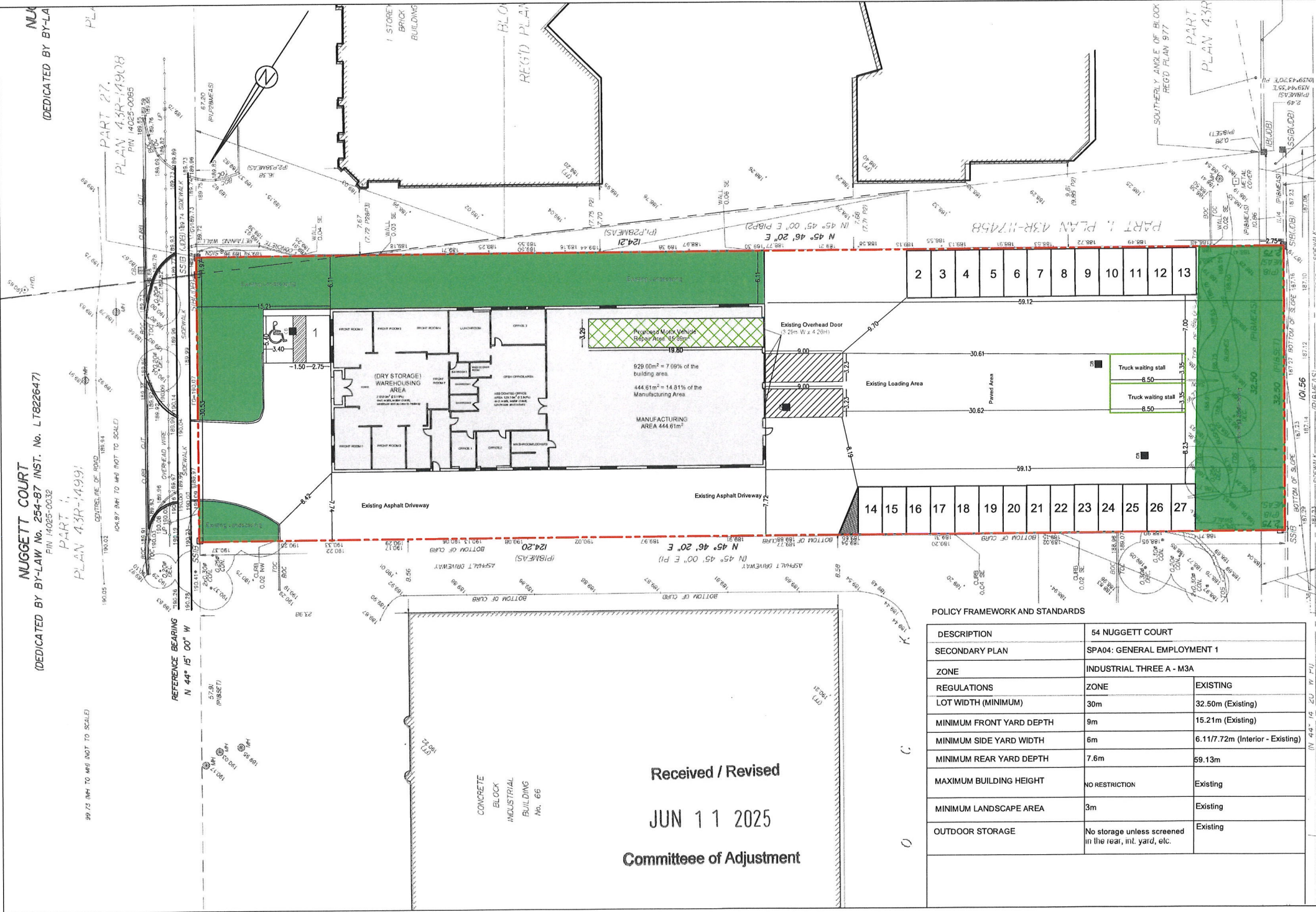
APPENDIX B

City of Brampton Truck Tractor Dimensions and Turning Radii Typical Passenger Vehicle Dimensions and Turning Radii (TAC)





<div>P</div> <div></div>		<div>mm</div> <div><div>Width</div><div>: 2000</div><div>Track</div><div>: 2000</div><div>Lock to Lock Time</div><div>: 6.0</div><div>Steering Angle</div><div>: 35.9</div></div>	
<div>Traffic</div> <div>Engineering Ltd.</div>		<div>Typical Passenger Vehicle (TAC) - Dimensions and Turning Radii (NTS)</div>	



KEYMAP 1:10000

54 Nuggett Court, Brampton, ON. L6T 5A9

Boundary information collected and referenced from Plan Document M143 Plan of Subdivision, 2016 Surveyor's Real Property Report, and approved building permit sets (17-16553-PUB-01).

Variances proposed

To permit a motor vehicle repair shop whereas the By-law does not permit this use

The Motor Vehicle Repair Shop (classified as a Class B Repair and Servicing use under the Business Licensing category) will be used by the landowner for their commercial motor vehicles and heavy equipment used for deliveries and installations of materials produced on-site

Existing Parking Supply = 27.0
Proposed Parking Supply = 27.0 + 2.0 Waiting Stalls
Proposed Parking Required = 12.36 (13.0 Parkings)
Existing Warehouse (215.50m²/30) = 2.35
Existing Associated Office (123.10m²/13.50m)
Proposed Manufacturing (375.72m²/10) = 6.31
Proposed Motor Vehicle Repair (65.50m²/15) = 3.66

NOT SCALED FOR CONSTRUCTION

PART B L 8 PL 87 CHINA INDUSTRIAL, PART B L 8 PL 87
PART A L 1 PL 87 CHINA INDUSTRIAL, PART A L 1 PL 87
PART A L 2 PL 87 CHINA INDUSTRIAL, PART A L 2 PL 87
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PART A L 99 PL 87 CHINA INDUSTRIAL, PART A L 99 PL 87
PART A L 100 PL 87 CHINA INDUSTRIAL, PART A L 100 PL 87

No	Description	Date
01	MV Site Plan For Submission	06/10/2025
02	Excluded for Submission	06/10/2025

DESCRIPTION	54 NUGGETT COURT	
SECONDARY PLAN	SPA04: GENERAL EMPLOYMENT 1	
ZONE	INDUSTRIAL THREE A - M3A	
REGULATIONS	ZONE	EXISTING
LOT WIDTH (MINIMUM)	30m	32.50m (Existing)
MINIMUM FRONT YARD DEPTH	9m	15.21m (Existing)
MINIMUM SIDE YARD WIDTH	6m	6.11/7.72m (Interior - Existing)
MINIMUM REAR YARD DEPTH	7.6m	59.13m
MAXIMUM BUILDING HEIGHT	NO RESTRICTION	Existing
MINIMUM LANDSCAPE AREA	3m	Existing
OUTDOOR STORAGE	No storage unless screened in the rear, int. yard, etc.	Existing

PROPOSED ANCILLARY MOTOR VEHICLE REPAIR SHOP

MINOR VARIANCE SITE PLAN

Project number: 0073
Date: 06/04/2025
Drawn by: RK
Checked by: GS

A01

Scale: 1:500

Received / Revised

JUN 11 2025

Committee of Adjustment

Zoning Non-compliance Checklist

File No.
A-2025- 0051

Applicant: 2320478 Ontario Inc.
Address: 54 Nuggett Court
Zoning: M3A
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To permit the use of a motor vehicle repair shop as an accessory use to the existing manufacturing and warehousing operation in order to service their own vehicles.	Whereas a motor vehicle repair shop is not a permitted use.	33.2.1
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
PATH OF TRAVEL			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno
Reviewed by Zoning

May 21, 2025
Date