

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-2025-0031
Property Address: 181 Rutherford Road South
Legal Description: Pscp 1072, Level 1, Unit 1, Ward 3
Agent: Pavneet Kaur (Noble Prime Solutions Ltd)
Owner(s): Peel StandardnCondo Corp:1072
(Prabhsimran Gill, Jaswinder Sandhu, Harvinder Soordhar)
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, August 26, 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 provide 187 parking spaces, whereas the by-law requires a minimum of 298 parking spaces; and
2. To permit a 2.1 metre wide landscape strip along the lot line abutting a street (Rutherford Road South), whereas the by-law requires a minimum 3 metre wide landscape strip be provided along any lot line abutting a street, except at approved driveway locations.

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, August 21, 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, August 21, 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.

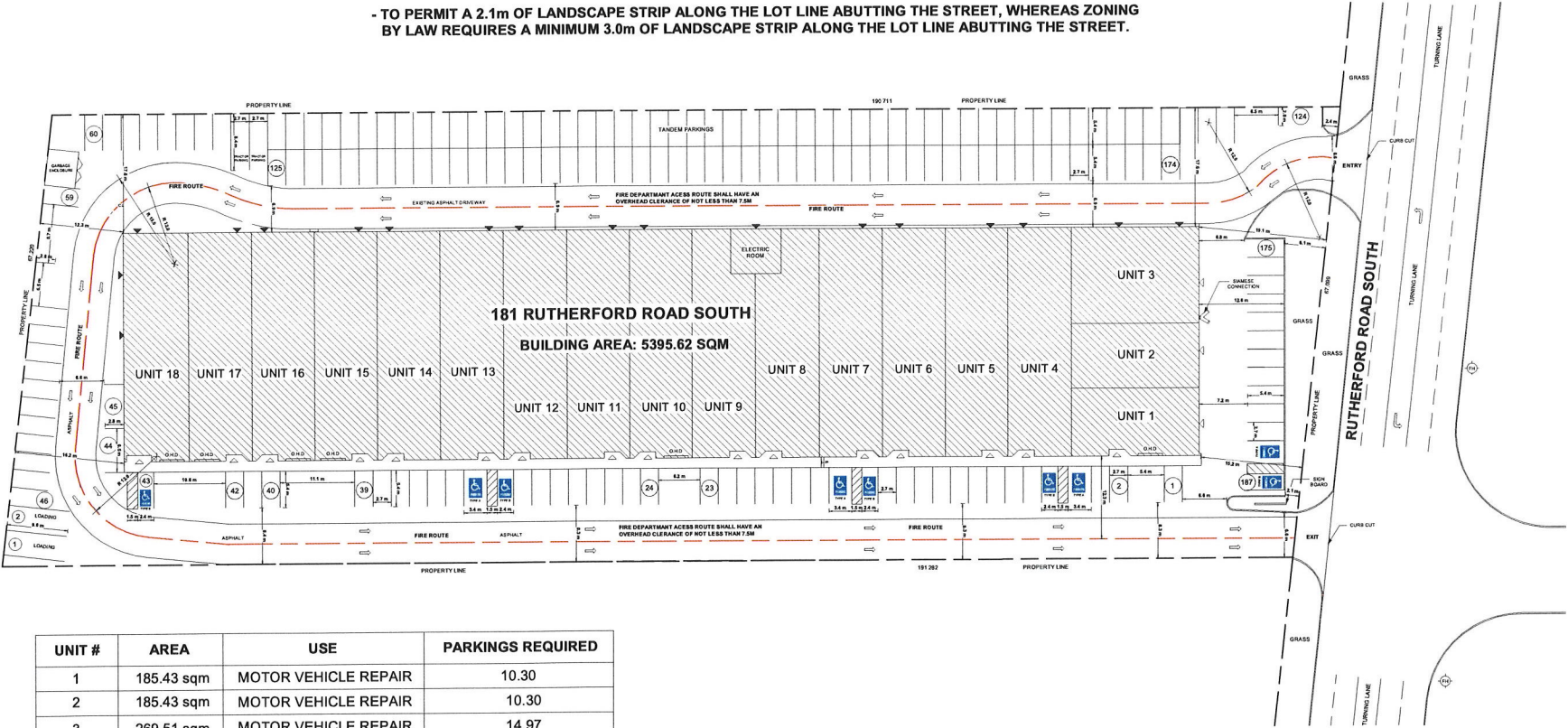
Dated this 12th day of August 2025

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca

MINOR VARIANCE

-TO PERMIT MOTOR VEHICLE REPAIR USE IN ALL THE UNITS OF THE BUILDING WITH TOTAL OF 187 PARKING SPACES AVAILABLE ON SITE, WHEREAS ZONING BY LAW REQUIRES MINIMUM 298 PARKING SPACES FOR MOTOR VEHICLE USE TO BE OPERATED FROM ALL THE UNITS IN THE BUILDING;

- TO PERMIT A 2.1m OF LANDSCAPE STRIP ALONG THE LOT LINE ABUTTING THE STREET, WHEREAS ZONING BY LAW REQUIRES A MINIMUM 3.0m OF LANDSCAPE STRIP ALONG THE LOT LINE ABUTTING THE STREET.



UNIT #	AREA	USE	PARKINGS REQUIRED
1	185.43 sqm	MOTOR VEHICLE REPAIR	10.30
2	185.43 sqm	MOTOR VEHICLE REPAIR	10.30
3	269.51 sqm	MOTOR VEHICLE REPAIR	14.97
4	316.85 sqm	MOTOR VEHICLE REPAIR	17.60
5	316.81 sqm	MOTOR VEHICLE REPAIR	17.60
6	316.79 sqm	MOTOR VEHICLE REPAIR	17.59
7	316.77 sqm	MOTOR VEHICLE REPAIR	17.59
8	291.62 sqm	MOTOR VEHICLE REPAIR	16.20
9	292.39 sqm	MOTOR VEHICLE REPAIR	16.24
10	316.70 sqm	MOTOR VEHICLE REPAIR	17.59
11	316.68 sqm	MOTOR VEHICLE REPAIR	17.59
12	316.65 sqm	MOTOR VEHICLE REPAIR	17.59
13	316.63 sqm	MOTOR VEHICLE REPAIR	17.59
14	316.61 sqm	MOTOR VEHICLE REPAIR	17.58
15	316.21 sqm	MOTOR VEHICLE REPAIR	17.56
16	316.31 sqm	MOTOR VEHICLE REPAIR	17.57
17	316.45 sqm	MOTOR VEHICLE REPAIR	17.58
18	324.73 sqm	MOTOR VEHICLE REPAIR	18.04
TOTAL:			297.08 298 SPACES

REGULAR PARKINGS: 128
TANDEM PARKINGS: 50
ACCESSIBLE PARKINGS: 9
TOTAL PARKING SPACES: 187

PARKING SPACES REQUIRED: 298 SPACES
PARKING SPACES PROVIDED: 187 SPACES

ACCESSIBLE PARKINGS REQUIRED: 9 SPACES
ACCESSIBLE PARKINGS PROVIDED: 9 SPACES

NOBLE PRIME SOLUTIONS LTD.

2131 WILLIAMS PARKWAY
UNIT 19,
BRAMPTON, ON.

info@nobleltd.ca
(437) 888 1800

DRAWN BY: SHK CHECKED BY: JB
PROJECT NUMBER:

ADDRESS:
181 RUTHERFORD ROAD SOUTH,
BRAMPTON, ONTARIO
L9W3P4

SITE PLAN

Project number 24C-30514
Date JUL 04/25
Drawn by SHK
Checked by JB

A-2

Scale 1 : 250