

Flower City



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(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2025-0057

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)** Bhajan Singh Grewal and Gumej Kaur Grewal
Address 41 Beacon Hill Drive
Brampton, ON, L6X 0V7
Phone # 416-450-2861 **Fax #** 905-488-7037
Email info@goodtimelimo.ca

2. **Name of Agent** Glen Schnarr & Associates Inc.
Address 10 Kingsbridge Garden Circle, Suite 700
Mississauga, ON, L5R 3K6
Phone # 905-566-8888 **Fax #** 905-566-8894
Email sarahc@gsai.ca

3. **Nature and extent of relief applied for (variances requested):**
To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

4. **Why is it not possible to comply with the provisions of the by-law?**
The zoning By-law does not permit the outside storage of motor vehicles

5. **Legal Description of the subject land:**
Lot Number Part of Lot 6
Plan Number/Concession Number Concession 4, WHS
Municipal Address 1572 Queen Street West

6. **Dimension of subject land (in metric units)**
Frontage 30.67 m
Depth 100.45 m (irregular)
Area 0.5 hectares (0.86 acres)

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.)

One (1) 1.5-storey residential dwelling consisting of 110-130 gross square metres and a building footprint of 67 square metres.

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	<u>10.0m</u>
Rear yard setback	<u>15.0m</u>
Side yard setback	<u>7.5m</u>
Side yard setback	<u>7.5m</u>

PROPOSED

Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>

10. Date of Acquisition of subject land: January 31, 2014

11. Existing uses of subject property: Residential and Outdoor Motor Vehicle Storage (A17-106)

12. Proposed uses of subject property: Residential and Outdoor Motor Vehicle Storage

13. Existing uses of abutting properties: Residential

14. Date of construction of all buildings & structures on subject land: 1960s

15. Length of time the existing uses of the subject property have been continued: Approx 60 years

16. (a) What water supply is existing/proposed?

Municipal ☒ Other (specify) _____
Well ☐

- (b) What sewage disposal is/will be provided?

Municipal ☐ Other (specify) _____
Septic ☒

- (c) What storm drainage system is existing/proposed?

Sewers ☒ Other (specify) _____
Ditches ☐
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 # A14-056 Decision Approved
File # A17-106 Decision Approved
File # A2020-0043 Decision Approved

Relief Outside storage of oversized motor vehicles

Relief To allow outside storage of oversize motor vehicles (limousines) in the rear yard

Relief To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

Bhajan Singh
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF BRAMPTON
THIS 19 DAY OF June, 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, BHAJAN SINGH OF THE CITY OF BRAMPTON
IN THE REGION OF PEEL 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 19 DAY OF June,
Mercelyn Osayamen Osaze
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires June 20, 2028.

Bhajan Singh
Signature of Applicant or Authorized Agent

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Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

Enforcement Action File Number: RHM1

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

L. barbuto

Zoning Officer

June 16, 2025

Date

DATE RECEIVED June 19, 2025

Date Application Deemed Complete by the Municipality Mercelyn

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: 1572 Queen Street West

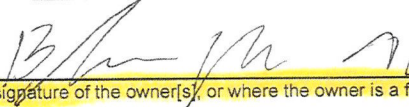
I/We, Bhajan Singh Grewal and Gurmeje Kaur Grewal
please print/type the full name of the owner(s)

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

Glen Schnarr & Associates 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 13 day of June, 2025


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

(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

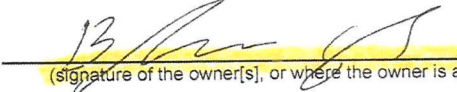
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 1572 Queen Street West

I/We, Bhajan Singh Grewal and Gurmej Kaur Grewal
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 13 day of June, 2025


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

(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 circulation • 50% 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 			



Partners:

Glen Broll, MCIP, RPP

Colin Chung, MCIP, RPP

Jim Levac, MCIP, RPP

Jason Afonso, MCIP, RPP

Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner:

Glen Schnarr

June 12, 2025

GSAI File: 1125-001

City of Brampton
Committee of Adjustment
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Clara Vani,
Secretary-Treasurer of the Committee of Adjustment

RE: Application for Minor Variance
Good Time Limousine
1572 Queen Street West
City of Brampton

Glen Schnarr and Associates Inc. (GSAI) is pleased to submit an application for a minor variance on behalf of the owners Bhajan Singh Grewal and Gumej Kaur Grewal (Good Time Limousine) for the lands municipally known as 1572 Queen Street West (herein referred to as the 'subject property' or 'site'). The subject property is generally located on the north side of Queen Street West, west of Creditview Road. The purpose of this application is to seek approval for the continued use of the site for outdoor storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.

The subject property has a total lot area of 0.5 hectares (0.86 acres) and approximately 30.67 metres of frontage on Queen Street West. The property is currently occupied by a single detached dwelling which is used as office space associated with the business operation (described below), however retains its residential street appearance. The site is designated "Neighbourhood" in the City of Brampton Official Plan and is subject to the Credit Valley Secondary Plan (SP45). Within SP45, the lands are primarily designated "Medium Density Residential (Mid-Rise)" with the rear of the property designated "Low-Medium Density Residential". These designations are intended for residential uses such as townhouses, semi-detached, and low-rise apartments. The Low-Medium Density Residential designation also permits compatible secondary uses such as schools, parks, and places of worship. The property is zoned "Residential Hamlet One (RHm1)" which permits single detached dwellings, and non-residential uses such as parks and places of worship.

As stated above, the owner of the subject property is seeking minor variance approval to allow for the continued outdoor storage of oversized motor vehicles in the rear yard for a temporary period of 5 years. The requested variance is as follows:

To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a period of 5 years.

This variance request is associated with a business operation called “Good Time Limousine” which has been operating on the site without incident to the by-law for approximately 10 years. The business operation can be generally described as a limousine/party bus rental company. The site is used to store vehicles owned by the business until they are booked out and leave the premises to serve customers. There are a total of 9 oversized vehicles permitted to be stored on site, consistent with the permissions granted under the previous/historical variances (described below) and site plan approval(s). There are no changes being requested to the on-site conditions through this variance request.

For the benefit of the Committee, we note that this site and use has been subject to a total of 3 former, temporary use minor variance applications. Most recently, the Committee of Adjustment approved A-2020-0043 which granted the owner the approval to continue to use the property for 5 years. Prior to this, two additional minor variances for the same use of outside storage of motor vehicles were approved, granting permission to use the site for the outdoor storage of oversized motor vehicles for temporary period of 3 years (in 2017 under City file number A17-106, and 2014 under City file number A14-056). As part of the conditional approval of the minor variance applications, associated site plan applications were filed to regulate the use and programming of the property. Again, for clarity, there are no on-site changes to the property being considered as part of this variance request.

We recognize that typically, City staff would grant temporary approvals (as appropriate) on a term of 3 years, however our Client is seeking approval for another 5 years as granted previously under the A2020-0043 application. Based on the success of the company, the non-invasive nature of the business operation, as well as the seemingly stable nature of this area in the shorter term, our Client would request the 5-year permission. The site has been upgraded in the past through landscaping improvements (amongst other improvements) to assist with compatibility and limiting nuisance to adjacent properties and continues to maintain these on-site improvements. We feel this 5-year request is appropriate in consideration of the nature of the business operation and the fact that there does not appear to be any immediate or shorter-term plans for redevelopment of the area. Meaning, continuing to permit for the business operation continues to put the site to better use without offending or frustrating the in-effect land use policies and without significant impacts to adjacent properties.

In our opinion, the proposed variance meets the prescribed criteria to authorize a minor variance under Section 45 of the Planning Act:

1. The Variance Maintains the General Intent & Purpose of the Official Plan

The site is designated “Neighbourhood” in the City of Brampton Official Plan, and split designated “Medium Density Residential (Mid-Rise)” and “Low-Medium Density Residential”. Section 2.2.7.5 of the Official Plan outlines that while the intent is for residential uses, temporary and small-scale non-residential uses such as motor vehicle

storage may be considered particularly along major corridors like Queen Street West. The continued use of the rear yard for limousine storage is consistent with this intent. Given that the site has operated this way historically without incident, and is buffered from surrounding homes, the considered use is considered to conform with the Official Plan. As per Section 5.2.1.1 of the Credit Valley Secondary Plan, low density housing forms and land uses are to be permitted. Using the rear yard of this subject land as a storage area for limousines is low intensity in nature and continues to be appropriate in terms of a temporary use as it would not preclude nor hinder the site from being redeveloped, even into a more sensitive use in the future (consistent with the in-effect land use permissions).

2. *The Variance Maintains The General Intent & Purpose of the Zoning By-law*

The site is zoned “Residential Hamlet One” (RHm1) which permits both residential and various institutional or public uses such as parks, recreational areas and community centres, place of worships, schools, cemeteries, nursing homes, and greenhouse or nurseries. While outside storage is not a permitted use in this zone, the storage of limousines in the rear yard has not offended or frustrated surrounding land uses from operating or continuing to operate. The continued use is limited in scale and does not introduce any incompatible land use impacts based on its historical operation. Notably, from street view the site is in keeping with the general landscape of the surrounding properties as it presents as a single residential unit from the street.

To our knowledge, there have been no by-law infractions on the site, to date, while Good Time Limousine has been in operation.

The proposed use also remains appropriate to operate on a temporary basis as the lands can be reverted back to being used for uses permitted under the RHm1 zone.

Barring a variance approval, we expect that the site/proposal will be reviewed by staff through a limited site plan approval process to regulate the on-site programming and continued use of the property. We anticipate the need for a Site Plan approval process will be imposed as a condition of the minor variance approval.

3. *The Variance is Desirable for the Appropriate Development or Use of the Land:*

The use has existed on site for approximately 10 years without issue and puts the lands to better use by supporting the privately owned business and creating job opportunities. The proposed use has not negatively impacted adjacent properties or the surrounding area and does not preclude redevelopment of the lands in the future.

The rear yard location of the vehicle storage provides screening from street view, and the strategic screening/fencing effectively buffers the neighbouring residential and agricultural uses.



Operationally, the site also provides for adequate parking and safe vehicular circulation on site, sufficient driveway access, and minimizes any external impacts.

The operation of the business for another 5 years continues to be a desirable and appropriate use of the lands.

4. The Variance is Minor in Nature

The continuation of the proposed storage of limousines in the rear yard will not generate adverse impacts on the property or on adjacent properties, as evidenced through its operation over the past 10 years and therefore can be considered as compatible or non-offensive to the surrounding uses. The operation also does not generate significant traffic which would impact the road network capacity.

The site presents itself as a residential use from the street and thus compatible visually with the surrounding area. There are no on-site changes being considered through this variance request.

Additionally, the site can be reverted and used for sensitive uses in the future based on the on-site changes and general impacts on the land resultant of the business operation.

The requested variance is therefore minor in nature.

In support of the Minor Variance Application, we enclose the following:

- One (1) cheque in the amount of \$2,990.00 payable to the City of Brampton in payment of the Minor Variance Applications fee;
- One (1) completed Application for Minor Variance form including Appointment and Authorization of Agent and Permission to Enter forms;
- One (1) copy of the Minor Variance Sketch Plan as prepared by Glen Schnarr & Associates Inc. dated June 12, 2025.

We trust this completes the Application for Minor Variance and we look forward to being considered for the July 29, 2025 hearing date. Please feel free to contact us if you have any questions or require more information.

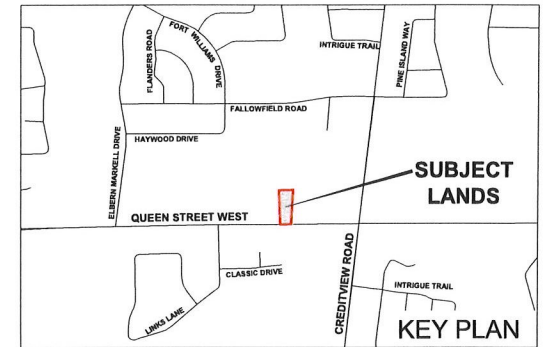


Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Christina Cairo

Christina Cairo
Planner



MINOR VARIANCE SKETCH GOOD TIME LIMOUSINE

1572 QUEEN STREET WEST
PART OF LOT 6,
CONCESSION 4 W.H.S.
CITY OF BRAMPTON
REGION OF PEEL

Subject Lands: ±0.34ha (0.84ac)

Required Variances:

To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years.



Scale 1:250
JUNE 12, 2025



GSAI

Glen Schnarr & Associates Inc.

Zoning Non-compliance Checklist

File No.
A-2025-0057

Applicant: Bhajan Singh Grewal & Gumej Kaur Grewal
Address: 1572 Queen Street West
Zoning: RHM1
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE	To allow for the outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of 5 years	Whereas the by-law does not permit the use	11.4
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Lesley Barbuto
Reviewed by Zoning

June 18, 2025
Date